Agenda

Regular Meeting of the

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/ Bell Public Finance Authority

Wednesday, August 27, 2025

5:00 P.M. CLOSED SESSION
7:00 P.M. OPEN SESSION

BELL COMMUNITY CENTER
6250 PINE AVENUE, BELL CA 90201

Ali Saleh
Mayor

Monica Arroyo
Vice-Mayor

Francis Flores
Council Member

Ana Maria Quintana
Council Member

Alicia Romero
Council Member

Welcome to the City Council Meeting

The Bell City Council and staff welcome you. This is your City Government. Individual participation is a basic part of American Democracy and all Bell residents are encouraged to attend meetings of the City Council. Regular City Council meetings are held the second and fourth Wednesday of the month at 7:00 p.m., Bell Community Center, 6250 Pine Avenue. For more information, you may call City Hall during regular business hours 8:00 a.m. to 4:00 p.m., Monday through Friday at (323) 588-6211 Extension 2615.

City Council Organization

There are five City Council members, one of whom serves as Mayor and is the presiding officer of the City Council. These are your elected representatives who act as a Board of Directors for the City of Bell. City Council members are like you, concerned residents of the community who provide guidance in the operation of your City.

Addressing the City Council

If you wish to speak to the City Council on any item which is listed or not listed on the City Council Agenda, please complete a *Request to Speak Card* available in the back of the City Council Chambers. Please submit the completed card to the City Clerk prior to the meeting. The Mayor will call you to the microphone at the appropriate time if you have filled out a *Request to Speak Card*. At that time, approach the podium and please clearly state your name and address, and proceed to make your comments.

Compliance with Americans with Disabilities Act

The City of Bell, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodation(s) to access, attend, and or participate in a City meeting due to disability. Please contact the City Clerk's Office, (323) 588-6211, Ext. 2615, at least one business day prior to the scheduled meeting to ensure that we may assist you.

Statement Regarding Compensation for Members of the Bell City Council

Compensation for the members of the Bell City Council is $673 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the following regular meetings: Successor Agency to the Bell Community Redevelopment Agency, the Bell Community Housing Authority, the Bell Public Finance Authority, the Bell Surplus Property Authority, and the Bell Solid Waste Authority.

REGULAR JOINT MEETING OF THE

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/Bell Public Finance Authority

August 27, 2025

5:00 P.M. Closed Session
7:00 P.M. Regular Meeting

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the mayor calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, August 27, 2025. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at http://www.cityofbell.org/?NavID=101

Call to Order

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

Communications from the Public on Closed Session Items

This is the time for members of the public to address the City Council and related Authorities and Agencies only on items that are listed under Closed Session.

Closed Session

The City Council and the related Authorities and Agencies will recess to closed session to confer with legal counsel regarding the following matters:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 7030 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4570 Gage Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)

Property: 6412 Woodward Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

d. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in two cases.

e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6400 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: APN 6226-005-900,901,902,903
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: APN 6226-006-900,901,902,903
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6335 Pine Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6339 Pine Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

j. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6339 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

Reconvene Regular City Council Meeting

Call to Order

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

Pledge of Allegiance

City Attorney Report

The City Attorney will report on any action(s) to be taken by the City Council/Agencies on Closed Session matters.

Presentations and Recognitions

a. Recognition of Former Chief of Police Carlos Islas
b. Presentation: New Website Update
c. Business Assistance Program by LEEAF

Communications from the Public

This is the time members of the public may address the City Council and related Authorities and Agencies on items that are on the agenda and non-agenda items that are under the subject matter jurisdiction of City Council and/or its related authorities and agencies. (Each speaker is limited to three minutes)

Mayor and City Council Communications

Pursuant to Assembly Bill 1234, this is the time and place to provide a brief report on meetings, seminars and conferences attended by the Mayor and City Councilmembers.

City Manager Report

In this portion of the agenda, the City Manager will provide a brief report on items of interest to the City Council and/or the community.

Business Session

1. A Resolution in Support of the Lower LA River Para Todos Campaign. *(City Council)*

   ***Recommendation**: It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 2025-52 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL IN SUPPORT OF THE LA LOWER RIVER PARA TODOS CAMPAIGN

2. Consideration To Approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions, LLC., for Streetlight Maintenance and Repair Services. *(City Council)*

   ***Recommendation**: It is recommended that the City Council approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions LLC., for Streetlight Maintenance and Repair Services in an amount not to exceed $185,000 annually for a term of three (3) years.*

3. A Resolution of the City of Bell Community Housing Authority to declaring Assessor Parcel Number (“APN”) 6325-018-901, exempt surplus land under the Surplus Land Act (Government Code sections 54220 et seq.). *(Bell Community Housing Authority)*

   ***Recommendation**: It is recommended that the City Council read by title only, waive further*

reading and adopt Resolution No. 2025-48 titled:

A RESOLUTION OF THE CITY OF BELL COMMUNITY HOUSING AUTHORITY DECLARING ASSESSOR'S PARCEL NUMBER 6325-018-901 IN THE CITY OF BELL EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

4. Increase City of Bell Purchase Order Limit to $5,000. *(City Council)*

   ***Recommendation**: It is recommended that the City Council approve the purchase order limit increase to five thousand dollars ($5,000).*

5. Consideration to approve Amendment No. 2 with Transtech Engineers Inc. for contract building official, building inspector, and plan check related services. *(City Council)*

   ***Recommendation**: It is recommended that the City Council approve the removal of the yearly cap and increase the contract sum with Transtech Engineers Inc. for contract building official, building inspector, and plan check related services for, and on behalf of, the City.*

6. Approval of Bus Wrap Design Concept 2 for the City of Bell Fixed Route. *(City Council)*

   ***Recommendation**: It is recommended that the City Council:*

   1. Approve Bus Wrap Design Concept 2 for the City of Bell Fixed Route Vehicle
   2. Authorize staff to proceed with final production and selected design

7. Annual Appointments of Council Members to Serve on Various Committees. *(City Council)*

   ***Recommendation**: It is recommended that the:*

   1. City Council review and discuss the appointments of council members on the various committees;

   2. Mayor appoint members to serve on the various committees, following recommendations from each council member as to where they would like to serve; and

   3. Read by title only, waive further reading and adopt Resolution No. 2025-49 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES

Consent Calendar

The following Consent Calendar items are expected to be routine and non-controversial. They are acted upon by the City Council and related authorities at one time without discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

Recommendation: Approve agenda items 8 through 14.

8. Receive and File Donations Report for the month of July 2025. *(City Council)*

9. It is recommended that the City Council:

    1. Read by title only, waive further reading and adopt Resolution No. 2025-50 titled:

       A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE PRITCHARD FIELD IMPROVEMENT PROJECT- PHASE 1, AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

    2. Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.

10. It is recommended that the City Council:

    1. Read by title only, waive further reading and adopt Resolution No. 2025-51 titled:

       "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE CIVIC CENTER ACCESS CONTROL SYSTEM PROJECT AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER"; and

    2. Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.

11. Receive and File the Bell & Bell Successor Agency Investment Reports as of July 2025. *(City Council and Successor Agency to the Bell Community Redevelopment Agency)*

12. Minutes for the Regular City Council Meetings of June 25, 2025 and July 23, 2025, and for the Special Meeting held on July 23, 2025. *(City Council)*

13. It is recommended that the City Council approve the revised classification specification for the position of Housing Coordinator to Housing Specialist and authorize staff to incorporate the updated specification into the City's Classification Plan.

14. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of August 27, 2025. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

Pending Items – None

Next Regular Meeting Wednesday, September 10, 2025

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted August 22, 2025 at least seventy-two (72) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, City Clerk

REGULAR MEETING OF THE

BELL CITY COUNCIL AND RELATED AGENCIES

August 27, 2025

5:00 P.M. Closed Session
7:00 P.M. Regular Session

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AGENDA ITEM 1

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Javier Ochiqui, Assistant to the City Manager

PREPARED BY: Grace Hagan Martin, Management Analyst

APPROVED BY: Michael L. Antwine II (e-signature)
Michael L. Antwine II, City Manager

SUBJECT: A Resolution in Support of the Lower LA River Para Todos Campaign

RECOMMENDATION:

It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-52 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL IN SUPPORT OF THE LA LOWER RIVER PARA TODOS CAMPAIGN

BACKGROUND:

The City of Bell has long supported and been involved with the equitable investment along the Lower Los Angeles River and actively participated in the AB 530 Working Group, which shaped the 2018 Lower Los Angeles River Revitalization Plan. Developed in collaboration with state agencies, local jurisdictions, and community stakeholders, this plan responds to decades of environmental injustice, lack of public investment, and the need for equitable access to open space, recreation, and economic opportunity.

The Lower LA River corridor includes culturally rich, historically underserved communities including Bell, Bell Gardens, Cudahy, Huntington Park, and others facing persistent socioeconomic challenges. According to the Lower LA River Para Todos Report on Supporting Stronger, Greener Communities, the region experiences higher-than-average rates of poverty, overcrowding, and rent burden. Many residents are frontline workers with limited access to higher-paying jobs, making workforce development and local hiring key priorities.

DISCUSSION:

The Lower LA River Para Todos Campaign, led by the San Gabriel and Lower LA Rivers and Mountains Conservancy (RMC), is a regional effort to implement the 2018 Plan while centering community needs and preventing displacement. The campaign promotes equitable development

by ensuring that investments in parks, open spaces, green infrastructure, and river revitalization projects directly benefit residents and small businesses.

The Revitalization Plan identifies 155 multi-benefit project opportunity areas, including those that could be located within or adjacent to Bell. These projects address critical issues such as improving water quality, expanding green space, enhancing public access, reducing heat island effects, restoring habitat, and creating safe, connected pathways for pedestrians and cyclists. The LLAR PT Report emphasizes that housing stability and workforce pathways are essential to the success of revitalization. Without these safeguards, public investments risk accelerating gentrification and displacement. The campaign incorporates anti-displacement measures, local hiring practices, and workforce training initiatives to ensure that residents share in the economic and health benefits of the revitalized river corridor.

In addition, the RMC Consolidated Grant Program provides competitive funding for projects that align with these goals, including land acquisition, park creation, habitat restoration, and climate resilience improvements. Supporting the Lower LA River Para Todos campaign positions the City of Bell to leverage future grant opportunities for capital projects and community programs consistent with our environmental justice and sustainability goals.

FISCAL IMPACT:
There will be no impact on the General Fund.

STRAGETIC PLAN 2023-25:
Target 4: Fostering Financial Resilience
Goal 7: Leverage partnership for funding opportunities
Action Item: Developing Partnerships with Community Partners

ATTACHMENT(S):

1. RESOLUTION 2025-52
2. LLAR PT Report on Supporting Stronger, Greener Communities
3. RMC Consolidated Grant Program Guidelines March 2025

RESOLUTION NO. 2025 – 52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL IN SUPPORT OF THE LA LOWER RIVER PARA TODOS CAMPAIGN

WHEREAS, the City of Bell has long supported equitable investment along the Lower Los Angeles River and served as an active participant in the AB 530 Working Group, which helped shape the 2018 Lower Los Angeles River Revitalization Plan through collaboration with state agencies, local jurisdictions, and community stakeholders; and

WHEREAS, the Lower LA River corridor is home to culturally rich, historically underserved communities that have experienced environmental injustice and a lack of public investment over decades; and

WHEREAS, the *Lower Los Angeles River Revitalization Plan* outlines a bold, community-informed vision to transform the river into a safe, healthy, and vibrant resource, delivering environmental and economic benefits while honoring the people who live along its banks; and

WHEREAS, the Plan identifies 155 multi-benefit project opportunity areas and emphasizes the importance of inclusive planning that reflects the needs and priorities of local residents and small businesses; and

WHEREAS, the Lower LA River Para Todos campaign is being led by the San Gabriel and Lower LA Rivers and Mountains Conservancy (RMC) as a regional collaboration to support implementation of the Plan through continued engagement with community leaders, cities, and partner agencies; and

WHEREAS, the campaign promotes the idea that as investments in parks and river infrastructure move forward, they should be paired with thoughtful strategies that promote housing security, support workforce development, and help residents and small businesses remain in place, ensuring revitalization efforts are inclusive and community-focused; and

WHEREAS, the City of Bell values tools such as the Supporting Stronger, Greener Communities a report on housing, homelessness, and workforce development policies and other planning resources developed through the campaign, and supports continued efforts to identify approaches that reflect community needs and promote neighborhood continuity and well-being; and

WHEREAS, this work aligns with the goals of statewide initiatives such as Proposition 1, Proposition 68 and Prop 4, which seek to fund environmental restoration, access to green space, and equitable infrastructure investments

.

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. That the City of Bell affirms its support for the Lower LA River Para Todos campaign and its commitment to advancing a community-informed vision for the Lower LA River that reflects the values of equity, environmental stewardship, and inclusive growth

SECTION 2. That the City encourages continued collaboration with the Rivers and Mountains Conservancy, local organizations, and public agencies to ensure that public investments along the river benefit existing residents and contribute to a more connected, healthy, and inclusive region for all.

PASSED, APPROVED, AND ADOPTED this 27th day of August 2025.

_____
Ali Saleh, Mayor

APPROVED AS TO FORM:

_____
David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 27th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante, City Clerk

LOWER LA RIVER

PARA TODOS

Supporting Stronger, Greener Communities

A report on housing, homelessness, and workforce development policies



Photo by Calvin Abe

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EXECUTIVE SUMMARY

This report was prepared by the UCLA Institute of the Environment and Sustainability and SGA Marketing to support the Lower LA River Para Todos campaign.

It consists of a review of affordable housing, homelessness, and workforce development policies and programs that can help enable communities to thrive in place alongside investments in river revitalization and urban greening. It also contains profiles of each of the cities in the Lower LA River region, their demographics, including their workforces and jobs, and their affordable housing, homelessness, and workforce development policies and programs.

This report is designed as a resource for residents, city staff, and elected officials to learn about options available for their cities to make investments in equitable community development strategies. We hope it provides a way for cities to learn from one another as well as to lift up communities economically and environmentally. We intentionally do not make recommendations for individual cities, as we believe that the residents, city staff, and elected officials in each city should determine the policies and programs best suited for their communities.

We stand ready to assist in any way we can with those deliberations and decisions, answering any questions, and providing additional information that can help Lower LA River communities along this path.



Photo by Irene Garcia

PLANNING IN THE LOWER LA RIVER:
CONTEXT OF THE REPORT

The Lower LA River Revitalization Plan

The Lower Los Angeles River is the 19 miles of the Los Angeles River that runs from the City of Vernon to the mouth of the river in the City of Long Beach. This portion of the river is the centerline of Southeast Los Angeles and provides critical environmental and social infrastructure to the region. Primarily, the river manages flood risk, collecting stormwater and channeling it to the ocean. Without this flood water management, heavy rains would pose severe risks to the built and natural environment of the area. The river also has a number of paths and trails that provide space for the community to recreate, travel, and connect with nature in the region. Despite these functions, the river's potential as a place for relaxation, discovery, recreation, tourism, and economic development is yet to be fully realized.

In 2015, California State Assembly Bill 530 (AB 530) was passed to revive the river through the development of a watershed-based, equitable, community-driven plan. The language of AB 530 (Rendon) called for Secretary John Laird of the Natural Resources Agency, in consultation with the Los Angeles County Board of Supervisors, to appoint members to participate in the Lower Los Angeles River Working Group for the development of the Lower Los Angeles River Revitalization Plan (the Plan). The Working Group, chaired by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), included elected officials and representatives from local cities, regional agencies, and community advocates who came together to create the Plan.

The Plan encompasses areas within one mile on each side of the 19-mile section of the river, which includes two unincorporated LA County communities and 13 cities.



The Plan describes opportunities for improving the environment and residents' quality of life along the river. It also aims to ensure the voices of the people are heard now and in the future as the river is reimagined and revitalized into an integral part of a healthy, equitable, and sustainable community.

The Plan is comprised of two volumes, Volume 1: People + Place + Process + Projects, maps out the history of the lower LA River, the vision for its future, and the community-driven process by which the potential projects in opportunity areas that shape its future were developed. Volume 2: Technical Plan catalogs the 155 potential opportunity areas and the benefits those projects could provide to the region.

The Plan provides a number of resources in addition to the two volumes, including a map of the opportunity areas, a community stabilization toolkit developed to help support existing communities stay in place as revitalization moves forward, a watershed education plan, and a watershed informational pamphlet to inform youth and adults about the revitalization effort.

Lower Los Angeles River Para Todos Campaign

The Lower Los Angeles River Para Todos (Para Todos) campaign was created as a tool to facilitate collaboration among partners and continue community feedback loops as the Plan is implemented. There are 155 multibenefit potential project opportunity areas identified in the revitalization plan, and as projects across the region move forward, the Para Todos campaign is meant to ensure equity and community stabilization.

Over the next three years, the Rivers and Mountains Conservancy (RMC) will be engaging with community leaders to align development along the river with the goals of advancing equity, strengthening communities, and realizing the vision of the Lower LA River Revitalization Plan.

A key part of this campaign will be ensuring new park development in the region is accompanied by adopting housing stabilization policies, addressing homelessness, and investing in workforce development.

One of the Plan goals and objectives is Community Economics, Health and Equity. This goal speaks to the intention to bring economic and environmental benefits to all residents and local, small businesses without contributing to gentrification and displacement. The RMC will be working with local stakeholders to implement policies and programs that leverage river investments while preventing displacement of existing residents and businesses. The following study outlines the existing conditions in the Lower LA River as of 2023 and maps out displacement avoidance strategies referenced in the Plan and community stabilization toolkit. This report is meant to be a resource to support the implementation of those strategies in the region.





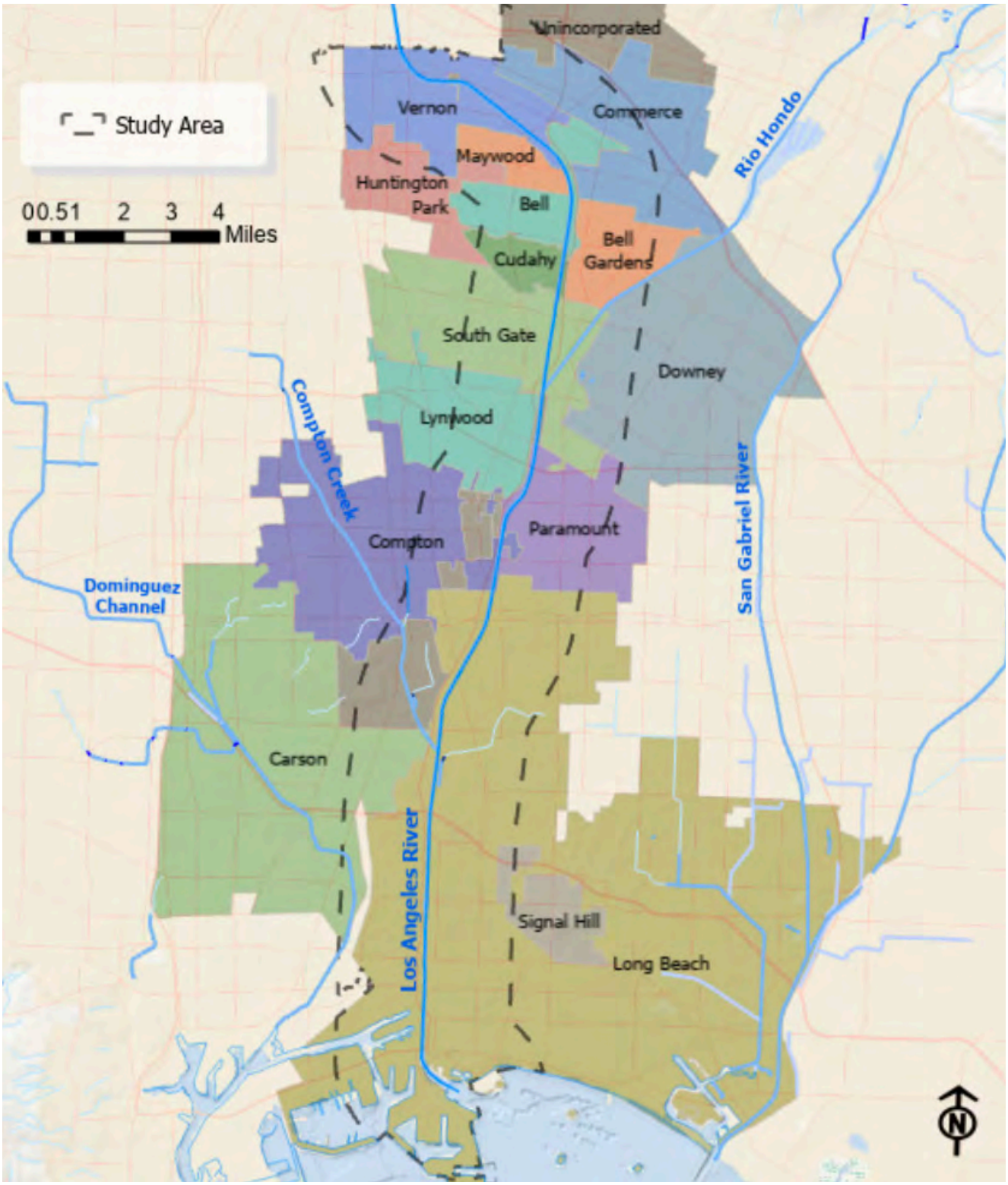
Photo Courtesy of RMC

Our Role

In this research report, we are building on the Plan's Community Stabilization Toolkit to provide a more detailed list of policies and programs that can be implemented to support the community's ability to remain in their homes and with their businesses open throughout development. We use the following process:

- To understand the context we used a multi-disciplinary research methodology to understand the demographics of the region. This includes a community profile for each city with information on existing stabilization policies and key demographic details.
- To identify policy and program options for community stabilization we conducted a policy and program scan of possible tools that can be used to combat displacement. This policy scan is presented for each core topic —housing, homelessness, and workforce development — to inform a menu of options that can be used when shaping equitable community development strategies in each city and the region.

PARA TODOS CAMPAIGN:
STUDY AREA OVERVIEW



531,707
Study Area Population

13 Cities
2 Unincorporated LA County Communities

62% Renters

94% of residents live in an area with a High or Very High Park Need Score

Data Overview

Demographic and Environmental Data Utilized

To better understand the communities within 1.5 miles of the Lower Los Angeles River, this study couples 2020 U.S. Decennial Census and 2021 American Community Survey data on income, race, ethnicity, and housing status with information such as LA County Park Needs Assessment results, river access points, USDA Department of Forestry Service urban tree canopy cover, and CalEPA Urban Heat Island data.

Workforce Data Utilized

Cities' information on their workforce characteristics used the 2019 American Community Survey as it holds a more stable sample prior to the 2020 COVID-19 pandemic. The most current unemployment data was obtained from California's Employment Development Department (EDD).

High-level Demographics and Definitions

While analyses are detailed in subsequent sections for each city, the study area as a whole is made up of more low-income residents, renters, and residents of color than the Los Angeles County (LA County) average. Furthermore, nearly all residents (95%) live in census tracts designated within the top 25% of CalEnviroScreen 4.0 scores, indicating significant cumulative burdens in regard to environmental conditions, sensitive populations, and socioeconomic factors.

Income and Housing

The study area's median household income (MHI) is 77% of the LA County MHI (~$18,000 lower), qualifying the area as low-income.[1] Housing units are majority renter-occupied (60%) and over half of those households are rent-burdened, spending 30% or more of their income on rent every month. Low-income and rent-burdened residents are highly vulnerable to displacement in conditions of gentrification and rising housing costs, especially if insufficient tenant protection policies and programs are in place.[2]

	MHI ($)	Renter-Occupied Housing Units (%)	Rent-burdened Renters (%)
LA County	$76,123	54%	56%
Study Area	$58,478	62%	59%

Race and Ethnicity

Racial and ethnic data were incorporated into the analyses to ensure the next phases of the Lower LA River Revitalization Plan are implemented with active, equitable engagement of communities of color. People of color have historically been marginalized from discussions of public investment, and the Para Todos campaign aims to include the voices of all residents. For the region within 1.5 miles of the river, 92% of residents identify as Hispanic or Latino, Black, Asian, or two or more races or ethnicities, including 73% who identify as Hispanic or Latino.

	Hispanic or Latino Origin	Black	White Non-Hispanic	Asian	Two or more Races
LA County	49%	7%	25%	15%	3%
Study Area	73%	9%	8%	6%	1%

PRIORITY TOPIC AREAS:
HOUSING & WORKFORCE DEVELOPMENT

We know that some river revitalization efforts could contribute to gentrification — rising property values and rental costs and an influx of more affluent residents — and increase the risk of displacement for current residents in the region. This phenomenon of "green gentrification" occurs when investments in green space serve as a catalyst for economic displacement.[3] The "greenspace paradox" describes the challenge of creating more equitable access to green space in historically deprived communities, which can ultimately contribute to financial pressures that force communities out of neighborhoods, unable to enjoy the benefits of new greenspace. A notable example of this is the High Line in New York, a former rail line transformed into an elevated park running through the Chelsea neighborhood in lower Manhattan. The economic impacts of the High Line have served as a caution for other cities turning to underutilized infrastructure for reinvestment.[4]

Each city in the Lower LA River area is different and will implement the policies and programs that make sense for their context. Rather than prescribe solutions, this report lifts up tools that are already in use in the region, as well as additional tools available to cities and stakeholders, and it offers analysis of the contexts in which different tools can be effective. We created a catalog of all the activities cities operate to protect and promote affordable housing and address homelessness. Every program with publicly available information can be found in the charts in Appendices B and C. The following two sections highlight examples of local-level policies and programs that can be expanded across the region.



Photo from Jamboree's The Affordable Housing Pipeline website

Housing and Homelessness

There are a number of policies and programs that can be implemented to maintain housing affordability for low-income residents. These housing initiatives are inextricably linked with homelessness prevention programs, as any activities that expand the affordable housing stock have the potential to keep residents out of homelessness and open up homes to those already living without permanent shelter. The programs included are specific to individual cities, but there are additional regional efforts such as the Los Angeles County land banking pilot. The pilot focuses on land acquisitions within two miles of the river with the intention of holding land for affordable housing versus market investment. The land banking effort will complement local efforts. The programs detailed fall into the general categories of production of affordable housing, preservation of existing affordable housing stock, and resident support programs. Specific policies in each category and by city are identified in Appendix B.

Production of Affordable Housing

Local government actions that result in increased affordable housing production include legal requirements of income-restricted units, financial incentives for developers, dedicated fees to increase municipal funds for housing, and policies to add units to less dense neighborhoods.

Preservation of Existing Affordable Housing Stock

Similarly, local governments can put in place programs and policies that protect existing affordable housing stock. Rent control and rent stabilization ordinances cap the amount tenants are required to pay monthly, keeping units affordable. No Net Loss policies require that affordable units that are removed from the market be replaced, so there is no overall loss in the number of available units. Finally, organizations such as Community Land Trusts can hold land permanently affordable while allowing residents to own their specific units.

Resident Support Programs

Resident support programs surround the production and preservation of affordable housing and combine unique financing, policy incentives, and cross-sector partnerships. These city-specific programs could be expanded or replicated to ensure residents can thrive in place.

Resource Sharing: Housing can be complicated. Whether it is navigating the housing market as a first-time homebuyer, a renter at risk of eviction, or a resident looking to address any number of housing rights questions, there is a detailed web of programs, agencies, laws, and grants to navigate. The County of Los Angeles and some of the cities in the LLAR make an explicit effort to help residents understand the housing landscape and the resources, grants, and loans that are available to them. Examples of these resource sharing programs include:

- **Stay Housed L.A. (SHLA):** a partnership between Los Angeles County, the City of Los Angeles and local community and legal service providers created to provide residents with information and resources to keep people in their homes. SHLA is a central resource for residents facing eviction, with lists of vetted legal service providers, workshops, and other educational materials.[5]
- **Paramount ADU Resources Page:** The City of Paramount has a page on their website that walks those interested through the various steps on building an ADU on their property. The webpage has explainers on laws and financing in English and Spanish as well as a comprehensive explainer video.[6]
- **LB Resource Line:** a hotline that supports anyone in Long Beach who needs help finding local, city and community resources. The LB Resource Line is a central place where residents can get access to information on housing, food access, physical and mental health services, and other resources.[7]

Nonprofit Collaboration: Many cities have nonprofit partners that help them fill in social service gaps. This support can be in the form of providing services the city doesn't have capacity to operate and/or consulting with the city on how to build out services to meet resident needs. Many nonprofits have been operating in the community for decades and have a lot of knowledge on how to best address challenges around housing. Most of the city/nonprofit partnerships in the Lower LA River region address homelessness. Some examples of these collaborations include:

- **Bell Gardens and PATH:** People Assisting the Homeless (PATH) partners with the City of Bell Gardens for outreach and shelter support in the unhoused community.
- **City funded beds in shelters**: The City of Bell Gardens purchased beds at the Salvation Army Shelter located in the City of Bell to ensure their residents have access to shelter when requested.

Dedicated Staff: A few of the cities in the LLAR have created staff positions in the past few years dedicated to addressing homelessness in their cities. These roles are meant to collaborate with other city agencies to address the various issues residents experiencing or at risk of entering homelessness face. Some examples of dedicated staff positions created to housing and homelessness are:

- **Bell and Cudahy Homeless Services Liaison:** created to help within the community in Bell and Cudahy. The Homeless Liaison partners with other city departments and divisions in both the cities as well as service providers, nonprofit agencies and local businesses to connect individuals to services.[89]
- **Paramount has a dedicated full time city position of Homeless Services Liaison.**[10]

Rent and Utility Assistance Grants: During the peak of the COVID-19 pandemic, a number of utility and rent assistance grants were created to help residents make bill payments during a time of crisis. Some of these programs live on in an effort to give low-income residents a cushion in times of need. These city -operated short-term programs created help residents avoid service shut-offs or eviction include:

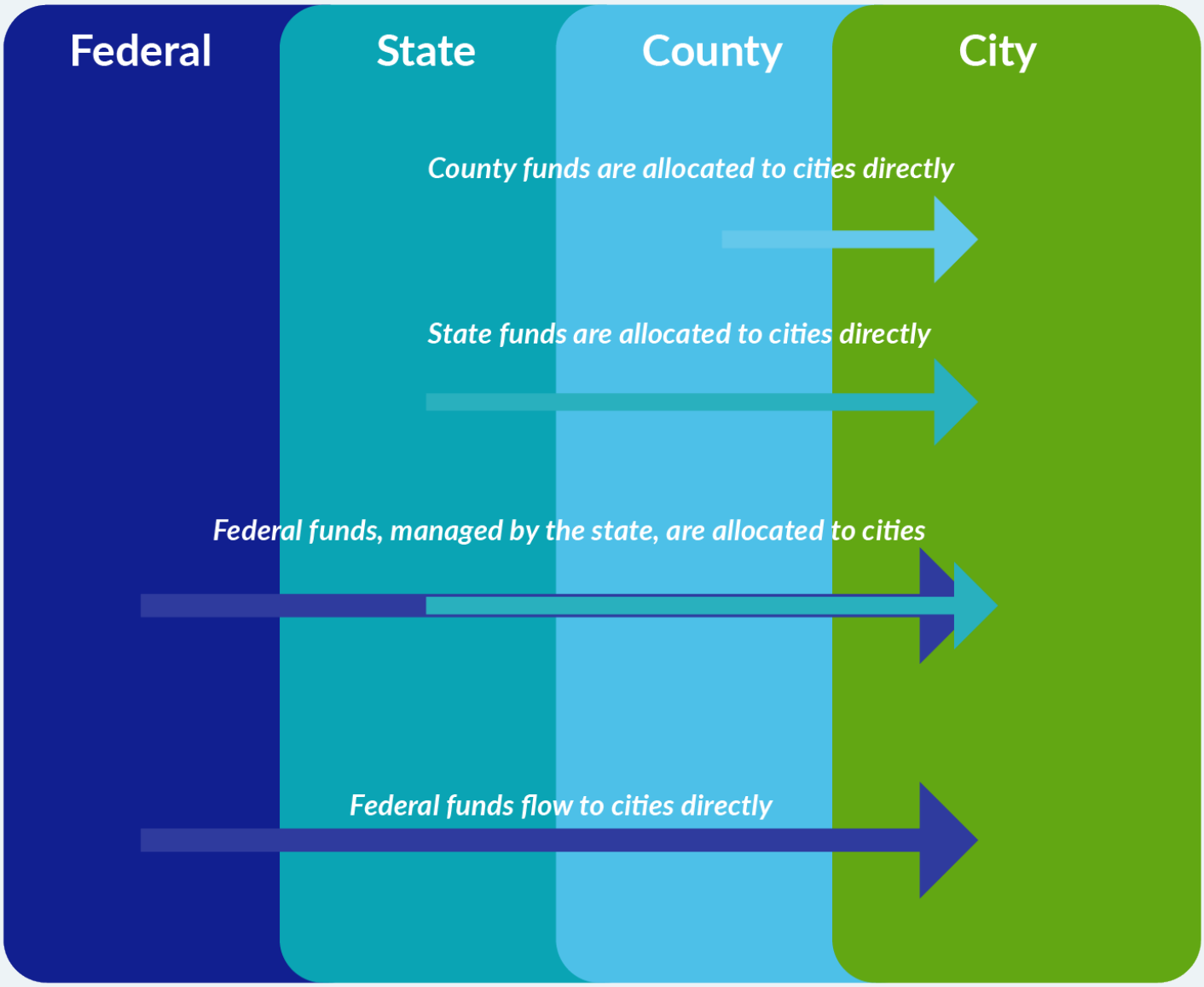
- **Lynwood Utility Assistance Program,** which offers financial assistance to low-income households on electricity, gas, trash, and water bills. Recipients must be making 80% or less of the area median income in order to qualify for support.[11]
- **Huntington Park Emergency Rental Assistance Program,** three months of rental assistance available to income-eligible residents who live in Huntington Park. Funds are distributed on a first come, first served basis.[12]

PROGRAM SPOTLIGHT

GATEWAY CITIES AFFORDABLE HOUSING TRUST

In 2023, the Gateway Cities Council of Governments designated housing and homelessness funds for the creation and initial round of funding disbursement from the Gateway Cities Affordable Housing Trust. The Affordable Housing Trust created the Affordable Housing Loan Program to fund the construction of housing for residents with limited financial resources. Since its inception in 2023, two Notices of Funding Availability have been issued for $8 million and $5.7 million for new construction and acquisition/ rehabilitation of affordable housing and permanent supportive housing. Eligible recipients include non-profit and for-profit organizations or partnerships that serve lower income households and people experiencing homelessness; projects must be located in a Gateway City that is compliant with all State Housing Laws.

LEVERAGING FEDERAL HOUSING FUNDS



The city profiles in this report focus on city operated policies and programs to build a picture of what local level resources exist. Many of the cities in the Lower Los Angeles River region utilize federal, state, and county funding sources to support additional housing and homelessness programs in their jurisdictions. There are numerous funding streams cities in the Lower LA River region can and do apply for that support affordable housing construction, homelessness prevention, community economic development, and other technical assistance activities; however, these programs are big, bureaucratic, and can be difficult to track. For the most part, federal funding, often from the U.S. Department of Housing and Urban Development (HUD) trickles down through state agencies, like the California Department of Housing and Community Development (HCD) to local communities.

FEDERAL HOUSING FUNDS: GRANTS

The Community Development Block Grant (CDBG): The CDBG is an federal grant that is distributed directly to large cities or through the state to cities with populations under 50,000. These funds are intended for projects that benefit low- and moderate-income persons, aid in the prevention or elimination of slums and blight, or meet urgent needs. Many cities in the Lower LA River region use CDBG funds to fund public service and operations of community services. CDBG grants can be used for rental housing acquisition, improvements to public systems like utilities, community facilities and operations, and studies and plans for economic development.[13]

Home Investment Partnership Program (HOME): The HOME program was made by the US Department of Housing and Urban Development (HUD) to create and retain affordable housing. HOME funding goes into a city or county HOME account which can be used to grant loans to project developers. When these loans are repaid, they are reused in local HOME accounts. HOME loans can fund rehabilitation, acquisition, and construction of multifamily and single-family projects but must benefit low-income residents.[14]

National Housing Trust Fund Program (NHTF): The NHTF program is a federally funded deferred payment loan created to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. The 55-year loans can be utilized by individuals, joint ventures, trusts, and local public entities to fund housing construction.[15]

CalHome Program: CalHome Program is a state grant to local public agencies and nonprofit developers that can be used to support first time homebuyers and homeowners in the form of deferred payment loans. Recipients of CalHome loans can use them for down payments, home rehabilitation efforts, homebuyer counseling, mortgage assistance, and other technical assistance related to homeownership. Projects with multiple owners qualify for CalHome loans.[16]

Pathways to Removing Obstacles to Housing (Pro Housing): Pro Housing is a new program created by HUD to remove barriers to affordable housing. The Pro Housing program designated $85 million to be used by local and state governments, metropolitan planning organizations, and multi-jurisdictional entities to identify and remove barriers to affordable housing production and preservation. These barriers could include outdated zoning, land use policies, or regulations, inefficient procedures, gaps in resources for development, lack of neighborhood amenities, or expiration of affordability requirements.[17]

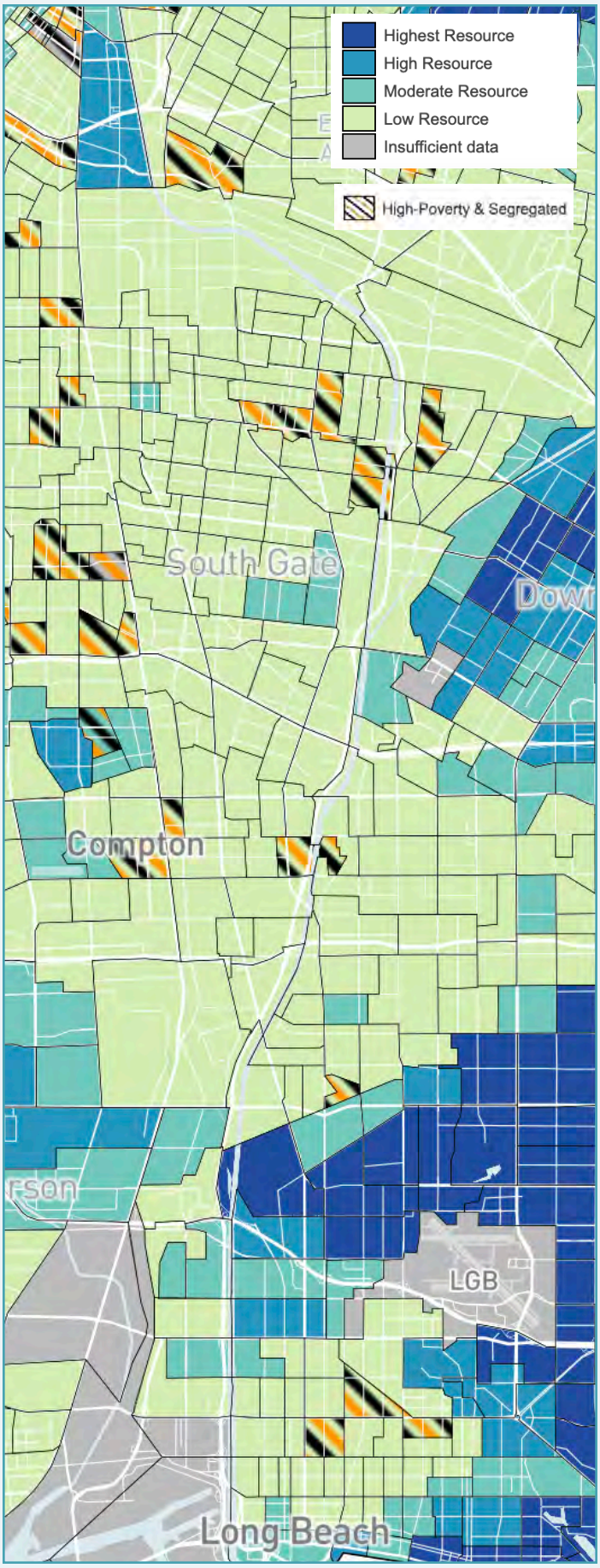


FEDERAL HOUSING FUNDS: MARKET-BASED

In addition to grant programs, the Low-Income Housing Tax Credit System (LIHTC) and the Section 8 Housing Choice Voucher (HCV) program are a significant portion of federal aid directed to housing low-income residents.

Low-Income Housing Tax Credit (LIHTC): LIHTC funding is the most significant resource for creating affordable housing in the United States. Federal tax credits subsidize the construction and rehabilitation of affordable rental housing. Each state has a dedicated agency responsible for allocating the tax credits. In California, the California Tax Credit Allocation Committee (CTCAC) has the authority to issue tax credits amounting to roughly $106 million in funding annually to private investors building and fixing rental housing for low-income residents.[18] Funds are 2024 CTCAC/HCD Opportunity Map in the sidebar to the right shows the geographic distribution of opportunity based on economic, education, and environmental indicators.[19] The map shows areas with lower resources and with high-poverty and segregation.

Housing Choice Vouchers (HCVs): Sometimes called "Section 8," HCVs are a major source of housing assistance for low-income families across the nation. The federal government appropriated $26.4 billion for HCV contracts in 2023. Funding flows to local housing authorities that distribute the housing vouchers to eligible low-income residents. Some cities in the Lower LA River region have dedicated housing authorities while others rely on the county housing authority). These vouchers are then used to pay up to 70% of market rate housing costs to landlords on behalf of low-income residents. While the program is well established, it has severe limitations. Many programs are at capacity with closed waiting lists and wait times of decades. Vouchers are jurisdiction specific; recipients cannot transfer vouchers to other jurisdictions.[20]



Workforce Development

While individual worker training programs are most associated with workforce development, they are just one subset in a larger network that builds economic resilience. Workforce development also includes creating sustainable programs, pathways, and opportunities for all members of the workforce who are in different stages of their careers as well as the local businesses and industries.

The cities within the study area have a wide range in the size of their workforce, economies, and industry makeup. Within our 1.5-mile study area, about half of residents aged 25 and older have a high school diploma. Commuting patterns are about the same in the study area as the county, with more than half of workers driving alone and about 5% using public transportation as their means of transportation to work. About 41% of commute times fall between 10 and 29 minutes. For residents in renter occupied housing units about 40% had one vehicle available and 13.4% did not have any vehicle available. Workers overwhelmingly rely on driving as their main form of transportation to work, and while some do carpool, the majority drive alone.

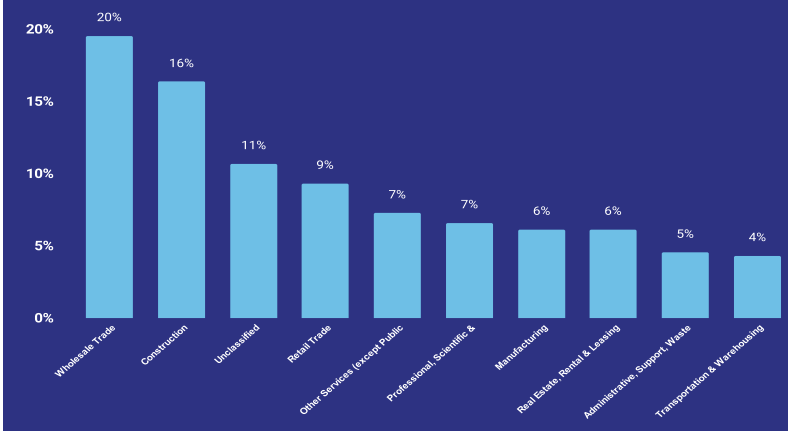
The top three occupations for workers include professional and related occupations (14%), transportation and material moving (13%), and office and administrative support occupations (13%). About 19% of male employees have a transportation and material moving occupation, higher than the county's 11.5%. For female employees, office and administrative support was the top occupation followed by professional, and sales occupations.

Business information based on ZIP code areas that overlap with the region show that the majority of business establishments are small businesses that employ fewer than five employees (51%). Regionally, the industries with the greatest projected sector employment growth

Total Active Businesses in Southeast LA Cities



Top 10 Industries by Percentage of Active Businesses

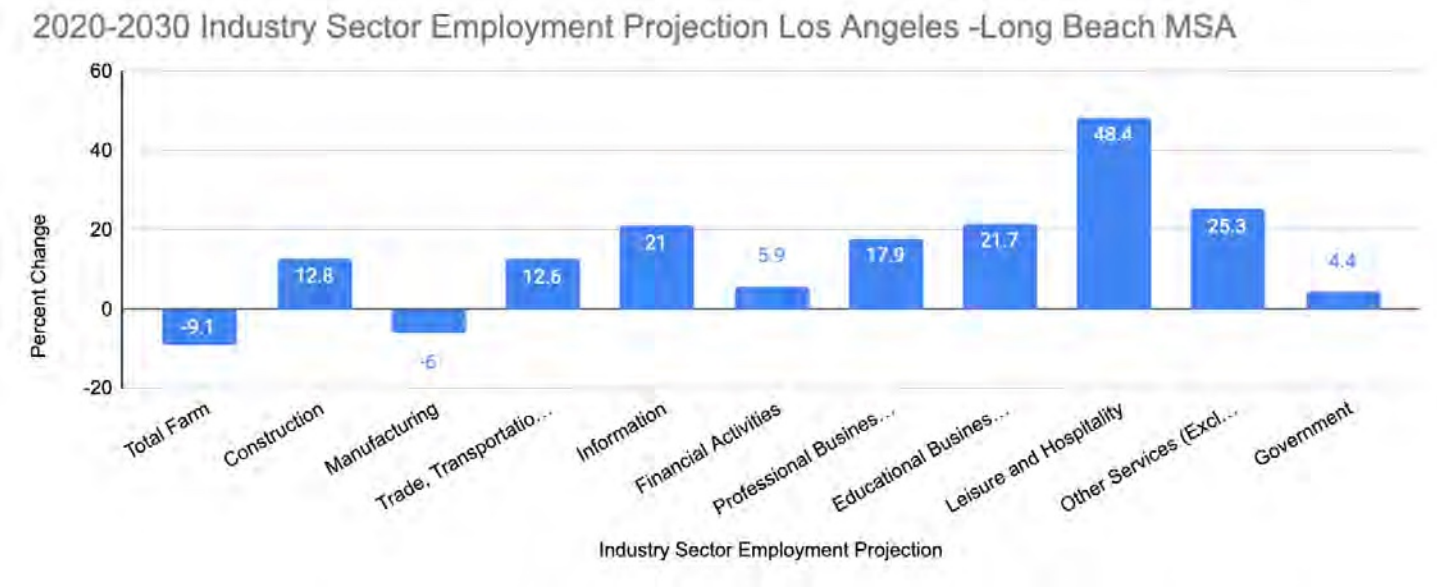


PROGRAM SPOTLIGHT

MAYWOOD YOUTH WORKFORCE PROGRAM

The City of Maywood has a Youth Workforce Program in partnerships with the Hub Cities Consortium, LA County's America's Job Center of California that provides workforce development and career placement. The program provides paid internships for youth ages 17-30 who are residents of Maywood. The first cohort included 13 youth, and the program launched its second cohort. This program supports youth career and educational development while building organizational capacity.[21]





are leisure and hospitality (48%), other services (25.3%), and educational business services, health care, and social assistance (21.7%). For the Los Angeles - Long Beach Region, the industries with the greatest growth are projected to be Leisure and Hospitality, Other Services, and Educational Business.

Moving towards specific large scale economic goals will take time and addressing individuals' situations will require collaboration between different agencies and CBOs to provide multiple paths of assistance. The following policies and programs are broadly grouped into three categories: business support; individual training, pre-workforce, academic readiness; and community-wide efforts that focus on the economic realities of vulnerable populations that are left out of traditional training programs or non-traditional approaches to work. While aspects of each category overlap, each category takes different approaches.

Business Support

Business support programs encourage the creation and preservation of small businesses through financial support, resource-sharing, job placement services, and technical assistance. Often these programs work on the employer-side to help microenterprises build their resilience.

Business development support: Business development can be addressed at different scales and through various channels. Citywide policies in the form of tax incentives or rebates can foster business establishments and incubator programs can provide support for small and micro-enterprises. The region's **Harbor Gateway Chamber of Commerce** as well as city-level chambers of commerce provide a centralized space for businesses to access resources, support, and network. The cities within the region are serviced by multiple resource centers including the **LA County Economic Development Corporation (LAEDC) workforce regions, Gateway Cities and South Bay,[22] and four Labor Workforce Development Areas (LWDA)[23]** that administer programs funded by the Workforce Innovation and Opportunity Act (WIOWA).[24] **LA City's EWDD Worksource Centers** and **Hub Cities Consortium** offer employers services to help manage growth, staff training and certification, and incentive programs. Employers can also receive specialized support for their specific or timely needs, including recruitment and layoff aversion.[25]

Existing business support: Programs like the **Commercial Façade Improvement grants**, can help businesses stay competitive without having to go into debt. During the COVID-19 pandemic,

federal and state relief provided some assistance in the form of grants but the majority of funding programs have been phased out. Multiple cities have expressed interest in increasing business development through programs like financial incentives, expedited permits, renovation grants, tax breaks, and more recently, post-COVID impact grants, including the **Microenterprise Recovery Grant Program.** LA County offers loan programs that assist with business expansion and development such as the **Business Expansion Loan Program** and **Float Loan Program**.

Business incubators: Working in partnerships with local organizations, business incubators can help small businesses implement a long-term plan and scale up their operations. Business guidance can be beneficial in establishing industry connections and support. In 2020, **Sustainable Economic Enterprises of Los Angeles (SEE-LA)** launched their Seasoned Accelerator program to support small and micro healthy food focused businesses.[26] Similarly, the **Los Angeles Cleantech Incubator (LACI)** provides clean technology startups a series of workshops and tailored support to develop their business.[27] Through LACI's Impact Fund and Debt Fund startups can secure $500,000 in equity and debt financing.

Tax exemptions and rebates: California's **Manufacturing and Research and Development exemption** allows for qualified participants to pay a lower sales or use tax rate.[28] In 2018, the exemption was amended to include businesses that generate, distribute, or store electric power. The exemption was extended until June 2030 and its rate remains at 3.3125 % sale or use tax not including additional district-imposed taxes.

California Competes Tax Credit: With an available pool of $180 million each fiscal year until 2027-2028, the **California Competes Tax Credit** offers income tax credits to any business located in the state, especially to those classified as "high value employers," businesses that provide good wages and benefits.[29]

Through their Public Utilities Department, the City of Vernon offers a **Natural Gas Rebate Program** aimed at reducing the cost of projects that reduce greenhouse gas emissions. This program is designed to help reach the GHG emission reduction goals of AB 32.[30] Funding for this program comes from the city's revenue from "freely allocated gas allowances" through CARB's Cap and Trade.



Photo by Olivia Arena

Individual Training, Pre-workforce, Academic Readiness

On the worker-side, workforce development programs can provide individual training, career readiness supports, or specific programs tailored to groups that often need additional support like undocumented workers or youth. Programs and policies in this bucket strengthen the skills, provide coaching resources, and connect job-seekers with employment opportunities.

Individual training career-specific training programs: Programs that have a specific training focus can provide participants a specialized toolkit to better prepare them for career paths. Programs like the **Los Angeles River Rangers** run by the Los Angeles Conservation Corps not only provide exposure to green careers, but their cohort design provides a supportive environment.[31] Participants receive specialized training in green careers and following the completion of the program participants can follow a pathway to full time employment. These programs are beneficial in different sectors. Establishing programs for growing and emerging fields can help residents take advantage of increased job opportunities.

Supporting undocumented workers and day laborers: Day Laborers often face job instability and risk of wage theft. The Instituto de Educación Popular del Sur de California (IDEPSCA) offers multiple bilingual know-your-rights workshops and acts as a liaison between employers and employees through their **Day Labor Program.**[32] Implementing city wide information campaigns in collaboration with established organizations to provide accurate and tailored information can be a first step to addressing vulnerable populations.



Photo: Long Beach Conservation Corps

American Job Centers (AJCC): Funded by the U.S Department of Labor's Employment and Training Administration, **American Job Centers (AJCCs)** provide multiple range of assistance to job seekers under one roof. Established under the Workforce Investment Act and reauthorized in the Workforce Innovation and Opportunities Act of 2014, the centers offer training referrals, career counseling, job listings, and similar employment-related services. These resources can be accessed at training centers or in partnership at core community locations. Both employers and job seekers can benefit from their programs. A youth focused program **Youth @ Work (Y@W)** helps youth aged 14 to 24 obtain work experience while subsidizing up to 100 hours of wages for employers who host a worker. There are nine centers within the region and two within the study area, the Rancho Dominguez AJCC and Slawson AJCC.[33] There is also the SELACO Workforce Development Board, which provides support for the entire SELA region.



Photo by Olivia Arena

Community-Wide Efforts

Finally, there are efforts that provide benefits to employers, employees, and communities as a whole. Community Benefits Agreements include stipulations that require projects to provide economic benefits to communities impacted by developments. Agreements can include funding set asides or hiring obligations. Other efforts attempt to reimagine entire economic systems in a community. Regenerative economic models encourage cooperative and collective ownership and participatory economic governance.

Community Ownership: The **"regenerative economy" model** of LA Más has focused on providing a space for community vendors to organize and have agency in their local economies.[34] Their support for owner autonomy promotes collective decision making, participatory budgeting, and allows residents to take an active role in shaping and guiding their local economy. As a result, business owners have greater agency and collective power. In the SELA Agenda one of the concerns around workforce development was the financial disempowerment caused by lack of investment contrasted with a high number of places with predatory lending practices.[35] **Mission Asset Fund**, located in San Francisco, has focused on creating accessible entries into financial systems that often leave people behind. Access to credit and credit scores can change a person's trajectory whether it be through buying a home or starting a business. Their lending circles provide participants a way to establish a credit line without risky high interest rates with the ultimate goal being financial security and literacy.

Community Benefit Agreements (CBAs): negotiated between developers and unions, as well as community coalitions, can set specific criteria for developments or projects that enable the surrounding community to benefit from upcoming development. These can include but are not limited to local hiring, wage commitments, and inclusion of affordable housing units.

In planning for the construction of the SELA Cultural Center, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) is negotiating with the Los Angeles/ Orange Counties Construction and Building Trades Council to create a **Community Workforce Agreement (CWA)** aimed at prioritizing the local workforce. Contractors must comply with the requirements of the agreement by providing workforce training and employment opportunities to the local community. These requirements were established to prioritize hiring of local residents and increase efforts to enroll residents in apprenticeship programs as a way to develop the local workforce.

The City of Long Beach has also engaged with the Los Angeles/Orange County Building and Construction Trades Council, along with its affiliated local unions and the Southwest Regional Council of Carpenters, through a Project Labor Agreement (PLA).[36] Similar to CWAs, PLAs set requirements that support local hiring, employment of disadvantaged workers, and continuity of work. **The Long Beach PLA** includes provisions mandating that 40% of construction hours must be completed by local workers and 10% must be completed by veterans or transitional workers. This PLA also supports pre-apprenticeship programming for residents through partnerships with Long Beach City College, Pacific Gateway, and the Trades.[37]

ENDNOTES

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18 www.treasurer.ca.gov/ctcac/program.pdf
19 2024 Opportunity Map methodology is explained at belonging.berkeley.edu/2023-ctcac-hcd-opportunity-map
20 nlihc.org/sites/default/files/2023-03/2023AG4-01_Housing-Choice-Vouchers.pdf
21 www.youtube.com/watch?v=siEEPrtxGVs
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26 foodaccessla.org/seasoned-accelerator
27 laincubator.org/incubation/
28 www.cdtfa.ca.gov/formspubs/pub541.pdf
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31 ewddlacity.com/index.php/press/updates/1151-la-river-rangers-program-is-hiring-youth
32 idepsca.org/daylabor
33 www.ajcc.lacounty.gov/job-seekers/general-placement-services/employment-services
34 www.mas.la/regenerative-economies-programs
35 www.selacollab.org/wp-content/uploads/2021/04/SELA_Collab_2021_Agenda_Final_040621-sm.pdf
36 The City of Long Beach includes more information on the PLA at www.longbeach.gov/finance/business-info/compliance/project-labor-agreement/
37 More information on the Port of Long Beach's PLA can be found at polb.com/port-info/news-and-press/pla-paves-way-for-port-infrastructure-03-28-2023/

BELL



Within 1.5 miles of the LA River

Study Area Median Household Income

$50,079

Population

~28,783

Housing Units

Rented
71%

Rent-burdened Renters

60%

Demographics

The City of Bell is home to 1.7 miles of the river and 32,000 people with about 28,783 living in the study area, making it one of the densest cities in LA County.

Bell has two distinct portions, one on the east side of the river and one on the west. Much of the riverfront on the east bank is an industrial district with few residences, while the western portion of the city has more homes, parks, schools, and community-serving businesses. The tree canopy cover is low (0-14%) in the eastern industrial areas of Bell, but slightly higher to the west (15-24%).

In general, the Southeast region of Los Angeles ranks high in the park needs assessment for LA County. The City of Bell is no exception. While the county average is 3.3 park acres per 1,000 residents, Bell has only 0.4 park acres per 1,000 residents. While 77% of the population lives within half a mile of a park, these open spaces that exist are too small to adequately serve the dense population.

Bell has a notably lower average income than the surrounding area. The median household income in Bell is just over $50,000 a year, more than $8,000 less than the rest of the study area and about $16,000 less than the average countywide. The City's residents are majority renters (71%), 60% of whom are rent-burdened. Bell is a majority Latino community with nearly 90% of the population identifying as such in the 2021 American Community Survey (ACS).

The City of Bell does not have any existing tenant protection policies but does have a few homeowner support programs, specifically a residential rehabilitation program funded through a federal community development block grant. The residential rehabilitation program provides up to $18,000 in grant funding to income-eligible homeowners for things such as lead-based paint and asbestos testing, repairs, electrical and plumbing, and correction of municipal code violations.[32]

Workforce

Major Employment Sectors

17 % Educational services, health care and social assistance

14 % Manufacturing

14 % Retail Trade

Top Occupation by Gender

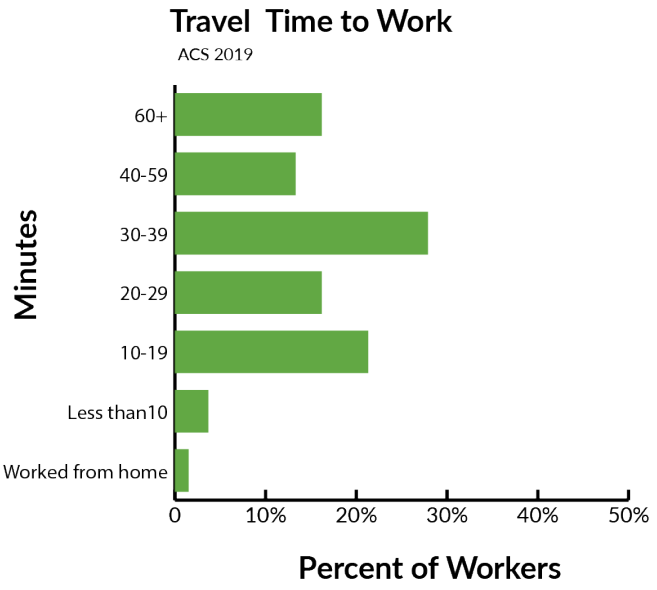
Female
Office and Administrative Support

Male
Transportation and Material Moving

Means of Transportation to Work

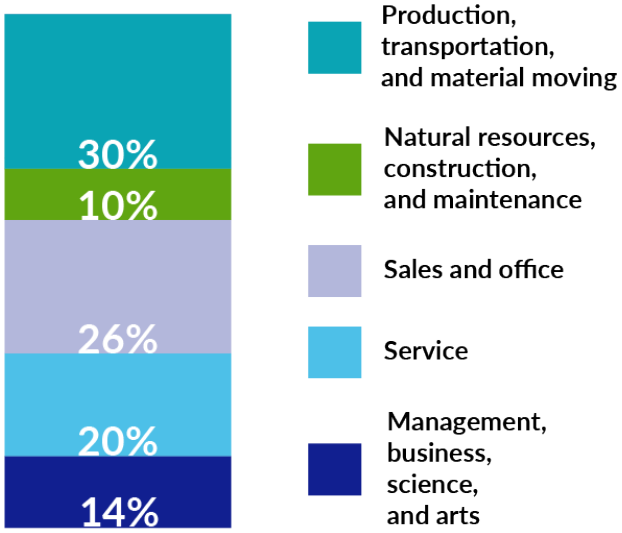
73% 11% 7% 3%

Bell has a labor force of 14,600 people, and an unemployment rate of 5%. More than half of workers drive to work alone, with about 11% carpooling and 7% using public transportation. About 11% of residents in renter occupied housing units do not have access to a car while 42% do have access to a vehicle. Commuters mostly spend between 10 to 59 minutes on their commute but about 15% of workers spend more than an hour traveling to work. Nearly half of residents over 25 years old have a high school diploma and about 8% have a bachelor's degree or a higher degree. The main occupations in this area include transportation and material moving (17%), office and administrative support (13%), and production (13%). Occupations by gender for male employees were similar to the study area with transportation and material moving (25%) and construction, extraction, and maintenance (19%) being the most represented. Similarly, office and administrative support (20%) and professional occupations (14.5%) for female employees were reflective of the study area.



Major Occupational Categories for Bell Workforce

ACS 2019



**Categories were collapsed for reporting*

Currently the City of Bell operates a Commercial Façade Improvement Program that provides financial assistance to update business exteriors. A residential program is also available for both mobile homes and houses providing $11,000 to $14,000 in grant funding for exterior home improvements.

BELL GARDENS



Within 1.5 miles of the LA River

Study Area Median Household Income

$48,946

Population

~34,200

Housing Units

Rented
79%

Rent-burdened Renters

61%

Demographics

The City of Bell Gardens is about the same size as Bell, but it is even denser with 16,978 people per square mile and a total land area of approximately 2.5 square miles. Bell Gardens is one of the densest cities in the southeast region of Los Angeles and LA County.

Bell Gardens is situated southeast of Bell with Downey to its south and Commerce on the northeastern border. Nearly all of Bell Gardens' land area is within the study area and about 90% of the city's population — around 34,200 residents — lives within 1.5 miles of the eastern bank of the river.

In the county's park needs assessment, Bell Gardens is high to very high in park need. There are about 2.36 park acres per 1,000 people in Bell Gardens, compared to the county average of 3.3 acres. In a similar situation to Bell, most residents in Bell Gardens live within a half mile of a park (82%), but because the parks are small and there are so many people in the city, there isn't enough park space to meet the needs of the population. Most of Bell Gardens has about 15 to 24% tree canopy cover.

The median household income in Bell Gardens is low. Estimated in the 2022 U.S. Census Data, at $53,935, it is the lowest among cities on the lower LA River, almost $10,000 less than the average on the lower river, and $29,000 less than the rest of the county.

In addition to being low-income, according to the Bell Gardens 6th Cycle Housing Element, the city's population in the study area is 79% renters, 61% of whom are rent-burdened. Bell Gardens is majority Latino, with almost 97% of the study area's residents identifying as such.

Workforce

Major Employment Sectors

16 % Construction

15 % Retail

13 % Transportation,warehousing, and utilities

Top Occupation by Gender

Female
Office and Administrative Support

Male
Transportation and Material Moving

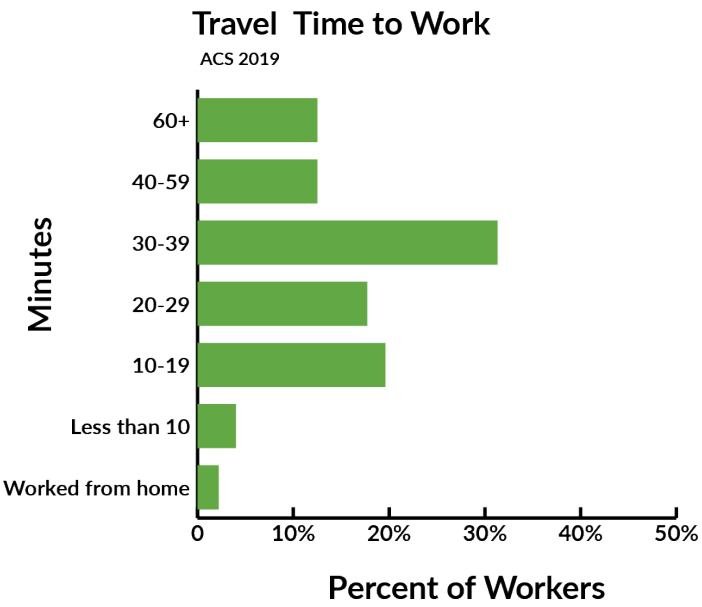
Means of Transportation to Work

73% 11% 5% 2%

In the area of housing policy, Bell Gardens has passed tenant protections to support their renter population and address rising rent concerns. These include a rent stabilization (Ordinance 925) paired with tenant eviction protections preventing landlords from terminating a lease after a tenant has legally resided in a unit for 12 months unless there is just cause (Ordinance 925). [33]

Bell Gardens also has two programs that support residents' ability to buy homes and stay in the homes they are living in.

The First Time Homebuyers Program provides loans from $10,000 to $100,000 to support down payments, while the Owner-Occupied Rehabilitation Program funds income-eligible homeowners' repairs and renovations through loans up to $125, 000. [34]



BELL GARDENS

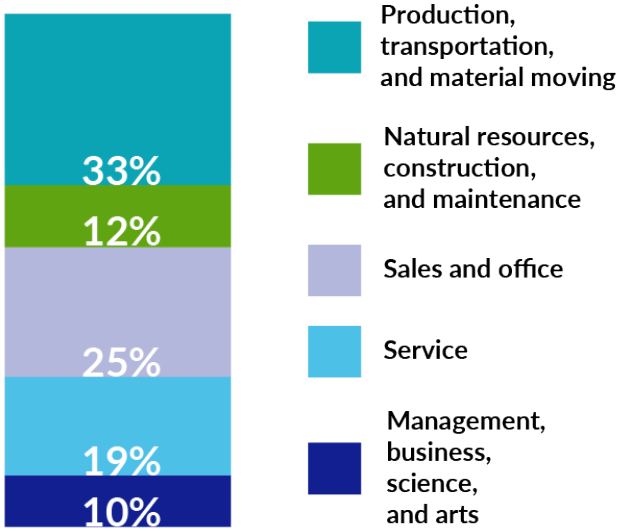
Bell Gardens has a labor force of 15,300 workers with an average 4.7% unemployment rate. The top three industries include manufacturing (15.8%), retail and trade (14.4%), and transportation, warehousing, and utilities (12.6%).

Among the city's current active businesses, the main industries are (other services (21%), construction (14%), and retail trade (14%). The occupations with the highest percentage of workers include production, transportation, and material moving (33%), sales and office (25%), and service (19.4%).

The City of Bell Gardens' Community Family Service Center acts as a community hub to connect numerous services ranging from parenting classes to job placement. They provide multiple utility assistance programs, and in partnership with Job Corps, they connect youth aged 16-24 years with training in multiple fields.

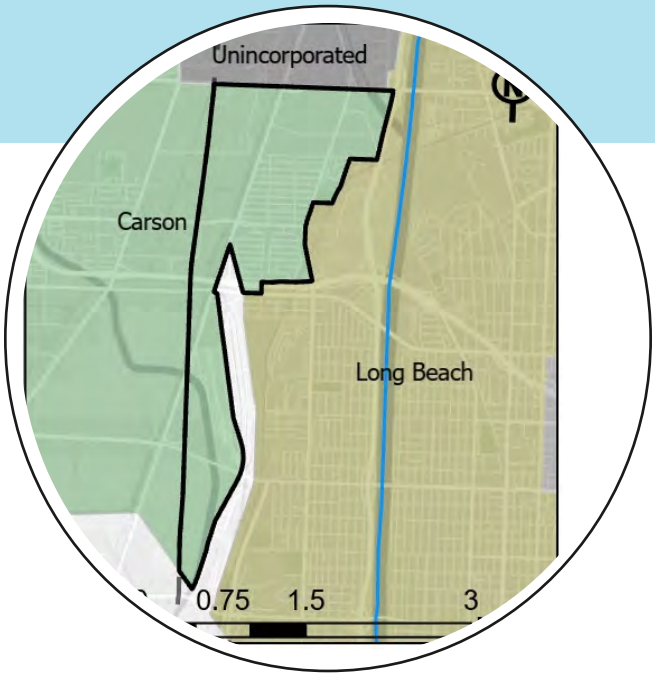
Major Occupational Categories for Bell Gardens Workforce

ACS 2019



**Categories were collapsed for reporting*

CARSON



Within 1.5 miles of the LA River

Study Area Median Household Income

$75,670

Population

~ 7,842

Housing Units

Rented
31%

Rent-burdened Renters

63%

Demographics

Carson is situated to the west of Long Beach and south of Compton and Rancho Dominguez. The area of Carson in our study area is primarily zoned for heavy manufacturing, with a small residential area west of Alameda Street and south of Dominguez Street. This area is home to 7,842 residents or 8% of the City's total population. Residents primarily identify as Hispanic or Latino (69%), followed by Asian (14%), White (7%), and Black (6%).

The median household income is $75,670, making it comparable to that of LA County and considerably higher (+$17,000) than the overall study area. In contrast to other cities, housing units in Carson's study area are predominantly owner-occupied (69%). However, 63% of renter households are rent-burdened.

The City contains a large portion of the Dominguez Channel but does not come into contact with the Lower LA River. Residents may experience temperatures 0.8 to 1.5° Fahrenheit hotter than non-urbanized areas due to urban heat island effects. Additionally, the entire area has high park needs and very low tree canopy cover (0 to 14%), likely due to the industrial zoning.

Carson's housing policies focus on homeowner support. The Foreclosure Prevention Awareness Initiative and the Neighborhood Pride Program direct funding and resources to low- and moderate-income homeowners to help them avoid foreclosure and update their dwellings.

The Neighborhood Pride Program is funded through a federal Community Block Grant and provides residents grants of $15,000 to $20,000 or deferred loans of $50,000 to make safety updates to mobile homes and single-family dwellings.[35]

Workforce

Major Employment Sectors

27 % Educational services, health care and social assistance

11 % Manufacturing

10 % Professional, scientific, management, and administrative

Top Occupation by Gender

Female
Professional and Related

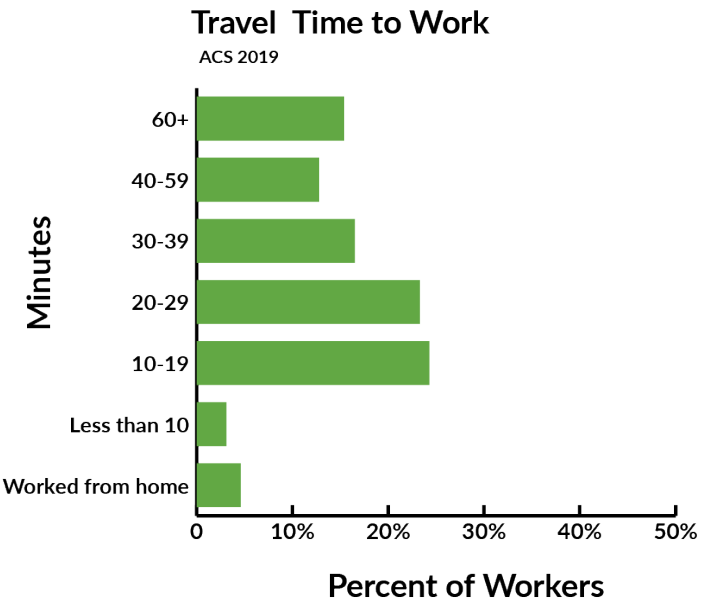
Male
Professional and Related

Means of Transportation to Work

81%	7%	2%	2%

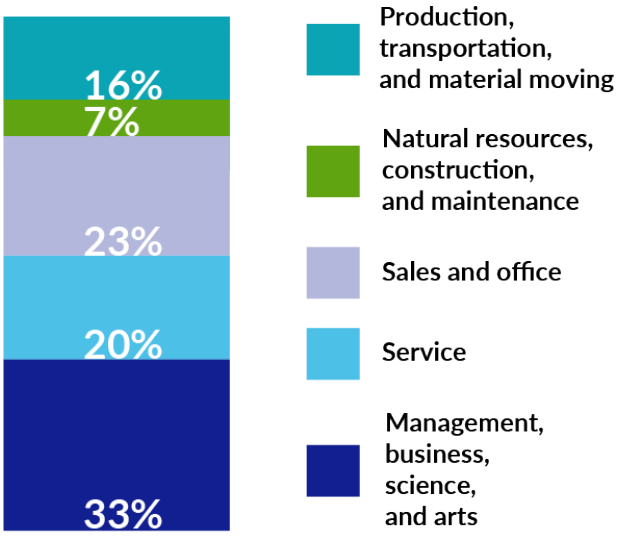
Carson's unemployment is 5.2% and has a labor force of about 45,000. About 54% of residents over 25 have a high school diploma and about 30% have a high school degree or higher, one of the highest in the region. Female and male residents have similar educational attainments, with 34% having less than a high school diploma and about 65% having a high school diploma or higher. Construction is the most represented industry based on current active businesses. Residents, however, were mostly employed in professional (21%), office and administrative support (15%), and transportation and material moving occupations.

Workers mostly rely on driving alone as their means of transportation. Only about 2% of workers use public transportation, and 7% carpool. Almost 56% of travel time to work falls under 30 minutes and only 9% of trips taking longer than 60 minutes.



Major Occupational Categories for Carson Workforce

ACS 2019

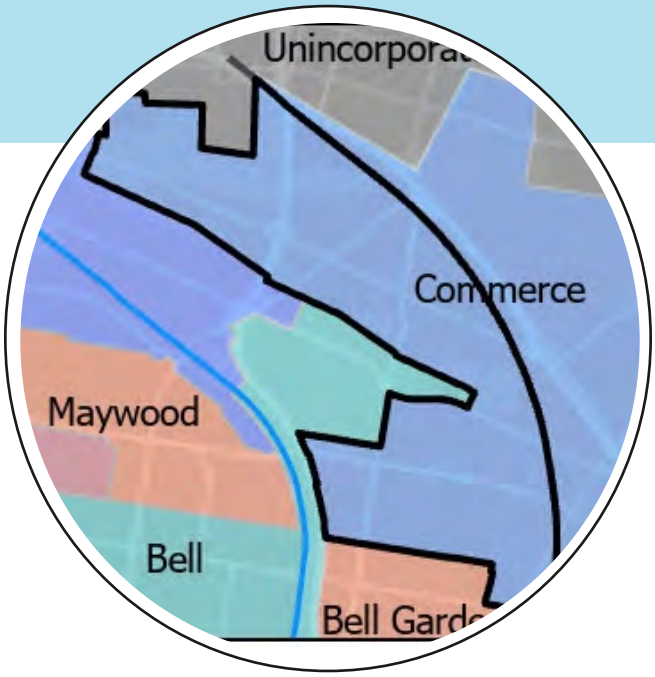


**Categories were collapsed for reporting*

Like Bell, Carson City offers a Commercial Façade Improvement project to help update business fronts and exteriors. Their Small Business Grant Program is intended to help businesses that were impacted by the COVID-19 pandemic. Successful applicants receive between $5k-$15k and have less than 50 employees.

Carson is home to the One Stop Career Center, providing career support, workshops, and training to residents seeking employment.

COMMERCE



Within 1.5 miles of the LA River

Study Area Median Household Income

$59,932

Population

~ 6,990

Housing Units

Rented
48%

Rent-burdened Renters

53%

Demographics

Commerce is on the northeastern edge of the study area. About 72% of the City's land area and 55% of its residents are within the study area. Much of the northeastern and southeastern regions of the city are zoned for industrial and commercial manufacturing, while the western portion has more residential and commercial districts.

The median household income within the study area is $59,932, which is slightly lower than that of the entire city ($63,343). While this median household income is in line with the rest of the study area, it is almost $17,000 less than that of the county. Commerce is a majority Latino city with 95% of the population identifying as Hispanic or Latino according to census data.

Most of the residential areas in Commerce are zoned for low-density, detached and attached single-family dwellings). Approximately 48% of units in the study area are renter-occupied, 53% of which are rent-burdened. The population density of Commerce is 1,894 people per square mile which is low for the region and the county.

Commerce has a handful of parks and has moderate to high park needs. There are 2.3 acres of park per 1,000 people compared to 3.3 acres of parkland per 1,000 people in the county. Around 50% of the population lives within ½ mile of a park which is the county average.

Commerce has a number of housing policies in place to support homeowners and renters, including:

Rent Stabilization: A landlord cannot increase a tenant's rent by more than 5% plus the Consumer Price Index (CPI), or 10%, whichever is lower, within a 12-month period. [37]

Just Cause Protections: Tenants may only be evicted for specific "for cause" or "no-fault" reasons, such as not paying rent within three days of receiving notice, creating a nuisance or using the unit for illegal purposes, the lease started after July of 2020, or the landlord intends to demolish or substantially rehabilitate the unit.[38]

A First-time Home Buyers Program: This program from 2022 is a partnership with a local housing development called Rosewood Village. In this program, nine participants could get up to $150,000 in assistance for a down payment and closing cost on units in the development. To qualify, participants need to be first-time homebuyers who have lived in Commerce for at least five years. Participants were chosen through a lottery process. [39]

Home Preservation Grant: A grant program provides income-qualified residents with up to $25,000 in grant funding for essential home improvements such as roof repairs and electrical upgrades. These grants are for single-family homes that are the owner's primary residence.[40]

In addition to the city program at Rosewood Village, Commerce is also participating in the first-time homebuyers program run by the LA County Development Authority to provide loans at 0% interest with deferred payment options for first-time homebuyers for up to $85,000 or 20% of the purchase price, whichever is less.[41]

Workforce

Major Employment Sectors

25 % Educational services, health care and social assistance

13 % Manufacturing

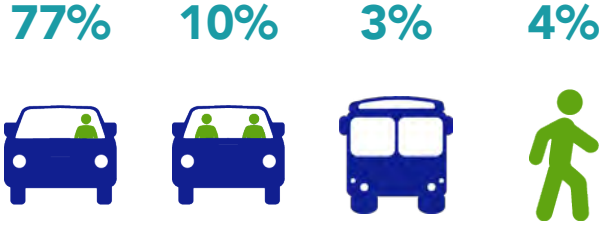
10 % Arts, entertainment,recreation, accommodation and food services

Top Occupation by Gender

Female
Management, Business, and Financial Operations

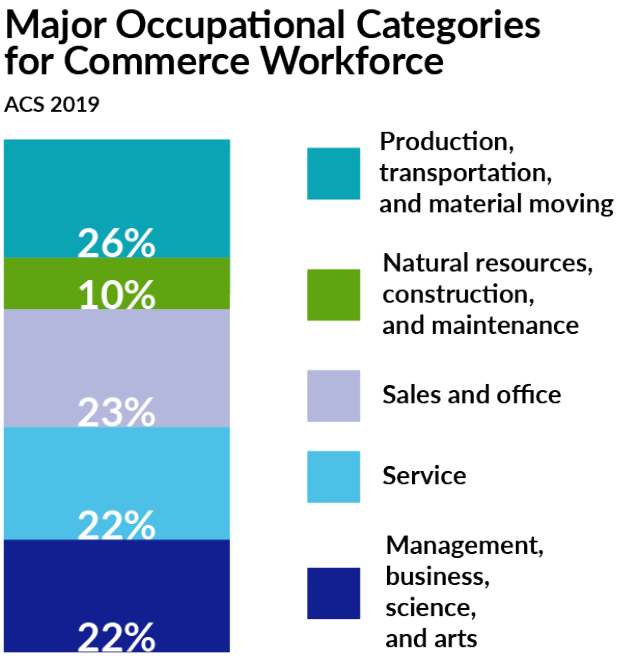
Male
Construction, Extraction, and Maintenance
+
Transportation and Material Moving

Means of Transportation to Work



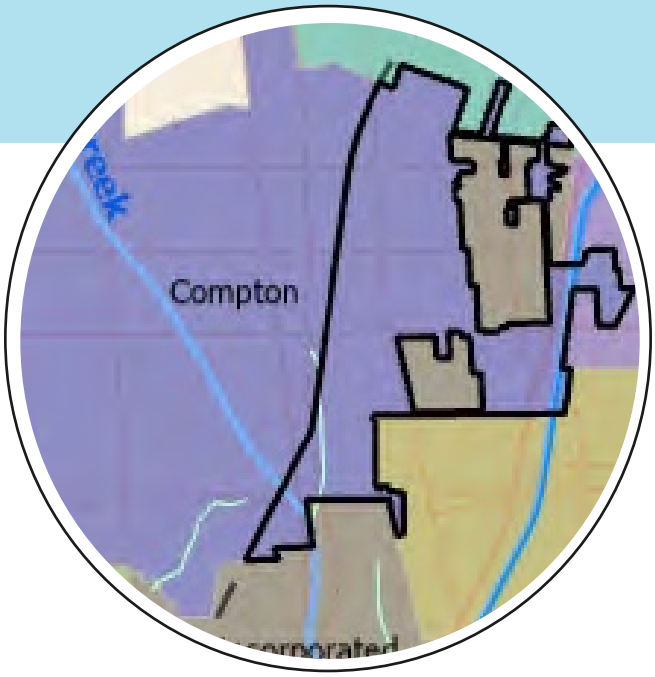
COMMERCE

The Commerce labor force is one of the smallest with around 5,500 workers and an unemployment rate of 5%. Wholesale trade and construction businesses make up 20% and 16% of current active businesses. Male workers with construction, extraction, and maintenance occupations were the largest group with 20%, followed by transportation and material moving (17%), and production occupations. Production and transportation were both slightly higher than county levels but more or less similar to the neighboring cities. Female workers in professional occupations made up 23%, which while lower than the county, a big higher than the region. Overall, professional, management, and construction occupations were the largest.



*Categories were collapsed for reporting

COMPTON



Within 1.5 miles of the LA River

Study Area Median Household Income

$61,151

Population

~ 24,246

Housing Units

Rented
42%

Rent-burdened Renters

61%

Demographics

The area of Compton within 1.5 miles of the river is home to 24,246 residents (25% of the city's total population), the majority of whom identify as Hispanic/Latino (71%) or Black (27%).

Residents in the study area have a median household income of $61,151, or 80.1% of the median household income of LA County. Slightly less than half (42%) of all occupied housing units are rented, and 61% of those households are rent-burdened.

The entire area has high park needs and no river access points. Due to urban heat island effects, Compton residents in the study area may experience temperatures that are 1.5 to 2.3° hotter than more rural reference points, and the majority of the area has 15 to 24% tree canopy cover.

Compton has a City Housing Authority that manages the federally funded Housing Choice Voucher program. This program subsidizes 60 to 70% of eligible residents' rent and is at capacity. The waiting list to get support for rent is closed and as of October 2023, not accepting applications.

Workforce

Major Employment Sectors

18 % Educational services, health care and social assistance

15 % Manufacturing

19 % Transportation and warehousing, utilities

Top Occupation by Gender

Female
Office and Administrative Support

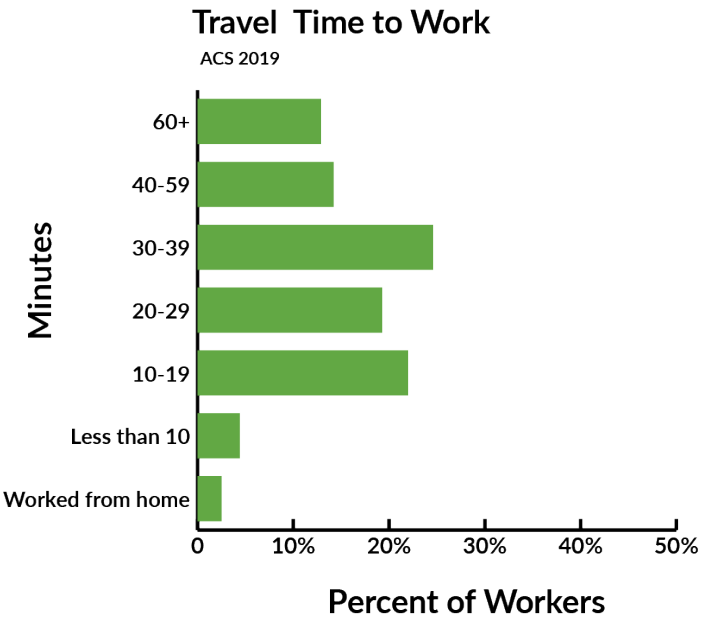
Male
Transportation and Material Moving

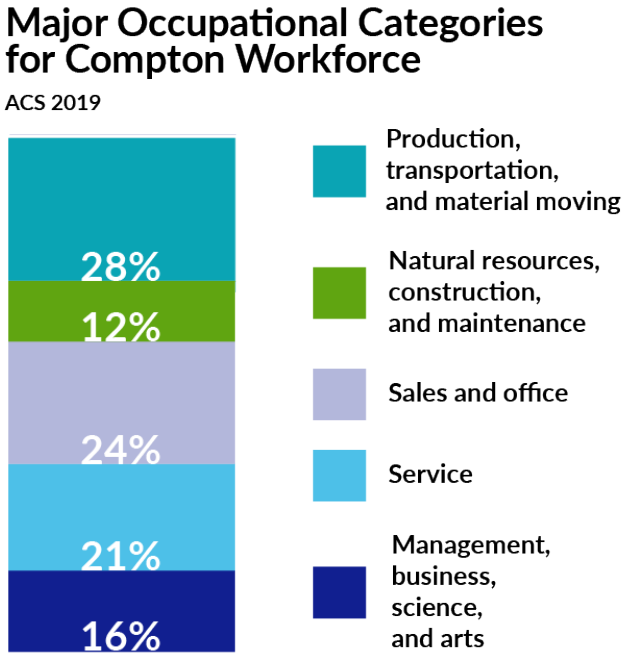
Means of Transportation to Work

77% 14% 5% 1%



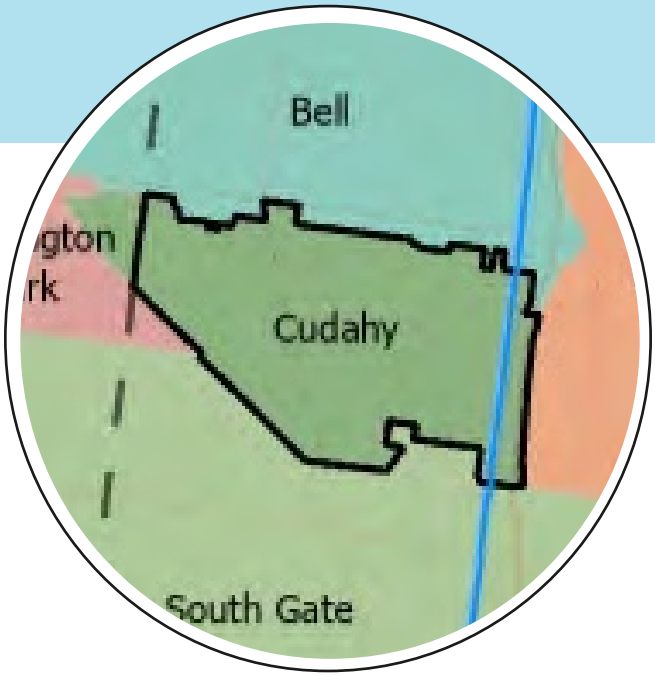
Compton's Labor force is around 38,000 and has a 7% average unemployment rate, one of the higher rates in the region. Workers who hold office and administrative support occupations make up 24%, higher than the county's 17%. Professional and sales occupations made up 15% and 11%. More than half of residents over 25 hold a highschool diploma (54%) and 10% have a bachelor's degree or higher.





**Categories were collapsed for reporting*

CUDAHY



Within 1.5 miles of the LA River

Study Area Median Household Income

$46,439

Population

~ 20,311

Housing Units

Rented
86%

Rent-burdened Renters

60%

Demographics

Cudahy is a small, densely populated city located just south of Bell. Cudahy is 1.23 square miles in area and nearly all of Cudahy lies within 1.5 miles of the LA River. The population of Cudahy is about 22,300 people. This makes Cudahy one of the densest cities in the region and the county. Roughly 20,300 of those residents live within 1.5 miles of the river

The median household income in Cudahy within 1.5 miles of the river is on the low end of our study area at $46,439 a year, this is roughly $12,000 lower than the study area and $30,000 lower than the county average. Cudahy is also a majority renter population with 86% of units in the city renting their home. 60% of those renters are spending 30% or more of their income on rent every month.

Cudahy is a majority Latino city with 97% of the residents within 1.5 miles of the river identifying as Hispanic or Latino.

There are four access points to the river in Cudahy. The City overall has a very high park need. There are 0.8 park acres per 1,000 people in Cudahy compared to the 3.3 county average. Although 82% of residents live within half a mile of a park, there just is not enough park space to meet the needs of the city's residents.

Cudahy has passed tenant protections over the past few years to support their renter population's ability to stay in place. These protections include:

Rent Stabilization (Ordinance 736): Created to protect tenants from excessive rent increases and promote long-term stability for tenants. The ordinance does so by blocking landlords from being able to raise rent by more than the change in CPI (consumer price index) or 3% annually, whichever is lower.[43]

Tenant Protections (Ordinance 737): is paired with the rent increase restrictions to protect tenants from being evicted as a means for landlords to raise rents. Landlords cannot terminate a lease after a tenant has been in a unit legally for 12 months unless there is just cause.[44]

Cudahay has a number of other policies and programs in place to support the production and preservation of affordable housing. The City has an inclusionary housing program in the zoning code which requires developers of projects of four or more units to assign 15% of the total units as affordable, rented to households earning 80% of AMI or below. These units are reserved for residents that meet lower income guidelines. Cudahy is also working on passing a rental assistance program to provide residents struggling to pay rent with financial assistance. The program would allocate $120,000 for direct rental assistance over a one-year period.[46] To support residents looking to become homeowners in Cudahy, the City participates in the county-run First-Time Homebuyers Assistance Program.

Workforce

Major Employment Sectors

15 % Manufacturing

14 % Educational services, health care and social assistance

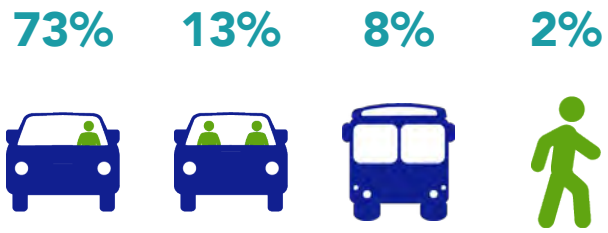
14 % Retail Trade

Top Occupation by Gender

Female
Office and Administrative Support

Male
Transportation and Material Moving

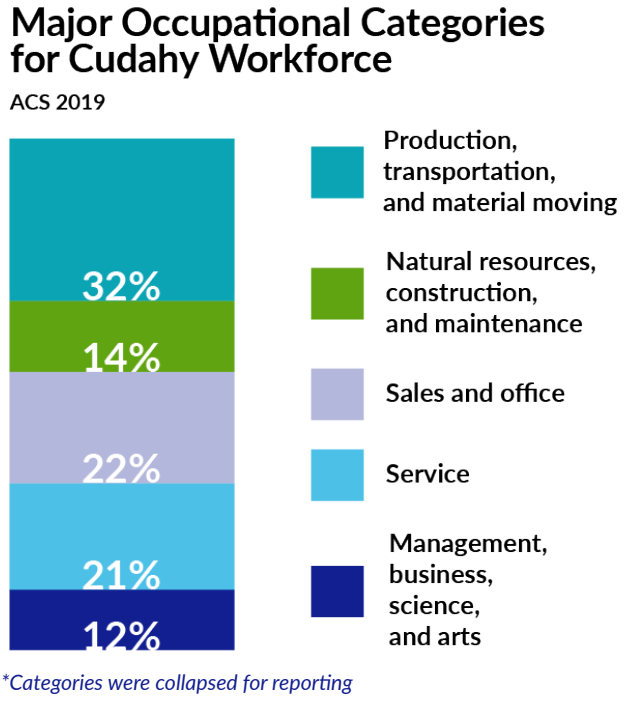
Means of Transportation to Work



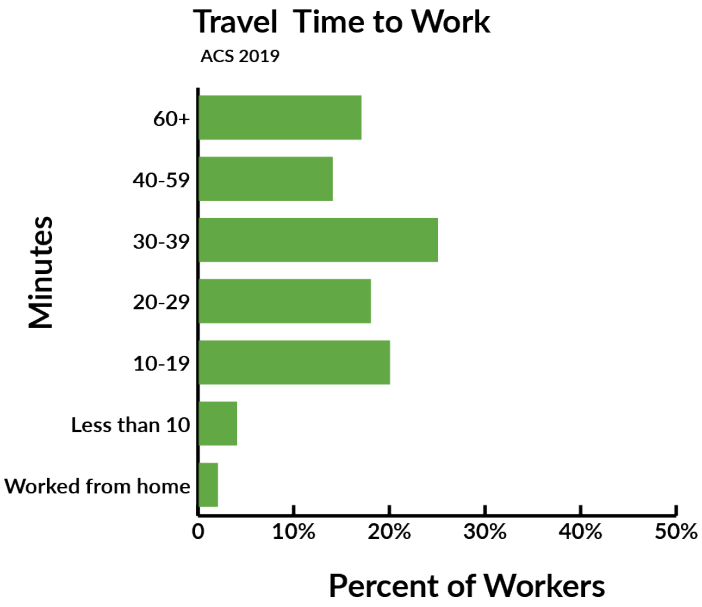
CUDAHY

With a labor force of approximately 9,700, Cudahy's labor force is one of the smallest in the region. The City has an unemployment rate of approximately of 5%. The percent of employed residents in production decreased from 18% to 13%. Transportation and material moving (19%) and construction, extraction, and maintenance (13%) round out the top three occupations. About 6% of residents aged 25 or older have a bachelor's degree or higher and 25% have obtained their high school degree.

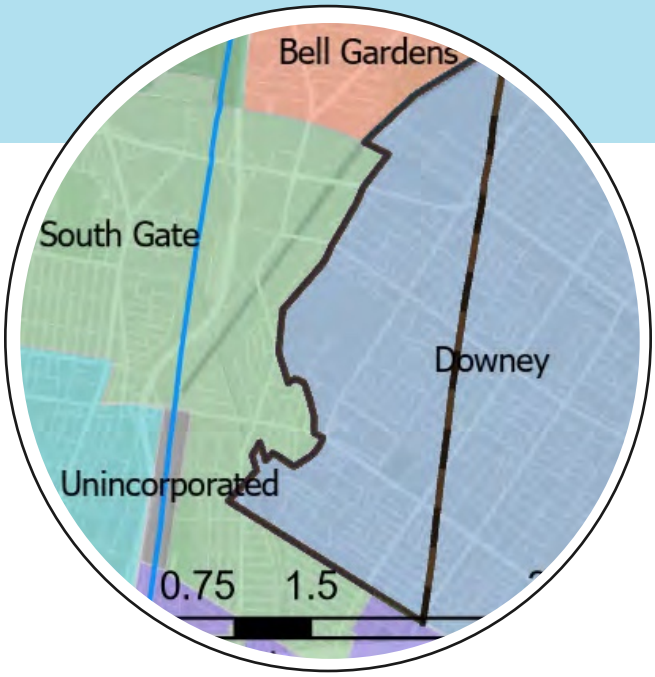
Cudahy's strategy to increase business, outlined in their 2040 plan, includes an implementation of a chamber of commerce to connect businesses, and the implementation of a business improvement district.



*Categories were collapsed for reporting



DOWNEY



Within 1.5 miles of the LA River

Study Area Median Household Income

$77,860

Population

~ 17,598

Housing Units

Rented
48%

Rent-burdened Renters

62%

Demographics

Downey is a 12.5-square-mile city with a population of 111,645 people east of the LA River. There are about 17,598 people in Downey who live within 1.5 miles of the river. These residents are majority Hispanic or Latino (72%). The median income of households is $77,860, which is higher than the county median household income of $76,123 a year, and among the highest in the region.

Less than half of the units within 1.5 miles of the river in Downey are occupied by renters (48%), and 62% of those renters are spending 30% or more of their income on rent each month (i.e. are rent-burdened).

About half of the City of Downey has moderate park needs and the other half has high to very high park needs. Though 39% of the residents of Downey live within a half-mile of a park, there are only 1.1 park acres per 1,000 people in the city, which is a third of the average number of park acres per 1,000 people in LA County. Downey is not adjacent to the LA River so there are no access points in the city. However, there are access points to the Rio Hondo.

Downey has no tenant protections beyond the state-ordered rent stabilization from California's AB 987. There are some resources for homeowners hoping to make critical home improvements funded by HUD.

Workforce

Major Employment Sectors

20 % Educational services, health care and social assistance

11 % Manufacturing

11 % Retail Trade

Top Occupation by Gender

Female
Management, Business, and Financial Operations

Male
Professional and Related

Means of Transportation to Work

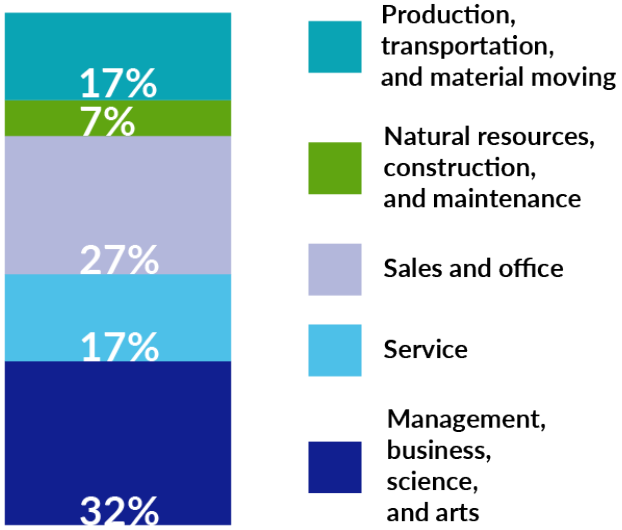
77% 11% 3% 2%

Downey has one of the larger labor forces with a labor force of about 56,000 and an unemployment rate of 5%. The city has one of the highest rates in the region for people with a high school diploma or higher (81%) and only 19% of people over 25 who have less than a high school diploma. About 24% have a bachelor's degree or higher and 56% have a high school

Like many cities construction is the most represented industry based on current businesses. Workers hold professional occupations (20%), office and administrative support (14%) and management, business, and financial operation occupations (14%). People who commuted to work used public transportation (3%), carpooled (11%), but mainly drove alone (77%).

Major Occupational Categories for Downey Workforce

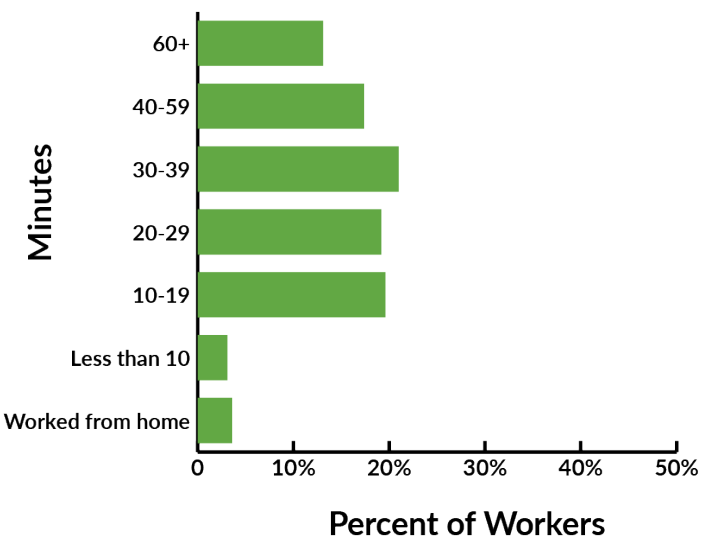
ACS 2019



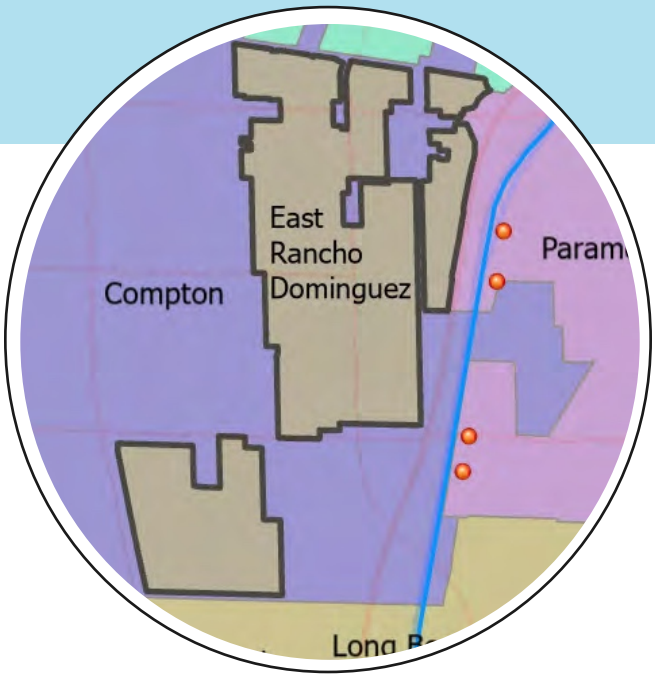
*Categories were collapsed for reporting

Travel Time to Work

ACS 2019



EAST RANCHO DOMINGUEZ



Within 1.5 miles of the LA River

Study Area Median Household Income

$60,278

Population

~15,114

Housing Units

Rented
48%

Rent-burdened Renters

54%

Demographics

East Rancho Dominguez is an area in unincorporated LA County located between the cities of Compton and Paramount. Sometimes referred to as "East Compton," East Rancho Dominguez is roughly 0.83 square miles with a population of 15,114 residents (2021 ACS). The area is one of the densest in the region and county with around 18,200 people per square mile. The median household income in East Rancho Dominguez is slightly higher than the wider study area at $60,278 a year. This is $16,000 lower than the county median household income in 2021 which was $76,123.

East Rancho Dominguez is majority Latino, with 84% of the population identifying as Hispanic or Latino and 13% of the population identifying as Black. Less than half of the units in East Rancho Dominguez are renter occupied (48%) and slightly over half of those renters (54%) are spending 30% or more of their income on rent.

East Rancho Dominguez is completely within 1.5 miles of the Los Angeles River but is not adjacent to the river. The area has a high to very high park needs as there are only .6 park acres per 1,000 people. This is much lower than the county average of 3.3 acres per 1,000 people. Much like the other high-density areas of the region, 76% of residents live within ½ mile of a park, which is higher than the county average of 49% but there is not enough park space to meet the needs of those residents.

As it is part of unincorporated LA County, residents of East Rancho Dominguez qualify for some county-run housing assistance programs including the:

First-Time Homebuyers Assistance Program: run by the LA County Development Authority to provide 0% interest with deferred payment loans for first-time homebuyers for up to $85,000 or 20% of the purchase price (whichever is less).

Grants for Minor Home Repairs: up to $5,000 in grant funding to help preserve existing homes with minor repairs. These funds are available to specific groups including seniors, permanently disabled, or large families (+5).

Grants for Senior Homeowners: up to $15,000 to assist the mobility and habitability repairs to homes for seniors who own their homes in unincorporated LA County.

HOME Investment Partnerships (HOME) Program: a federal block grant that provides funds to both homeowners and proposed new affordable housing developments in LA County. Grant funding is very flexible and can be used in multiple ways, including rental assistance or direct loans.

Workforce

Major Employment Sectors

16% Educational services, health care and social assistance

14% Manufacturing

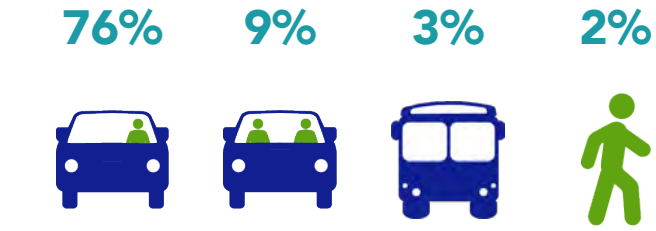
13% Professional, scientific, and management,

Top Occupation by Gender

Female
Office and Administrative Support

Male
Transportation and Material Moving

Means of Transportation to Work

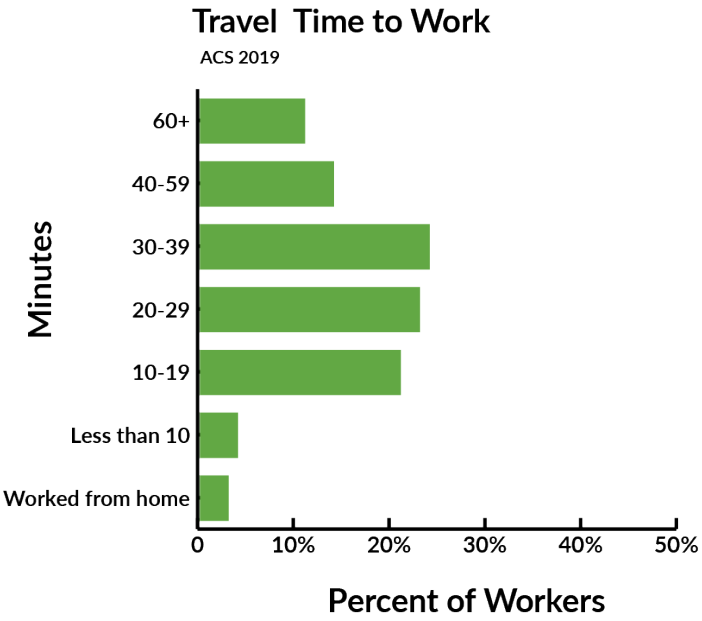


East Rancho Dominguez has an unemployment rate of 5.5%. The main industries represented are manufacturing (13%), retail trade (12%) and transportation, warehousing, and utilities (10%). The occupations reflect this, as transportation and material moving (19%), sales (12%), and production occupations (11%) make up the top three occupations. Almost 30% of male workers have a transportation and material moving occupation, the highest of the neighboring cities.

EAST RANCHO DOMINGUEZ

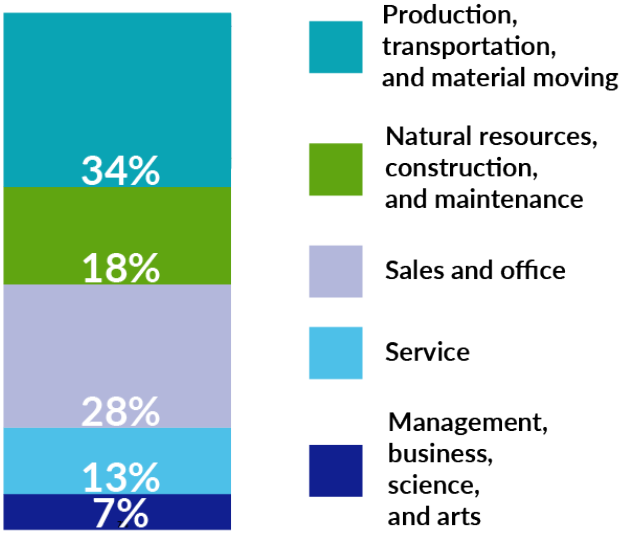
About 18% of female workers held office and administrative support occupations, followed by healthcare support (15%), and sales (12%). Similar to the county makeup, 44% of residents over 25 have a high school diploma, 50% have less than a high school diploma, and 6% have a bachelor's degree or higher.

Car accessibility is high with 63% of renter occupied units having between 1 or 2 vehicles available. Trips between 30-59 minutes make up the majority of commuting trips. Only 4% of workers work at home and 10% spend 60 minutes or more traveling to work. Carpool use is similar to the county with 9%, but driving alone made up the majority of means of transportation.



Major Occupational Categories for East Rancho Dominguez Workforce

ACS 2019



**Categories were collapsed for reporting*

HUNTINGTON PARK



Within 1.5 miles of the LA River

Study Area Median Household Income

$54,568

Population

~11,165

Housing Units

Rented
66%

Rent-burdened Renters

56%

Demographics

Huntington Park is a 3.03 square mile city just west of Maywood. The City is densely populated, with about 20,223 residents per square mile, making it one of the densest cities in the region and county. Only a small portion of Huntington Park falls within 1.5 miles of the LA River, but because the city is so dense, there are roughly 11,165 people in Huntington Park living within 1.5 miles of the LA River. Huntington Park is a majority Latino community with 96% of residents identifying as Hispanic or Latino.

Residents in the study area of Huntington Park have a median income of $54,568 a year, $4,000 lower than the greater study area and $12,000 lower than the county median household income of $76,123. Residents in the study area of Huntington Park are 66% renters and 56% of those renters are rent-burdened meaning they spend 30% or more of their income on rent.

Huntington Park is not adjacent to the LA River but has very high park needs. There are only 0.7 acres of parkland per 1,000 people compared to the county average of 3.3 acres per 1,000 people. Similar to other dense cities with few parks, a high proportion of the residents live within ½ mile of a park (68%) but because there are not enough acres of parkland, there isn't enough space in the park to meet the needs of residents.

Huntington Park also has resources for rent occupied homes that are currently experiencing economic difficulties. The Emergency Rental Assistance Program (ERAP) was a three-month COVID-19 emergency rental and utility assistance program funded by HUD's CBDG grant program in addition to the CARES act. Residents must fall within 80% of area median income (AMI) to be eligible. The city also has funding available for homeowners and prospective homeowners through the:

Home Repair Program: which provides up to $25,000 in grant funding and a $75,000 zero interest deferred loan to income-qualified homeowners in single-family homes to make health and safety repairs to their residences. This funding is offered on a first come first served basis.

First Time Homebuyer Program: which provides assistance to low-income households on a down payment and closing costs for a home. To qualify for this assistance, buyers need to be residents of Huntington Park for at least 1 year.

Workforce

Huntington Park has a labor force of 26,700 and an unemployment rate of 4.5%. Production, transportation, and material were moving saw an increase from 29% to 33%. The number of workers in sales and office occupations decreased between 2010 and 2019, from 27% to 24%.

Major Employment Sectors

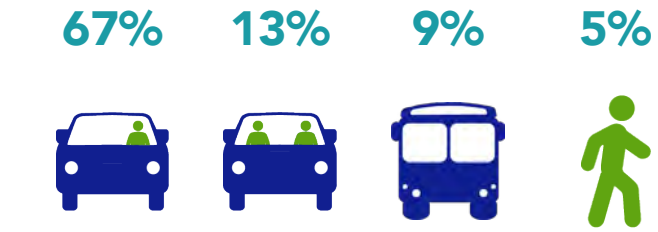
- 18 % Manufacturing
- 14 % Educational services, health care and social assistance
- 13 % Retail Trade

Top Occupation by Gender

Female
Office and Administrative Support

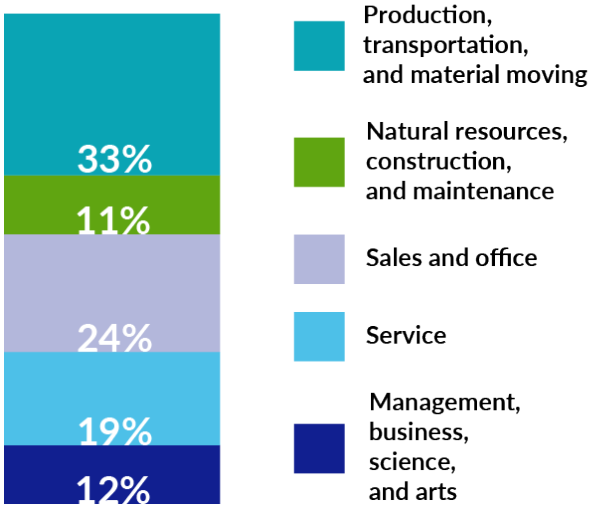
Male
Transportation and Material Moving

Means of Transportation to Work



Major Occupational Categories for Huntington Park Workforce

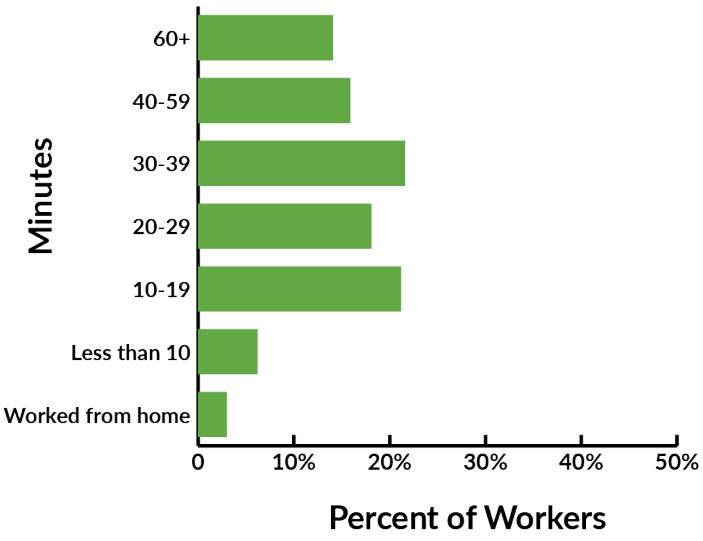
ACS 2019



**Categories were collapsed for reporting*

Travel Time to Work

ACS 2019



LONG BEACH



Within 1.5 miles of the LA River

Study Area Median Household Income

$59,039

Population

~ 229,509

Housing Units

Rented

66%

Rent-burdened Renters

56%

Demographics

The area of Long Beach within 1.5 miles of the LA River encompasses nearly half of the city's population with 229,509 residents. These residents are diverse, with 54% identifying as Hispanic or Latino, 14% as Black, 14% as White, and 13% as Asian. The median household income is $53,039, or 70% of the median household income of LA County ($76,367). Approximately 66% of all occupied housing units are renter-occupied, while more than half (56%) of renter households (35% of all households) are rent-burdened.

Within the study area, 60% of residents live within an area with a high park need and 31% in an area with very high park need. There are 13 access points to the river in Long Beach. While the downtown portion of Long Beach experiences minimal urban heat island effects, residents north of the San Diego Freeway may experience temperatures 1.8 to 3°F higher than the downtown area. Canopy cover is lowest south of the Pacific Coast Highway (0 to 14% cover) and highest in and around the Virginia Country Club (25 to 41% cover).

Long Beach has several grant programs to help residents become homeowners and make updates to their dwellings and neighborhoods, primarily through the First-Time Homebuyer Assistance program which offers grants for residents to buy their first home, as well as the Neighborhood Grant Program which provides funding to create neighborhood associations.

The City also offers a resource line through their Multi-Service Center to support residents in finding help with social services surrounding housing but does not have formal programs to protect renters from displacement.

Workforce

Long Beach has the largest labor force of the region's cities with around 230,400 people, and a 5% unemployment rate. It is similar to the county in terms of educational attainment, with 20% of residents aged 25 or older having less than a high school diploma, 48% holding a high school diploma, and about 33% a bachelor's degree or higher. Similar county percentages for educational attainment by gender are seen for the city. Professional occupations, management, business, and financial operations, and office and administrative support are the top three occupations for workers over the age of 16 with 23%, 15%, and 12% respectively. Female workers have the same top occupations, with 26%, 16%, and 17.5%. Similarly, the top two occupations for male workers are the same except for office and administrative support which is replaced by transportation and material moving occupations.

Long Beach has the highest number of workers who worked at home in the region (10%) , almost as many as the county's 11%. The rest of the workers commuted by car, the majority driving alone (71%), carpooling (8%) and using public transportation (5%). The city also had the highest number of vehicles available for renter occupied housing units (47%).

Major Employment Sectors

23% Educational services, health care and social assistance

19% Professional, scientific, and management

12% Arts, entertainment,recreation, and accommodation

Top Occupation by Gender

Female

Management, Business, and Financial Operations

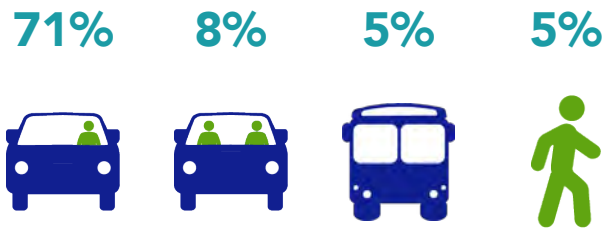
Male

Construction, Extraction, and Maintenance

+

Transportation and Material Moving

Means of Transportation to Work

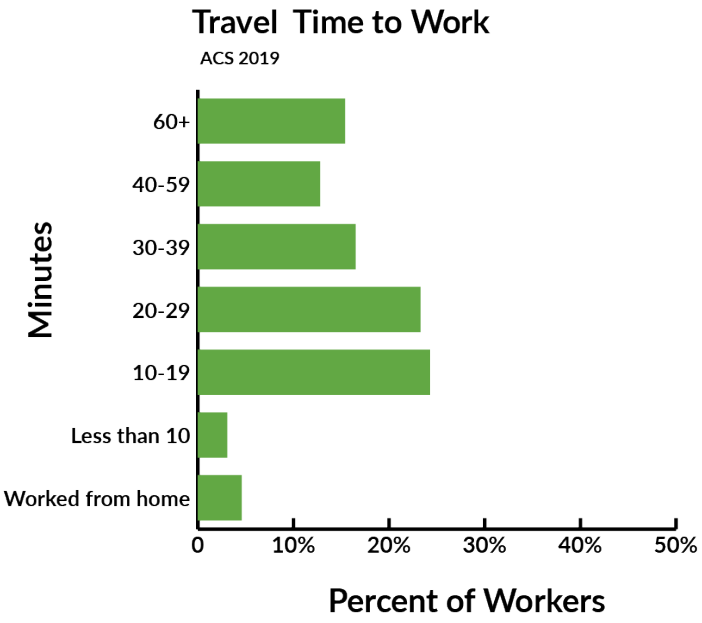


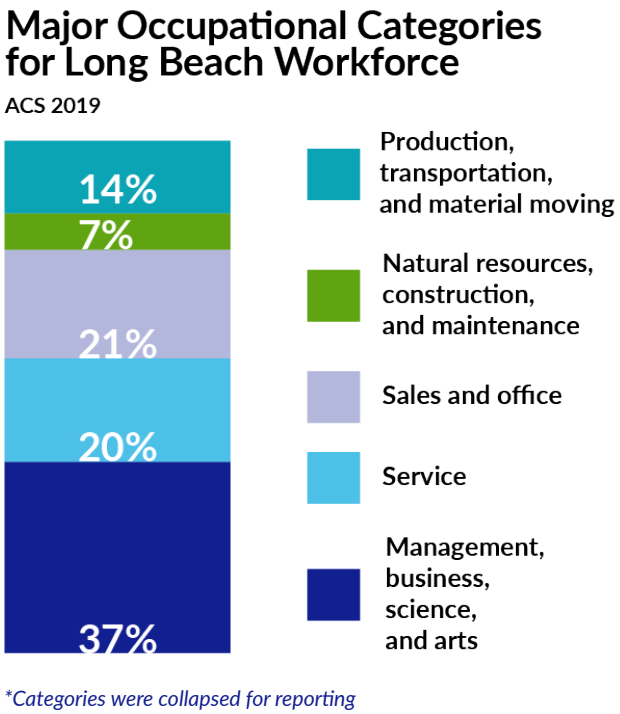
LONG BEACH

The Long Beach **Pledge Guaranteed Income Pilot Program** provides 250 households at or below 100 percent of federal poverty level with $500 a month for 12 months. The program was funded through the Long Beach Recovery Act in partnership with the Fund for Guaranteed income, and its expansion for 2024 is funded through the city's local homelessness emergency proclamation.

Businesses that meet requirements can obtain credit towards their business license fees. Some of these include incentive to relocate or expand, support manufacturing, renovation and construction, or to create jobs.

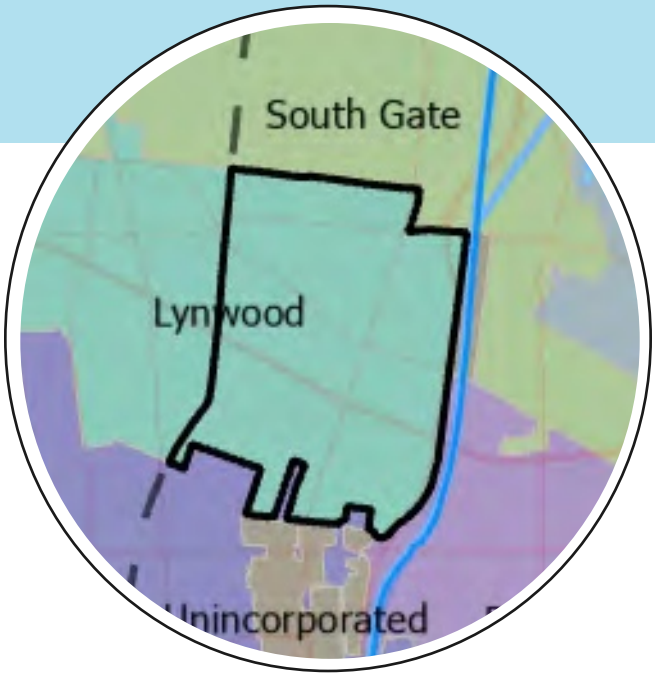
The **Pacific Gateway Workforce Innovation Network** provides support for both employers and residents looking for career support. Employers can receive on the job training support for new employees, and guidance through the recruitment and hiring process. The center offers job fairs and online databases, workshops, and scholarships for people who are seeking employment.





**Categories were collapsed for reporting*

LYNWOOD



Within 1.5 miles of the LA River

Study Area Median Household Income

$69,289

Population

~ 34,905

Housing Units

Rented
45%

Rent-burdened Renters

56%

Demographics

Lynwood is one of the larger cities in the region with an area of 4.84 square miles. Roughly half of Lynwood falls within 1.5 miles of the river and about 34,905 Lynwood residents live within 1.5 miles of the river. Lynwood has a population density of about 14,260 residents per square mile making it one of the densest cities in the region and county.

Lynwood residents in the study area have a median household income of $69,289 a year which is roughly $10,000 higher than the median income for the study area and $7,000 less than that of LA County as a whole. These residents are majority Latino, with 87% identifying as Hispanic or Latino and 9.5% identifying as Black. Less than half of the Lynwood residents in the study area are renters (45%) and of the renters, 56% spend 30% or more of their income on rent every month.

Lynwood has moderate to high park needs within the study area of 1.5 miles from the river, and three access points to the Los Angeles River. There are 1.6 acres of parkland per 1,000 people compared to the county average of 3.3 acres per 1,000 people.

Lynwood provides support for renters and homeowners through the:

Utility Assistance Program: which offers financial assistance to low-income households on electricity, gas, trash, and water bills. Recipients must be making 80% or less of the AMI in order to qualify for support.

Homeowners in Lynwood can also get support in creating and maintaining affordable housing through the:

Home Investment Partnership Grant Program: which provides funds for building, buying, and or rehabilitating affordable housing. The program offers up to $45,000 to homeowners through a $35,000 deferred payment loan and/or $10,000 grant to income-eligible households.

Workforce

Lynwood's workforce is about 28, 000 people and has an average unemployment rate of 5.6%. Similar to Long Beach, the industry most represented by current active businesses is construction. Occupations that are the most represented by workers over 16 include transportation and material moving (17%), office and administrative support (13%) and production occupations (12%). Male workers in transportation and material moving occupations (23%) are more than double of workers in the county (11%). Similarly, the third largest occupation, production, is slightly higher (15%) than double the county's (7%). Similar to neighboring cities, the top occupations for female workers include office and administrative support (21%) , professional (13%), and sales (11%).

Major Employment Sectors

16 % Manufacturing

16 % Educational services, health care and social assistance

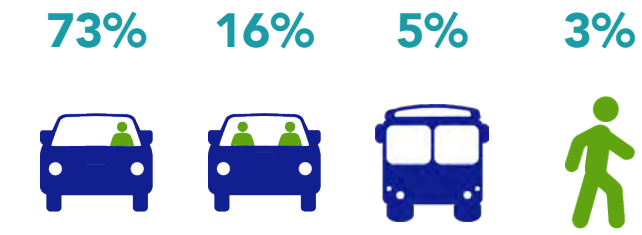
11 % Retail Trade

Top Occupation by Gender

Female
Office and Administrative Support

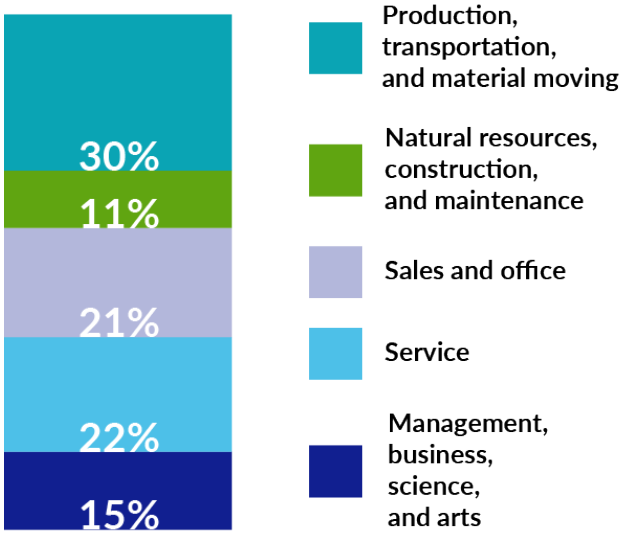
Male
Transportation and Material Moving

Means of Transportation to Work



Major Occupational Categories for Lynwood Workforce

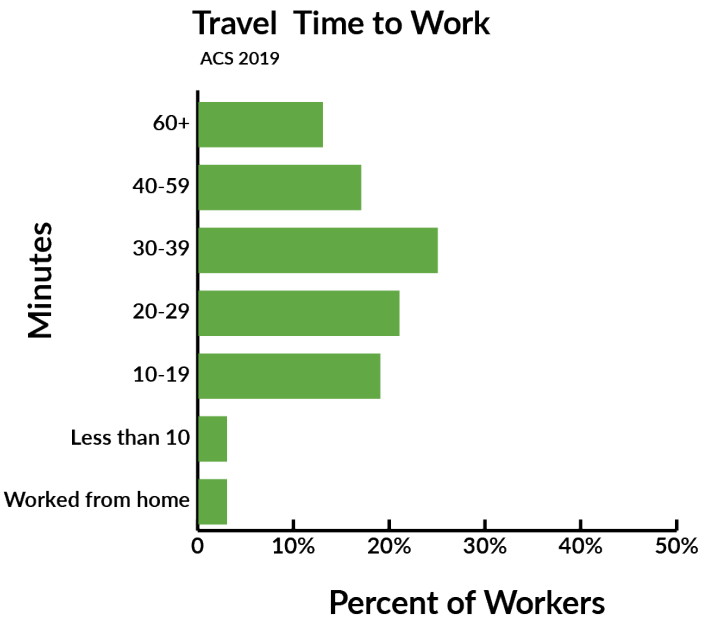
ACS 2019



*Categories were collapsed for reporting

LYNWOOD

Almost 90% of workers rely on cars to commute to work, with 73% driving alone and 16% carpooling, the highest in the area and higher than the county's 9%. Public transportation commuters made up 5%, and 3% worked at home. The majority of trips traveling to work were evenly split between 10-29 minutes and 30-59 minutes. Workers with commutes longer than 60 minutes made up 13% which was about the same as the county.



The LA County Business Assistance Program is a partnership between LA County Economic Development Corporation (LAEDC) that provides free business support in the form of navigating existing resources for small businesses. These include, tax credits and incentives, workforce development and navigation of the hiring process, and permitting and license guidance.

MAYWOOD



Within 1.5 miles of the LA River

Study Area Median Household Income

$54,762

Population

~25,138

Housing Units

Rented
73%

Rent-burdened Renters

56%

Demographics

Maywood is in the northern portion of our study area. The City has an area of roughly 1.2 square miles and 100% is located within 1.5 miles of the LA river. Maywood is one of the most densely populated cities in the region and county, with a population density of 23,638 people per square mile. In 2021, 25,138 people lived in Maywood with 97% of those residents identifying as Hispanic or Latino.

Maywood's median household income in 2021 was $54,762, which is lower than the study area's median income of $58,478 a year and much lower than the county median income from that year of $76,123. Maywood is also a majority renter, with 73% of units being renter occupied and 56% of those renters spending 30% or more of their income on rent.

There is currently one access point to the river in Maywood and the city overall has very high park needs. Currently, there are 0.3 acres of parkland in Maywood for every 1,000 residents compared to the county average of 3.3 acres of parkland per 1,000 residents. Similar to other dense cities with few parks, a high proportion of the residents live within ½ mile of a park in Maywood (94%) but because there are not enough acres of parkland, there isn't enough space in the park to meet the needs of residents.

The City of Maywood built out its housing programs substantially in 2023. To protect renters from increased housing costs as pandemic protections wind down, the City passed emergency rent regulations which limit rent increases; Urgency Ordinance 23-01-U Rent Control is a rent cap that keeps landlords from increasing the rent for residents who have lived there since before February 6, 2023.

The City established a Housing Division in September of 2023, dedicated to providing direct service support to residents with issues of rental assistance, wrongful eviction, code enforcement violations, and shelter referral. To help residents looking to become homeowners, Maywood is also participating in the First-Time Homebuyers Assistance Program run by the Los Angeles County Development Authority.

Workforce

Maywood's workforce is around 12,000 with an average unemployment rate of 4.8%. Almost 13% of residents in renter occupied housing do not have access to a vehicle, which is comparable to that of the county. Workers with a commute greater than 60 minutes almost reach 15% and commute times between 10 and 59 minutes are the most common. Of the 82% workers that drive to work 68% drive alone, 14% carpool, and almost 7% use public transportation.

Of the businesses that are classified, construction is the largest industry (26%). Production occupations and transportation and material moving are both about 15%. For male workers these two occupations are also the highest although a higher percentage for transportation (20%) and (17%) for production. Office and administrative support occupations were among the highest for female workers (18.5%), followed by sales (14%), and professional occupations (13%).

In partnership with the HubCities career center, the City of Maywood provides youth aged 17-30 paid internship opportunities with businesses and the city as a way of expanding job skills and obtaining career experience.

As a way to increase internet access and address the digital divide, a partnership with EveryoneOn connects residents to affordable internet services

Major Employment Sectors

18 % Manufacturing

14 % Educational services, health care and social assistance

12 % Retail Trade

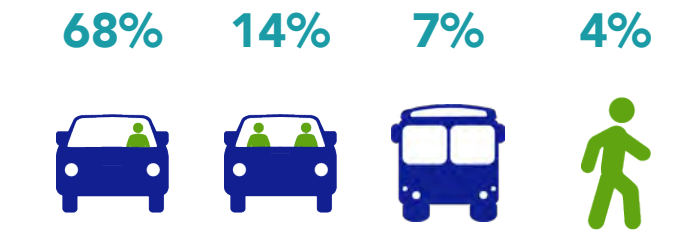
Top Occupation by Gender

Female
Office and Administrative Support

Male
Transportation and Material Moving

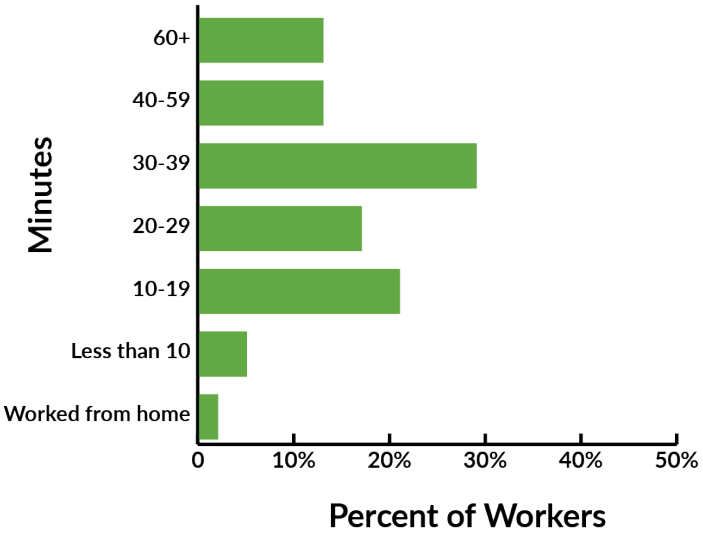
MAYWOOD

Means of Transportation to Work



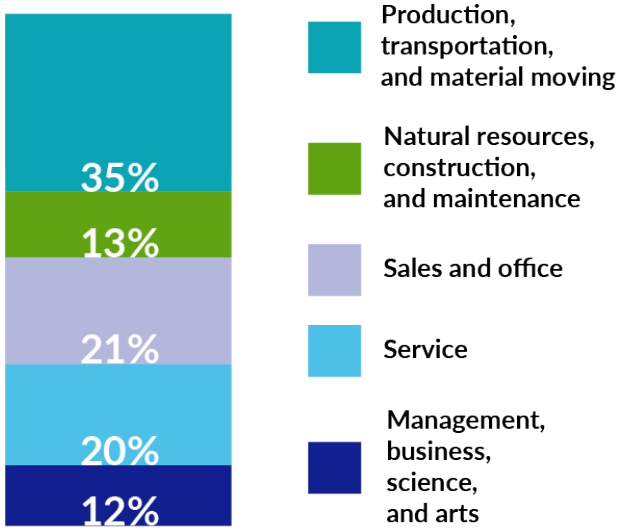
Travel Time to Work

ACS 2019



Major Occupational Categories for Maywood Workforce

ACS 2019



**Categories were collapsed for reporting*

PARAMOUNT



Within 1.5 miles of the LA River

Study Area Median Household Income

$56,773

Population

~ 36,230

Housing Units

Rented
61%

Rent-burdened Renters

62%

Demographics

The population of Paramount is 52,506 (2021), the majority of whom identify as Hispanic or Latino (84%), followed by Black (7%), White (4%), and Asian (3%). Around 68% of the city's residents live within 1.5 miles of the LA River (36,230). The median household income is $56,773, which is lower than the median household income of LA County. More than half (61%) of all occupied housing units are rented, and more than half (62%) of renter households are rent-burdened (28% of all occupied housing units).

The area of the City within 1.5 miles of the river has Very High park need. There are five access points to the LA River: south of Rosecrans Ave, in Ralph C. Dills Park, south of Somerset Blvd, Alondra Blvd, and south of Alondra Blvd. Tree canopy cover ranges from 0 to 24% across the area. And the majority of the area experiences temperatures that are 2.3 to 3° Fahrenheit hotter than non-urbanized areas.

The city of Paramount does not have any programs in place specifically for renters, but it does have a number of programs for homeowners to make improvements to their homes. These include the Home Improvement Program grants for exterior improvements and the Home Security Rebate Program for camera and alarm systems. Additionally, the city supports the development of accessory dwelling units (ADUs) by making related informational resources available on their website for residents, contractors, and anyone else interested in understanding how to build an ADU.

Workforce

Paramount has a workforce of approximately 24,000 people and a 5% unemployment rate. The main industry represented from active businesses is construction (31%). Office and administrative support is the largest occupation for female workers (22%), above the county's 17%, and male workers are primarily employed in construction, extraction, and maintenance occupations (21%)

Residents with a bachelor's degree or higher make up about 11% of residents over the age of 25, and residents with a high school diploma make up 54%. Like most of the cities in the area, workers rely on driving to commute to their jobs. While 77% of workers drove alone, 12% carpooled, 3% used public transportation and almost 5% worked from home. Almost half of commuters had a travel time less than 30 minutes and 10% had travel times greater than 60 minutes. The majority of renters have access to one or two vehicles with 6% not having access to a vehicle at all, lower than the county's 13% .

Major Employment Sectors

19 % Manufacturing

16 % Educational services, health care and social assistance

11 % Retail Trade

Top Occupation by Gender

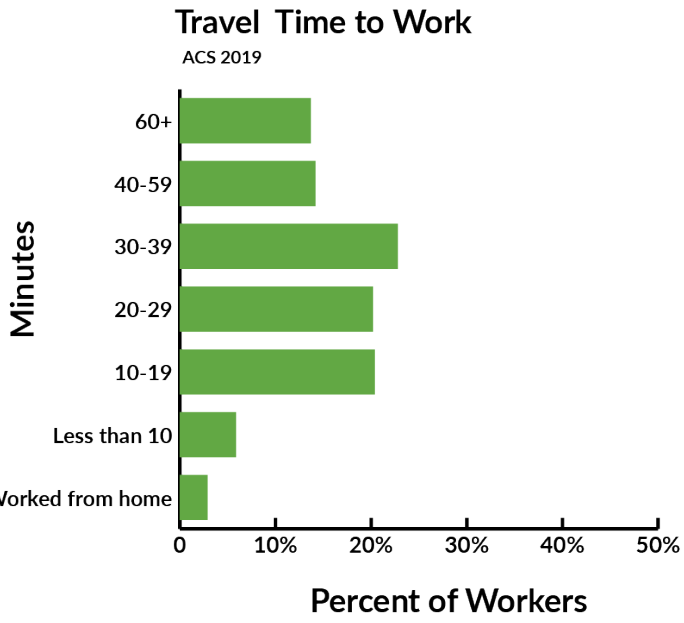
Female
Office and Administrative Support

Male
Transportation and Material Moving

Means of Transportation to Work

77% 12% 3% 2%



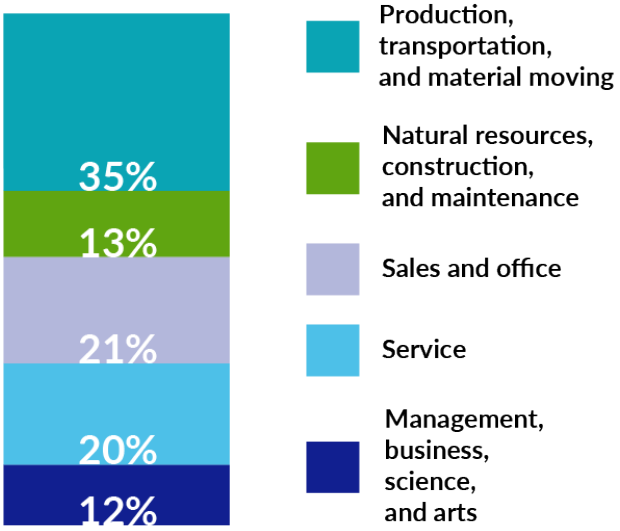


PARAMOUNT

The city's Paramount Education Partnership (PEP) program focuses on providing resources to youth to prepare them for their future careers. The PEP Learning Center offers multiple programs for tutoring services for K-12 students, A partnership between the city, unified school district, and chamber of commerce, the PEP scholarship ranges between $1,000 to $3,000 and offers financial support for college or vocational/trade students.

Major Occupational Categories for Maywood Workforce

ACS 2019



*Categories were collapsed for reporting

RANCHO DOMINGUEZ



Within 1.5 miles of the LA River

Study Area Median Household Income

$78,612

Population

~2,833

Housing Units

Rented
11%

Rent-burdened Renters

46%

Demographics

Rancho Dominguez is an area in unincorporated LA County located just south of Compton. Rancho Dominguez is roughly 2.67 square miles with a population of around 2,833 residents. The area is one of the lowest population densities in the region and county with a population density of around 1,000 people per square mile. Few people live within 1.5 miles of the LA River in Rancho Dominguez because it is primarily zoned for manufacturing, heavy agriculture, and commercial uses. The median household income in the portion of Rancho Dominguez that falls within 1.5 miles of the river is higher than the median household of the wider Lower LA River study area and the county at $78,612 a year.

Rancho Dominguez is 59% Hispanic or Latino, 21% Black, 12% White, and 4% Asian according to the 2020 Census. A small portion of units in East Rancho Dominguez are renter-occupied (11%) and slightly less than half of those renters (46%) are spending 30% or more of their income on rent.

Rancho Dominguez is not adjacent to the LA River, but the area within 1.5 miles of the river has very low park need as there are about 3.2 park acres per 1,000 people. This is on par with the county average of 3.3 acres per 1,000 people. That said, only 3% of the population lives within a half-mile of a park in Rancho Dominguez.

As it is part of unincorporated LA County, residents of East Rancho Dominguez qualify for some county-run housing assistance programs including the:

First-Time Homebuyers Assistance Program: run by the LA County Development Authority to provide 0% interest with deferred payment loans for first-time homebuyers for up to $85,000 or 20% of the purchase price (whichever is less).

Grants for Minor Home Repairs: up to $5,000 in grant funding to help preserve existing homes with minor repairs. These funds are available to specific groups including seniors, permanently disabled, or large families (+5)
Grants for Senior Homeowners: up to $15,000 to assist the mobility and habitability repairs to homes for seniors who own their homes in unincorporated LA County.

HOME Investment Partnerships (HOME) Program: which funds the homeownership program and proposed new affordable housing developments in LA County.

Workforce

Rancho Dominguez has a higher percentage of population over 25 that has a high school diploma (53%) than the county (46%). The area has a labor force of about 2,000 people and an unemployment rate of 4.5%. The educational attainment between male and female residents over 25 is about the same, with 79% obtaining a high school diploma or greater. For workers over the age of 16 the main occupations include professional (20%), transportation and material moving (13%) and office and administrative support (10%).

Major Employment Sectors

19 % Educational services, health care and social assistance

13 % Manufacturing

15 % Transportation

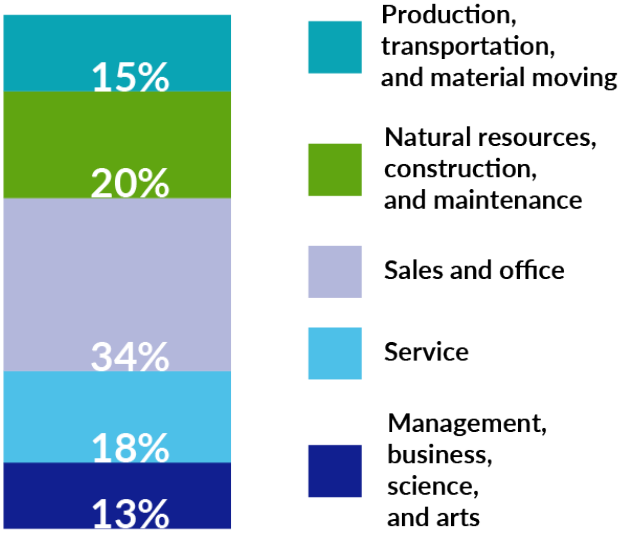
Top Occupation by Gender

Female
Office and Administrative Support

Male
Transportation and Material Moving

Major Occupational Categories for Rancho DominguezWorkforce

ACS 2019



**Categories were collapsed for reporting*

RANCHO DOMINGUEZ

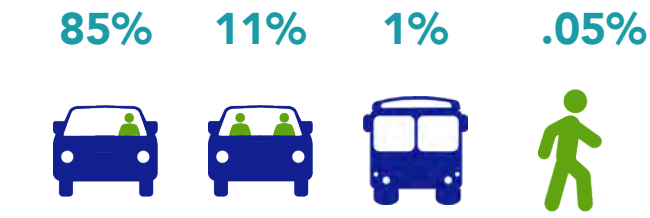
The majority of workers rely on driving as their main method of transportation, with 85% driving alone and 11% carpooling. Residents in occupied housing have access to at least one car and about 30% have access to two vehicles. Only 15% of workers have a commute shorter than 20 minutes as the majority have a commute between 20 and 60 minutes.

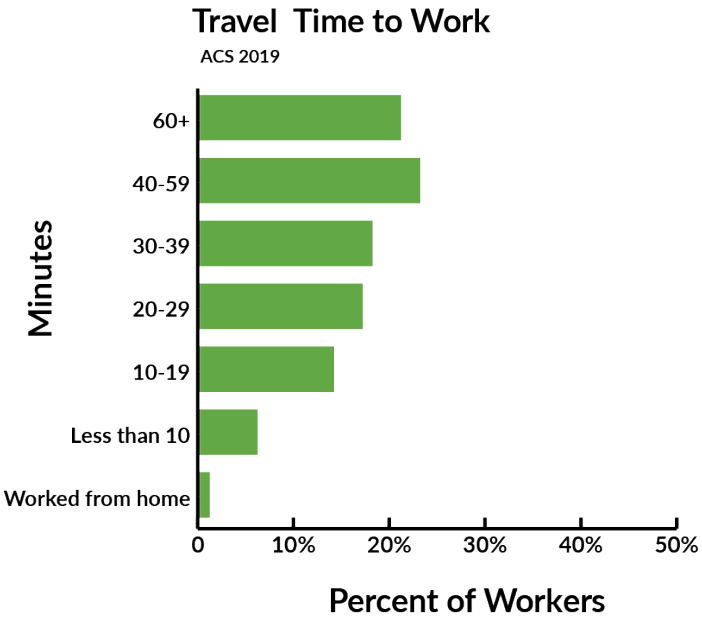
Rancho Dominguez is served by an **America's Job Center of California (AJCC)** that provides job search assistance to residents and recruitment support for employers.

Through the county's **Office of Small Business, the Procurement Technical Assistance Center (PTAC)** businesses can obtain information and guidance for businesses to compete for government contracts. The center is part of the larger nationwide association of procurement technical assistance centers (APTAC).

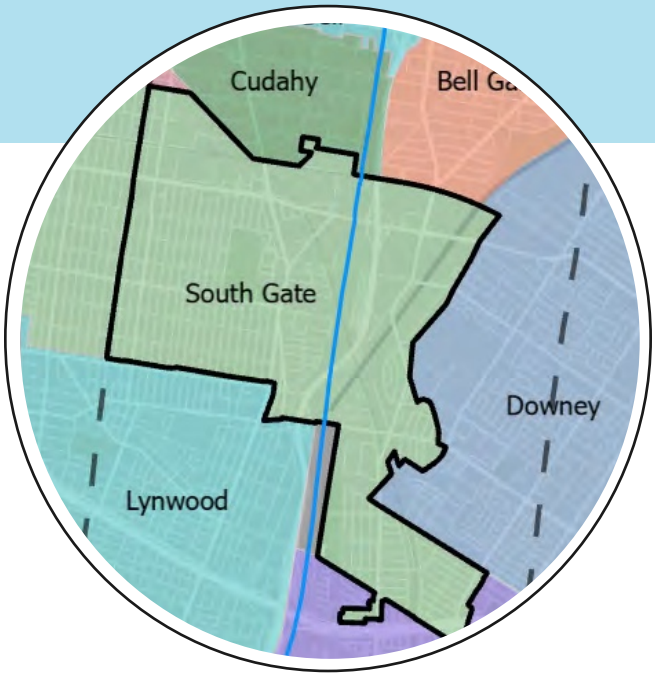
In partnership with Bet Tzedek Legal Services, Public Counsel, and the Legal Aid Foundation of Los Angeles, small businesses can access a resource library, webinars, and direct representation and guidance through different legal matters.

Means of Transportation to Work





SOUTH GATE



Within 1.5 miles of the LA River

Study Area Median Household Income

$61,911

Population

~36,410

Housing Units

Rented
47%

Rent-burdened Renters

55%

Demographics

The City of South Gate covers roughly 7.45 square miles. making it one of the bigger cities in the region. About 60% of the city is within 1.5 miles of the LA River, and roughly 36,410 people live in the portion of South Gate that falls within that study area. South Gate has a population density of roughly 13,000 people per square mile making it average for the southeast region, but high for the county.

The median household income in the South Gate study area is $61,911, which is slightly higher than that of the study area ($58,748) and $15,000 lower than the median household income in the County of LA ($76,123). South Gate 93% Hispanic or Latino, and 5% White according to the 2020 Census. Just under half of the units within 1.5 miles of the river in South Gate are rented, and 55% of those units are occupied by renters who are spending 30% or more of their income on rent every month.

South Gate has three access points to the LA River, and moderate to high park need within 1.5 miles of the river. Across the city, there are about 1.5 acres of parkland per 1,000 people compared to the 3.3 average number of acres per 1,000 residents across LA County. Roughly 45% of South Gate residents live within a half-mile of a park compared to the 49% average of the county.

South Gate has its own Housing Authority that works to provide safe and decent sanitary housing for very low-income families in the city. In addition to the Housing Authority, South Gate has a virtual resource center for renters which explains the stipulations of the county-wide eviction moratorium and connects residents with emergency rental assistance that is provided by city partners Compatior and Helpline Youth Counseling.

To encourage the development of affordable housing, South Gate has an **Inclusionary Housing Program** which requires developments with ten units or more to make 10 to 14% of rental and owner-occupied units affordable. South Gate also has a few programs to support homeowners such as the **Home Improvement Program** which is funded by the federal HOME Program for homeowners to use for repairs such as roofing, window replacement, and code violations. The City is also working with Office Of: Office, a planning and design firm, to create a comprehensive Accessory Dwelling Unit (ADU) program to lower barriers to the creation of new housing units on eligible properties. The goal of the program is to increase homeowner uptake in ADU construction, leading to the increase in affordable housing units in South Gate. South Gate runs a homeless prevention program with the County of Los Angeles Homeless Services Authority. The **South Gate Homeless Outreach Program** works with the South Gate Police Department and the Salvation Army Bell Shelter to provide care management and other services to help individuals access shelter and housing.

Workforce

South Gate has a workforce of around 42,000 and an average of 5.1% unemployment rate. Nearly half of residents over 25 years old have a high school diploma and about 10% have a bachelor's degree or higher. When compared by gender, female residents have higher rates of high school completion or higher (83%) than male residents (70.5%). Male residents employed in transportation and material moving made up the largest group (22%), followed by construction, extraction, and maintenance (17.5%). While transportation and material moving is about two times that of the county, it is comparable to the other cities in the region. The main occupations for female residents include office and administration support (20.5%), professional and related (15.5%), and sales (12.6%). Construction makes up almost 27% of active businesses.

Major Employment Sectors

16 % Manufacturing

16 % Educational services, health care and social assistance

12 % Retail Trade

Top Occupation by Gender

Female

Office and Administrative Support

Male

Transportation and Material Moving

SOUTH GATE

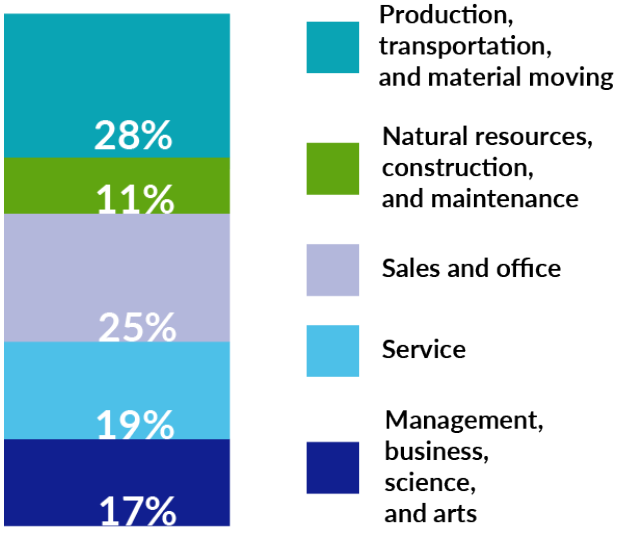
The majority of workers did not work at home, with about 77% having a commute time between 10 and 59 minutes. South Gate has the largest number of people who carpool to work with almost 17%, almost double the county's 9%. The rest of transportation modes include driving alone (70%) and public transportation (4%).

As a way to encourage businesses to settle in the city, the City of South Gate has implemented a low business cost in the form of no utility user tax, and a low business license tax.

The Small Business Development Center (SBDC) at Long Beach City College also provides services for the City of South Gate. Their team provides consulting services to business owners and connects them with staff who have a range of expertise, from marketing to government contracting. This branch is part of the Los Angeles Regional SBDC network.

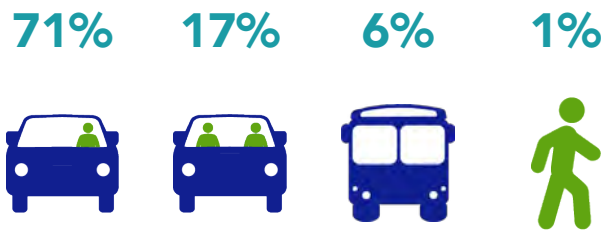
Major Occupational Categories for South Gate Workforce

ACS 2019



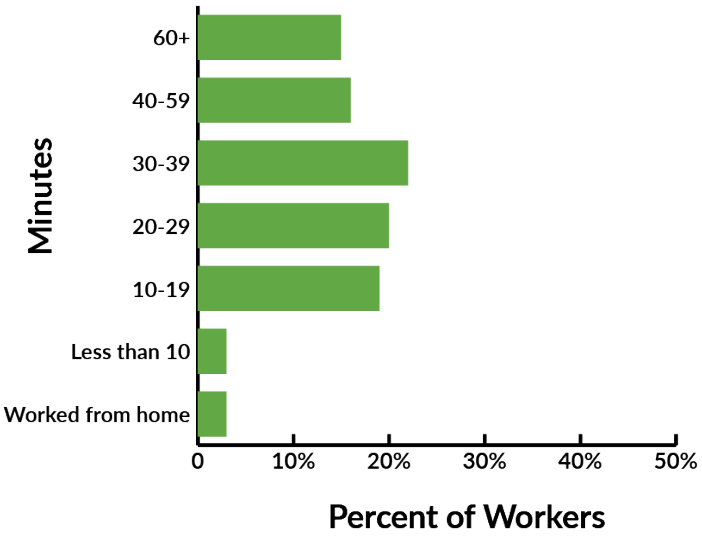
*Categories were collapsed for reporting

Means of Transportation to Work

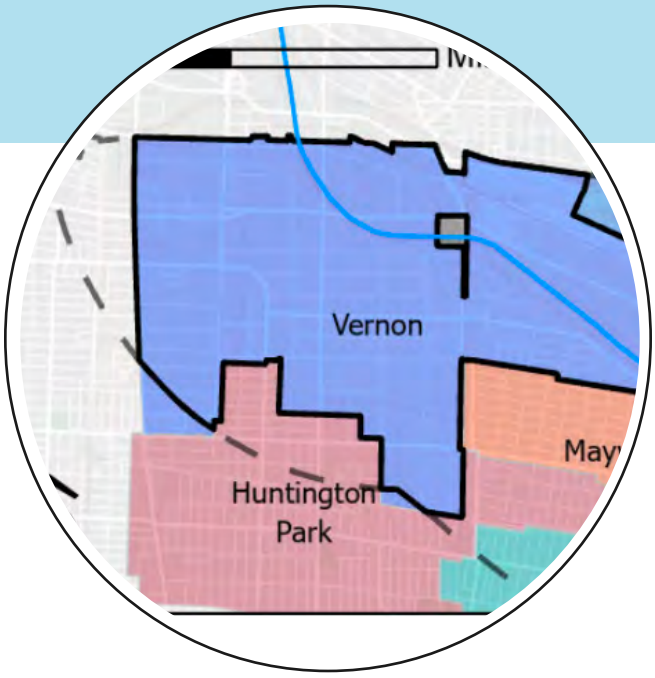


Travel Time to Work

ACS 2019



VERNON



Within 1.5 miles of the LA River

Study Area Median Household Income

$64,844

Population

~222

Housing Units

Rented
73%

Rent-burdened Renters

23%

Demographics

Vernon is located on the northern edge of our study area. The city covers roughly 5.22 square miles, and has a population of around 250 individuals. Almost all of Vernon is within 1.5 miles of the LA River, and roughly 222 people live in the portion of Vernon that falls within that study area. Vernon has a very low population density of roughly 50 people per square mile, primarily due to the fact that Vernon is almost exclusively comprised of commercial and industrial enterprises. Though few people live in the city, almost 50,000 people are employed there, with the majority of workers commuting from neighboring Southeast Los Angeles cities to Vernon's 1,800 businesses.

The median household income in the Vernon study area is $64,844, which is slightly higher than that of the study area ($58,748) and $12,000 lower than the median household income in the County of LA ($76,123). Vernon is Hispanic or Latino (90%) and 6% White according to the 2021 census. Most of the housing units within 1.5 miles of the river in Vernon are rented (73%), and 23% of those units are occupied by renters who are spending 30% or more of their income on rent.

Vernon has two access points to the LA River and a very low to high park need within the 1.5-mile buffer of the river. There are no existing parks in Vernon, as its composition differs from other cities.

The city's current residential population is so low and there are parks outside of the city that are within a half-mile of the residents who do live in Vernon, however, an improved tree canopy and additional open space would offer environmental resiliency and health benefits for Vernon's large daytime population of workers and its residents.

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The City of Vernon owns and manages 18 single-family homes and an 8-unit apartment building that are for lease to the public at unsubsidized market rates. Additional housing in Vernon consists of a privately owned 45-unit income-qualified apartment complex located adjacent to the LA River. The city recently adopted zoning changes to encourage residential and live/work construction in the city. With newly added mixed-use residential zoning, an increase in the city's population is anticipated within the next two to three years as residential developments materialize.

Workforce

Major Employment Sectors

19 % Public Administration

15 % Educational services, health care and social assistance

15 % Retail Trade

Top Occupation by Gender

Female

Management, Business, and Financial Operations

Male

Construction, Extraction, and Maintenance

+

Transportation and Material Moving

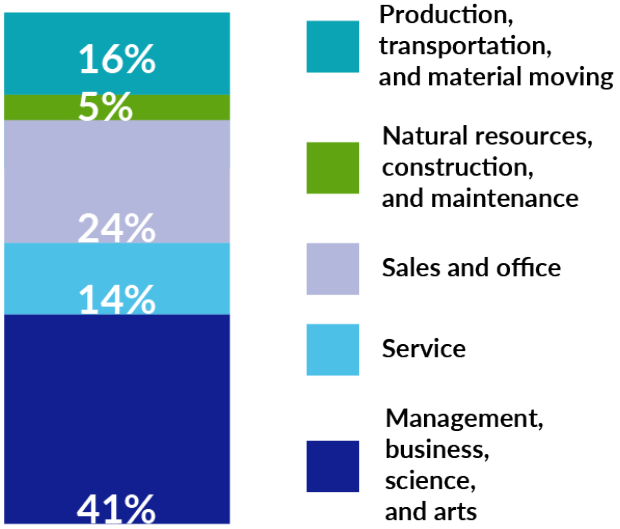
The city of Vernon has the smallest labor force made up of around 100 people. With an average unemployment rate of 6% it is slightly higher compared to the County. About 70% of residents over the age of 25 have a high school diploma and 10% have a bachelor's degree or higher.

Around 60% of workers have a commute time between 10 to 59 minutes, 70%of workers drive alone to work, and 13% carpool. According to LA City Office of Finance Data, off the current, registered active businesses in Vernon, about 27% represent wholesale trade, 14 % retail trade, and about 14% manufacturing. Office and Administrative Support is the largest occupation amongst workers (33.6%) followed by Transportation and Material Moving (17%).

VERNON

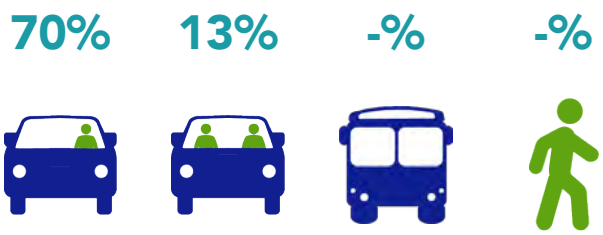
Major Occupational Categories for Vernon Workforce

ACS 2019



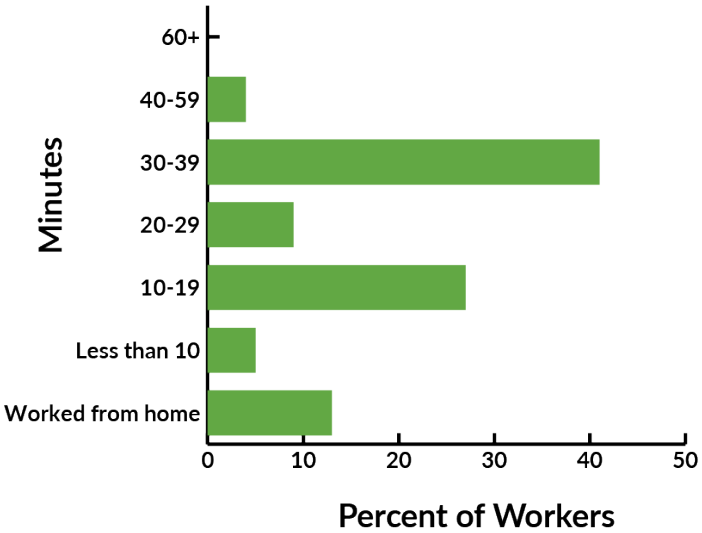
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Means of Transportation to Work



Travel Time to Work

ACS 2019



As one of only four cities in the state of California with its own health department, the City of Vernon maintains its own municipal health authority. This enables the community to deal directly with Vernon's Department of Health & Environmental Control (DHEC). Established in 1908, Vernon's DHEC officials address important environmental and health-related issues, thus enhancing the City's ability to respond quickly, especially in critical times like the recent pandemic.

DHEC staff are equipped to efficiently address situations that have the potential to impact the health and wellness of the community. The team partners with complementary agencies including Los Angeles County Fire, Los Angeles County Public Health, and Vernon's own Police Department; and engages third-party resources when necessary. The DHEC will often be the first on-scene when a hazardous incident is reported, as the team possesses the expertise to coordinate resources, and can spearhead the implementation of remedies to ensure that the City is safe haven to live and conduct business.

The following programs are areas within the purview of Vernon's DHEC: Food Safety, Food Defense, and Consumer Protection; Water Quality; Land Use; Solid Waste; Liquid Waste; Certified Unified Program Agency (CUPA); Groundwater and Soil Clean-up; Emergency Preparedness and Disaster Response; and Environmental Sustainability.

The City of Vernon offers a variety of rebate programs and services to encourage the efficient use of energy, and reduction of greenhouse gas emissions through transportation electrification. In particular, the city provides incentives to help businesses offset the cost of installing energy efficient equipment, such as LED Lighting. A no-cost energy audit is also available to assist Vernon Public Utilities (VPU) customers with identifying energy efficiency opportunities and/or developing a broader energy management strategy.To help support the growth of zero-emission vehicles, the city has over 20 EV chargers free to the public at City Hall and 20 direct current fast chargers for electric vehicles (EV) spread across two sites that are available to the public at an affordable charging rate. In addition, Vernon's electric utility also offers generous rebates through its Commercial Electric Vehicle (EV) Charger Incentive Program, Commercial Electric Forklift Incentive Program and Residential EV Purchase and EV Charger Install Programs.

As a natural gas provider, the City of Vernon's gas utility also contributes to the reduction of greenhouse gas emissions through the Natural Gas Rebate Program administered by VPU. This program is designed to reduce natural gas consumption and align with the goals set forth through Assembly Bill 32. To accomplish these objectives, incentives are available for utility customers looking to upgrade to higher efficiency natural gas equipment or implement operational changes that require an upfront investment.

The City, along with VPU, has continued to engage with customers to identify projects that can reduce greenhouse gas emissions, which may include investments in municipal infrastructure. The Natural Gas Rebate Program is funded by City revenues from "freely allocated gas allowances" through the California Air Resources Board's (CARB) Cap and Trade Program.

APPENDIX A: PEER EXAMPLES

Equitable Community Development Planning and Community Engagement

Los Angeles, California
Community Taylor Yard Equity Strategy: A Collaborative Approach to Planning for Equitable Development

Detroit, Michigan
Community Benefits Ordinance: Legislation Requiring Developers to Proactively Engage with the Community

Housing Policy: Affordable Housing Preservation and Creation, and Homelessness Prevention

Houston, Harris County, Texas
Housing Houston's Heroes: A Successful "Housing First" Initiative to End Veteran Homelessness

Anacostia, Washington, D.C.
11th Street Bridge Park: A Land Trust Response to Park Gentrification Grows into a Citywide Strategy to Preserve Affordable Housing

Downtown San Jose, California
Guadalupe River Park Revitalization: Planning for Unhoused Users in Re-Envisioning Public Green Space

Downtown Toronto, Canada
The Bentway: A Park Under an Expressway Commits to Resources and Partnerships that Support Unhoused Residents and Park Users

O'ahu, Hawai'i
Kahauiki Village: Housing Formerly Homeless Families and Elders

Workforce Development Policies and Programs

Bayview-Hunters Point, San Francisco, California
India Basin Waterfront Park's Construction Training Program: Supporting Community Economic Needs with Goal of Hiring Locally

Los Angeles, California
Planning and Supporting Vendors: Food Access and Economic Opportunity

COMMUNITY TAYLOR YARD EQUITY STRATEGY

A Collaborative Approach to Planning for Equitable Development

The City of Los Angeles, California State Parks, and the Mountains and Recreation Conservation Authority (MRCA) formed the 100 Acre Partnership to jointly plan, implement, and operate 100 acres of connected park space across the Taylor Yard site. When complete, the 100 Acre Partnership at Taylor Yard will be the largest Los Angeles River revitalization project in the City of Los Angeles. Taylor Yard is a former rail yard that runs through Northeast Los Angeles (NELA), home to communities of color and longtime residents with limited economic resources. The proposed development of Taylor Yard as a large-scale park threatens to increase investment in neighboring communities, exacerbating the risk of displacement in NELA.

Recognizing the potential threat of green gentrification, the 100 Acre Partnership invested in the coordination of a group of community-based advocacy, research, and service organizations to develop the Taylor Yard Equity Strategy (TYES). Led by the Los Angeles Regional Open Space and Affordable Housing Collaborative (LAROSAH), ten organizations formed the Coordinating Committee of the Community Taylor Yard Equity Strategy with the goal of identifying specific, effective, and community-driven strategies to ensure that longtime residents and legacy businesses can benefit from new park-based investments and thrive in place.



Source: 100 Acre Partnership

Los Angeles, California
2021-Ongoing

Partners

City of Los Angeles

California State Parks

Mountains and Recreation Conservation Authority (MRCA)

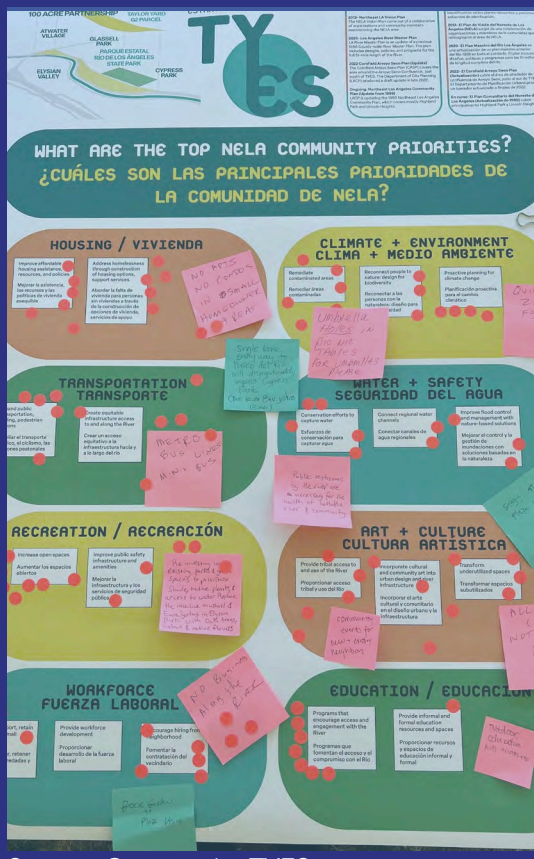
UCLA Institute of the Environment and Sustainability

Los Angeles Regional Open Space and Affordable Housing Collaborative (LAROSAH) members:

- Holos Communities (formerly Clifford Beers Housing)
- Community Nature Connection
- Inclusive Action for the City
- Little Tokyo Service Center
- Los Angeles Neighborhood Land Trust
- Mujeres de la Tierra
- Natural Resources Defense Council
- Southeast Asian Community Alliance
- The Trust for Public Land

Early in the process, the TYES Coordinating Committee recognized the presence and validity of community distrust and planning fatigue. Communities in NELA had already repeatedly expressed their concerns in planning processes prior to TYES. In response, the TYES Coordinating Committee took a deliberate and preemptive approach to community outreach - one grounded in listening and learning from past and present efforts. This research-driven approach involved synthesizing previous community concerns, priorities, and solutions from multiple planning and policy documents and conducting demographic analysis to identify key communities that had been previously excluded. These priorities were then ground-truthed for their current relevance through community interviews and outreach efforts. As part of this ground-truthing strategy, over the summer of 2023, a TYES community organizer conducted one-on-one interviews with over 20 residents, volunteers, and organizers, attended community meetings, and held events in NELA to revisit, validate, and build upon existing efforts.

Three initial areas of concern emerged from ground-truthing efforts: housing stability, rising homelessness, and a lack of opportunities for workforce development. UCLA researchers conducted deep dives into existing policies and programs on these three community priorities. The TYES Coordinating Committee synthesized and presented the knowledge generated through the collaborative data collection process enacting anti-displacement strategies ahead of park construction.



Source: Community TYES

WHAT MAKES IT WORK

The multi-jurisdictional nature of the Los Angeles River poses challenges for the coordination of funding, management, and programming. The TYES Coordinating Committee involves a cross-sector, multi-jurisdictional partnership between public agencies, academia, community-based organizations, and advocacy groups at the city, state, and region level. Members of the TYES Coordinating Committee vary, not only in their geographies, but also in their resources, constituencies, and capacities to program, organize, research, advocate, and deliver services. This collaborative structure helped leverage relationships, ensure multiple voices were represented, and meet strategic needs. Trusted community-based organizations drew on established relationships with local

leaders and experience with constituencies deeply rooted in NELA. Institutional members of the Coordinating Committee mobilized their specific influence, knowledge, and expertise. Each member drew on their specific strength to inform a multifaceted approach to equitable development ahead of a major urban park investment.

TAKEAWAYS

Despite differing resources and capacities, cross-sector partnerships across varying levels of governance can more easily facilitate relationship-building and address potential gaps in research, funding, and project management needs. Trusted community-based organizations can leverage local connections, and institutional partners may bring specialized influence and expertise. For example, community partners, drawing on their deep understanding of community dynamics and extensive work with community, highlighted the issue of participation-related fatigue stemming from previous engagement efforts. To prevent restarting community engagement efforts from scratch, UCLA researchers leveraged their policy and planning expertise to conduct rigorous scans of previous efforts. They then produced easily shareable materials to communicate research findings and guide subsequent outreach efforts. Building trust both at the internal and external level provided a critical starting point for TYES partnerships. Practitioners should be willing to invest time in solidifying a strong foundation of trust between organizations and recognize the additional energy and trust building required when convening a new group of collaborators and working in communities with historic distrust of institutions.

Key Words

Equitable development

Park development

Affordable housing policy and legislation

Affordable housing preservation and homelessness prevention

Cross-sector collaboration

"100 Acre Partnership at Taylor Yard | Los Angeles River." 2024. 100 Acre Partnership. 2024. https://www.100acrepartnership.org/.
"LA ROSAH." 2021. LA Regional Open Space + Affordable Housing Collaborative. 2021. https://larosah.org/.

COMMUNITY BENEFITS ORDINANCE

Legislation Requiring Developers to Proactively Engage with the Community

Approved by Detroit voters in 2016 and amended by City Council in 2021, the Community Benefits Ordinance (CBO) legally mandates developers to proactively engage with the community to identify project benefits for residents who stand to be the most affected by new development.When a project obtains a defined amount of public investment, usually in the form of resources, subsidies, or land, The CBO applies when a development project:"

- Is $75 million or more in value
- Receives $1 million or more in property tax abatements OR
- Receives $1 million or more in value of city land sale or transfer"[1]

The impact area boundaries are set by census tract but can be expanded to include additional impacted residents to ensure all residents in the impacted area have an equal voice in the process. The CBO process begins with the City's Planning Department (PDD). PDD reviews the project scope and defines the project's impact area and establishes a Neighborhood Advisory Council made up of nine representatives from the project's impact area. The aim of the Neighborhood Advisory Council is to represent the concerns of the impacted residents to the developer and city, while negotiating a Community Benefits Agreement that details how the developer will improve and contribute to the neighborhood.[2] These representatives work directly with the developer to outline and agree upon policies and programs that create tangible benefits for community members. These agreed upon concessions are codified in the final development agreement approved by the Detroit City Council. The process takes several months and includes multiple community meetings depending on the project and community.

Detroit, Michigan
Approved by Detroit voters in 2016, amended by City Council in 2021

Partners

City of Detroit City Council

City's Planning Department (PDD)

Civil Rights and Inclusion Office

Detroit People's Platform

Equitable Detroit



Source: City of Detroit

WHAT MAKES IT WORK

The ordinance provides a set structure for projects who receive public benefits to engage with communities to address the areas of investment that are most relevant. This flexibility allows residents to voice their preferences for benefits that would make the most impact, instead of having a limited number of options that might not apply. There is increased transparency on the public investment a project is receiving through the clear outlining of the financial threshold the CBO applies to. Additionally, the idea of communities receiving benefits tied to new developments that obtain public investment becomes normalized and encourages developers to invest more than the minimum requirements.

There are financial and physical benefits secured through the CBO progress, including:

- **Pistons Practice Facility**: $2.5 million to build 60 outdoor basketball courts in city parks
- **Herman Kiefer Mixed Use Development**: Restoration of an abandoned school field for sports and recreation use, including a skate park and free programming for Detroit youth[3]
- **Wigle: Midtown West Mixed-Use Development:** Affordable rental units for low-income residents[4]



Source: City of Detroit, Herman Kiefer Development, LLC - Herman Kiefer 2020 Annual Update Meeting

TAKEAWAYS

While CBO's promise for community members to be heard in the process, they are ultimately subject to decision making of city elected officials. Despite some oversight from the city of Detroit's Civil Rights and Inclusion Office, whose role is to mediate the CBO process, particularly regarding the community benefits agreements between the community and developer, advocates say this hasn't prevented neighborhoods throughout the city from being negatively impacted by projects without seeing community benefits. These instances often include environmental burden from the development.

Without a clear enforcement or monitoring structure in place, negotiating with developers can often be frustrating or lead to a lack of follow through years down the line. Being able to adapt is necessary when developing and implementing a CBO as multiple roadblocks can arise in all stages of the process. Ultimately each city will need to tailor CBOs to the needs of differing constituencies.

CBOs hold a lot of potential to hold developers accountable for addressing the effects that new development could have on a community. An effective process would include engaging with residents to identify their most pressing concerns and ensure that the community will also benefit from the new developments. However, the processes to implement can be tenuous, stalled, and take a lot of resources both from residents and organizations. There are several different actors, each with a different number of resources, all trying to get their message to residents. Using existing movements to leverage and tie relevant circumstances to the benefits that would arise from CBOs, as well as collaborating with existing coalitions that are already working on adjacent projects can be a first step in creating a unified approach to achieve more bargaining power.

Key Words

Community benefits agreements

Community development ordinance

Neighborhood advisory committee/council

1 detroitmi.gov/departments/planning-and-development-department/design-and-development-innovation/community-benefits-ordinance

2 detroitmi.gov/departments/planning-and-development-department/design-and-development-innovation/community-benefits-ordinance

3 detroitmi.gov/departments/planning-and-development-department/design-and-development-innovation/community-benefits-ordinance/past-cbo-engagement/herman-kiefer

4 detroitmi.gov/departments/planning-and-development-department/design-and-development-innovation/community-benefits-ordinance/past-cbo-engagement/wigle-midtown-west

buildingmovement.org/wp-content/uploads/2019/08/Fighting-for-Equity-in-Development-The-Story-of-Detroits-Community-Benefits-Ordinance.pdf

detroitmi.gov/sites/detroitmi.localhost/files/2022-04/Ordinance%20No.%202021-4%20Community%20Benefits%20Ordinance.pdf

planetdetroit.org/2021/09/detroits-community-benefits-ordinance-promised-residents-a-voice-in-redevelopment-projects-many-say-their-concerns-remain-unheard/

HOUSING HOUSTON'S HEROES

A Successful "Housing First" Initiative to End Veteran Homelessness

In 2015, the City of Houston Housing Authority declared a goal to end veterans homelessness by housing chronically homeless veterans. Their initial success with housing 148 homeless veterans in 100 days led to the Housing Houston's Heroes initiative, which brought together local and county cross-sector and cross-jurisdictional organizations to collaborate to "prevent homelessness among its veteran population, shorten the duration of homelessness when it does occur, and establish sustained housing security for those who were once homeless."[1] In the next 100-day period, they were able to house 357 homeless veterans.

Houston's leadership across elections has been committed to ending homelessness across elections, allowing for continuity of success.[2] This commitment from city leadership has been coupled with a $200 million investment largely from COVID-19 relief funds.[3] The increase in federal funding was invested in alleviating homelessness through a collaborative strategy, the Community COVID Housing Program (CCHP), which includes attempts to provide permanent supportive housing, rapid rehousing, and supportive services.[4] The coalition and funding has resulted in 14,339 people being housed.

Harris County, Texas
2012-2015

Partners

City of Houston and Houston Housing Authority

Harris County Community Services and Housing Authority

MHMRA of Harris County

U.S. HUD

Department of Veterans Affairs

U.S. Vets

Houston Coalition for the Homeless



Source: Photo: Amy Kincheloe, Texas Department of Housing and Community Affairs

WHAT MAKES IT WORK

Houston has been employing the "Housing First" approach, which focuses on first getting people into permanent housing—different from relocation into shelters or interim/temporary housing—before providing wraparound services. HUD notes several other key elements of success: regional collaboration, use of fundraising to close gaps, collective goal-setting and measurement, and creating a single stop for various services for unhoused veterans. Nearly 70 agencies and organizations participated in the initiative, which minimized gaps in service delivery and established consistent metrics for measuring success across providers. In 2022, Vox reported that Houston had housed over 25,000 previously unhoused residents in the past 10 years using the Housing First model.[5]

One of the strengths of Houston's continued and committed approach to permanently housing its veterans is as more people are housed, more resources can be shifted toward this model because homelessness and its cost decreases significantly. However, providing housing units as an immediate first step means housing units must be available, which has been a challenge in supply-constrained housing markets. Houston was able to leverage funds to develop affordable housing units to accommodate veterans quickly. Funding investments, like the Low Income Housing Tax Credit (LIHTC), financed housing development for nearly 3,900 homeless veterans between 2012 and 2015 before the impact of skyrocketing costs of housing and economic repercussions of the COVID-19 pandemic. Leaders acknowledged that preventing and addressing homelessness will require ongoing and sustained resources and investments from both the public and private sector.



Source: U.S. Department of Veterans Affairs

Currently, the collaborative focuses on braiding funding sources that different groups or jurisdictions might have accessible. For example, different agencies and jurisdictions can draw on and pool local, state, and federal sources – including Emergency Solutions Grants, Community Development Block Grants, and HOME Investment Partnerships Program Grants– to ensure a comprehensive approach. Local leaders estimate that, after the federal pandemic funding ends at the end of 2024, they will need to identify a sustainable source of $30-50 million annually to maintain programs at current levels.

TAKEAWAYS

To ensure an element of stability and address root causes of homelessness, housing must be coupled with wraparound services and maintain existing social networks. The Housing First model creates a foundation for people to build from a place of stability. Additionally, once someone has housing providers can better coordinate services, support progress, and work toward shared goals. Practitioners should look at coupling immediate emergency services with more permanent investments in housing to achieve equitable housing goals.

The Houston model also emphasizes the importance of working collaboratively across different levels of government to ensure continuity across leadership changes. Housing security will not be immediately solved under a single mayoral administration, so it is crucial that practitioners bring together multiple leaders and create a structure of accountability for progress to continue. Finally, cross-sector collaborations allow partners to tap into additional funds and more effectively use money.

Key Words

Housing First model

Continuum of Care

Regional cross-sector, cross-jurisdictional collaboration

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11TH STREET BRIDGE PARK

A Land Trust Response to Park Gentrification Grows into a Citywide Strategy to Preserve Affordable Housing

The 11th Street Bridge Park across the Anacostia River in Washington, DC will create a new greenspace atop old piers, bridging both the River and a main line of segregation between rapidly gentrifying DC west of the River and historically-Black communities east of the River. Ahead of the construction of the park, Building Bridges Across the River (Building Bridges), a nonprofit east of the river, led creation and coordination of an Equitable Development Plan. The Plan is a compilation of strategies, goals, and partnerships aimed at preventing displacement ahead of park construction.[1] Building Bridges convened hundreds of local residents, faith leaders, nonprofits and city officials to provide feedback that informed this equitable development plan, with many longtime residents from Anacostia near the park concerned about being displaced as a result of increased property values from the park project. Vaughn Perry, Building Bridges Director of Equity, notes there is "a significant gap in wealth among the communities on the east and west sides of the Anacostia River, with home values on the east side an estimated $450,000 less."[2] With the park's construction set to end in 2026, the plan emphasizes an almost decade-long strategy to preserve and increase affordable housing for local low-income residents, such as through a community land trust.

Washington, District of Columbia
2015-Present

Partners

11th Street Bridge Park

Building Bridges Across the River (BBAR)

Douglass Community Land Trust

City First Homes (CFH)

MANNA DC

Philanthropic funders

DC's Department of Housing and Community Development's Development and Finance Division (DFD) through their Housing Production Trust Fund (HPTF)

A key strategy requested by the community was the formation of a Community Land Trust. In 2017, Building Bridges partnered with another local non-profit City First Homes (CFH) to engage concerned residents from east of the River to form an advisory committee that became the Douglass Community Land Trust (CLT), named after Frederick Douglass who was a resident of Anacostia.[3] The 11th Street Bridge Park team, along with CFH, helped the advisory committee secure $3 million in seed funding to launch as an operational land trust organization.[4] The Douglass CLT now has properties in six of the eight wards in Washington, D.C, totaling 262 units so far.[5] Today, the Douglass CLT operates citywide to further racial and economic equity beyond its origins east of the Anacostia River to ensure DC's low-income Black and Brown residents are not displaced from their longtime homes. Now, there is a chapter model and tripartite board structure as a way to allow members to maintain neighborhood level community control while providing the land trust (now a stand alone nonprofit) with operational and financial sustainability. As members come from different financial and housing ownership or tenant situations, the land trust's bylaws will ensure that power is balanced among all members and not just those who are higher income and property owners.[6]



Source: "03.GardenOfEden.BBAR.WDC.17July2021" by Elvert Barnes is licensed under CC BY-SA 2.0.

WHAT MAKES IT WORK

The creation and expansion of the Douglass CLT demonstrates how a park project can serve as a catalyst for affordable housing efforts. Beyond its initial inception, the land trust shows the importance of a formalized structure with shared equitable community development goals, commitment to resident engagement, and monitoring through agreed upon metrics. Additionally, the Equitable Development Plan explicitly stated affordable housing goals, and partner organizations, in collaboration with public agencies and funders, created a sustainable entity to carry out the work. "Public and private sector relationships, a strong and activated resident membership, and hitting a goal of 750 units in its portfolio" has been critical to the CLT progressing toward organizational revenue that will ensure long term sustainability and a decreased need for philanthropic support.[7]


Source: "WalkWithaDoc 11th Street Bridge 33384" by tedeytan is licensed under CC BY-SA 2.0.

This cross-sector partnership encourages leveraging philanthropic and public resources, such as Mayor Muriel Browser's annual commitment of $100 million in the Housing Production Trust Fund, toward building new affordable housing nearby.[8] The Bridge Park's

work with housing non-profits such as the DC-based MANNA, which leads a monthly Ward 8 Home Buyers Club, expands the collaborative's impact in the housing industry in order to increase philanthropic funding that can go toward alternative affordable housing options.

Key to the success of Douglass CLT is also being able to partner on projects that have aspects of community control embedded from supporting residents pursuing DC's Tenant Opportunity to Purchase Act (TOPA) to mission-aligned developers committed to thorough community engagement throughout. For example in 2019, the CLT supported residents of 65-unit Savannah Apartments in the Congress Heights neighborhood in using TOPA to purchase their apartment complex.

TAKEAWAYS

The park's Equitable Development Plan names specific, actionable items to further a commitment to both preserving and creating more affordable housing, including home ownership. Building on existing partnerships, the park project intends to leverage philanthropic funding for low-income residents to remain in Ward 8 by the park through programs such as MANNA's "Homebuyers Club" which prepares low and moderate income households to become homeowners in D.C. and provides grants used as down payment assistance and to cover closing costs. The deliberate strategy of the park's Equitable Development Plan to work with "government agencies, non-profits, grassroots organizations, affordable housing developers and affordable housing advocates" to preserve existing and expand affordable housing, points to how park projects can contribute toward holistic action that counteracts displacement by furthering responsive support to the housing needs of its nearby residents.

Key Words

Community Land Trusts (CLTs)

Preventing displacement

Affordable housing preservation

Naturally Occurring Affordable Housing

Tenant Opportunity to Purchase Act (TOPA)

Community Control of Housing

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GUADALUPE RIVER PARK REVITALIZATION

Planning for and with Unhoused Users in Re-Envisioning Public Green Space

When Guadalupe River Park opened in 2005, it was hailed as "groundbreaking in flood protection infrastructure and public space design" for its time.[1] Today, it is next to some of the largest planned developments San José has seen in more than a decade, including Google's proposed mixed-use campus. Given its size and location, the park is a significant investment, which calls for holistic planning, policy, and management initiatives "that ensure that all communities can access the revitalized park." Amid ongoing development, rising costs-of-living, and a shortage of affordable housing, more than 4,000 residents are now homeless in San Jose. As a result, there has been a growing population of unhoused residents living along the banks of the Guadalupe River.

In 2019, SPUR, a nonprofit public policy organization, received funding from the Knight Foundation to launch a long-term research and planning initiative to help guide enhancement of Guadalupe River Park through comprehensive assessment and community engagement.[2] As recognized by SPUR's preliminary research, homelessness in public spaces is a symptom of systemic issues that require intentional and collaborative approaches that center those who are most affected by barriers to permanent housing. As local leaders in the area around the park attempt to help homeless residents get housed, they have been trying new ways to clean up the city's waterways that are cognizant of ongoing challenges faced by encampment residents in securing permanent housing. The equitable planning approach supported by SPUR aims to be grounded in community engagement with narrative shifts from fear-based to value-based approaches, which are also reflected in some of Santa Clara Valley Water District's recent approaches that involve encampment residents in efforts to keep river parks and ecological areas clean. SPUR partnered with the Guadalupe River Park Conservancy, the City's nonprofit partner responsible for operations and programs.

San José, California
2019

Partners

San Francisco Bay Area Planning and Urban Research Association (SPUR)

Sherwood Design Engineers

Gehl

James Lima Planning + Development

Knight Foundation

Guadalupe River Park Conservancy

City of San José Parks, Recreation and Neighborhood Services Department

As the park steward, the Guadalupe River Park Conservancy played a pivotal role in convening and coordinating conversations with a variety of park users. The public along with local government agencies, social service organizations, environmental and homeless advocacy groups, and volunteers, including local unhoused residents, have engaged with each other through the county's river clean-up efforts, reflecting on ecological coexistence, while considering the ongoing challenges of housing and social inequities that perpetuate homelessness.



Source: Guadalupe River Park Conservancy

WHAT MAKES IT WORK

From research and preliminary engagement around Guadalupe River Park, SPUR in partnership with urban design firm Gehl created the Coexistence Toolkit, public engagement exercises that city agencies, nonprofit organizations and other park stewards can use to inform public space projects and master planning efforts. This work aims to provide a foundation for "a new way of thinking about park equity to facilitate new types of conversations about access, safety and design within shared public space. One goal of this effort is to shift a narrative from "the park will only be great if there are no homeless people in it" to "the park will only be great if we design for coexistence."[3] Similar to other equitable development projects, SPUR identifies catalyzing cultural and economic vitality and providing an inclusive gathering place for all as priority goals.[4] Across these elements, there must be sustained and ongoing conversations and dialogue about the park.[5] A key focus of their re-envisioning research "was to identify new possibilities for how the park could better serve and connect San José residents, bridging socioeconomic and racial divides through a shared public space."[6]



Source: SPUR

TAKEAWAYS

In exploring how to best facilitate community dialogue about the key challenges of homelessness and safety that housed park users experience when visiting Guadalupe River Park, SPUR and Gehl identified the following as priority areas to consider to equitable development around a park project, which needs to be "co-designed to lead to true coexistence":

- **Spatial Design & Environment**: Beyond one or two community meetings, designers need to hold space and work closely with current and future users of the space to reflect back on their past experiences and history with that particular place through deep, meaningful engagement.
- **Operations & Maintenance:** Sufficient operations and maintenance funding is critical, as are effective partner agencies and nonprofit organizations to support these ongoing efforts while centering all park users including the unhoused and those who experience housing and employment precarity.
- **Program & Activation, and Rights**: This is identified as one of the most important elements of public space. Parks can take a similar approach to libraries to reimagine how to better serve the community and create invitations for many types of users, including the unhoused, with the appropriate stakeholders to manage programs and activities.
- **Rules & Accountability:** Co-designing rules allows for those co-existing in a park to have a safe, functional public space, which requires that rules are established and rights are communicated. From this co-creation, "communities can begin to form systems for both passive accountability… and active accountability." Throughout the process, it is important to "come to a collective understanding of the behaviors and conditions that make people feel uncomfortable in public space" and "examine the rules that need to be in place and the staffing necessary to ensure that they are being met," while avoiding stereotyping by separating people from the behaviors that violate agreed upon rules and rights toward more equitable co-existence.

A key question considered throughout is: "How might we design and program spaces to not only accommodate a variety of users, but also provide necessary resources and services to support those living in public spaces?"[7]

Key Words

Unhoused/Homelessness

Community Engagement

Planning Research

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THE BENTWAY

A Park Under an Expressway Commits to Resources and Partnerships that Support Unhoused Residents and Park Users

Toronto, Canada
2018

Partners

The Bentway Conservancy

City of Toronto

SKETCH (local youth arts non-profit organization)

Homes First

Fred Victor Centre

Parkdale Safe Injection site

The Frederick G. Gardiner Expressway (referred to as the Gardiner), an elevated six-lane highway, stood in the mostly industrial Downtown Toronto area until a residential boom in the 2000s. Now, more than 77,000 people live within walking distance, mostly in high-rise condominiums in the neighborhoods of CityPlace, Liberty Village, King West, and Harbourfront. With an increased need for public space access, a section of the Gardiner was reinvisioned into the "Bentway," which would turn what has been a barrier to the nearby waterfront into walkable and usable public space. Named for the gigantic concrete columns referred to with the engineering term "bents," which divide space underneath the five-story-high expressway into 26 sections, the Bentway's Phase 1 site is a hybrid space that has been envisioned into a multi-use trail, outdoor performance space, and ice skating rink. Programming from skating lessons to music performances from its development have been integral to capturing people's imaginations about the Bentway's transformed use under expressway infrastructure.

Spanning a half-mile, The Bentway's Phase 1 site opened in January 2018. Future expansion sites for The Bentway are being planned now, alongside a public realm plan to guide a long-term transformation of the entire four-mile stretch of land at street-level, including long sections of the Expressway where an arterial road runs directly under it.

According to University of Toronto researchers, "the Bentway's significance is as part of a larger trend in creating new spaces that are appealing to the cultural preferences and urban lifestyles that come along with this process in Toronto and elsewhere."[1] As such, these projects must "acknowledge and debate how they are increasingly claiming and transforming spaces that may be used by marginalized people who may be forced to find even more peripheral spaces." Seeing a public space as vacant, lost, underutilized, can "allow for the erasure of its association with homelessness to occur," which obscures "the impacts of the larger processes of urban transformation of which infrastructural reuse

projects are a part."[2] This tension became very apparent shortly after the opening of the Phase 1 site when the City of Toronto removed an encampment of unhoused people, roughly a mile from The Bentway. Ontario Coalition Against Poverty (OCAP)'s public action during a third-party event rental at The Bentway called attention to the ongoing displacement of unhoused residents along the Gardiner Expressway.

WHAT MAKES IT WORK

In response to OCAP's concerns about displacement of the unhoused from the Gardiner, the conservancy's team reevaluated and scaled up its relationships with unhoused communities by instituting "de-escalation and harm reduction and naloxone administration training for public-facing staff and working with consulting organizations working on anti-poverty strategies such as Homes First, Fred Victor Centre, the Parkdale Safe Injection site, and SKETCH, a community arts enterprise who engages young people who experience homelessness or on the margins and navigate poverty."[3] Funds have been designated through The Bentway's annual operating budget to develop programs, purchase and distribute small scale support items, and train personnel to support groups such as downtown Toronto's homeless population. "Staff have personal relationships with park users, including users who are unhoused, and observed that daily use patterns at The Bentway closely align with the cleaning schedules at local respite centers."[4] Bentway also launched the Safe in Public Space initiative which "aims to broaden the definition of public safety to address new public health challenges presented by COVID as well as systemic inequities and ensure that there is a shared social contract governing public spaces access and use."[5]

TAKEAWAYS

The Bentway's developers recognized that future expansions of the park could further the displacement of people living outside and lead to the creation of exclusive or unsafe areas. They brought unhoused community members into the design and development process and identified funds that could be diverted and used to provide small-scale aid in partnership with local shelters.[6]



Source: Jason Zhang, unaltered, commons.wikimedia.org/wiki/File:The_Bentway_during_Nuit_Blanche_Toronto_2019.jpg

The Bentway has initiated partnerships with local social service providers to collectively support at-risk neighbors in alignment with its vision of being an "inclusive and accessible public space that is responsive to and reflective of the diverse communities it serves."[7]

Different steps to support unhoused residents taken by infrastructure and park redevelopment projects, such as The Bentway, are incremental efforts in progressing toward equitable outcomes around park projects. From these smaller actions, there is potential to collectively contribute to bigger efforts, such as addressing local housing market dynamics, which are covered by other case studies of affordable housing and workforce development focused policy and strategies. It is important to see homelessness as a symptom of one of many systemic issues connected to the lack of affordable housing, health and mental services, and economic opportunities.

Key Words

Homeless support and social services

Homeless resident advocacy

Park staff capacity to support vulnerable populations



Source: The Bentway

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KAHAUIKI VILLAGE

Housing Formerly Homeless Families and Elders

Hawai'i has one of the highest rates of homelessness in the nation with Kānaka Maoli or Native Hawaiians comprising a disproportionate share of the unhoused population. The majority of unhoused people reside on O'ahu, the most populated of the Hawaiian Islands and home to the state capital, Honolulu. In 2023, nearly a third (28%) of the homeless population in O'ahu self-identified as Native Hawaiian, disproportionately higher than their share in the island's total population.[1] Families with children also made up about a quarter (24%) of the island's unhoused population. The most frequently reported causes of homelessness included inability to pay rent and loss of employment.[2]

Since the 1900s, Sand Island in the Honolulu Harbor has served as a refuge for unhoused individuals. Located between Sand Island and Ke'ehi Lagoon Park, Kahauiki Village provides 140 units of permanent supportive housing for formerly unhoused families and kupuna (elders).[3] As of April 2023, 129 households lived in Kahauiki Village, including 295 children.[4] At Kahauiki Village, rents are fixed at less than half of market rates. Although there is an income eligibility threshold, residents without a means of employment are connected with supportive services that can assist with job placement with local business and pre-vocational training programs. Residents also have access to wrap-around services designed to remove common employment barriers for families: childcare and transportation. Kahauiki Village is located along a bus route that connects to urban Honolulu and Waikīkī and near a major transit center for West-bound routes.[5]

O'ahu, Hawai'i
2016-present

Partners

aio Foundation

The Institute for Human Services (IHS)

City and County of Honolulu

State of Hawai'i



Source: The Institute for Human Services

WHAT MAKES IT WORK

Kahauiki Village was created as a public-private partnership between local business owner Duane Kurisu, the City and County of Honolulu, and the State of Hawai'i, which leveraged incentives under a statewide emergency declaration.[6] In 2015, the Governor of Hawai'i issued a proclamation declaring a state of emergency on homelessness, which authorized modifications or waivers of permit requirements specifically for housing developments co-sponsored by city or county government entities. Through his non-profit aio Foundation, Kurisu, the main champion and funder for Kahauiki Village, approached the county mayor and secured their support as a partner in the project.[7] The aio Foundation, with the City and County of Honolulu as its primary governmental partner, became eligible for the emergency proclamation's incentives and received expedited approvals for construction.[8] In October 2016, the Governor signed Executive Order No. 4513 to transfer a 11-acre property from the State of Hawai'i to the City and County of Honolulu, which then leased the land to the aio Foundation at a nominal fee of $1 per year.[9] The City and County also completed $4 million of water and sewer infrastructure upgrades. Construction of the site was completed by in-kind donations of materials and time. The units of Kahauiki Village are repurposed prefabricated buildings previously used in Japan following the 2011 tsunami.

In 2018, the first tenants of Kahauiki Village moved in with The Institute for Human Services (IHS) contracted to provide on-site supportive services, such as employment assistance, case management, and afterschool childcare. Parents and Children Together, another local non-profit, offers daycare services on-property for children residing at Kahauiki Village at a subsidized rate. In 2022, aio Foundation gave IHS full control and management of Kahauiki Village.[10]

Kahauiki Village highlights the growing use of public lands for sustainable, innovative,

TAKEAWAYS

cost-effective affordable housing. High land costs can make development of permanent supportive housing less financially feasible, especially if the proposed site is located in amenity-rich places near job centers and targets those with the lowest incomes and who face the most severe housing cost burdens. Minimizing development costs is crucial for serving extremely-low income households as the lower rents affordable to these households may not cover ongoing operational costs and loan payments for construction. In this example, cross-sector collaboration significantly lowered development costs, as land was provided by the local government and businesses donated and shared resources to construct housing units.

Kahauiki Village underscores the importance of removing barriers to accessing shelter and support. Without coordinated connections to stable, secure, dignified housing, projects risk further marginalization of unhoused people through forced displacement. While Kahauiki Village housed a large share of the homeless population, its development also displaced many others in the process. Prior to construction, an encampment of approximately one hundred unhoused individuals resided where Kahauiki Village would eventually stand.

None of the unhoused individuals who currently live on the site were eligible for the new housing units as Kahauiki Village exists to house formerly homeless families and elderly individuals. Additionally, IHS required any prospective tenants of the permanent supportive development to complete its transitional housing program to be eligible for permanent housing. As a result, participation requirements acted as a barrier to entry, functionally excluding unhoused residents already residing on the property. However, IHS did offer shelter and services at their other sites to those being displaced. To prevent displacement, practitioners should recognize the rights of existing unhoused residents in the immediate vicinity of the site, and explore viable pathways for their return through the provision of permanent housing without preconditions in the communities in which they already live.

Remembering his upbringing in a sugar plantation town, Kurisu envisioned Kahauiki Village as a similar “plantation-style

Key Words

Permanent supportive housing

Lease of public land

Family housing

community" grounded in "community culture" in the plantation.[11] The site is divided into sections, identified by the color of trim, with each unit designed to recall this romanticized past through homage to wood trusses and pitched, corrugated roofs. The units weave into one another via walking paths and a path along the perimeter lined with community gardens. The center of the Kahauiki Village is a large recreational pavilion that hosts community events and activities, parking for residents, a playground, laundry facilities, mailboxes, a small convenient store, and management office.

The use of plantation nostalgia architecture does provoke mention of the Hawai'i Kingdom's history of dispossession. For many Kānaka Maoli or Native Hawaiians, sugar plantations were part of the legacy of colonization. Along with land dispossession, sugar plantations "compromised the ecosystem Kānaka Maoli saw as familial and inseparable from themselves and which they depended upon for sustenance."[12] Streams were dewatered for diversion to supply plantations, and in the process drained dry the traditional kalo (taro) ponds that Kānaka Maoli farmers relied upon. Like all other developments in Hawai'i, Kahauiki Village points to the need for meaningful engagement with Indigenous leadership in the design process to ensure their voices are heard and their needs are effectively addressed.



Source: The Institute for Human Services

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INDIA BASIN WATERFRONT PARK'S CONSTRUCTION TRAINING PROGRAM

Supporting Community Economic Needs with Goal of Hiring Locally

San Francisco, California
2018-Ongoing

Partners

San Francisco Recreation and Parks

Trust for Public Land

San Francisco Parks Alliance

The A. Philip Randolph Institute

The future India Basin Waterfront Park will connect 64 acres of open space in Bayview-Hunters Point (BVHP), which is home to a historically Black community and remains one of the most diverse neighborhoods in San Francisco. Within a mile of India Basin, 40 percent of residents are Black, 30 percent Hispanic, 18 percent Asian, 7 percent White and 3 percent Native Hawaiian and Pacific Islander. To prevent the displacement of diverse residents living and working in BVHP, the India Basin Waterfront Park Project is guided by San Francisco's first ever Equitable Development Plan (EDP). The EDP is intended to improve economic opportunity and environmental health for residents, offer educational and leadership development opportunities for youth, ensure access and connectivity of the neighborhood to the park, prevent displacement, and preserve the arts, culture and identity of this historically underserved and environmentally burdened neighborhood. As a result of the EDP, the Community Innovation Lab launched in October 2023 as an expansion of the park's Tech Hub (since 2021), continuing to provide free Wi-Fi access, laptop and tablet lending and technical support, while also making sports, cultural, and recreational programming accessible to residents through free equipment rentals and space for local organizations. An adjoining property to the park at 700 Innes will add 1,575 units of housing, with 25 percent priced below market rate.[1] The community member-led executive leadership team has also been planning "financial literacy training to inform people about resources to get a loan to purchase a new home, or to help them keep their current home, as part of the plan to make the development's benefits more equitable."[2]

Throughout the equitable development plan's engagement and input process, local residents have expressed wanting job and economic opportunities. The India Basin Specialty Construction Training program developed from the waterfront park's equitable development plan's goals to build and sustain local job creation with an emphasis on the Black community. Its purpose is to provide training and professional development opportunities through the construction and operations of the park.
San Francisco Office of Economic and Workforce Development (OEWD) and its CityBuild Academy partner on this program to deliver training by union professionals with other benefits such as tool and union initiation assistance, employment sponsorship as a union apprentice, and more.[3] As of 2023, 18 have graduated from these specialty construction cohort training programs.[4]



Source: India Basin Waterfront Park



Source: India Basin Waterfront Park

WHAT MAKES IT WORK

Renovation of nearby Hilltop Park, a few blocks from India Basin, is a small success story of how a workforce development strategy in an park equitable community development plan can benefit employment for local residents. With nearby Hilltop Park, "10 to 12 people went through a jobs training program with the contractor, and two to three people were hired on to build the park."[5] This success is grounded in long-term, meaningful engagement of the community, which actively participated in more than 150 community meetings over the course of several years. Such engagement underscores deep commitments both within the community and by the city to follow through on the plan's promises. General Manager Phil Ginsburg, San Francisco Recreation and Parks (source) said, "We're actually hiring people from this community to be part of the planning of this park project at an executive level... We're not just asking them to show up at a community meeting. The idea is to do something special for this neighborhood, and have it be a space where the community that lives there now feels welcome—like this was built by and for them."[6]



Source: San Francisco Recreation and Parks

TAKEAWAYS

What started with the Hilltop Park has scaled up to the larger India Basin Waterfront Park project's potential to employ more community members in its construction. Alejandra Chiesa, from project partner Trust for Public Land, noted that key to the success of this project meeting its equitable community development's goals is "[Phil] Ginsburg's commitment to working through other departments within the city can get things done in a way that supports the community."[7] Implementation of an equitable development plan requires a commitment to sustained interdepartmental collaboration. Breaking down silos between multiple city agencies may involve changes to internal processes that hinder collaboration, such as improving communication channels or restructuring roles and responsibilities. Leaders play a crucial role in championing collaboration from the top.[8]

Key Words

Workforce Development

Specialty Trade Training

Equitable Development Plan (EDP)

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PLANNING AND SUPPORTING VENDORS

Food Access and Economic Opportunity

Understanding the connection of local policy players for street vendors is crucial to creating inclusive public spaces for diverse communities to gather. Los Angeles has an established culture of street vending; across the City, there are numerous vending communities where vendors sell affordable and culturally significant food, household items, and beverages. These vending communities bring life, activity, and social infrastructure to the streets and open spaces, and, for many residents who have recently arrived in the United States, vending is the sole way to make a livelihood. The size, structure, and formality of vending varies depending on location and neighborhood within Los Angeles, ranging from hundreds of vendors around MacArthur Park to twenty, more formalized stalls in historic Olvera Street.

However, while vendors are a significant thread in the social fabric of neighborhoods and part of the city identity, street vending has been historically illegal and heavily criminalized in the state of California as recently as 2018. Those who did business in the public right of way were subject to crushing fines, harassment from law enforcement, and violence in many cases.[1] Today, after thirteen years of grassroots vendor advocacy and hardship, the tide is changing, and laws are slowly shifting to better support and protect vendors across California and the rest of the country.

Los Angeles, California
2018-Ongoing

Partners

East Los Angeles Community Corporation

Inclusive Action for the City

Community Power Collective

WHAT MAKES IT WORK

Community organizations formed a coalition and together launched the Los Angeles Street Vending Campaign to support and protect vendors through direct services and policy advocacy. Each organization in the coalition contributed to different areas of the campaign. Community Power Collective (CPC) directly organizes vendors in nearly thirty neighborhoods by building organizational structures and mobilizing vendor leaders to drive campaign priorities. Inclusive Action for the City conducts policy research and advocates for changes to the citywide and statewide legal framework to protect vendor rights.[2] East Los Angeles Community Corporation provides a number of direct technical services to vendors, including help with filing taxes, educational programs to navigate the permitting system in Los Angeles County, and support in acquiring code-complaint equipment. After a decade of the coalition's organizing and advocacy, Los Angeles decriminalized street vending on city sidewalks.



Source: Mercado La Paloma

Despite this win, vendors still face obstacles in navigating legal vending regulations. The Los Angeles Street Vending Campaign continues to advocate for equitable implementation of legal vending programs, with particular attention to food and park vending. Ongoing work seeks to ease the permitting and enforcement processes to ensure more vendors can safely sell without fear of citations or fines.[3] For projects looking to expand public access and amenities in park spaces, vendor decriminalization and formalized infrastructure are key investments. Infrastructure for formalization can take multiple forms from building physical amenities for shelter or sanitation to building negotiating power through political organization. CPC's ongoing efforts with Echo Park vendors offers a potential model to reshape parks to be more inclusive of vending communities. In Los Angeles, vending rules in parks are more prohibitive than those governing sidewalks. In response, CPC organized Echo Park vendors to advocate for less restrictive park vending rules. Through the process of creating community agreements on vending locations, CPC created a structure to negotiate as a united front for a permanent vending community in the park.

Formalization should also involve context-specific practices and consider the variety of vendors and different pathways to vendor formalization. Food vendors, in particular, face additional challenges related to public health requirements. Depending on the neighborhood, food vending looks different across Los

Angeles. Some vendors are more mobile with carts or stands while others operate at fixed stalls. In areas such as MacArthur Park and Westlake, vendors fill streets with stands and colorful umbrellas. In the Figueroa Corridor of South Los Angeles, an area that historically suffered from disinvestment with the lack of quality jobs and business opportunities, quality gathering spaces, quality food, and art and cultural opportunities, Mercado La Paloma is a designated, indoor space for food vendors. Esperanza Community Housing Corporation (Esperanza), in collaboration with longtime residents, acquired a former garment factory and then converted the building to a multi-use space for vendors, community leaders, and community events. Established in 1999, Mercado La Paloma responded to suggestions from residents in Esperanza's housing developments for a local version of the bustling markets that they had left behind in their home countries. Mercado La Paloma allows people who otherwise might not have had the opportunity to invest in a retail space to have a business.

TAKEAWAYS

There are many ways in which park design, programming, and operations can better support vendors. Physical design and amenities such as access to power, running water, storage, trash, recycling, lighting, flat surfaces for rolling, portable restrooms, and shade are a few of the characteristics that can be added to public space to make vending easier. These assets should be co-located in high-foot traffic areas rather than pushing vendors to parts of the neighborhood or park that do not see much business. Small-scale programs such as coordinated power washing and increased trash pick-up in vendor heavy areas can help make vending easier and safer for all, especially in public spaces such as parks. Efforts to remove infrastructural barriers should be paired with complementary efforts to lower regulatory, functional, and financial barriers faced by vendors. Formalization should be treated as an ongoing process where rules are revisited and adapted.

Key Words

Workforce Development

Street vending policy

Public space access

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Appendix B. Table of Housing Policies and Programs

	TENANT PROTECTIONS *Policies and programs created specifically for renters*	**RESIDENT ASSISTANCE** *Policies and programs to support low-income renters and homeowners*	**HOMEOWNER SUPPORT** *Policies and programs for homeowners to update their residences*	**PROGRAMS TO ADDRESS HOMELESSNESS -** *Policies and programs created to support unhoused individuals and prevent housed residents from entering homelessness*
Bell				**Homeless Services Liaison** to help within the community. The Homeless Liaison will partner up with other city departments and divisions as well as service providers, nonprofit agencies and local businesses to connect individuals to services. **Homeless Outreach Program:** provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
Bell Gardens	**Rent Stabilization (Ordinance 925)** is meant to protect tenants from excessive rent increases and promote long-term stability for tenants. The ordinance does so by blocking landlords from being able to raise rent by more than 50% of the change in CPI (consumer price index) or 4% annually, whichever is lower. **Tenant Eviction Protections (Ordinance 925)** is paired with the rent increase restrictions to protect tenants from being evicted as a means for landlords to raise rents. Landlords cannot terminate a lease after a tenant has been in a unit legally for 12 months unless there is just cause.	**First Time Home Buyers Program** intended to assist first-time home buyers with down payments. These loans range from $10,000 to $100,000. **Rental Assistance**: $1,500 of rental relief for residents in Bell Gardens who have past due balances from August or September 2023	**Owner-Occupied Rehabilitation Program** was created to help property owners with funds to rehabilitate their homes. These loans range from $10,000 to $125, 000. **CalHome Owner Occupied Rehabilitation Program:** program to assist homeowners with rehabilitating or converting their garages into an ADU. The CalHome Owner Occupied Rehabilitation Program provides low-interest loans of up to $75,000 to eligible homeowners who wish to improve or convert their existing ADU.	**City funded beds in shelters:** city purchased beds at the Salvation Army Shelter located in the City of Bell to ensure their residents have access to shelter when requested. **Non-profit partnerships:** People Assisting The Homeless (PATH) partners with city staff for outreach and shelter support **Homeless Outreach Program:** provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
Carson		**HOME Program:** grant awarded from the Department of Housing and Community Development (HCD). The funds are available primarily to low and moderate income families to sustain affordable housing.	**Foreclosure prevention awareness initiative:** campaign created to raise awareness of existing options for those at risk of foreclosure, but also highlights tips and smart decisions that may help prevent foreclosure in the future. **The Neighborhood Pride Program (NPP)** is designed to assist low-and moderate-income owners of single -family detached dwellings and mobile homes with the preservation of decent, safe and sanitary housing.	**Resources:** Webpage with Housing, Meals and Groceries, and healthcare for unhoused individuals

Commerce	**Rent Stabilization:** A landlord cannot increase a tenant's rent by more than 5% plus the CPI, or 10%, whichever is lower, within a 12 month period. **Just Cause:** is paired with the rent increase restrictions to protect tenants from being evicted as a means for landlords to raise rents. Landlords cannot terminate a lease after a tenant has been in a unit legally for 12 months unless there is just cause.	**A First-time home buyer program** is a partnership with a local housing development called Rosewood Village. In this program, 9 participants could get up to $150,000 in assistance for a downpayment and closing cost on unity in the development. To qualify, participants need to be first-time home buyers who have lived in Commerce for at least 5 years. Participants were chosen through a lottery process.	**Home Preservation Grant:** program that provides income-qualified residents with up to $25,000 in grant funding for essential home improvements such as roof repairs and electrical upgrades. These grants are just for single-family homes that are the owner's primary residence.	
Compton	**Housing Choice Voucher Program:** Participants of the HCV Program typically pay between 30% - 40% of their adjusted income for rent while the housing authority via federal dollars from the Department of Housing and Urban Development (HUD) cover the difference between the approved contract rent and the tenant's rent payment.			**Homelessness Task Force:** Conducts the homelessness count and collaborates with organizations to produce a service plan. **Homeless Outreach Program:** provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
Cudahy	**Rent Stabilization (Ordinance 736):** Created to protect tenants from excessive rent increases and promote long-term stability for tenants. The ordinance does so by blocking landlords from being able to raise rent by more than the change in CPI (consumer price index) or 3% annually, whichever is lower. **Tenant Protections (Ordinance 737):** is paired with the rent increase restrictions to protect tenants from being evicted as a means for landlords to raise rents. Landlords cannot terminate a lease after a tenant has been in a unit legally for 12 months unless there is just cause. **Inclusionary Housing Program:** City requires housing developers with units of 4+ to assign 15% of total housing units as inclusionary housing/affordable housing.	**First-Time Homebuyers Assistance Program:** run by the LA County Development Authority to provide 0% interest with deferred payment loans for first-time homebuyers for up to $85,000 or 20% of the purchase price (whichever is less).		**Staff dedicated to homeless services:** Supportive Services Coordinator and Homeless Services Liaison to help within the community. They will partner up with other city departments and divisions to address any issues and/or concerns within the city. **City funded beds in shelters:** city purchased beds at the Salvation Army Shelter located in the City of Bell to ensure their residents have access to shelter when requested. **Homeless Outreach Program:** provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
Downey				**Downey Resource Guide:** Homeless services and resources guide with information on youth services, food banks, and veteran services. **Downey Homelessness Plan:** 2018 Plan to prevent and combat homelessness

				Homeless Outreach Program: provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
East Rancho Dominguez		**First-Time Homebuyers Assistance Program:** run by the LA County Development Authority to provide 0% interest with deferred payment loans for first-time homebuyers for up to $85,000 or 20% of the purchase price (whichever is less).	**Grants for Minor Home Repairs:** up to $5,000 in grant funding to help preserve existing homes with minor repairs. These funds are available to specific groups including seniors, permanently disabled, or large families (+5). **Grants for Senior Homeowners:** up to $15,000 to assist the mobility and habitability repairs to homes for seniors who own their homes in unincorporated Los Angeles County	**The Homeless Initiative** is the central coordinating body for Los Angeles County's ongoing effort to expand and enhance services for people experiencing homelessness or at risk of losing their homes. Primarily funded through Measure H, a 1/4-cent sales tax. The homelessness Initiative works on: Homeless Prevention, Street Outreach, Interim Housing, Permanent Housing, Affordable Housing production and preservation, as well as the protection of tenants, and Supportive Services such as case management; connections to health care, mental health care, and substance use disorder treatment.
Huntington Park	**The Emergency Rental Assistance Program:** is three months of rental assistance available to income-eligible residents who live in Huntington Park. Funds are distributed on a first come first serve basis.	**First Time Home Buyer Program:** which provides assistance to low-income households on a down payment and closing costs for a home. To qualify for this assistance, buyers need to be residents of Huntington Park for at least 1 year	**Home Repair Program:** which provides up to $25,000 in grant funding to income-qualified homeowners in single-family homes to make repairs to their residences. This funding is offered on a first come first served basis.	**Consolidated Planning** of the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) programs to provide food services, homeless services, and hotel/motel vouchers.
Long Beach	**City Resource Line:** The LB Resource Line is a hotline that supports anyone in Long Beach who needs help finding local, City and community resources	**First-Time Homebuyer Assistance Program:** designed to assist low- and moderate-income families traditionally underrepresented in homeownership with purchasing their first home and building multi-generational wealth. Approximately 100 households will receive up to $20,000 in down payment and closing cost assistance. **Neighborhood Grant Program:** The City of Long Beach is providing up to $1,500 in funding to established Long Beach neighborhood associations to host neighborhood events and/or neighborhood improvement projects. The goal of the program is to support events and projects that improve neighborhood spirit, collaboration, and revitalization efforts. **Home Buyer Resource Page:** Connects residents to a wealth of County, State, and Nonprofit homebuyer educational resources and funding programs in addition to the city's funded program.	**Home Improvement Roof Grant Program:** provides eligible owner-occupied, single-family residence property owners with up to $20,000 in grant funding for the rehabilitation or replacement of their home roof.	**Multi-Service Center:** the place to go to get connected with services such as: case management, housing services, medical services through a clinic, obtaining identification, employment assistance, mental health support, safe parking program, and more.

Lynwood		**Utility Assistance Program:** which offers financial assistance to low-income households on electricity, gas, trash, and water bills. Recipients must be making 80% or less of the area median income in order to qualify for support.	**Home Investment Partnership Grant Program**: which provides funds for building, buying, and or rehabilitating affordable housing. The program offers up to $45,000 to homeowners through a $35,000 deferred payment loan and/or $10,000 grant to income-eligible households.	**Homelessness Plan:** Homeless Plan under development to better inform the city's strategy, strengthen partnerships, coordinate resources, and open the city to wider funding
Maywood	**Urgency Ordinance 23-01-U Rent Control:** a rent cap that keeps landlords from increasing the rent for residents who have lived in their since before February 6 2023 from increases to their rent.	**Housing Department:** provide direct service support to its residents for rental assistance, wrongful evictions, code enforcement violations, and shelter referral **First-Time Homebuyers Assistance Program:** run by the LA County Development Authority to provide 0% interest with deferred payment loans for first-time homebuyers for up to $85,000 or 20% of the purchase price (whichever is less).		**Homelessness Plan:** Five-year Homelessness Plan passed in 2021 to to shape the strategy for providing safe healthy housing for overcrowded households, city services for households in need, keep at-risk families with school-aged children connected to schools, and provide adequate housing to those who are unsheltered.
Paramount			**Home Improvement Program:** The City of Paramount is offering grants to remodel the exterior of owner-occupied detached single-family homes or mobile/manufactured homes. Qualified households may receive partial funding for exterior improvements such as doors and windows and roof repair **Home Security Rebate Program:** The City of Paramount is offering rebates of up to $200 exclusively for Paramount residents who purchase a new home security camera system or alarm service. **ADU Resources:** webpage to help residents, contractors, architects, developers, and anyone else interested in understanding how to build an accessory dwelling unit (ADU) or a junior accessory dwelling unit (JADU)	**Plan to Prevent and Combat Homelessness:** working with the City of Bellflower and the non-profit organization PATH, Paramount has developed a plan that outlines priorities in addressing these issues in both cities. **Homeless Outreach Program:** provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
Rancho Dominguez		**First-Time Homebuyers Assistance Program:** run by the LA County Development Authority to provide 0% interest with deferred payment loans for first-time homebuyers for up to $85,000 or 20% of the purchase price (whichever is less).	**Grants for Minor Home Repairs:** up to $5,000 in grant funding to help preserve existing homes with minor repairs. These funds are available to specific groups including seniors, permanently disabled, or large families (+5). **Grants for Senior Homeowners:** up to $15,000 to assist the mobility and habitability repairs to homes for seniors who own their homes in unincorporated Los Angeles County	**The Homeless Initiative** is the central coordinating body for Los Angeles County's ongoing effort to expand and enhance services for people experiencing homelessness or at risk of losing their homes. Primarily funded through Measure H, a 1/4-cent sales tax. The homelessness Initiative works on: Homeless Prevention, Street Outreach, Interim Housing, Permanent Housing, Affordable Housing production and preservation, as well as the protection of tenants, and Supportive Services such as case management; connections to health care, mental health care, and substance use disorder treatment.

South Gate	**Inclusionary Housing Program:** which requires developments with ten units or more to make 10 - 14% of rental and owner-occupied units affordable.		**ADU Resources**: permit-ready plans for new accessory dwelling unit (ADU) construction and standard plans for garage conversions into ADUs	**South Gate Homeless Outreach Program:** which works with the South Gate Police Department and the Salvation Army Bell Shelter to provide care management and other services to help individuals access shelter and housing **Homeless Prevention Program:** City of South Gate plans, coordinates and organizes strategies to assist the city's homeless population in collaboration with other public and private organizations. **Homeless Outreach Program:** provide outreach services to individuals experiencing homelessness. Focus on moving people into permanent housing.
Vernon				

Appendix C. Table of Workforce Development Policies and Programs

	PRESERVATION OF EXISTING BUSINESSES	JOB TRAINING AND CAREER PREPARATION	BUSINESS INCENTIVES	RESIDENT SUPPORT
Bell	**Commercial Façade Improvement Program:** Provides financial assistance to business and property owners along specific target areas.		**Opportunity Zones:** Created through the 2017 Tax Cuts and Jobs Act, Opportunity Zones allow investors to defer capital gain taxes and permanently exclude taxable income of capital gains in exchange for an investment in an opportunity zones fund. However, benefits depend on the amount of time that gains are held in opportunity funds. The intent of the program is to incentivize investment in specific geographic areas to lead to job creation and economic development. **Residential Rehabilitation Program:** Provides grant funding to low and moderate income homeowners for home beautifications, including remodels, exterior paint, and reroofs. Grants range from $18k for a single family grant or $11k for a mobile home grant.	
Bell Gardens		**Community Family Service Center partnership with Job Corps:** Provides job training to youth ages 16-24. The Job Corps job training programs run through the recreation and community services department.	**Opportunity Zones:** Created through the 2017 Tax Cuts and Jobs Act, Opportunity Zones allow investors to defer capital gain taxes and permanently exclude taxable income of capital gains in exchange for an investment in an opportunity zones fund. However, benefits depend on the amount of time that gains are held in opportunity funds. The intent of the program is to incentivize investment in specific geographic areas to lead to job creation and economic development. There is a 139 acre area between Clara Street, Eastern Avenue, Garfield Avenue.	**Affordable Connectivity Program:** Provides discounts for home internet and a one time discount for laptop. It is federally funded.
Carson	**Small Business Grant Program:** Includes a $5-$25k grant for businesses that have been negatively impacted by COVID-19. **Commercial Façade Improvement Program:** Provides financial assistance to eligible property owners for the renovation of commercial buildings and structures within the City of Carson Commercial Areas / Target Areas. Funds can be used to correct certain code violations for commercial buildings and improve storefront aesthetics. The funds are a range of a reimbursement grant of $2,500 to $25,000. The intent of the program is to	**Carson One Stop Career Center:** Provides assistance to both employers and employees. Services include: employer recruitment, assistance with candidate screening and selection, job placement and training established under Workforce Innovation and Opportunity Act.	The City of Carson has a partnership with the regional **Small Business Development Center** to provide services, financing, marketing, and accounting support to small businesses. **Enhanced Infrastructure Financing District (EIFD):** Carson is in the process of forming an EIFD with the help of LA County to raise funds for needed investments in infrastructure, affordable housing, and environmental mitigation. Funds will come from new incremental increases in property taxes within the EIFD area (roughly 14% of the City's total area). City policies provide financial relief. There is a low utility tax and no local property tax.	

	revitalize the City's commercial building stock.			
Commerce			The **Commerce Industrial Council**, which is the City's formal Chamber of Commerce, supports local businesses and creates economic opportunities in the City.	
Compton	**Small Business COVID-19 Relief Grant Program**: is a state-level program that provides $5-25k per business but has since been phased out. The City of Compton promoted the program to residents.	The **Rancho Dominguez AJCC** (America's Job Centers of California) is run by Managed Career Solutions and serves the Rancho Dominguez region of LA County but is based in Compton.		
Cudahy			From the 2040 plan, Cudahy is supporting a Chamber of Commerce, a Business Improvement District (BID), flexible land use designs and overlays, and a riverfront overlay.	
Downey			The City of Downey is launching a **Community Benefit District downtown** with the intention of raising funds for local businesses. It is projected to raise at least $253,589 annually. The Community Benefit District is a property assessment district, where business owners pay more to fund improvements and services like special events, security, maintenance and beautification, and the creation of a property owner-controlled non-profit corporation to manage funds.	
East Rancho Dominguez				

Huntington Park			**CA Enterprise Zone Tax Credit**: The City is included under the Los Angeles Mid-Alameda Corridor Enterprise Zone. It includes a hiring credit, sales and use tax credit, a business expense deduction, net operating loss carryover, and a net interest deduction for lenders. The City provides funds for commercial rehabilitation and industrial development bonds.	
Long Beach	**Commercial Corridor Façade Improvement Program (CCFIP):** Provides financial assistance to eligible property owners for the renovation of commercial buildings up to $25,000 per tenant to a maximum of $175,000 for multi-tenant buildings. The intent of the program is to revitalize the City's commercial building stock in specific communities.	**SBDC Small Business Development Center at Long Beach City College**: Provides one-on-one consulting and low cost training for businesses. **Pacific Gateway Workforce Innovation Network:** Supports economic development in the harbor communities. It is one of seven local workforce development boards (LWDB) that make up the Los Angeles Basin Regional Planning Unit and support economic development planning and goals.	The City has incentives for adding jobs, supporting manufacturing, relocating or expanding a small business, renovations and construction. These incentives are paid as a credit against the business license tax bill. Long Beach also has a **Digital Inclusion Resources Hotline**. There is also a **CalRecycle Recycling Market Development Zone (RDMZ)**, where in Long Beach, there are opportunities for technical assistance, expedited permit processing, and low-interest loans for facility construction, expansion, rehabilitation, and equipment purchase. There is also a micro-loan program for businesses.	**Long Beach** launched a guaranteed income pilot in selected zip codes for households at or below 100 percent of federal poverty level where people receive $500 a month for 12 months.
Lynwood			The City's **Community Block Development Grant Advisory Board** provides guidance and oversight on the use of Community Block Development Grant (CDBG) and HOME Investment Partnership (HOME) Grant Programs. These federal funds are meant to serve low and moderate income residents. The five-person board is appointed by City Council and receives a $50 stipend per meeting.	
Maywood		**City of Maywood Youth Workforce Program** in partnership with HubCities career center.		

Paramount	In partnership with the Chamber of Commerce, the City of Paramount launched the **"Explore Paramount"** campaign to bring customers and visitors to small businesses in Paramount.	**Paramount Education Partnership (PEP):** City owned program at community center that provides homework help, English language learning support, adult basic skills learning, workshops, etc.	While not an explicit program, the City of Paramount has benefits that support small businesses, such as: low licensing and permit fees, a streamlined permit process, fast tracked permit approvals, and next day site inspections.	
Rancho Dominguez				
South Gate		**Hub Cities Consortium (HCC):** is a center, physically located in South Gate, providing services and support to job seekers and employers across the cities of Bell, Bell Gardens, Cudahy, Huntington Park, Lynwood, Maywood, South Gate, Vernon. Hub Cities Consortium operates the Southeast LA AJCC (America's Job Centers of California) serving SELA communities.	In 2020, the City used federal CDBG to launch the **Small Business Job Retention and Creation Grant**, a one-time $10,000 grant to help twenty small businesses retain staff and continue providing services.	In 2018, South Gate released a **Comprehensive Economic Development Strategy** that identified opportunities to support residents and strengthen the workforce. Some opportunities included partnering with training programs, promoting financial incentives from the state, encouraging the production of affordable housing, and seeking community benefits agreements.
Vernon			The City of Vernon has a Public Utilities Department (VPU) that includes a Natural Gas Rebate Program, Commercial Electric Forklift Incentive, Commercial EEV Charger Incentive.	

State of California - Natural Resources Agency

San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy

Consolidated Grant Program Guidelines

July 2023 – Revised March 2025









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1. Introduction

1.1 Purpose of Guidelines

The purpose of these guidelines is to establish the process, procedures, and general requirements through which the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) will administer its allocated funds. These guidelines are intended to streamline and establish a process for project applications across all RMC Grant Programs to advance the State of California's goals of Cutting Green Tape, Restoring Forest Health for Wildfire and Climate Resilience, and Building Capacity within the RMC's jurisdiction. As such, one uniform application process will be utilized by all applicants to access millions of general and bond funded program dollars— dollars that are meant to be invested into communities for all Californians to enjoy open green space in their neighborhoods, facilitate public access improvement and habitat conservation projects, and support green workforce development.

Individual program or fund source requirements and additional application requirements (project benefits, metrics tracking, data management, maps, etc.) may be required as part of a Full Application (see Section 5).

Any changes to these guidelines and/or the application submission process will be posted in a timely manner on the RMC's website.

1.2 Background

The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) is one of ten conservancies within the Natural Resources Agency established in 1999.[1] Our mission is ***to preserve open space and habitat in order to provide for low-impact recreation and educational uses, wildlife habitat restoration and protection, and watershed improvements within our jurisdiction*.** This work supports the public's enjoyment and enhancement of recreational and educational experiences on public lands in a manner consistent with the protection of lands and resources in those watersheds.

RMC's jurisdiction includes eastern Los Angeles County and western Orange County, comprised of the San Gabriel River Watershed and its tributaries, the Lower Los Angeles River Watershed and its tributaries, Upper Santa Clara River and its tributaries, northern slope of the Angeles National Forest, the San Gabriel Mountains National Monument, Puente Hills, and the San Jose Hills. Effective January 1, 2023, RMC's jurisdiction expanded by 208 square miles.[2] The expanded area includes the Dominguez Channel Watershed (bounded by Manchester Boulevard in the City of Inglewood to the north, and the Los Angeles and Long Beach Harbors to the south) and Santa Catalina Island. A full list of cities and more information about the physical geography of the greater Los Angeles area can be found at http://rmc.ca.gov/about/.

1.3 Priorities for Funding/Guiding Principles

The RMC awards grants and interagency agreements with the aim toward creating open space, habitat restoration, expanding green space in disadvantaged communities, and protecting the watersheds of the San Gabriel and Los Angeles Rivers, Dominguez Channel, and Catalina Island. The overall policy guidelines for the RMC are found in two primary references: the statute which created the RMC, Public Resources Code Section 32600, and *Common Ground, from the Mountains to the Sea*, the watershed and open space plan for the *Los Angeles and San Gabriel River watersheds* which was adopted by the RMC and further identifies the policies of the agency. These and other relevant plans can be found at http://rmc.ca.gov/resources/.

[1] (Chapters 788 and 789, Statutes of 1999). A copy of its general provisions, powers and duties, and other guidelines can be found in Division 22.8 of the Public Resources Code §§ 32600-32622.

[2] An increase of approximately 14% as the result of Governor Newsom signing Senate Bill 1122 (SB-1122, Allen)

RMC's area of jurisdiction includes a variety of natural resource and recreation areas, including the coast, wetlands, and forests. RMC's jurisdiction also includes heavily urbanized areas south of the San Gabriel Mountains to the California coast. Thus, RMC encourages collaboration across jurisdictions and organizational partners to produce multi-benefit projects that address multiple regional needs, such as increasing access to open space, green workforce development, water quality improvements, flood control, and wildfire resilience. The RMC further promotes project development that includes robust community engagement throughout the life of the project and has developed the Community Engagement Toolkit in an effort to support potential grantees in developing community based, multi-benefit climate resilient projects. The RMC further encourages projects that leverage multiple funding sources to strengthen project goals.

In addition to increasing access to natural areas, the RMC works to ensure residents have access to open space within their own communities, as evidenced by the large number of grants the RMC has awarded since 1999 for the purpose of planning, constructing, and improving parks and trails within communities and, particularly, within underserved communities that currently lack equitable access to open space.

The RMC addresses environmental injustices and park inequities in its jurisdiction through its Environmental Justice Policy, which incorporated into the grant making process. It is the policy of the RMC that the fair treatment of people of all races, cultures and income shall be fully considered during the planning, decision-making, development and implementation of all RMC programs, policies, and activities. The intent of this policy is to ensure that the public within the RMC catchment area including minority and low-income populations are not discriminated against; treated unfairly or caused to experience disproportionately high and adverse human health or environmental effects from environmental and land-use decisions, and that kids and families have access to safe open space and healthy neighborhoods.

On July 24, 2017, the RMC Governing Board approved a Tribal Consultation Policy consistent with the approved policy adopted by the California Natural Resources Agency. Pursuant to Executive Order B-10-11 and California Natural Resources Agency Tribal Consultation Policy. The RMC promotes early, often, and meaningful consultations with California Native American tribes with the goal of collaborative partnership and meaningful inclusion of tribal governments' priorities and interests in projects. The RMC supports institutionalizing tribal consultation practices into project planning, development, and implementation decisions.

As a State conservancy, RMC is committed to the provision of equitable park access. Access for All is integral to RMC's environmental justice work. These efforts seek to undo deeply ingrained inequities, and preserve the cherished natural, cultural, and tribal resources as the fight against climate change intensifies. The Outdoors for All initiative further advances two other state priorities, Nature-Based Solutions and 30x30, by investing in California's public lands and natural resources.

The RMC is committed to funding projects that address climate change. Climate change will continue to aggravate the greatest challenges faced across the Los Angeles Basin: ensuring water security, clean water, clean air, community wellbeing, thriving ecosystems, as well as managing floods, fires, and sea level rise. The State's 30x30 strategy offers nature-based solutions that would help to address climate change impacts faced by communities today and into the future. RMC has been working on this effort since the adoption of *Common Ground* to grow a greener Southern California.

2. General Eligibility

2.1 Eligible Applicants

Eligible applicants for projects located within the boundaries of the RMC are:

- State agencies
- Federal agencies
- Tribal entities recognized on the current US Federal Register or the Native American Heritage Commission as a California Native American tribe
- Local public agencies, including:
  - City or county
  - Water districts
  - School districts
- Certified local conservation corps
- Non-profit organizations with a 501(c)(3) designation
- Joint Powers Authority (JPA) if at least one of the parties to the joint powers agreement qualifies as an eligible applicant

Individuals and corporations are not eligible for this grant program; however, RMC encourages multiple partners or joint projects. As long as the lead agency is one of the above listed eligible applicants, applications will be accepted from joint projects with non-eligible agencies.

2.2 Eligible Projects

Projects must be consistent with RMC's enabling legislation (PRC §§ 32600-32622), *Common Ground,* its Environmental Justice, and Tribal Consultation Policies, and existing and adopted river and flood control projects/plans. Projects should create, expand, and/or improve public open space throughout the region by improving access, habitat quality, water security, and wildfire resilience, as well as promote stewardship of the landscape via stakeholder involvement and long-term maintenance that will encourage environmental, social, and economic benefits. The RMC has supported grants for planning, implementing, and acquiring open space for parks and trails improvements. An interactive map of RMC projects can be found on the RMC website: http://rmc.ca.gov/.

A. Planning

Planning projects include feasibility studies, technical studies, concept designs, construction drawings, permitting, environmental compliance, and public engagement. To the extent known, projects should have both quantitative and qualitative project outcomes. These projects are necessary activities that will lead to a specific future on-the-ground implementation project that is likely to qualify for future implementation funding. If the application seeks funding for permitting, a complete description of the permits needed and a timeline for obtaining them must be included in the application. Note some of RMC's funding sources are limited in the amount of dollars granted for pure planning projects.

B. Implementation

Implementation projects include construction costs for restoration, enhancement, natural resource protection and/or projects that will enhance public access, increase open space, or promote climate resilience and improve watershed health. RMC funds are intended to support "shovel ready" projects that have advanced to the stage where planning, land tenure, and design plans (~90% level or higher) have been completed. Facilities development projects must be accessible to the public and demonstrate a strong relationship and value to natural resource stewardship or environmental education.

Implementation projects may include up to twenty percent (20%) of the grant funds on non-construction costs including direct project management and administration. These costs may include planning, consultant fees, plan documentation, bid preparation, California Environmental Quality Act (CEQA) compliance, and development of final design plans and permitting.

C. Acquisition

Acquisition projects for open space protection include due diligence, acquisition costs, and land management planning (e.g., restoration, passive recreation). Appraisals, land, improvements, relocation costs, title reports, surveying, and escrow are eligible project costs. Demonstration that there is a willing seller is required for acquisition projects to be considered for funding. The purchase price of the property cannot exceed the fair market value determined in an appraisal completed within a year of the acquisition date and approved by the Department of General Services (DGS). State funds may not be used in part or whole to acquire property above fair market value. A completed appraisal approved by DGS's Real Estate Services Department is not required at the time of application submission.

The total of all due diligence, planning/preliminary costs including plan documentation, design, appraisals and negotiations, permit costs, consultant costs, and other similar costs cannot exceed ten percent (10%) of the grant amount. Indirect/overhead is limited to 10% of the due diligence budget line, if any, not the grant amount.

D. Technical Assistance Program (TAP)

The RMC Technical Assistance Program (TAP) supports local communities with direct application assistance with the goal of facilitating access to the Conservancy's funding programs. TAP creates a more equitable playing field by helping under-resourced applicants access Conservancy funds. TAP is available year-round and will include outreach and programs to provide application assistance to eligible applicants. Information, tools, resources, and strategies may be provided to help applicants through the stages of project conceptualization, grant initiation, grantmaking, and project completion. In addition to RMC staff, these resources include:

- peer-to-peer mentoring
- access to best practices
- identifying technical resources
- providing professional grant writing and facilitation services

Applicants may apply for RMC support to develop competitive parks and open space projects, increase staff capacity for project and grants management during planning and construction phases, assistance in grant writing, and organize outreach and engagement to community members, stakeholders, and tribal groups.

The RMC may fund each phase of a project – Acquisition, Planning, and Implementation. But typically, we would fund each phase as a separate grant with a separate application. We cannot fund the Implementation phase of a project until environmental review pursuant to the CEQA is complete. For this reason, RMC cannot fund both the preliminary Planning and Implementation phase of a project under one grant, unless the entire project falls within a CEQA exemption.

2.3 Project Examples

The following non-exhaustive list are uses ***eligible for reimbursement from RMC*** grant funds:

- Multi-benefit projects that promote sustainability and community engagement while addressing climate and societal challenges and simultaneously providing community wellbeing and biodiversity benefits
- Urban greening, introduction of native vegetation in cities and communities, like trees and shrubs at parks
- Expand urban forest to increase shade and decrease ambient temperatures around buildings and alleys (reducing the urban heat island effect)
- Projects to create or improve open-space corridors and trail linkages
- Water conservation, stormwater capture, and infiltration improvements, such as permeable surfaces and nature-based water capture features
- Create or enhance existing wetlands or riparian zones
- Expanding floodplains, restoration of wetlands, riparian, and complementary habitats
- Coordination with California Native tribes to have access to natural cultural resources and cultural landscapes
- Projects that result in Tribal co-management and conservation of land
- Converting abandoned land and brownfields into open space or community spaces to enhance social cohesion and regenerate disadvantaged communities
- Acquisition of vacant/undeveloped land for parks creation and/or habitat conservation
- Creation or improvement of exterior public landscapes, gardens, and outdoor spaces
- Installation of interpretive features that enhance understanding of natural, cultural, or historic elements in public parks, trails, and eligible public venues
- Construction of ADA upgrades, parking areas, restrooms, drinking fountains, and other visitor amenities
- Projects to improve forest health, reduce wildfire danger, or mitigate the effects of wildfires such as fuels reduction projects
- Increase resilience of the region to wildfire and climate change impacts through priority planning
- Work with job training groups to grow the region's workforce capacity

Applicants are encouraged to submit projects that involve more than one use to be considered competitive. Please see 4.4 Application Evaluation Criteria for additional information.

2.4 Ineligible Project Types and Costs

The following non-exhaustive list are uses and expenses ***not*** eligible for reimbursement from RMC grant funds:

- Costs incurred before the grant agreement is signed and preconditions met or after the grant completion date
- Projects mandated to address a violation of, or an order to comply with, a law or regulation
- Projects that fund acquisitions of land by eminent domain
- Operations and Maintenance related costs
- Projects that are located on school properties designed solely for school students and not open to the general public, unless part of a multi-use project which allows for access from the general public
- Non-nature playground equipment and/or infrastructure such as swing sets and skate parks
- Facilities that do not have an environmental education focus or theme, such as basketball courts and soccer fields (multi-use projects may include these elements, but RMC will not fund planning or development of such facilities)
- Projects that cause erosion or contribute to flooding
- Non-fixed equipment (can be eligible in certain situations or funding source)
- Costs associated with fundraising, lobbying, or entertainment
- Food and beverages for meetings or events, including ceremony or publicity (can be eligible in certain situations or funding source; extensive justification is necessary if requesting funding for this expense)
- Travel costs not specifically identified in the grant budget
- Project-related travel expenses and related expenses that exceed current State mileage reimbursement and per diem rates
- Out-of-state travel, unless identified in the full application and budget and approved in advance
- Out of the country travel
- BMP (Best Management Practices) directed projects that lack an improved habitat, low impact public recreation access, or environmental education components
- Removal of trees, invasive plants, or other landscaping on private property
- Projects that exclusively fulfill other mitigation requirements
- Purchase of capital equipment without first demonstrating how the equipment will be utilized
- Purchase of supplies or equipment with a useful life of less than two (2) years, such as general office supplies
- Contributions and donations, including cash, property, and services to other organizations, speaker/presentation stipends, or subgrants, regardless of the recipient
- Research, education, outreach, or event-related projects (although these types of activities may be included as a small part of the overall implementation of a project eligible for RMC grant funds)
- Fines, penalties, damages, late fees, and other settlements resulting from violations or non-compliance
- Grant writing expenses outside of the TAP program
- Employee services without documentation (i.e., timesheets) of actual time spent on the project
- Other expenses that lack source documents or backup documentation (i.e., no evidence of invoices, payment receipts)

3. Grant Funding Sources

The RMC invests State funds through a variety of ongoing funding opportunities, including non-bond priorities grant programs and Proposition funds. Applicants do not need to identify a specific fund source when preparing an application. A full listing of funding sources and amounts is published on the *Local Assistance and Support Budget* report on the RMC Board Meetings page of the website, updated each meeting. Once an application is submitted, RMC staff will determine the most appropriate funding source(s) based on project's alignment with funding sources and duration of the project. Future grant opportunities for RMC Grants may be funded through similar legislative actions or other funding sources provided below.

3.1 Non-Bond Priority Grant Program

In certain years, the annual state budget has allocated General Funds directly to the RMC. These funds have been incorporated into the Non-Bond Priority Grant Program. The major funding priorities are described below.

a. Wildfire Prevention

Wildfires are part of California's natural landscape; however, drought and climate change conditions have increased wildfire frequency, size, and severity in recent years, extending California's Wildfire season. Historical fire perimeters within RMC's territory show that many sections of the San Gabriel Mountains and foothills have burned repeatedly with in the last few decades, with some sections having burned multiple times. To increase the region's resiliency to wildfire, funded projects should advance the California's Wildfire and Forest Resilience Action Plan: A Comprehensive Strategy, with a focus on hazardous fuels clearance, post-fire restoration, work force development, and environmental education to increase the region's resiliency to wildfire.

b. Lower LA River Revitalization

The Lower Los Angeles River program area encompasses 1.5 miles on each side of the river's lower nineteen (19) miles, from the City of Vernon to the City of Long Beach. The Lower Los Angeles River Revitalization Plan (LLARRP) describes opportunities for improving the environment of the Lower Los Angeles River. The plan was developed through a watershed-based, equitable, community-driven process and it identified 155 potential multi-benefit projects that would improve community economics, health, and equity; the public realm; and water and the environment along and in the vicinity of the river. The Plan has been incorporated into the Los Angeles River Master Plan Update. Funding will be support projects in line with the LLARRP, immediate drought response, and long-term water resilience.

c. Climate Resilience

Investments will support multi-benefit and nature-based solutions, which includes funding to support activities that mitigate climate-driven impacts on fish and wildlife, restore habitat, accelerate climate smart management of California's natural and working lands, and help meet the State's 2030 GHG reduction goals. Multi-benefit projects and nature-based solutions focused on resilient urban/non-urban forests and landscapes will be prioritized, as will projects that implement strategies found in Pathways to 30x30: Accelerating Conservation of California's Nature. As part of Executive Order N-82-20, this initiative sets California on the path to conserving 30% of California's lands and coastal waters by 2030. Funding will be available for projects that support or promote climate resilience, wildfire prevention, community access, and natural resource protection.

d. Nature Based Solutions

"Nature-based solutions" describe actions that work with and enhance nature to help address societal challenges. It called for restoring nature and landscape health to deliver on climate change goals and other critical priorities, including improving public health and safety, securing food and water supplies, and achieving greater equity across California. Funding will be available to projects that promote healthy landscapes by reducing or limit future greenhouse gas emissions, accelerate on-the-ground projects, prioritizes environmental justice in disadvantaged communities, and reduce hazards brought on by climate change such as wildfire and flooding. Projects that result in a variety of benefits to the environment, communities, and overall human well-being will be prioritized.

3.2 Bond Grant Programs

In certain years, voters approve state general obligations bonds to support Natural Resources Management. Due to the diverse landscape across the RMC's jurisdiction, projects funded through bond funding fall into three main Program Areas to allow for equitable distribution of funds across the region. These program areas are Urban Areas, Rivers and Tributaries, and Mountains, Hills, and Foothills.

Urban Lands are lands within the developed, urban core of the RMC's region that does not fall directly within the other two categories of River/Tributary Parkways and Mountains, Hills, and Foothills. The primary intent of this program are to create new accessible urban passive open space and nature-based solutions in and near communities.

River/Tributary Parkways are lands falling within a quarter mile on either side of the centerline of a river or tributary within the RMC's region, but not within a Mountains, Hills, and Foothills or Urban Land area. The primary intent of this program is to provide for a revitalized accessible river parkway along the main stems of the Dominguez Channel, San Gabriel and Lower Los Angeles Rivers, and their tributaries; improve water resources, increase riparian corridors, extend floodplains, and provide enhanced recreational opportunities.

> The Lower Los Angeles River Program is a sub-area of focus under the River/Tributary Parkways Program Area. To further advance the Lower Los Angeles River Revitalization Plan, targeted funding has been allocated to support projects along the Lower Los Angeles River on land falling within 1.5 miles on either side of the centerline of the river. Projects along the Lower Los Angeles River will increase access to open space for some of the highest need areas in the RMC's territory.

Mountains, Hills, and Foothills are lands lying within the area of a named system of mountains, hills, and foothills. More specifically, land lying within the geographic area of the San Gabriel Mountains, the San Jose, San Rafael, Montebello, Puente, Chino, Coyote, or Signal Hills, the San Gabriel foothills, a portion of the Palos Verdes Hills, Rolling Hills, Catalina Island, and within the RMC's region not within the Urban Lands or River/Tributary Parkways area. The primary intent of this program is watershed, habitat, and wildlife corridor protection, trails, and public access as appropriate to the site.

RMC's available proposition funds are listed below.

Proposition 1 (AB 1471, Rendon)

In 2014, voters approved the Water Quality, Supply, and Infrastructure Improvement Act (Proposition 1). Proposition 1 provided $7.545 billion in bonds to fund programs and projects for clean, safe, and reliable drinking water; protecting rivers, lakes, streams, coastal waters, and watersheds; groundwater sustainability; statewide water system operational improvement and drought preparedness; water recycling; flood management; and regional water security, climate, and drought preparedness.

Of Prop 1 funding, $30 million was allocated to RMC for activities and projects related to multi-benefit ecosystem and watershed protection and restoration. An additional $50 million was made available for projects that protect and enhance the Lower Los Angeles River, its watershed, and tributaries.

Proposition 68 (SB 5, De León)

In 2018, voters approved the Parks, Environment, and Water Bond (Proposition 68). Proposition 68 authorized $4 billion in general obligation bonds for state and local parks, environmental protection projects, water infrastructure projects, and flood protection projects. The measure required that between 15 and 20 percent of the bond funds, depending on the type of project, be dedicated to projects in communities with median household incomes less than 60 percent of the statewide average; that 60 percent threshold amounted to about $39,980 in 2016. The largest amount of bond revenue—$725 million—was earmarked for neighborhood parks in park-poor neighborhoods in accordance with the Statewide Park Development and Community Revitalization Act of 2008's competitive grant program. The measure also reallocated $100 million in unissued bonds that voters approved via Proposition 1 (2014), Proposition 84 (2006), and Proposition 40 (2002).

Of Prop 68 funding, $30 million was allocated to RMC for activities and projects that support the RMC's mission including creating or improving open space, protecting watersheds that fall within its territory, and projects grants that serve disadvantaged and severely disadvantaged communities. An additional $37.5 million was allocated for grants supporting river parkways and urban streams, pursuant to the California River Parkways Act of 2004 and the Urban Streams Restoration Program pursuant to Section 7048 of the Water Code.

Proposition 4 (SB 867, Allen)

In 2024, voters approved the Safe Drinking Water, Wildfire Prevention, and Protecting Communities and Natural Lands from Climate Risks Bond (Proposition 4). Proposition 4 authorized $10 billion in general obligation bonds for natural resources and climate activities including increasing the amount and quality of water available for people to use, reduce the risk of floods, improve forest health and reduce the risk of severe and destructive wildfires, and expand recreational opportunities at parks or reduce the impacts of climate change on parks. Proposition 4 allocated $33 million to the RMC for watershed improvement, wildfire resilience, forest restoration, and workforce development opportunities in disadvantaged communities.

Of Prop 4 funding, $121.5 million was allocated to RMC. This funding will continue its efforts in improving watershed health and increase wildfire and climate resiliency. It would be able to expand its collaboration and efforts with other governmental and non-governmental organizations to successfully fulfill the statutory mandates under Proposition 4. An additional $40 million will be made available for projects that improve climate resiliency or the protection of the Los Angeles River Watershed or are consistent with the Lower Los Angeles River Revitalization Plan.

4. Application Submission and Selection

4.1 Application Process

Applications will be submitted in two phases: a Concept Proposal and a Full Application. Applicants will first submit a Concept Proposal that will be reviewed by RMC staff for consistency with RMC goals, any specific program priorities, and the strength of the proposed project. In addition, RMC staff will look at all Concept Proposals for location, need, project type, readiness, threats, cost, and cost share. RMC staff will offer applicants feedback regarding alignment with priorities, overall merit, and any ineligible costs. RMC staff will select Concept Proposals to move forward and will invite selected applicants to submit Full Applications.

Applicants will be provided the Full Application upon RMC invitation. RMC staff are available to work with Applicants during the preparation of the Full Application, as needed. RMC may request Applicants to revise and resubmit Full Applications, as necessary.

It is **strongly recommended** that prospective applicants contact RMC staff for a consultation prior to submitting a Concept Proposal.

Unless otherwise stated on the RMC website, RMC accepts applications on a rolling basis and will be accepted and evaluated when they are received.

4.2 Project Budget

Budget tasks should be consistent with the work plan tasks and sufficiently detailed to describe project costs. Justification must also be provided for costs to ensure they are cost-effective and appropriate to the work proposed.

A. RMC typically awards grant funds with a budget range between $300,000 - $2,000,000. RMC may award small grants ranging from $50,000 - $300,000. Awards outside of these ranges are considered on a case-by-case basis.

B. Matching Funds

Matching funds or cost share is the portion of the project cost not funded by the awarding agency (RMC) and is provided by the applicant and/or other sources (i.e., private donations, private companies, nonprofit organizations, public agencies). Matching funds are not required for projects but will increase the competitiveness of the project application and may be beneficial in particular to complete a larger project. Matching funds may include in-kind staff services, operations and maintenance, volunteer support, and ongoing monitoring and assessment. Contributions may be in the form of money, property, or services and must be verifiable. If RMC previously provided grants for the same overall project, these grants are not considered matching dollars. In addition, a list of all matching fund sources must be detailed in the proposed budget. Applications must be specific to the source and dollar amount of all contributions of cash or in-kind services. They also must be identified as secured or proposed. Secured matching dollars are funds the applicant has an executed grant agreement or letter of intent to fund from the organization providing matching dollars. Cost share must be:

- Used to support the proposed project;
- Spent between the submission of the Full Application and the end of the grant term; and,
- Secured prior to application submission in order to be considered during proposal scoring

C. Indirect Costs

Indirect costs are also known as incidental costs, administrative costs, overhead, or administrative overhead. They are costs that cannot be readily assigned to a specific activity or program.

Indirect and Overhead expenses are limited to a maximum rate of fifteen percent (15%) of the total RMC grant request/award, minus equipment costs.

Methodology of indirect costs calculation and types of expenses (i.e., administrative support, rent, utilities, phone, copying, office supplies) must be retained by the grantee for audit purposes, and may be requested by State at any time. A typical method for documentation of administrative overhead expense is a Cost Allocation Plan or a governing board-approved rate**. It is the responsibility of the grantee to keep documentation used to determine the rate and provide detailed calculations in support of the indirect cost rate.** For all indirect costs claimed, grantees must keep backup documents in audit-ready files. Typical backup documents include, but are not limited to timesheets, utility, and rent bills. If a grantee seeks to recover indirect costs from any grant, this item should be included as a line item in the approved project budget. Any cost that is billed as a direct cost cannot be included in indirect cost rates.

Certain types of indirect costs may NOT be charged to RMC, including food and beverage, fundraising, lobbying, and entertainment. Indirect costs for the whole project should be shown as one budget and tasklist item, rather than applied to each task. Projects requesting low or no overhead from the RMC grant request will be deemed more competitive.

If RMC is granting funds to a California Native American tribe that has an approved Federal Indirect Cost Rate, RMC will pay that rate to the tribe. If RMC is passing through federal grant funds to a grantee that has an approved Federal Indirect Cost Rate, RMC will pay that rate with the federal funds. Grantees shall provide a copy of the approved Federal Indirect Cost Rate.

4.3 What to Submit

The application is a two-step process. Applicants will first submit a Concept Proposal Application. If the Concept Proposal meets the RMC's eligibility criteria and there is available RMC funding for the project, applicants will be invited to submit a Full Application. All applicants will follow this process. Here are the steps in the application process:

1. Develop and submit a Concept Proposal

   - Fully complete the Concept Proposal Application form in Appendix A and attach applicable project photos and maps. The application can also be found on the RMC Grants webpage at https://rmc.ca.gov/grants/.

   - Email the completed form with all applicable attachments as a single, unprotected PDF document to info@rmc.ca.gov

   - If needed, request a technical assistance consultation with the Project Manager covering your project area to discuss project eligibility. It is strongly recommended that prospective applicants contact RMC staff at info@rmc.ca.gov for a consultation prior to submitting a Concept Proposal Application.

   - Within thirty (30) days, your proposal will be evaluated, and you will receive notification whether you are being asked to submit a Full Application or if your project is not eligible for RMC funding.

- If your project is denied, RMC staff will contact you with the reasons for denial (i.e., doesn't align with RMC mission, timeline too far in the future). Whenever feasible, RMC staff will provide technical assistance to the applicant to remedy denial reasons and encourage them to submit a revised Concept Proposal Application.

- If your project is selected for a Full Application, go to Step 2 below.

2. Develop and submit a competitive full application

    - RMC staff will advise which of its available funding programs will support the project (i.e., Non-bond priorities, Wildfire Prevention, Proposition 1) and they will provide a detailed guideline of "What to Submit." Such documents may include a comprehensive project description, detailed budget, task list and timeline, board resolutions authorizing the submission of the application, three (3) support letters, long-term maintenance and monitoring plan, specific project metrics (e.g. numbers of trees planted, acres treated), conservation corps consultation, and required State forms. Specific supporting documentation may vary from one funding source to the other, and those requirements will be communicated with the applicant.

    - We recommend applicants to review the Consolidated Grant Program Guidelines and the recommended funding program's guidelines to understand the requirements in more detail.

    - RMC staff are available to work with applicants during the preparation of the full application, as needed.

    - Please return the full application within sixty (60) days of proposal acceptance notification to info@rmc.ca.gov

3. Conservancy review of application

    - Typically within two (2) weeks, RMC staff will evaluate applications based on the project evaluation criteria

    - You may be asked to correct or complete documents after the full application is submitted

    - You may be invited to participate in an interview and/or site visit to provide additional information to RMC staff during the application review process

    - You will receive an email indicating whether or not your application will be recommended to the RMC Governing Board for a grant award. You may request feedback from RMC staff on strengths and weaknesses of your application.

Projects must be fully vetted through the two-step application process and approved by the RMC Governing Board prior to the release of funds. All information that you submit is a public record subject to disclosure under the Public Records Act.

4.4 Application Evaluation Criteria

All eligible and complete Full Applications will be evaluated and scored by technical reviewers, which will include representatives from RMC and others as appropriate. Full Proposal evaluation may also include a site visit. Each funding source will have its own evaluation criteria to be shared when applicants are invited to submit a full application. Grant applications that receive an average score of seventy percent (70%) or better will be considered the most competitive for a funding recommendation. RMC staff will subsequently recommend competitive applications to the RMC Governing Board for grant award. The selection panel may recommend modifications, including recommending partial funding, in order to meet program priorities, funding targets and available funding limitations, and will direct staff to conduct due diligence on the applications to assure the project can move forward.

The below presents a suite of broad categories that are meant to be representative of the types of criteria upon which applications will be evaluated.

- Multi-benefit and multi-jurisdictional
- Environmental Justice
- Project Readiness
- Urban Land Use
- Recreation
- Stakeholders/Partners
- Educational/Interpretive
- Climate Sustainability
- Access, Trails, and/or Bikeways
- Water Resources and Quality
- Habitat Protection/Restoration
- Cultural or Historic Resource
- Stewardship and Management Plan
- Workforce Development
- Consistent with and implementation of Regional, State, and Federal plans
- Proposed budget is appropriate to the work proposed, cost effective, and sufficiently detailed and are consistent with the tasks shown in the project narrative and schedule

5. Grant Awards and Agreements

Once all due diligence is complete, RMC staff will notify the applicant and work with them to prepare any associated materials in preparation for presentation at least three (3) weeks in advance of a public RMC Board meeting. The RMC Governing Board has sole and absolute discretion to approve a project for funding.

The regular RMC Board meeting schedule convenes on the third Monday of January, March, May, June, July, September, and November (schedule is subject to change).

1. Following approval by the RMC Governing Board, RMC staff develops an individual grant agreement with detailed provisions and requirements specific to that project. The agreement will be routed electronically via DocuSign.

2. The Grantee must sign the agreement within forty-five (45) days of receipt. If you have a material change from the application (i.e., budget and/or timeline change, loss of matching funds, scope change), or if you do not return the signed agreement within 45 days, RMC reserves the right to rescind the grant award.

3. After a signed Grant Agreement is returned and signed by two (1) State signatories, the applicant becomes a Grantee.

4. Grantee will be assigned a Conservancy Project Analyst to work with.

Before you can start spending your grant, please ensure you have received the fully executed grant agreement and the following conditions precedent:

- Board Resolution: Your organization must pass a formal resolution, signed by your appropriate authorities, that a) agrees to accept RMC grant funds, and b) identifies the positions in your organization who are allowed to negotiate and execute agreements related to the RMC grant. This resolution can be passed before your grant has been awarded OR after your grant has been awarded.

  It is your decision whether you pass this resolution before or after we award your grant. Choose what works for your Board's schedule and needs; however, you cannot start using the grant until RMC has received your organization's formal and signed board resolution.

- Insurance Documentation: Your grant agreement specifies types and levels of insurance your organization must carry while spending your RMC grant. To ensure these requirements are being met, we require copies of your organization's insurance policy certificate that

  a) show the required types and levels of insurance,
  b) lists State of California as an "Additional Insured," and
  c) references your RMC grant agreement number. Your insurance agent should be able to provide these certificates to you.

In addition to these universal conditions, your grant agreement may require additional conditions based on project type, funding source, or specific circumstances of your project.

Please be aware that if an entity is awarded a grant from the RMC, the provisions listed below will apply.

5.1 Payments of Grant Funds

Funds cannot be disbursed until there is an executed grant agreement between RMC and the agreement has been live for at least forty-five days.

Grant agreements are generally structured and defaulted to provide for payment in arrears of work being performed. At the time of grant agreement, the grantee must select the payment terms for the life of the grant: **Reimbursement** or **Advance Payment**. Under no circumstances may the payment terms change during the grant's performance period therefore it is imperative the grantee evaluates their financial situation prior to selecting a payment term. If the grantee does not formally advise RMC on their payment term selection, their grant will be on a reimbursement-basis only. For more information on advance payments, please see the next Section 5.2.

A complete payment request (also known as "invoice," "reimbursement," or "advance request") must be prepared into a single PDF file including the following forms, all of which are available at our website and instructions at http://rmc.ca.gov/payment-requests/:

- Exhibit J – Payment Request Form with signature and date.
- Exhibit J-A – Advance Release Form for Previously Advanced Funds (if applicable)
- Exhibit K – Project Costs Summary Form
- Exhibit L – Labor Costs Summary Form (labor/staff time)
- Exhibit M – Equipment Costs Summary Form (equipment purchases and/or rentals)
- Exhibit N – Services and Materials Costs Summary Form (services, consultants, or purchases)
- Exhibit O – Report of Alternative Funding Expenditures Form (for grants using matching funds)
- Exhibit P – Progress Report
- Exhibit Q – Expenditure Projection Report

All forms must be combined into one file in the above order. Email the invoice PDF to info@rmc.ca.gov and cc your Conservancy Project Analyst.

The grant agreement and the forms will have detailed instructions of backup documentation requirements, how to complete a reimbursement request, and how to submit your invoice package. If your approved grant budget includes project-related travel costs, please visit the State's Travel Reimbursements for specific rules and rates for billing those expenses. There is no minimum or maximum amount, including up to the full grant amount, for a reimbursement payment request.

Please note that an invoice billing period must be within the same RMC fiscal year, which runs from July 1st to June 30th of the following year. Grantees should submit invoices covering work up to June 30. A new reimbursement package will be required for work performed on or after July 1.

Be aware we will withhold ten percent (10%) of each billing. It will be released at the end of the project when you have completed all of the grant close-out steps. This 10% is referred to as the "Withholding" or "Retention." Advance payment requests are not subject to withholding.

Requests for reimbursement are preferred on a quarterly basis but may be made as frequently as monthly. Requests must include documentation that demonstrates that costs have been incurred and an itemized description of all work done for which reimbursement is requested. Payment requests should clearly identify the specific elements of the work plan to which they pertain.

Grantees should allow up to forty-five (45) days to receive payment after submitting a complete payment request package. Payment will be mailed from the State Controller's Office in Sacramento, CA. Payment requests with issues (i.e., unsupported expenses, missing timesheets) will delay payment. Any request that is submitted without supporting documents will not be approved for payment.

5.2 Advance Payment Policy

In accordance to AB 590, the State, at its sole discretion, may honor advance payment requests, if warranted by a documented compelling and immediate need. For example, funding necessary to open an escrow for acquisition may be eligible for an advanced payment of funds. Another example is advance payment for work that has been completed and approved by the grantee, but not actually paid.

For nonprofit organizations that qualify under Section 501(c)(3) of the Internal Revenue Code, Federal/State tribes, and/or joint powers authority agencies, the advance payment cannot exceed twenty-five percent (25%) of the total grant amount. An itemized budget for eligible costs and supporting documentation such as invoices, estimates, and payroll records must be submitted with the advance payment request. Upon approval of the RMC, advances may not be subject to retention withholding. Advanced funds must be reconciled within ninety (90) days of disbursement (date of the check). Advances must be fully reconciled before any additional advance or reimbursement requests may be processed. Any advanced funds remaining after 90 days must be returned to the State with any accrued interest with the Exhibit J-A. Under all circumstances, any outstanding advances must be reconciled within thirty (30) days of the grant performance period's end date along with grant closeout documents.

If the grantee does not meet the terms of the agreement, the RMC will place the grantee on a reimbursement payment basis.

Other local governments and entities are ineligible for advance payments and therefore issued grants are on a reimbursement-basis only.

5.3 Reporting and Monitoring

Performance measures should be used to track progress toward project goals and desired outcomes. These indicators provide a means of reliably measuring and reporting the outcomes and effectiveness of a project, and how the project contributes to RMC and the State achieving its program goals. Grantees should provide quantitative performance measures including, but not limited to: number of trees planted, number of trail miles created or restored, number of people reached during community and outreach efforts, the number and type of jobs created, amount of GHG reductions.

Grantee ensures that the agreement requirements are met and communicated to the RMC through completion of quarterly monitoring report, which is composed of two documents (Exhibit P – Project Progress Report and Exhibit Q – Expenditure Projection Report) submitted to the State in accordance with the Work Plan and through regular communication with the State. The State reserves the right to require reports more frequently, if necessary, including monthly. Exhibits P and Q may be found at http://rmc.ca.gov/grants/.

All grantees will be required to provide a final report with their close-out documents. Additional specifications concerning performance measures and monitoring requirements and reporting desired by RMC or required by law will be described in each grant agreement. Acquisitions project closeout requires grantees to provide all recorded documents, a final policy of title insurance, and final escrow settlement statements.

After completion of the project or the grant agreement performance period end date, whichever is earlier, the Grantee agrees to submit an Annual Post-Grant Monitoring Report for a minimum of ten calendar years (for partially or fully bond-funded grants, for the life of the bond or 30 years, whichever is later).

5.4 Records Retention and Audit

It is the responsibility of the grantee to be sure that the project budget as well as all project monitoring reports are justified and documented appropriately. All projects funded by the RMC are subject to audit by the State of California annually and for three (3) years following the final payment of grant funds. If the project is selected for audit, advance notice will be given. The audit shall include all books, papers, accounts, documents, or other records of the grantee, as they relate to the project for which the funds were granted. All project expenditure documentation should be available for an audit whether paid with grant funds or other funds.

The grantee must have the project records, including the source documents and evidence of payment, readily available, and provide an employee with knowledge of the project to assist the auditor. The grantee must provide a copy of any document, paper, record, etc., requested by the auditor.

Additionally, grantees must include planning, monitoring, and reporting necessary to ensure successful implementation of the project objectives and have documentation available for State review upon request and through annual monitoring reports. After the end of a grant, the grantee will submit annual monitoring reports for a minimum of ten years (for partially or fully bond-funded grants, for the life of the bond or 30 years, whichever is later).

The grantee agrees to use generally accepted accounting principles (GAAP) and therefore must maintain an accounting system that:

- Accurately reflects fiscal transactions, with the necessary controls and safeguards
- Provides a good audit trail, including original source documents such as purchase orders, receipts, progress payments, invoices, employee paystubs and timecards, evidence of payment, etc.
- Provides accounting data so the total cost of each individual project can be readily determined

Records must be retained for a period of three (3) years after final payment is made by the State. Grantee must retain all project records for at least one (1) year following an audit or final disputed audit findings, whichever is later. All RMC grants can be audited by the State's Department of Finance, either during or after the completion of the grant-funded project.

5.5 Changes to Project Scope, Budget, and/or Timeline

A Grantee wishing to change the scope of an approved project shall submit the proposed change in writing with all documentation clearly supporting the change, including an updated Budget, Timeline, and Task list. The changes must be provided to the RMC and no later than sixty (60) days prior to the performance end date. Any change must be consistent with this grant program and guidelines, including *Common Ground*.

Additionally, the project may need to be re-scored and/or returned to the RMC Governing Board for approval. Major changes to the project scope, budget, timeline, or any other project element may deem the project ineligible for funding. The Grantee is expected to complete the project according to the time identified in their project timeline.

5.6 Project Withdrawal

If a Grantee wishes to withdraw a Project, Grantee shall notify RMC in writing. In the event an approved project cannot be completed, for example, if the CEQA/NEPA work is done after the grant has been awarded, and the determination is an impediment to completing the project, RMC will reimburse the applicant for costs expended up to twenty percent (20%) of the total grant as outlined above.

Grantee will immediately notify the RMC of its inability to complete a project according to the Grant Agreement. RMC reserves the right to terminate a grant if a Grantee cannot complete the project, is not submitting the required progress reports, advance reconciliations, or other grant documentation on a timely basis, does not have the organizational capacity to carry out the deliverables of the grant, change in scope of the project is significantly different from original project description, has financial hardships (i.e.; bankruptcy, fiscal insolvency or mismanagement), legal matters, and/ or cannot complete the grant as agreed upon, and/or bond funds are at risk of reverting.

5.7 Loss of Funding

Work performed under the grant agreement is subject to availability of funds through the State's budget process. If funding for the grant agreement is reduced, eliminated, or delayed by the Budget Act or through other budget control actions, RMC shall have the option to cancel the grant agreement, offer to the grantee a grant agreement amendment reflecting the reduced amount, or suspend work. In the event of cancellation of the grant agreement or suspension of work, RMC shall provide written notice to the grantee and be liable only for payment for any work completed pursuant to the grant agreement up to the date of the written notice.

RMC shall have no liability for payment for work carried out or undertaken after the date of written notice of cancellation or suspension. In the event of a suspension of work, RMC may remove the suspension of work by written notice to the grantee. RMC shall be liable for payment for work completed from the date of written notice of the removal of the suspension of work, consistent with other terms of the grant agreement. In no event shall RMC be liable to the grantee for any costs or damages associated with any period of suspension, nor shall RMC be liable for any costs in the event that, after a suspension, no funds are available and the grant agreement is then cancelled based on budget actions.

Actions of the grantee that may lead to suspension or cancellation of the grant agreement include, but are not limited to:

- Withdrawing from the grant;
- Real property cannot be acquired at approved fair market value;
- Losing willing seller of real property;
- Failing to submit required documentation within the time periods specified in the grant agreement;
- Changing project scope, schedule, or budget without prior approval from RMC;
- Including fraudulent or knowingly incorrect information in an application;
- Failing to complete the project;
- Failing to demonstrate sufficient progress; or
- Failing to comply with applicable laws or grant requirements.

6. Other Considerations

Consistency with these policies is an essential element of the grant agreement required for execution by all successful project applicants. All project applicants will be required to submit a Project Development Plan which contains information on how the project will conform to these policies for approval by the RMC prior to commencement of the project. Applicants should also consider the following when applying and if approved, during implementation of the project:

- Project is consistent with the purposes and requirements of the funding source and program
- Project is consistent with RMC's enabling legislation (Public Resources Code, Division 22.8), *Common Ground,* its Environmental Justice and Tribal Consultation Policies (see Section 4), and existing and adopted river and flood control projects/plans
- Grants shall be paid on a reimbursement basis
- The Grantee shall provide for public access and low-impact recreation, unless it is specifically prohibited or not ecologically or biologically feasible
- To identify an important community need, RMC recommends that applicants directly engage local residents and community-based groups
- The applicant has the ability to administer the funds conduct to the project in a manner that will meet the State's requirements and will protect the grantee from potential financial or legal risk. If the applicant does not have the capacity, they have partnered with a fiscal sponsor that will provide them the needed administrative support.
- The applicant has or will have the legal right to carry out the project on the land on which the project is proposed
- The applicant has a plan for long-term management, maintenance, and monitoring of the project. A Monitoring and Assessment Plan will be required as part of the application process. The scope of the Plan will vary depending on the nature of the project.
- Unless an exemption applies to the project or to the work being funded, such as the exemption for feasibility or planning studies, the required CEQA documentation must be complete prior to grant approval. If RMC funds will be used for the CEQA process and the Grantee has made a full-faith effort to complete CEQA but is unable to complete CEQA or otherwise proceed with the Project due to issues related to the CEQA process, costs incurred by the Grantee that are directly related to the CEQA process can be applied up to the limit of 20 percent of the total original grant.
- Grantee shall comply with all applicable laws and policies.
- All information contained in the grant applications is confidential until the grant awards are announced. After that time, all applications will become public information.
- Grantees must sign an agreement with RMC before funds can be disbursed.
- Grantee shall post signs acknowledging the source of funds pursuant to guidelines established for this grant Program.
- If this project is funded in whole or in part with funds from the "Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006" ("Proposition 84"), Section 75075 of the Public Resources Code applies, which imposes on a body awarding any contract for a public works project financed in any part with Proposition 84 funds responsibility for adoption and enforcement of a "labor compliance program" under Labor Code Section 1771.5(b).

6.1 Contract Policies with Disadvantaged Businesses and Individuals

The RMC is committed to supporting disadvantaged businesses and individuals – including Small Business (SB), disabled veteran business enterprise (DVBE), and businesses owned by women and/or minority. From the COVID-19 pandemic to a resulting economic recession, the RMC understands the inequities and challenges disadvantaged business and individuals are facing. The RMC advocates these businesses because[3]:

- There are 4.2 million small businesses in California
- 99.8% of California businesses are small and employ 48.2% of California's employees
- California has the highest number of veterans of any state in the US with over 1.6 veteran residents
- For every $100 spent at a small business, about $68 stays in California
- There are more than 244,000 local small businesses in Los Angeles County and nearly 1.2 million sole proprietors
    - They account for 43% of the local workforce
    - LA County has more minority- and women-owned businesses than any other in the nation
- Small businesses are the economic engine of California's and Los Angeles County's economy. Contracting and procuring goods and services from small businesses creates and sustains jobs that strengthen our economy

In an effort to increase outreach and contracting opportunities for these businesses, the **RMC requires grant applicants to adopt and implement contract policies for the purpose of increasing outreach and advertising to disadvantaged business and individuals if an applicant is invited to submit a Full Application.** This is not intended to create barriers to participation by potential grantees with limited sources. As such, RMC will work with applicants to comply with the requirement in a manner that most appropriately fits each applicant's needs.

6.2 Conflict of Interest

All participants are subject to Federal and State conflict of interest laws. Failure to comply with these laws, including business and financial disclosure provisions, will result in the application being rejected and any subsequent contract being declared void. Other legal action may also be taken. Accordingly, before submitting an application, applicants are urged to seek legal counsel regarding potential conflict of interest concerns that they may have and requirements for disclosure. Applicable statutes include, but are not limited to, Government Code Section 1090, and Public Contract Code Sections 10410 and 10411 for State conflict of interest requirements.

Applicants should note that by submitting an application, they waive their rights to the confidentiality of that application. RMC staff will review each application. Once the application is signed and submitted to RMC any privacy rights as well as other confidentiality protections afforded by law will be waived.

[3] Statistics were acquired from the US Small Business Administration's Office of Advocacy, County of Los Angeles's Business Office, and Department of General Services SB/DVBE Advocate.

6.3 Compliance with Laws

Activities funded under these guidelines must be in compliance with applicable local, State, and federal laws and regulations and applicants may include in their budgets the funding necessary for compliance-related tasks. As part of the application, applicants must identify expected required permits, state whether they have received the required permits or describe the process through which the permits will be obtained and indicate which permits could significantly delay project implementation.

6.4Signage and Other Acknowledgement

Grantees shall recognize the cooperative nature of the Project and shall provide credit to RMC in promotional materials, press releases, brochures, presentations, advertisements, publications, reports, websites, social media posts and exhibits prepared or approved by Grantee within the Project Term referencing the Project. Any sign installed on the Property referencing the Project shall be subject to the mutual agreement of RMC, Grantee, and Landowner, if applicable, regarding text, design and location and shall display the RMC logo, except that certain fund sources require specific information to be included on signage.

If the Project requires public access or if the Property will be available to the public, one or more signs providing credit to RMC shall be required and shall be in place no more than six (6) months after the execution of the Grant Agreement. Signs shall be maintained on the Property for the Project Term and any Long-term Management Period. All successful grantees will include signage, to the extent practicable, informing the public that the project received funds through the RMC. RMC also strongly encourages that signage includes multiple languages.

Project signs should include the items below:

- Project name as it appears in the project agreement
- Acknowledgment of project partners including RMC (logo is preferred)
- Funding source for the project (logo is preferred)

End of Guidelines

Appendices

A. Concept Proposal Application Form
B. Useful Web Links
C. Definitions

Appendix A: Concept Proposal Application

Concept Proposal Application Form (See next pages)

RMC CONCEPT PROPOSAL GRANT APPLICATION FORM

1. APPLICANT INFORMATION:

Name of Agency			
Applicant Name & Title			
Agency's Full Address			
Applicant's Phone No.		**Applicant's Email**	
Name & Title of Person Authorized to Execute Agreements (if different from applicant)			

2. PROJECT INFORMATION:

PROJECT NAME			
Address			
County(ies)		**Lat/Long:**	
County Supervisor District(s)		**Parcel No(s)**	
State Assembly District(s)		**City Council District(s)**	
State Senate District(s)		**Located in DAC?**	☐ **Yes** ☐ **No**
Congressional District(s)		**Located in SDAC?**	☐ **Yes** ☐ **No**

3. **FUNDING REQUEST:** What is the amount requested from the RMC (round to the nearest **$1,000**). Identify Other project matching funding sources, amount, and status (e.g., secured, applied for, pending application)

Amount Requested: $_____

Matching Funding Source	Amount	Status

4. **PROJECT TIMELINE: Assuming that the RMC awards the grant within the next six months, what is the expected timeline for this project?**

Start: _____ **End:** _____

5. **PROJECT CATEGORY – select one:**

- ☐ Planning
- ☐ Implementation
- ☐ Acquisition
- ☐ Technical Assistance

6. **SITE CONTROL:**

- ☐ Applicant owns the property for the proposed project.
- ☐ Applicant has a written agreement with the landowner to conduct the project on their land.
- ☐ Applicant does not have a written agreement with the landowner to conduct the project on their land. If this answer is checked, explain the landowner's involvement in the project in Section 3.

7. BRIEF PROJECT DESCRIPTION: In 400 words, describe the proposed project and project need. Please explain the project's goal(s), expected outcome(s), and the major tasks involved in the project.

Attach a map of the project location (and photos) and briefly describe the project location.

For acquisitions, the current status must be included (i.e., willing seller letter, appraisal status)

(Enter 400 word project description here)

8. TRIBAL CONSULTATION: How will/has your project engaged with tribal groups?

(Enter description here)

9. ENVIRONMENTAL COMPLIANCE AND PERMITTING (check all that apply):

What is the status of the environmental documentation for this project, check the most appropriate box? Please provide documentation of environmental compliance if applicable.

- ☐ No CEQA/NEPA work initiated
- ☐ Initial Study Completed, date of completion: _____
- ☐ Negative Declaration, date of certification: _____
- ☐ Categorically Exempt, date of certification: _____
- ☐ CEQA/NEPA in process, expected date of completion: _____
- ☐ CEQA/NEPA completed, date of completion: _____

AGENCY identify permits necessary for project implementation	YES	NO	DATE OF APPROVAL/PENDING
California Fish and Wildlife	☐	☐	
State Water Control Resources Board	☐	☐	
US Army Corp of Engineers	☐	☐	
US Fish and Wildlife	☐	☐	
Los Angeles County Flood Control District	☐	☐	
City/County Construction Permits	☐	☐	
Coastal Commission	☐	☐	
Other	☐	☐	

10. WORKFORCE DEVELOPMENT (check only one):

- ☐ YES, this project will involve the California Conservation Corp or another local Conservation Corp.
- ☐ YES, this project will implement a youth employment or job training program.
- ☐ NO, this project will not involve a workforce development component.
- ☐ Not applicable, this project is a planning only project.

11. SIGNATURES:

Signature of Applicant:_____ Date:_____

Name and Title:_____

Signature of Authorized Official:_____ Date:_____

Name and Title:_____

Appendix B: Useful Web Links

Cal-Adapt https://cal-adapt.org/

California Grants Portal https://www.grants.ca.gov/

California Natural Resources Agency https://resources.ca.gov/
- Grant Programs https://resources.ca.gov/grants
- Initiatives https://resources.ca.gov/Initiatives
- California Water Action Plan https://resources.ca.gov/Newsroom/Page-Content/News-List/State- Agencies-Track-Five-Years-of-Progress-on-California-Water-Action-Plan
- California's 30x30 Initiative https://www.californianature.ca.gov/

California Wildfire & Forest Resilience Task Force https://fmtf.fire.ca.gov/

State and Local Conservation Corps
- California Conservation Corps https://ccc.ca.gov/
- Los Angeles Conservation Corps https://www.lacorps.org/
- Conservation Corps of Long Beach https://www.cclb-corps.org/
- San Gabriel Valley Conservation Corps https://www.sgvcorps.org/

Disadvantaged Communities
- CalEnviroScreen 4.0 https://oehha.ca.gov/calenviroscreen
- Statewide Comprehensive Outdoor Recreation Plan (SCORP) Community FactFinder http://www.parksforcalifornia.org/communities
- Department of Water Resources Disadvantaged Communities Mapping Tool https://gis.water.ca.gov/app/dacs/
- Los Angeles Countywide Parks and Recreation Needs Assessment https://lacountyparkneeds.org/

Executive Orders and Legislation
- Assembly Bill 1550 Greenhouse gases: investment plan: disadvantaged communities https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB1550
- Senate Bill 85 Wildfire Prevention and Resiliency Early Action Plan https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB85
- Senate Bill 170 Budget Act of 2021 Amendment https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB170
- Executive Order N-82-80 https://www.gov.ca.gov/wp-content/uploads/2020/10/10.07.2020-EO-N-82-20-.pdf

Extreme Heat Threat California Heat Assessment Tool https://www.cal-heat.org/explore

Los Angeles River
- Lower Los Angeles River Revitalization Plan (LLARP) https://lowerlariver.org/
- Los Angeles River Master Plan https://www.larivermasterplan.org/

San Gabriel River
- San Gabriel River Corridor Master Plan https://www.ladpw.org/wmd/watershed/sg/mp/

San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy http://rmc.ca.gov/
- Board Meetings http://rmc.ca.gov/meetings/
- Grants, Funding Opportunities, and Templates: http://rmc.ca.gov/grants/
- Community Engagement Toolkit TBD

Appendix C: Definitions

Unless otherwise stated, the terms used in these grant guidelines have the following meanings:

Acquisition: to obtain from a willing seller fee interest or any other interest, including easements and development rights, in real property.

Advance: Any payment made before work has been performed or goods have been delivered.

Americans with Disabilities Act (ADA): The ADA prohibits discrimination based on a person's disability in employment, State and local government programs, private and non-profit businesses (referred to as public accommodations), commercial facilities, transportation, and telecommunications. Under the ADA, an individual with a disability is defined as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such impairment, or a person who is perceived by others as having such impairment.

Applicant: an eligible organization requesting funding from a program administered by RMC.

Application: the individual Application Form and its required attachments and supporting documentation for grants pursuant to the enabling legislation and/or program.

Appraisal: a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information.

Appropriation: a budget authorization from a specific fund to a specific agency/or program to make expenditures or incur obligations for a specific purpose and/or period of time.

Audit Trail: An adequate document trail that facilitates the ability to trace an expenditure claimed on a payment request to the accounting record(s) and source document(s).

California Indian Tribe: any California Indian tribe, band, nation, consortia, or other organized group or community.

Capital Asset: Government Code §16727, subdivision (a), defines "capital assets" as follows:

- Tangible physical property with an expected useful life of 10 to 15 years, but these costs may not exceed 10 percent of the bond proceeds net of all issuance costs.
- Major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset.
- Equipment with an expected useful life of two years or more.

Costs allowable under this section include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.

Capital Outlay: Acquisition of land or other real property, major construction, improvements, equipment, designs, working plans, specifications, repairs, and equipment necessary in connection with a construction or improvement project. This does not include repairs and maintenance, which are intended to keep a facility functional at its designed level of services and life expectancy.

CEQA: the California Environmental Quality Act, Public Resources Code Section 21000, et seq.; Title 14 California Code of Regulations Section 15000, et seq. For more information, please see https://opr.ca.gov/ceqa/.

Climate Resilience: the capacity of a natural or developed community to withstand environmental disruptions, recover from shocks or stresses, and adapt to changing climate conditions.

Common Ground: the San Gabriel and Los Angeles Rivers Watershed and Open Space Plan prepared by RMC and approved by a majority of the cities representing a majority of the population, the Board of Supervisors of Los Angeles County, and by the Central Basin Water Association and the San Gabriel Valley Water Association.

Community Access: engagement programs, technical assistance, or facilities that maximize safe and equitable physical admittance, especially for low-income communities, to natural or cultural resources, community education, or recreational amenities

Connectivity: continuity in open space enabling linkages between open space, and wildlife habitat areas and typically including trails and passive or active recreation nodes.

Contract: the agreement between the RMC, grantee, property owner, and/or mortgage lender, specifying the payment of funds for the performance of a project scope within the project performance period by the grantee. The terms “contract” and “agreement” may be used interchangeably.

Development: improvements to real property by construction of new facilities or rehabilitation, restoration, renovation or additions to existing sites, property, or facilities.

Disadvantaged community (DAC): a community disproportionately affected by environmental pollution and other hazards and areas with concentrations of people that are low income, high unemployment, low levels of home ownerships, high rent burden, sensitive populations, or low levels of educational attainment; and/or a community with a median household income less than 80% of the statewide average.

Enhancement: to modify current conditions and may be used to describe a project that would result in a natural resource, habitat, cultural or historic site, recreational area, or existing facility achieving a desired level of improvements while considering the protection of the natural environment. It is distinguishable from "restoration" in that it does not imply merely a return to historic natural conditions but may include the provision of recreation or other aspects that were not original features.

Environmental Justice: the fair treatment and meaningful involvement of all people – regardless of race, ethnicity, and income or education level – in environmental decision-making. Environmental justice programs promote the protection of human health and the environment, empowerment via public participation, and the dissemination of relevant information to inform and educate affected communities.

Environmentally-Friendly Materials (EFM): EFM inflict little or no harm on the environment either through their production or subsequent use. Some examples of EFM include benches using materials comprised of recycled post-consumer waste, trail surface constructed of durable natural materials such as decomposed granite (versus asphalt), or permeable pavers which allow water to infiltrate the ground to reduce runoff and promote groundwater recharge.

Fair Market Value: the value placed upon the property as supported by an appraisal that has been reviewed and approved by the State.

Federally Recognized California Indian Tribe: any California Indian tribe, band, nation, or other organized group or community certified by the Secretary of the Interior as eligible for special programs and services provided by the Secretary of the Interior.

Generally Accepted Accounting Principles (GAAP): the conventions, rules, and procedures that serve as the norm for the fair presentation of financial statements. GAAP provides both authoritative standards and commonly accepted ways of recording and reporting accounting information. GAAP’s objective is to improve clarity, consistency, and comparability of financial data.

Grantee: an applicant that has an agreement for grant funding with the State

Greenhouse Gases: atmospheric gases that contribute to the greenhouse effect. Gases include, but are not limited to, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Greenhouse Gas (GHG) Reductions: the sum of the GHG emission reductions and sequestration, minus any GHG emissions resulting from project implementation.

Habitat linkage: connections between otherwise isolated areas of habitat that may (1) provide for daily and seasonal movements of animals; (2) facilitate dispersal, gene flow, and rescue effects for animals or plants; (3) allow for range shifts of species; and (4) maintain flows of ecological processes (e.g., fire, wind, sediments, water).

Habitat creation: the formation or increase of at least one of the following: terrestrial, avian, or aquatic habitats or creates new linkages or corridors.

Habitat preservation: keeping threatened natural habitat and protects native floral and faunal biodiversity that may be lost to a planned urban development.

Habitat restoration: to return the site's hydrology, topography, and natural vegetative communities to historic pre-disturbance conditions so that the site provides food and shelter for wildlife, and performs natural processes including reducing the volume and velocity of runoff, and increasing the water infiltration rates.

Historical Resource: includes, but is not limited to, any building, structure, site area, place, artifact, or collection of artifacts that is historically or archaeologically significant in the cultural annals of California.

Indirect/Overhead Costs: expenses of doing business that are of a general nature and are incurred to benefit at least two or more functions within an organization. These expenses are not usually identified specifically with a grant, grant agreement, project, or activity, but are necessary for the general operation of the organization. Examples of indirect expenses include salaries and benefits of employees not directly assigned to a project; functions such as personnel, business services, information technology, janitorial, and salaries of supervisors and managers not directly related to the project and supported with timesheets; and overhead such as rent, utilities, supplies, etc.

In-Kind: non-cash donations from governmental or private sources, and includes volunteer labor, materials, and services

Joint Powers Authority (JPA): any entity formed pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of the Government code, if at least one of the parties to the joint powers agreement qualifies as an eligible applicant as described on page 4 of these guidelines.

Local Conservation Corps: the local division of the California Conservation Corps, a state administered organization for youth volunteers to protect and enhance California's environment and communities and provide assistance in emergencies.

Low Impact Recreation: any development, rehabilitation, or enhancement of resource-based facilities and the associated visitor activities that result in minimized impacts on natural areas and natural systems. Low impact activities are generally human powered and may include walking, picnicking, hiking, cycling, non-motorized boating or equestrian use, bird watching, fishing, stargazing or photography; and organized events such as interpretive tours, nature walks or educational programs.

Management Plan: a plan that identifies responsibility for future management of a given area to preserve, protect, and enhance natural resource values, and where appropriate, provides for multiple objectives, and identifies funds for that management.

Match: funds or equivalent in-kind contributions in addition to RMC Grant Funds. Increased consideration will be given to projects that provide matching funds or equivalent in-kind contributions.

Monitoring and Assessment: an assessment process to evaluate the success of the proposed action or improvement, and monitoring progress towards meeting project goals. The standards for monitoring each project approved for funding will be developed in concert with RMC.

Multi-jurisdictional: projects that provide shared solutions for multiple communities, for example a community that lacks safe, affordable drinking water and is served by a small community water system, state small water system, or a private well when improved can service more than one community. Projects that create, preserve, restore open space that will benefit a regional territory. As another example, a watershed management plan update that serves an entire watershed.

Multiple Benefit or Multi-Benefit: projects that involve more than one public benefit objective including habitat enhancement or protection, water quality improvement, historic resource protection or improvement, public access development, environmental education, or any combination of such objectives.

Natural habitat: relatively undisturbed lands and vegetation communities that provide food and shelter for wildlife and also perform natural functions such as reducing the volume and velocity of storm runoff, and enabling water infiltration.

Nature-based Solutions: describes actions that work with and enhance nature to help address societal challenges. This term is an umbrella concept being used across the world to describe a range of ecosystem-related approaches that protect and restore nature to deliver multiple outcomes, including addressing climate change, protecting public health, increasing equity, and protecting biodiversity. Examples include community greening, which can cool communities facing extreme heat, reduce energy costs, allow soils to better absorb water, expand access to nature, enhance biodiversity, reduce the impacts of pollution, and increase quality of life; wetlands and riparian areas which (when restored and functioning) sequester carbon, reduce flood risk, filter pollution, and protect habitat; and agricultural hedgerows which support pollinators, improve habitat, conserve water, enhance our food supply, and contribute to our economic prosperity.

NEPA: the National Environmental Policy Act of 1969, as amended Public Law 91-190, Title 42 United States Code Sections 4321-433347, January 1, 1970, as amended by Public Law 94-52, July 3, 1975, Public Law 94-83, August 9, 1975, and Public Law 97-258, Section 4 (b), September 13, 1982). NEPA requires federal agencies to assess the possible environmental consequences of projects, which they propose to undertake, fund, or approve.

Nonprofit Organization: any private, nonprofit organization, existing under Section 501(c)(3) of the United States Internal Revenue Code and has among its principal charitable purposes the preservation or enhancement of land for scientific, historic, educational, recreational, scenic, or open-space values, the protection of the natural environment, or the preservation and enhancement of fisheries and wildlife or their habitat.

Notice of Completion and Acceptance of Work: the notice completed by the grantee and filed with the county recorder in the county where the property is located, upon completion and acceptance of any and all construction work related to a project.

Open Space: any area that can potentially serve as wildlife habitat, facilitate natural processes, or allow for public access for passive forms of recreation.

Planning Expenses: expenses associated with specific preparations necessary to execute eligible RMC- funded projects. Planning includes conceptual designs, pre-schematic work, such as initial architectural and engineering plans prepared during the preliminary project phase; schematic documents; technical consulting; construction design; preparation of construction bidding documents; permits or appraisals. Planning expenses are distinct from “hard” project expenses of actual construction or acquisition.

Project: the acquisition, development, rehabilitation and restoration, or interpretation activities to be accomplished with grant funds and other funds if necessary, that meets the intent of the program and statutory conditions.

Project Development Plan: the plan required by the RMC prior to grant award which describes how the project meets the RMC policies and criteria.

Project Management Plan: the overall plan used to describe how the completed project would be operated and maintained on a long-term basis. This document could include habitat, landscape, park, and other facility/resource long term management plans.

Project Performance Period: the period of time between the beginning and ending dates (inclusively) of the grant agreement. Eligible expenses incurred during this period may be funded from the grant.

Project Scope: the description or activity of work to be accomplished by the project.

Property: the land, including all structures attached to such land, upon which the project is located.

Property Owner: the person or entity that holds the fee simple interest of the Property.

Public access: access generally with full right of way from a public thoroughfare or public transportation. It could also mean the provision for visitor support facilities, including public parking, trails, bikeways, restrooms, picnic areas and campgrounds and other recreational facilities.

Restoration: the process of reproducing, re-establishing, or rehabilitating a natural area or a cultural or historical site or feature that has otherwise deteriorated so that it emulates the site's historic condition before degradation.

Riparian: locations and associated vegetative communities related to or on the banks of rivers, streams, wetlands, marshes, or other freshwater bodies.

Severely Disadvantaged Community (SDAC): a community with the meaning set forth in subdivision (a) of Section 116760.20 of the Health and Safety Code, as a community with a median household income of less than 60 percent of the statewide average.

Stewardship: the development, implementation, and long-term management of important resources and typically involving the protection, preservation, rehabilitation, restoration, improvement of natural systems and/or outstanding features, and historical and cultural resources.

State: the San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy, the California Natural Resources Agency, or its representative.

Sustainable/Sustainability: the ability to meet current needs without compromising the ability of future generations to do the same. Also, the goal of life, liberty, and social well-being within the means of nature.

Technical Assistance: Assistance to State agencies for conducting outreach to under-resourced entities or agencies services disadvantaged communities, building awareness of grant programs or State policy priorities, and convening stakeholders to discuss community needs and potential solutions. This includes actions that State grant managers and staff can take to assist eligible entities in locating available resources and, where it is feasible, helping entities with limited capacity to apply for and obtain those resources. Technical assistance is not a preference for one entity over another. Rather, its purpose is to promote equity in the funding distribution process by avoiding providing local assistance only to organizations that are already well-resourced.

Threatened Natural Habitats: any areas that contain natural habitat that will be destroyed or degraded by a proposed urban development plan which, at the least, has already been submitted to the governing jurisdiction or planning commission.

Traditional Lands: lands that are synonymous with Aboriginal or Indigenous cultural territories or areas generally defined by natural boundaries containing static and transient habitation sites used for subsistence hunting, fishing, and gathering that may have fluctuated and overlapped over time and where religious practices were culturally significant to the Native American tribe or their ancestors

Urban Forest: native or introduced trees and related vegetation in the urban and near-urban areas including, but not limited to, urban watersheds, soils and related habitats, street trees, park trees, residential trees, natural riparian habitats, and trees on other private and public properties (reference PRC 4799.09).

Urban Forestry: the cultivation and management of trees in urban areas for their present and potential contribution to the economic, physiological, sociological, and ecological well-being of an urban society (reference PRC 4799.09).

Urban Greening: a community-based effort to plan, plant, care, and manage flora, structures, and spaces, which lead to increased forest canopy, reduced storm water runoff, improved air and water quality, energy conservation, open space and ultimately, more sustainable communities.

Urban Heat Island: a metropolitan area which is significantly warmer than its surrounding rural areas due to modification of the land surface by urban development.

Vulnerable Population: A subgroup of population within a region or community that faces a disproportionately heightened risk or increased sensitivity to impacts of climate change and that lacks adequate resources to cope with, adapt to, or recover from such impacts.

Watershed: a region or area bound peripherally by a divide or ridge, all of which drains to a particular watercourse or body of water. Most urban sites are now mini watersheds, with the property line constituting the "ridge" and the storm drain system located in the street constituting the "watercourse" to which it discharges.

Willing seller: the project property owner(s) is/are willing participant(s) in the proposed real property transaction and at a purchase price not to exceed fair market value as verified by the State.

AGENDA ITEM 2

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Honorable Mayor and Members of the City Council

FROM: John Oskoui, P.E., Interim Public Works Director
BY:

APPROVED BY: Michael L. Antwine (e-signature)
Michael L. Antwine II, City Manager

SUBJECT: Consideration To Approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions, LLC., for Streetlight Maintenance and Repair Services

RECOMMENDATION:

It is recommended that the City Council approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions LLC., for Streetlight Maintenance and Repair Services in an amount not to exceed $185,000 annually for a term of three (3) years.

BACKGROUND:

The City of Bell is responsible for maintaining approximately 900 streetlight fixtures throughout the city. Keeping streetlights in good working order is crucial for maintaining public safety, ensuring traffic and pedestrian visibility, and preventing crime. Well-lit streets help drivers, cyclists, and pedestrians see and be seen, reduce accidents, and deter illegal activity. Good lighting also supports emergency response, improves neighborhood appearance, and demonstrates the City's commitment to maintaining safe, welcoming public spaces.

City staff maintain the lights located within City parks and parking lots. But the maintenance and repair of city-owned streetlights within residential areas and along major streets is contracted out.

DISCUSSION:

On July 15, 2025, staff issued a Request for Proposals (RFP) for Streetlight Maintenance and Repair. The objective of the RFP is to secure reliable streetlight maintenance services to maintain safe and welcoming public spaces.

On August 8, 2025, the City received three (3) proposals from the following firms:

Tanko Streetlighting, Inc.
Bear Electrical Solutions, LLC.
Amtek Construction

The proposals were reviewed by the Public Works Department staff and carefully evaluated based on the following criteria listed in the RFP.

- Qualifications- 30 points
- Past Performance- 20 points
- Understanding and Approach to performing Required Services- 30 points
- Competitive pricing as compared to other qualified Proposers- 20 points

Each staff member independently reviewed and scored the proposals. The scores were then combined to establish a numerical ranking for each proposal. The table below presents the proposer rankings based on the evaluation criteria listed above.

RANK	CONTRACTOR	SCORE
1	Bear Electrical Solutions, Inc.	96.0
2	Tanko Streetlighting, Inc.	85.5
3	Amtek Construction, LLC	79.5

Staff have determined that Bear Electrical Solutions, Inc. (Bear) is the most qualified proposer to provide the required services to the City of Bell and its proposal represents the best overall value.

Bear offers more than 20 years of proven experience delivering reliable streetlight maintenance and repair services to municipalities. Backed by a skilled workforce, state-of-the-art equipment, and a strong record of exceptional customer service, the company employs a well-established approach that combines proactive maintenance with rapid outage response to help ensure the long-term performance and reliability of streetlights.

Additionally, Bear will operate a dedicated 24/7 call center and online portal, integrated with the City's online reporting system, to receive all service requests. Emergency notifications will be responded to within two hours, ensuring a prompt response and service continuity.

Therefore, staff recommend that the City Council approve a Public Works Agreement between the City of Bell and Bear Electrical Solutions, LLC., for Streetlight Maintenance and Repair Services.

FISCAL IMPACT:

The City's approved budget for FY 2025-26 includes $185,000 in Landscape and Lighting Funds (Expenditure Account #450-74-74-0000-000-6100) to cover the cost of services associated with streetlight maintenance and repair.

STRATEGIC PLAN 2023-25:

Target 3- Elevating Quality of Life

ATTACHMENT(S):

1. Contract Services Agreement
2. Proposal from Bear Electrical and Fee Proposals from other Proposers
3. Request for Proposals (RFP)- Streetlight Maintenance and Repair Services

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF BELL

and

BEAR ELECTRICAL SOLUTIONS, LLC

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF BELL AND
BEAR ELECTRICAL SOLUTIONS, LLC

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 27th day of August 2025, by and between the City of Bell, a California charter city ("City"), and Bear Electrical Solutions, LLC. a California limited liability company ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Bell Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials

will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Services shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or

damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including

reimbursement for actual expenses, shall not exceed FIVE HUNDRED FIFTY FIVE THOUSAND DOLLARS ($555,000.00) (the "Contract Sum"), with an annual not-to-exceed amount of ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS ($185,000.00) unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant

for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding three (3) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Robert Asuncion	Vice President
(Name)	(Title)
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be the City's Public Works Manager or such person as may be designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at

its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $5,000,000 per occurrence, $10,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $5,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $2,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than five (5) years after completion of the services required by this Agreement.

(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to

property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific

written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant.

Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et seq. and 910 et seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the

terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any

decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Bell, 6330 Pine Avenue, Bell, California 90201 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s),

omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[*Signatures on Following Page*]

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

CITY:
CITY OF BELL, a charter city

_____
Ali Saleh, Mayor

ATTEST:

_____
Angela Bustamante, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
David J. Aleshire, City Attorney

CONSULTANT:

Bear Electrical Solutions, LLC

By: Robert Asuncion
Name: _____
Title: Vice President

By: _____
Name: _____
Title: _____

Address: 1252 State Street
PO Box 924
Alviso, CA 95002

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE Of SERVICES

I. Contractor will perform the following Services:

Scope of Services specified in the Request for Proposals for the Streetlight Maintenance and Repair Services Contractor proposal is dated August 5, 2025.

II. Contractor must perform all Services in compliance with the following requirements:

A. Each task shall be indicated by a written request produced by the City with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Contractor must prepare a written description of requested tasks including all components and subtasks; the costs to perform the task ("Task Project"); explain how the cost was determined; and as schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal."

C. City shall in writing approve, modify or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceed the Task Budget.

E. Contractor shall complete the task and deliver all deliverables to the City by Task Completion Date.

III. In addition to the requirements of Section 6.2, during performance of the Services, Contractor will keep the City appraised of the status of performance by providing a monthly report.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

I. Section 3.4 entitled "Term" is hereby amended to read as follows (added text shown as ***bold italics***; deleted text shown as ~~strikethroughs~~):

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding three (3) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ***The City may, in its absolute and sole discretion, extend the Term for two (2) additional one-year terms. In the event the Term is extended at the City's option, the rates shall be increased by the increase in CPI over the prior 12 months (CPI LA/LB Metro statistical area).***

II. Section 4.6 entitled "Local Preference" is hereby added to read in its entirety as follows:

4.6 Local Preference

The City is an economically disadvantaged community with high unemployment and the City in awarding of contracts encourages the contractors to undertake their best efforts to hire locally. To that end, Contractor covenants it shall make its best efforts to cause all solicitations for full or part-time, new or replacement, employment relating to the services performed under this Agreement. Best efforts include having a local hiring program approved by the City ("Local Hire Program") which requires regular reporting requirements necessary for evaluating the compliance with the Local Hire Program. In addition, the Contractor shall: (i) advertise in local newspapers regarding job opportunities, (ii) establish a point of contact to provide information about available job opportunities to the community, (iii) conduct outreach efforts to attract local hires, subcontractors and tradesmen, and (iv) coordinate local hire workshops with the City to educate potential local subcontractors and tradesmen about employment opportunities."

III. Section 5.4, entitled "Performance Bond" is hereby deleted in its entirety.

IV. Section 7.7, entitled "Liquidated Damages" is hereby amended in its entirety to read as follows:

7.7 Complaints: Liquidated Damages

(a) Complaints received by the City or through observation by the Contract Officer, regarding the Contractor's performance will be transmitted to the Contractor's office in writing, by telephone or facsimile, and handled by the Contractor. All complaints are to receive a follow-up response within twenty-four (24) hours following notification of the Contractor. A report of the Contractor's investigation and the corrective action taken shall be made promptly by the Contractor to the Contractor Officer. Repeat complaints may be handled by a joint visit to the site by a City Inspector and the Contractor. Complaints received directly by the Contractor shall be submitted in writing to the City on the day such complaints are received. Contractor shall maintain a log of complaints received and corrective actions implemented which shall be submitted to the City within ten (10) days following the end of the month. Repeat complaints of poor service quality of similar nature shall be handled in the manner prescribed below. These penalties are provided to provide an alternative to Agreement termination for minor performance failures by Contractor. Nothing herein shall waive the right of the City to terminate the Agreement for repeated or material violations of the performance standards.

(b) An initial complaint shall be handled in accordance with the subsection (a) of this Section.

(c) When the Contract Officer determines that additional violations of a similar nature have occurred within any 180 calendar day period, a written complaint shall be filed with the Contractor by the City. The written complaint shall include a description of the complaint of the Contractor's performance and warning that the next complaint will result in the assessment of liquidated damages in the amount of $100 per incident, provided that after the fourth incident in any 180 day period the penalty shall go to $500 per incident.

(d) When the Contract Officer determines that a third violation similar in nature as the previous violation has occurred within 180 days of the material violation, a written complaint shall be

filed with the Contractor by the City. The written complaint shall include a description of the compliant of the Contractor's performance, and of the penalty therefore. The Contractor Officer and/or designee shall meet with the Contractor within five (5) working days and develop a written corrective action plan to prevent further occurrence of the problem. The corrective action plan shall be prepared by the Contractor within ten (10) working days after the meeting between the Contract Officer and/or designee and Contractor. The corrective action plan is subject to the approval of the Contract Officer.

(e) If repeated violations continue, the City may provide notice of termination in accordance with Article 7.

EXHIBIT "C"

SCHEDULE OF COMPENSATION
STREETLIGHT MAINTENANCE AND REPAIR SERVICES

The following prices in the schedule of compensation is to remain fixed for the term of this Agreement. The following prices listed below must include all labor (including labor related to warranty repairs and administrative support), equipment, fees of any kind, overhead, traffic control, fuel, materials, consumables, surcharges, disposal fees, and any other cost associated with and necessary for the Contractor to complete all streetlight maintenance and repair services requested within this RFP.

1. GIS Map and Database

Item	Cost	Unit	Total Cost
Initial Setup	$1,000.00	Per Each	$1,000.00
Ongoing Management	$200.00	Per Month	$200.00

2. Routine Maintenance *(includes traffic control per the WATCH and M.U.T.C.D.)*

Service	Est. Quantity	Cost	Unit	Total Cost (12 Months)
Streetlight Maintenance	900	$3.50	Per Each Light Fixture	$37,800.00
LED Bulb Replacement (only when required)	938	$145.00	Per Each Light Fixture	$136,010.00
Semi Annual (2x) Night Inspections	900	$1.50	Per Each Light Fixture	$2,700.00
Utility Locating (streetlight electrical only) DigAlert Marking	As Needed	$185.00	Per Request	$185.00

3. Additional Work *(includes traffic control per the WATCH and M.U.T.C.D.)*

Service	Cost	Unit	Total Cost
HPS light fixture and bulb conversion to LED	$591.00	Each	$591.00
Knockdown: Remove and replace concrete pole (up to 35') in pavement or concrete	$9,200.00	Each	$9,200.00
Knockdown: Remove and replace concrete pole (up to 35') not in pavement or cement	$8,700.00	Each	$8,700.00
Knockdown: Remove and replace steel pole (up to 55') in pavement or cement	$11,000.00	Each	$11,000.00
Knockdown: Remove and replace steel pole (up to 55') not in pavement or concrete	$10,800.00	Each	$10,800.00
Reset Existing Pole with New Base (up to 55')	$5,000.00	Each	$5,000.00
Remove and Replace LED Head only	$1,350.00	Each	$1,350.00
Remove and Replace Mission Bell Head only	$7,100.00	Each	$7,100.00
Remove and Replace LED Head and Mast Arm	$1,500.00	Each	$1,500.00
Remove and Replace Mission Bell Head and Mast Arm	$6,740.00	Each	$6,740.00
Complete Removal of Head and Arm	$400.00	Each	$400.00
Straighten Leaning Pole	$1,500.00	Each	$1,500.00
Pull box Lid Replacement	$225.00	Each	$225.00
Pull box Replacement	$375.00	Each	$375.00
Overhead Wiring Replacement	$9.90	LF	$9.90
Underground Wiring Replacement	$9.90	LF	$9.90
Pole Painting	$1,650.00	Each	$1,650.00

4. Labor Rates/Equipment

Position/Equipment	Straight Time (/hr)	Weekends (/hr)	Holiday (/hr)	Emergency After Hours (/hr)
Streetlight Electrician	$140.00	$225.00	$225.00	$225.00
Streetlight Electrician Foreman	$150.00	$235.00	$235.00	$235.00
Laborer	$105.00	$160.00	$160.00	$160.00
Truck-mounted Crane	$65.00	$65.00	$65.00	$65.00
Carry Deck Crane	$85.00	$85.00	$85.00	$85.00
All Terrain Crane	$125.00	$125.00	$125.00	$125.00
Flatbed Truck	$35.00	$35.00	$35.00	$35.00
Bucket Truck	$45.00	$45.00	$45.00	$45.00

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

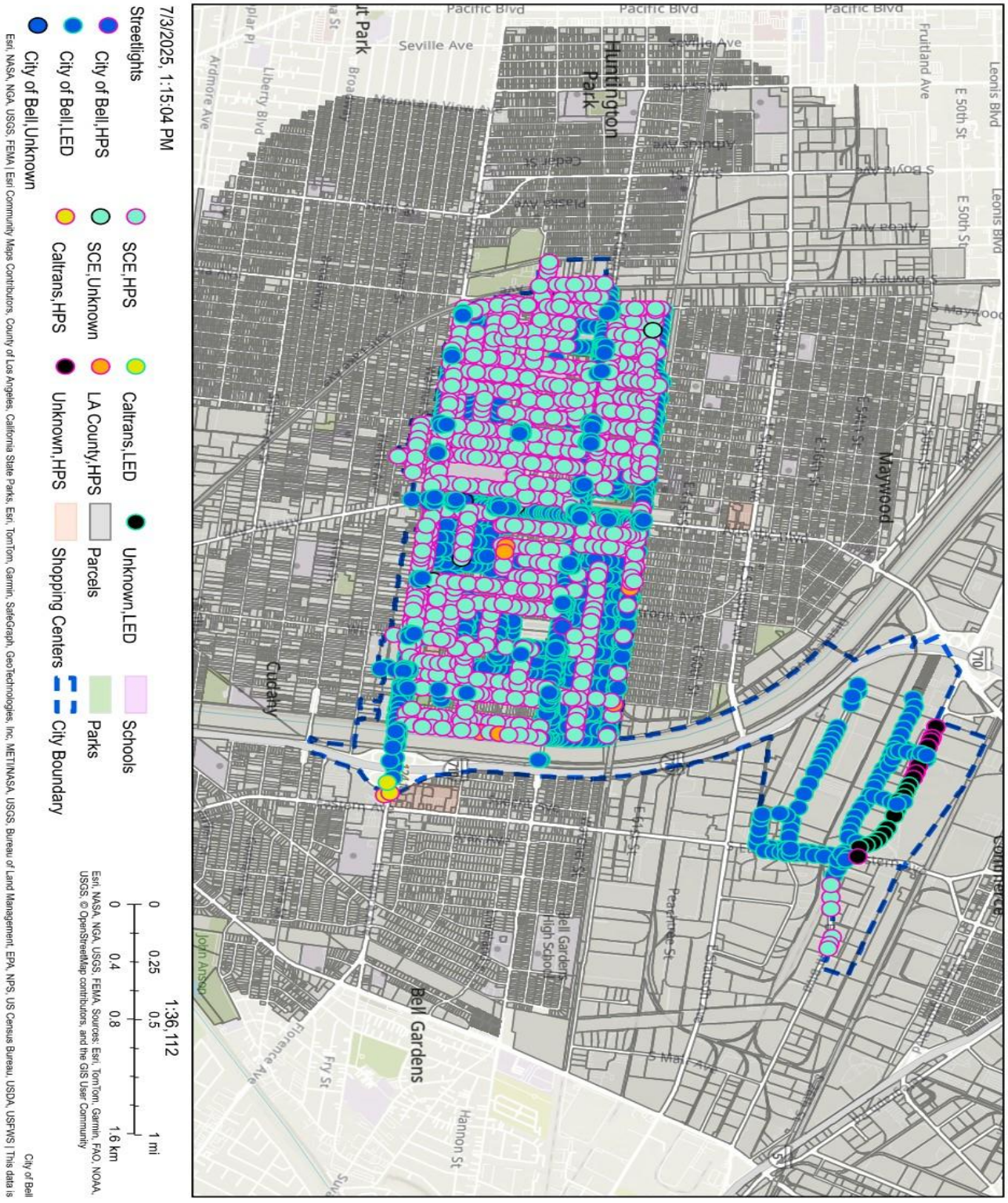
I. Contractor shall perform all Services in accordance with the procedures set forth in RFP scope of services.

II. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect for three (3) years from the date hereof (the "Term"). The City may, in its sole and absolute discretion, extend the Term by two (2) one-year extensions so long as funds have been appropriated for the Services under this Agreement.

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

EXHIBIT "E"

MAP AND LIST OF CITY OF BELL STREETLIGHTS



INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0519	Cobra Head	Single	Powered Overhead	Wood	33.9771590720001, -118.203888126	3507 Nevada St	4083611E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0520	Cobra Head	Single	Powered Overhead	Wood	33.977047321, -118.203530386	3514 Nevada St	4434581E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0670	Cobra Head	Single	Powered Below Ground	Cement	33.979518134, -118.20323199	6418 Lucille Ave	4233308E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0522	Cobra Head	Single	Powered Overhead	Wood	33.9761473040001, -118.202563701	6792 California Ave	4434583E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0521	Cobra Head	Single	Powered Overhead	Wood	33.9760174400001, -118.203079943	3528 Bell Ave	4434582E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0525	Cobra Head	Single	Powered Below Ground	Cement	33.977906901, -118.201287557	6578 Loma Vista Pl	4728160E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0526	Cobra Head	Single	Powered Overhead	Cement	33.9782834860001, -118.201231314	6534 Loma Vista Pl	4734858E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0527	Cobra Head	Single	Powered Below Ground	Cement	33.978641312, -118.20117943	6492 Loma Vista Pl	4734598E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0528	Cobra Head	Single	Powered Below Ground	Cement	33.979029924, -118.201118829	6446 Loma Vista Pl	4734562E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0529	Cobra Head	Single	Powered Below Ground	Cement	33.979385967, -118.201056216	6404 Loma Vista Pl	4420820E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0530	Cobra Head	Single	Powered Below Ground	Cement	33.9791512460001, -118.199449908	6413 Orchard Ave	4734862E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0531	Cobra Head	Single	Powered Below Ground	Cement	33.978791947, -118.199503133	6455 Orchard Ave	4734861E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0532	Cobra Head	Single	Powered Below Ground	Cement	33.9784595090001, -118.199564573	6495 Orchard Ave	4734869E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0533	Cobra Head	Single	Powered Below Ground	Cement	33.9780808020001, -118.199590724	6539 Orchard Ave	4749030E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0534	Cobra Head	Single	Powered Below Ground	Cement	33.977722224, -118.19965099	6581 Orchard Ave	4749031E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0536	Cobra Head	Single	Powered Below Ground	Cement	33.977611989, -118.200649107	6604 Loma Vista Ave	4734563E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0535	Cobra Head	Single	Powered Overhead	Wood	33.975987865, -118.200946413	6796 Loma Vista Ave	4418627E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0515	Cobra Head	Single	Powered Below Ground	Cement	33.979029643, -118.197865309	6409 Bear Ave	4613507E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0538	Cobra Head	Single	Powered Overhead	Wood	33.9768037430001, -118.198733926	3781 Bear Ct	2316199E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0541	Cobra Head	Single	Powered Overhead	Wood	33.9755252140001, -118.196805418	6796 Corona Ave	4434564E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0508	Cobra Head	Single	Powered Below Ground	Cement	33.9788209540001, -118.196421024	6407 Corona Ave	4233430E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0510	Cobra Head	Single	Powered Overhead	Wood	33.9778041500001, -118.195137084	6414 Riverside Ave	4434568E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0509	Cobra Head	Single	Powered Overhead	Wood	33.9780098590001, -118.196350616	4004 Acacia St	4434570E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0513	Cobra Head	Single	Powered Overhead	Wood	33.978045826, -118.195743263	4020 Acacia St	4434569E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0512	Cobra Head	Single	Powered Overhead	Wood	33.977990226, -118.195246719	4036 Acacia St	4454555E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0511	Cobra Head	Single	Powered Overhead	Wood	33.9779574510001, -118.194888979	4051 Acacia St	4434600E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0540	Cobra Head	Single	Powered Overhead	Wood	33.975442238, -118.197841756	3846 Bell Ave	4434565E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0539	Cobra Head	Single	Powered Overhead	Wood	33.975483674, -118.198126238	3820 Bell Ave	4389491E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0551	Cobra Head	Single	Powered Overhead	Wood	33.9713975380001, -118.196694609	7176 Corona Ave	4434562E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0570	Cobra Head	Single	Powered Overhead	Wood	33.972533931, -118.202061788	3605 Weik Ave	4403923E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0569	Cobra Head	Single	Powered Overhead	Wood	33.9725370510001, -118.201676142	3617 Weik Ave	4403922E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0561	Cobra Head	Single	Powered Overhead	Wood	33.972440041, -118.201385541	3624 Weik Ave	4371875E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0562	Cobra Head	Single	Powered Overhead	Wood	33.9727287480001, -118.201240366	3637 Weik Ave	4403920E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0568	Cobra Head	Single	Powered Overhead	Wood	33.9727740480001, -118.20143533	3696 Anita Dr	4403921E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0563	Cobra Head	Single	Powered Overhead	Wood	33.973017817, -118.201242378	3679 Anita Dr	680907E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0564	Cobra Head	Single	Powered Overhead	Wood	33.973213958, -118.201764319	3649 Anita Dr	4422925E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0565	Cobra Head	Single	Powered Overhead	Wood	33.973279195, -118.202511147	3607 Anita Dr	4422924E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0566	Cobra Head	Single	Powered Overhead	Wood	33.9736991180001, -118.202669816	3506 Beck Ave	X16988E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0567	Cobra Head	Single	Powered Overhead	Wood	33.973629336, -118.201968419	3548 Beck Ave	X16996E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0537	Cobra Head	Single	Powered Overhead	Wood	33.975602924, -118.199910577	6808 Orchard Ave	4434584E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0523	Cobra Head	Single	Powered Overhead	Wood	33.9758783180001, -118.202597983	6812 California Ave	4418628E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0238	Cobra Head	Single	Powered Overhead	Wood	33.981961181, -118.194447337	6205 Riverside Ave	4435097E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0504	Cobra Head	Single	Powered Below Ground	Cement	33.9789742030001, -118.194916137	6387 Riverside Ave	4233435E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0507	Cobra Head	Single	Powered Below Ground	Cement	33.97913442, -118.196010729	6382 Corona Ave	4233439E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0234	Cobra Head	Single	Powered Overhead	Wood	33.9820720210001, -118.195548132	6204 Corona Ave	4435098E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0516	Cobra Head	Single	Powered Overhead	Cement	33.979377642, -118.198545165	6387 Carmelita Ave	4613502E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0227	Cobra Head	Twin	Powered Overhead	Wood	33.9820129410001, -118.197997492	6202 Carmelita Ave	456608E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0227	Cobra Head	Twin	Powered Overhead	Wood	33.9820018200001, -118.197992127	6202 Carmelita Ave	456608E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0517	Cobra Head	Single	Powered Below Ground	Cement	33.9796114010001, -118.200756647	6391 Loma Vista Ave	4233319E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0736	Cobra Head	Single	Powered Below Ground	Cement	33.979722904, -118.201869512	6391 California Ave	4233355E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0212	Cobra Head	Single	Powered Overhead	Wood	33.982038909, -118.193299184	6199 Gifford Ave	823077E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0213	Cobra Head	Single	Powered Overhead	Wood	33.98213423, -118.194168555	4056 Randolph St	823078E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0214	Cobra Head	Single	Powered Overhead	Wood	33.982282775, -118.195763044	3978 Randolph St	1473911E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0215	Cobra Head	Single	Powered Overhead	Wood	33.982417895, -118.196981605	3838 Randolph St	823080E	84W Type B - ERL1-0-09-B3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0230	Cobra Head	Single	Powered Overhead	Wood	33.9823090800001, -118.197209844	3880 Randolph Pl	4418176E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0231	Cobra Head	Single	Powered Overhead	Wood	33.9822760340001, -118.196901223	6203 Bear Ave	4418177E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0233	Cobra Head	Single	Powered Overhead	Wood	33.9821883750001, -118.19604124	3946 Randolph St	4418179E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0235	Cobra Head	Single	Powered Overhead	Wood	33.9821243280001, -118.195488034	6202 Corona Ave	4418180E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0236	Cobra Head	Single	Powered Overhead	Wood	33.982081156, -118.194984365	4024 Randolph St	4418181E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0237	Cobra Head	Single	Powered Overhead	Wood	33.9820294950001, -118.194481954	4044 Randolph St	4418182E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0239	Cobra Head	Single	Powered Overhead	Wood	33.9819742880001, -118.193984488	4064 Randolph St	4418183E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0240	Cobra Head	Single	Powered Overhead	Wood	33.9819301490001, -118.19352122	4084 Randolph St	4418184E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0229	Cobra Head	Single	Powered Overhead	Wood	33.982143099, -118.197429031	3799 Randolph Pl	2228788E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0228	Cobra Head	Single	Powered Overhead	Wood	33.982005379, -118.197648386	3812 Randolph Pl	4434571E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0226	Cobra Head	Single	Powered Overhead	Wood	33.982079362, -118.198443325	3766 Randolph Pl	4434572E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0225	Cobra Head	Single	Powered Overhead	Wood	33.9821321640001, -118.198826211	3732 Randolph Pl	4434573E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0224	Cobra Head	Single	Powered Overhead	Wood	33.982217013, -118.199697007	3654 Randolph Pl	4434574E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0221	Cobra Head	Single	Powered Overhead	Wood	33.982317568, -118.200663691	3580 Randolph Pl	4434575E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0220	Cobra Head	Single	Powered Overhead	Wood	33.982346922, -118.201004583	3560 Randolph Pl	4434576E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0218	Cobra Head	Single	Powered Overhead	Wood	33.982426542, -118.201816455	3524 Randolph Pl	4434577E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0217	Cobra Head	Single	Powered Overhead	Wood	33.9824691470001, -118.202142259	3514 Randolph Pl	4434578E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0216	Cobra Head	Single	Powered Overhead	Wood	33.982495392, -118.202474769	3502 Randolph Pl	4434579E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0219	Cobra Head	Twin	Powered Overhead	Wood	33.982352414, -118.201352768	6202 California Ave	4558131E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0219	Cobra Head	Twin	Powered Overhead	Wood	33.982347695, -118.201348577	6202 California Ave	4558131E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0668	Cobra Head	Single	Powered Below Ground	Cement	33.979710987, -118.203778658	3448 E Gage Ave	4233310E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0669	Cobra Head	Single	Powered Below Ground	Cement	33.979665868, -118.20338035	6403 Lucille Ave	4233309E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0671	Cobra Head	Single	Powered Below Ground	Cement	33.9796283270001, -118.203011127	3508 E Gage Ave	4233307E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0672	Cobra Head	Single	Powered Below Ground	Cement	33.979569773, -118.202465549	3524 E Gage Ave	4287515E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0673	Cobra Head	Single	Powered Below Ground	Cement	33.9795053220001, -118.202179559	3528 Gage Ave	4233306E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0674	Cobra Head	Single	Powered Below Ground	Cement	33.97949256, -118.201669101	3564 Gage Ave	4547844E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0675	Cobra Head	Single	Powered Below Ground	Cement	33.9794281040001, -118.20122662	6403 Loma Vista Pl	4287465E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0676	Cobra Head	Single	Powered Below Ground	Cement	33.9794001440001, -118.200908108	3604 Gage Ave	4749049E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0677	Cobra Head	Single	Powered Below Ground	Cement	33.9793689090001, -118.200604851	3612 Gage Ave	4749027E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0678	Cobra Head	Single	Powered Below Ground	Cement	33.979321043, -118.200272005	6402 Loma Vista Ave	4749028E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0679	Cobra Head	Single	Powered Below Ground	Cement	33.9792690840001, -118.199895239	3634 Gage Ave	4749029E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0680	Cobra Head	Single	Powered Below Ground	Cement	33.9792058960001, -118.199026538	3738 Gage Ave	4233447E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0681	Cobra Head	Single	Powered Below Ground	Cement	33.97915994, -118.198561007	3794 Gage Ave	4233446E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0682	Cobra Head	Single	Powered Below Ground	Cement	33.979108624, -118.198155742	3846 Gage Ave	4233445E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0683	Cobra Head	Single	Powered Below Ground	Cement	33.979011939, -118.197223758	3922 Gage Ave	4233432E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0684	Cobra Head	Single	Powered Below Ground	Cement	33.9789540350001, -118.196679186	3940 Gage Ave	4233431E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0685	Cobra Head	Single	Powered Below Ground	Cement	33.978901277, -118.196266377	6404 Corona Ave	4489896E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0686	Cobra Head	Single	Powered Below Ground	Cement	33.9788598160001, -118.195802691	4010 Gage Ave	4233428E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0687	Cobra Head	Single	Powered Below Ground	Cement	33.9788123330001, -118.195365742	4028 Gage Ave	4233427E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0688	Cobra Head	Single	Powered Below Ground	Cement	33.978758117, -118.194919322	4046 Gage Ave	4346156E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0689	Cobra Head	Single	Powered Below Ground	Cement	33.978716192, -118.194483882	4060 Gage Ave	4233425E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0653	Cobra Head	Single	Powered Below Ground	Cement	33.9788687700001, -118.194293529	4063 Gage Ave	4233433E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0654	Cobra Head	Single	Powered Below Ground	Cement	33.9789237730001, -118.194769453	6392 Riverside Ave	4233434E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0655	Cobra Head	Single	Powered Below Ground	Cement	33.9789722900001, -118.195188381	4031 Gage Ave	4233436E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0656	Cobra Head	Single	Powered Below Ground	Cement	33.9790142530001, -118.195610494	4017 Gage Ave	4233437E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0657	Cobra Head	Single	Powered Below Ground	Cement	33.979057088, -118.195989942	4003 Gage Ave	4233438E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0658	Cobra Head	Single	Powered Below Ground	Cement	33.9791021460001, -118.196516242	3921 Gage Ave	4233440E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0659	Cobra Head	Single	Powered Below Ground	Cement	33.9791561800001, -118.19692838	3909 Gage Ave	4233441E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0514	Cobra Head	Single	Powered Below Ground	Cement	33.9792163770001, -118.197213113	6386 Bear Ave	4233442E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0660	Cobra Head	Single	Powered Below Ground	Cement	33.979209962, -118.197360551	6391 Bear Ave	4233443E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0661	Cobra Head	Single	Powered Below Ground	Cement	33.9792958520001, -118.198291445	3805 Gage Ave	4287397E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0662	Cobra Head	Single	Powered Below Ground	Cement	33.9793401320001, -118.198648095	3781 Gage Ave	4666117E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0663	Cobra Head	Single	Powered Below Ground	Cement	33.9794915480001, -118.200065643	3649 Gage Ave	4233317E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0664	Cobra Head	Single	Powered Below Ground	Cement	33.9795488720001, -118.200501837	3615 Gage Ave	4233318E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0665	Cobra Head	Single	Powered Below Ground	Cement	33.979581119, -118.200868545	3595 Gage Ave	4233320E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0666	Cobra Head	Single	Powered Below Ground	Cement	33.9796258740001, -118.201291412	3569 Gage Ave	4233321E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0667	Cobra Head	Single	Powered Below Ground	Cement	33.9796691170001, -118.201678824	3553 Gage Ave	4233322E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0580	Cobra Head	Single	Powered Overhead	Wood	33.9712519940001, -118.198129591	3810 E Florence Ave	4452138E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0581	Cobra Head	Single	Powered Overhead	Wood	33.971220272, -118.197850138	3830 E Florence Ave	4161676E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0582	Cobra Head	Single	Powered Overhead	Wood	33.9711841330001, -118.197537242	3880 E Florence Ave	4452137E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0583	Cobra Head	Single	Powered Overhead	Wood	33.9711466580001, -118.197162403	3942 E Florence Ave	4520522E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0554	Cobra Head	Single	Powered Overhead	Wood	33.9719320900001, -118.193853814	4193 Weik Ave	4434557E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0555	Cobra Head	Single	Powered Overhead	Wood	33.971978887, -118.194268718	4163 Weik Ave	726517E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0556	Cobra Head	Single	Powered Overhead	Wood	33.9720272690001, -118.194723709	4131 Weik Ave	4434558E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0557	Cobra Head	Single	Powered Overhead	Wood	33.9720857360001, -118.195221489	4095 Weik Ave	4434560E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0558	Cobra Head	Single	Powered Overhead	Wood	33.9721369640001, -118.195723565	4059 Weik Ave	726518E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0559	Cobra Head	Single	Powered Overhead	Wood	33.972179731, -118.196199574	4025 Weik Ave	4434561E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0560	Cobra Head	Single	Powered Overhead	Wood	33.9722122270001, -118.196507441	4003 Weik Ave	4434563E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0553	Cobra Head	Single	Powered Overhead	Wood	33.972855952, -118.193946853	4175 Beck Ave	4434556E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0552	Cobra Head	Single	Powered Overhead	Wood	33.972829022, -118.193672933	4195 Beck Ave	4434555E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0542	Cobra Head	Single	Powered Overhead	Wood	33.973681046, -118.193525076	4193 Brompton Ave	4434553E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0543	Cobra Head	Single	Powered Overhead	Wood	33.973728163, -118.193951547	4157 Brompton Ave	4434554E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0544	Cobra Head	Single	Powered Overhead	Wood	33.9737667160001, -118.194317501	4127 Brompton Ave	4434552E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0546	Cobra Head	Single	Powered Overhead	Wood	33.9738483130001, -118.195134737	4059 Brompton Ave	4434559E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0547	Cobra Head	Single	Powered Overhead	Wood	33.9738317050001, -118.195774779	4000 Brompton Ave	823094E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0545	Cobra Head	Twin	Powered Overhead	Wood	33.9738343970001, -118.194729304	6899 Gifford Ave	726525E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0545	Cobra Head	Twin	Powered Overhead	Wood	33.9738366220001, -118.194726622	4097 Brompton Ave	726525E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0548	Cobra Head	Single	Powered Overhead	Wood	33.9749965830001, -118.194395704	6808 Gifford Ave	4435301E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0293	Cobra Head	Single	Powered Overhead	Wood	33.975266805, -118.194367793	6794 Gifford Ave	4434551E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0500	Cobra Head	Single	Powered Below Ground	Cement	33.978362126, -118.191652391	6405 Fishburn Ave	4233413E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0549	Cobra Head	Single	Powered Overhead	Wood	33.9710026560001, -118.192769531	7183 Fishburn Ave	4435096E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0498	Cobra Head	Single	Powered Overhead	Wood	33.9749637030001, -118.191088373	6793 Flora Ave	4376583E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0292	Cobra Head	Twin	Powered Below Ground	Cement	33.98149089, -118.189689125	6206 Flora Ave	4083202E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0292	Cobra Head	Twin	Powered Below Ground	Cement	33.9814888700001, -118.189673188	6206 Flora Ave	4083202E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0291	Cobra Head	Single	Powered Below Ground	Cement	33.981149783, -118.189730756	6216 Flora Ave	4083201E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0290	Cobra Head	Single	Powered Below Ground	Cement	33.980822921, -118.189784903	6242 Flora Ave	4075000E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0288	Cobra Head	Single	Powered Below Ground	Cement	33.9801300190001, -118.189898059	4307 Minnewa Ln	4074998E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0289	Cobra Head	Single	Powered Below Ground	Cement	33.9804680930001, -118.18983905	6270 Flora Ave	4074999E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0287	Cobra Head	Single	Powered Below Ground	Cement	33.9800763800001, -118.189847348	4311 Minnewa Ln	4074997E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0286	Cobra Head	Single	Powered Below Ground	Cement	33.9800296830001, -118.189415261	4351 Minnewa Ln	4074996E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0285	Cobra Head	Single	Powered Below Ground	Cement	33.979987604, -118.189001279	4389 Minnewa Ln	4074995E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0283	Cobra Head	Single	Powered Overhead	Steel	33.980339476, -118.188620741	6200 Pine Ave	2035955E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0284	Cobra Head	Single	Powered Below Ground	Cement	33.9801139680001, -118.188878652	6235 Pine Ave	4074994E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0282	Cobra Head	Single	Powered Overhead	Steel	33.979875404, -118.188695843	6258 Pine Ave	2035954E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0281	Cobra Head	Single	Powered Overhead	Steel	33.97956824, -118.188752504	6286 Pine Ave	2035953E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0280	Cobra Head	Single	Powered Overhead	Steel	33.9792773460001, -118.188795587	6310 Pine Ave	2035952E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0279	Cobra Head	Single	Powered Overhead	Steel	33.9789062730001, -118.18884504	6342 Pine Ave	2035951E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0277	Cobra Head	Single	Powered Below Ground	Cement	33.9786443780001, -118.188929781	4402 Federal Ave	1981628E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0278	Cobra Head	Single	Powered Below Ground	Cement	33.9786228360001, -118.188676983	4418 Federal Ave	1981629E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0246	Cobra Head	Single	Powered Overhead	Wood	33.98167822, -118.190832809	6203 Fishburn Ave	4756767E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0241	Cobra Head	Single	Powered Overhead	Wood	33.981906097, -118.193254341	4096 Randolph St	65534E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0243	Cobra Head	Single	Powered Overhead	Wood	33.9818810080001, -118.193070777	6202 Gifford Ave	4418185E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0244	Cobra Head	Single	Powered Overhead	Wood	33.981839376, -118.192608934	4144 Randolph St	4418186E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0245	Cobra Head	Single	Powered Overhead	Wood	33.9818391600001, -118.192071822	4190 Randolph St	4418187E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0211	Cobra Head	Single	Powered Overhead	Wood	33.9819461000001, -118.191803098	6200 Otis Ave	823076E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0210	Cobra Head	Single	Powered Overhead	Wood	33.981811758, -118.190647066	6200 Fishburn Ave	823075E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0209	Cobra Head	Single	Powered Overhead	Wood	33.981718469, -118.189639142	6200 Flora Ave	823074E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0247	Cobra Head	Twin	Powered Below Ground	Cement	33.9815598260001, -118.18921284	4380 Randolph St	4440900E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0247	Cobra Head	Twin	Powered Below Ground	Cement	33.981543598, -118.18921847	4380 Randolph St	4440900E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0248	Cobra Head	Single	Powered Overhead	Cement	33.981474866, -118.188789928	4394 Randolph St	4418191E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0208	Cobra Head	Single	Powered Overhead	Wood	33.9816261070001, -118.188732052	6197 Pine Ave	823073E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0249	Cobra Head	Single	Powered Overhead	Wood	33.981468062, -118.188393256	4406 Randolph St	4418192E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0250	Cobra Head	Single	Powered Overhead	Cement	33.981434515, -118.187965443	4422 Randolph St	4418193E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0207	Cobra Head	Single	Powered Overhead	Wood	33.9815118490001, -118.187661516	4434 Randolph St	823072E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0493	Cobra Head	Single	Powered Overhead	Wood	33.9746321220001, -118.188333241	6768 Clarkson Ave	4435093E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0495	Cobra Head	Single	Powered Below Ground	Cement	33.977972193, -118.187966114	6311 Clarkson Ave	4233394E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0494	Cobra Head	Single	Powered Below Ground	Cement	33.97516582, -118.187585911	4490 Bell Pl	4083324E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0457	Cobra Head	Single	Powered Overhead	Cement	33.9732354700001, -118.183505936	4678 Brompton Ave	4435054E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0448	Cobra Head	Single	Powered Overhead	Cement	33.9730724940001, -118.183132657	6829 Mayflower Pl	4667355E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0449	Cobra Head	Single	Powered Overhead	Cement	33.97341285, -118.182770777	6899 Mayflower Pl	4667356E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0458	Cobra Head	Single	Powered Overhead	Steel	33.9730441840001, -118.183295057	6805 Mayflower Ave	1753005E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0459	Cobra Head	Single	Powered Overhead	Cement	33.97280125, -118.183162194	6831 Mayflower Ave	MSUNKNOWN5	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0460	Cobra Head	Single	Powered Overhead	Steel	33.9724637960001, -118.183149789	6867 Mayflower Ave	636254E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0461	Cobra Head	Single	Powered Overhead	Cement	33.972164424, -118.183242436	6891 Mayflower Ave	4435051E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0447	Cobra Head	Single	Powered Overhead	Steel	33.971784637, -118.183115423	6936 Mayflower Ave	636253E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0462	Cobra Head	Single	Powered Overhead	Cement	33.971508224, -118.18329203	6963 Mayflower Ave	4435052E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0463	Cobra Head	Single	Powered Overhead	Steel	33.9710796740001, -118.183352036	7035 Mayflower Ave	636252E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0446	Cobra Head	Single	Powered Overhead	Cement	33.970674268, -118.183299905	7060 Mayflower Ave	4435053E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0445	Cobra Head	Single	Powered Overhead	Steel	33.9702865030001, -118.183364282	7122 Mayflower Ave	636251E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0464	Cobra Head	Single	Powered Overhead	Wood	33.970410197, -118.183535021	4691 Weik Ave	4435061E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0465	Cobra Head	Single	Powered Overhead	Cement	33.970435294, -118.183869878	4665 Weik Ave	4435063E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0443	Cobra Head	Single	Powered Overhead	Steel	33.970395029, -118.184315106	4632 Weik Ave	636255E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0492	Cobra Head	Single	Powered Overhead	Cement	33.970546767, -118.184338343	4629 Weik Ave	4435064E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0491	Cobra Head	Single	Powered Overhead	Cement	33.970914839, -118.184287464	7115 Prospect Ave	4435060E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0485	Cobra Head	Single	Powered Overhead	Steel	33.9711812130001, -118.184112031	7058 Prospect Ave	636256E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0486	Cobra Head	Single	Powered Overhead	Cement	33.971591786, -118.184051849	6976 Prospect Ave	MSUNKNOWN4	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0487	Cobra Head	Single	Powered Overhead	Cement	33.972304794, -118.183957553	6894 Prospect Ave	4435058E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0488	Cobra Head	Single	Powered Overhead	Steel	33.9725793440001, -118.18390483	6868 Prospect Ave	418768H	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0489	Cobra Head	Single	Powered Overhead	Cement	33.972995272, -118.183847414	6830 Prospect Ave	4435057E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0490	Cobra Head	Single	Powered Overhead	Cement	33.973218285, -118.183807684	6808 Prospect Ave	4435055E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0456	Cobra Head	Single	Powered Overhead	Cement	33.9733543740001, -118.184286542	4620 Brompton Ave	4435056E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0450	Cobra Head	Single	Powered Overhead	Steel	33.9734064530001, -118.183825409	4635 Brompton Ave	1776902E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0478	Cobra Head	Single	Powered Overhead	Cement	33.973302737, -118.184873449	6828 King Ave	4435079E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0477	Cobra Head	Single	Powered Overhead	Cement	33.972940721, -118.184737489	6856 King Ave	4435080E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0479	Cobra Head	Single	Powered Overhead	Steel	33.972685406, -118.184889536	6878 King Ave	636262E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0480	Cobra Head	Single	Powered Overhead	Cement	33.972401818, -118.184925579	6900 King Ave	4435081E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0476	Cobra Head	Single	Powered Overhead	Steel	33.971994728, -118.184875874	6930 King Ave	636261E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0481	Cobra Head	Single	Powered Overhead	Cement	33.971700857, -118.185039908	6963 King Ave	4435082E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0482	Cobra Head	Single	Powered Overhead	Steel	33.9712959450001, -118.185104532	7019 King Ave	636260E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0483	Cobra Head	Single	Powered Overhead	Cement	33.9710162440001, -118.185144765	7057 King Ave	4435083E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0484	Cobra Head	Single	Powered Overhead	Cement	33.9706670100001, -118.185201092	7105 King Ave	4435067E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0441	Cobra Head	Single	Powered Overhead	Steel	33.9704068570001, -118.185099503	7136 King Ave	EMUNKNOWN2	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0440	Cobra Head	Single	Powered Overhead	Cement	33.9702518730001, -118.185270075	7163 King Ave	4435068E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0467	Cobra Head	Single	Powered Overhead	Cement	33.970739328, -118.185977172	7186 Georgia Ave	4435089E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0475	Cobra Head	Single	Powered Overhead	Cement	33.9710951860001, -118.186092196	7142 Georgia Ave	4435088E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0468	Cobra Head	Single	Powered Overhead	Cement	33.971363287, -118.185860328	7060 Georgia Ave	4435349E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0469	Cobra Head	Single	Powered Overhead	Cement	33.9717801190001, -118.185818754	6978 Georgia Ave	4435087E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0474	Cobra Head	Single	Powered Overhead	Steel	33.9721018500001, -118.185869968	6932 Georgia Ave	636264E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0473	Cobra Head	Single	Powered Overhead	Cement	33.972499875, -118.185814563	6894 Georgia Ave	4435086E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0470	Cobra Head	Single	Powered Overhead	Cement	33.9728150870001, -118.185649859	6864 Georgia Ave	4039078E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0471	Cobra Head	Single	Powered Overhead	Cement	33.973159579, -118.185602501	6834 Georgia Ave	4435085E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0472	Cobra Head	Single	Powered Overhead	Cement	33.973441275, -118.185538547	4562 Brompton Ave	4435084E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0453	Cobra Head	Single	Powered Overhead	Steel	33.973602536, -118.185672155	4555 Brompton Ave	1365301E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0426	Cobra Head	Single	Powered Overhead	Cement	33.9734991220001, -118.186521409	6831 Woodward Ave	4667259E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0427	Cobra Head	Single	Powered Overhead	Steel	33.972978352, -118.186637331	6899 Woodward Ave	1776701E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0428	Cobra Head	Single	Powered Overhead	Cement	33.9725657390001, -118.186708242	6904 Woodward Ave	4435074E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0430	Cobra Head	Single	Powered Overhead	Cement	33.9717413920001, -118.18682299	7033 Woodward Ave	4435073E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0431	Cobra Head	Single	Powered Overhead	Steel	33.9713175050001, -118.18688862	7069 Woodward Ave	636267E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0432	Cobra Head	Single	Powered Overhead	Cement	33.970894258, -118.186955424	7107 Woodward Ave	4435072E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0434	Cobra Head	Single	Powered Overhead	Steel	33.970581602, -118.186862301	7140 Woodward Ave	636266E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0433	Cobra Head	Single	Powered Overhead	Wood	33.970629977, -118.18700756	7133 Woodward Ave	1753126E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0435	Cobra Head	Single	Powered Overhead	Cement	33.9706458410001, -118.186780885	7108 Woodward Ave	4435071E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0436	Cobra Head	Single	Powered Overhead	Cement	33.9706238000001, -118.186484948	4530 Weik Ave	4435070E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0437	Cobra Head	Single	Powered Overhead	Steel	33.9705759300001, -118.186137853	4554 Weik Ave	636274E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0438	Cobra Head	Single	Powered Overhead	Cement	33.9705446070001, -118.185809283	4570 Weik Ave	4435069E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0439	Cobra Head	Single	Powered Overhead	Cement	33.9704987580001, -118.185324138	4592 Weik Ave	636259E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0442	Cobra Head	Single	Powered Overhead	Cement	33.9704302490001, -118.184704548	4616 Weik Ave	4435066E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0466	Cobra Head	Single	Powered Overhead	Cement	33.9704982040001, -118.184429454	7199 Prospect Ave	4435065E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0451	Cobra Head	Single	Powered Overhead	Steel	33.9735074610001, -118.184662726	4605 Brompton Ave	636272E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0455	Cobra Head	Single	Powered Overhead	Cement	33.973456233, -118.185173264	4580 Brompton Ave	4376649E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0454	Cobra Head	Single	Powered Overhead	Cement	33.973672498, -118.186192321	4543 Brompton Ave	MSUNKNOWN1	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0422	Cobra Head	Single	Powered Overhead	Cement	33.9737636020001, -118.186346563	6813 Woodward Ave	4435078E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0425	Cobra Head	Single	Powered Overhead	Cement	33.97426212, -118.186066942	6764 Woodward Ave	4376647E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0421	Cobra Head	Single	Powered Below Ground	Cement	33.977730256, -118.185671149	6403 Woodward Ave	4760999E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0409	Cobra Head	Single	Powered Overhead	Cement	33.97500337, -118.184501622	4604 Bell Pl	MSUNKNOWN6	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0410	Cobra Head	Single	Powered Overhead	Cement	33.974962772, -118.184023267	4634 Bell Pl	4376643E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0411	Cobra Head	Single	Powered Overhead	Wood	33.9748574500001, -118.183572572	4662 Bell Pl	680912E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0412	Cobra Head	Single	Powered Overhead	Cement	33.974803615, -118.183097486	4722 Bell Pl	4376641E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0413	Cobra Head	Single	Powered Overhead	Cement	33.9747702500001, -118.182773773	4760 Bell Pl	4376635E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0414	Cobra Head	Single	Powered Overhead	Cement	33.9765323410001, -118.182098279	4799 Acacia St	4376632E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0416	Cobra Head	Single	Powered Overhead	Cement	33.9766537680001, -118.183151968	4621 Acacia St	4376639E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0417	Cobra Head	Single	Powered Overhead	Wood	33.975562429, -118.183523202	4600 Nevada St	680911E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0415	Cobra Head	Single	Powered Overhead	Cement	33.975587046, -118.183318935	4633 Nevada St	4376640E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0419	Cobra Head	Single	Powered Overhead	Cement	33.975449396, -118.182858015	4712 Nevada St	4376633E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0420	Cobra Head	Single	Powered Overhead	Cement	33.9753958490001, -118.182387957	6621 Mayflower Ave	4373393E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0418	Cobra Head	Single	Powered Overhead	Cement	33.9749765290001, -118.183504092	4669 Bell Pl	4376642E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0452	Cobra Head	Single	Powered Overhead	Cement	33.9736018470001, -118.184821582	6804 King Ave	4376648E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0408	Cobra Head	Single	Powered Overhead	Cement	33.9738915350001, -118.181606261	4794 Bell Ave	4376637E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0407	Cobra Head	Single	Powered Overhead	Wood	33.9739884250001, -118.181868615	4777 Bell Ave	680919E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0406	Cobra Head	Single	Powered Overhead	Cement	33.9739635060001, -118.182320651	4748 Bell Ave	4376638E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0404	Cobra Head	Single	Powered Overhead	Cement	33.97151896, -118.181687042	4802 Beck Ave	4387828E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0402	Cobra Head	Single	Powered Overhead	Wood	33.971200633, -118.181968611	7003 Vinevale Ave	4422877E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0403	Cobra Head	Single	Powered Overhead	Steel	33.9712291480001, -118.182621896	4701 Weik Ave	835012E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0383	Cobra Head	Single	Powered Overhead	Cement	33.972100261, -118.180494821	6957 Heliotrope Ave	4387824E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0382	Cobra Head	Single	Powered Overhead	Cement	33.9721370980001, -118.180814171	4812 Brompton Ave	4387827E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0381	Cobra Head	Single	Powered Overhead	Cement	33.9721712840001, -118.181109717	4800 Brompton Ave	4387825E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0395	Cobra Head	Single	Powered Overhead	Cement	33.9718211570001, -118.180353167	6974 Heliotrope Ave	4387826E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0380	Cobra Head	Single	Powered Overhead	Cement	33.972207392, -118.179199817	4901 Brompton Ave	4387822E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0384	Cobra Head	Single	Powered Overhead	Wood	33.9720766820001, -118.178734873	4924 Brompton Ave	820659E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0379	Cobra Head	Single	Powered Overhead	Cement	33.972128458, -118.178454163	4941 Brompton Ave	4387821E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0385	Cobra Head	Single	Powered Overhead	Cement	33.972017239, -118.178277137	4946 Brompton Ave	4387835E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0376	Cobra Head	Single	Powered Overhead	Wood	33.9726227100001, -118.178224918	4999 Southall Ln	1474130E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0378	Cobra Head	Single	Powered Overhead	Wood	33.9725814290001, -118.178505628	4978 Southall Ln	4667354E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0377	Cobra Head	Single	Powered Overhead	Wood	33.9726001490001, -118.179140892	4900 Southall Ln	1474131E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0375	Cobra Head	Single	Powered Overhead	Cement	33.9720324850001, -118.177767936	4979 Brompton Ave	4667362E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0705	Cobra Head	Single	Powered Below Ground	Cement	33.9777949520001, -118.185962755	4528 Gage Ave	4233383E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0704	Cobra Head	Single	Powered Below Ground	Cement	33.9778346460001, -118.1864737	4518 Gage Ave	4233384E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0703	Cobra Head	Single	Powered Below Ground	Cement	33.9779486240001, -118.187385416	4478 Gage Ave	4233385E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0702	Cobra Head	Single	Powered Below Ground	Cement	33.9779932110001, -118.187794872	6402 Clarkson Ave	4233403E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0701	Cobra Head	Single	Powered Below Ground	Cement	33.9780419640001, -118.188198712	4420 Gage Ave	4233395E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0700	Cobra Head	Single	Powered Below Ground	Cement	33.978082451, -118.188562738	4412 Gage Ave	4233396E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0699	Cobra Head	Single	Powered Below Ground	Cement	33.978077344, -118.188831378	6404 Pine Ave	4233397E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0698	Cobra Head	Single	Powered Below Ground	Cement	33.9781812000001, -118.189462451	4380 Gage Ave	4666113E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0697	Cobra Head	Single	Powered Below Ground	Cement	33.978225137, -118.189812563	4362 Gage Ave	4493317E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0696	Cobra Head	Single	Powered Below Ground	Cement	33.978257639, -118.190237358	4342 Gage Ave	4233401E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0497	Cobra Head	Single	Powered Below Ground	Cement	33.9782453290001, -118.190437183	6404 Flora Ave	4233400E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0695	Cobra Head	Single	Powered Below Ground	Cement	33.9782988480001, -118.190644384	6401 Flora Ave	4233402E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0694	Cobra Head	Single	Powered Below Ground	Cement	33.978345489, -118.191047302	4310 Gage Ave	4233411E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0693	Cobra Head	Single	Powered Below Ground	Cement	33.9783913970001, -118.19147394	6400 Fishburn Ave	4233412E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0692	Cobra Head	Single	Powered Below Ground	Cement	33.97844837, -118.192009544	4222 Gage Ave	4233414E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0501	Cobra Head	Single	Powered Below Ground	Cement	33.978468439, -118.192430986	6404 Otis Ave	4233415E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0503	Cobra Head	Single	Powered Below Ground	Cement	33.9784616160001, -118.192753354	4198 Gage Ave	4233416E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0691	Cobra Head	Single	Powered Below Ground	Cement	33.978534542, -118.192793336	4194 Gage Ave	4303788E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0690	Cobra Head	Single	Powered Below Ground	Cement	33.978589922, -118.193258196	4142 Gage Ave	4233417E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0652	Cobra Head	Single	Powered Below Ground	Cement	33.9787389200001, -118.193079746	4147 Gage Ave	4233423E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0502	Cobra Head	Single	Powered Overhead	Wood	33.978725431, -118.192367954	6382 Otis Ave	4435092E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0651	Cobra Head	Single	Powered Below Ground	Cement	33.978620791, -118.191911979	4219 Gage Ave	4233422E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0650	Cobra Head	Single	Powered Below Ground	Cement	33.9785738090001, -118.191520041	4241 Gage Ave	4613534E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0499	Cobra Head	Single	Powered Below Ground	Cement	33.9785995490001, -118.191319713	6385 Fishburn Ave	4242921E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0649	Cobra Head	Single	Powered Below Ground	Cement	33.978537954, -118.191150148	4305 Gage Ave	4233419E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0648	Cobra Head	Single	Powered Below Ground	Cement	33.9784818740001, -118.190744463	4321 Gage Ave	4747941E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0647	Cobra Head	Single	Powered Below Ground	Cement	33.9784459410001, -118.190327548	4343 Gage Ave	4233409E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0496	Cobra Head	Single	Powered Below Ground	Cement	33.978472863, -118.190194443	6386 Flora Ave	4656076E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0646	Cobra Head	Single	Powered Below Ground	Cement	33.9784063020001, -118.189937705	4363 Gage Ave	4233407E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0645	Cobra Head	Single	Powered Below Ground	Cement	33.9783491110001, -118.189443005	4385 Gage Ave	4666349E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0644	Cobra Head	Single	Powered Below Ground	Cement	33.97826618, -118.188459054	4431 Gage Ave	4233405E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0643	Cobra Head	Single	Powered Below Ground	Cement	33.9782224680001, -118.187947339	6396 Clarkson Ave	4233404E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0642	Cobra Head	Single	Powered Below Ground	Cement	33.978168118, -118.187522711	4473 Gage Ave	4233393E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0358	Cobra Head	Single	Powered Overhead	Wood	33.9743809780001, -118.177240128	4983 Nevada St	4422923E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0359	Cobra Head	Single	Powered Overhead	Wood	33.974431972, -118.177555455	4947 Nevada St	4422922E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0360	Cobra Head	Single	Powered Overhead	Wood	33.9744837740001, -118.17806189	4889 Nevada St	2228889E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0361	Cobra Head	Single	Powered Overhead	Wood	33.974536249, -118.178548627	4833 Nevada St	4422921E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0362	Cobra Head	Single	Powered Overhead	Steel	33.9745182250001, -118.178906869	4801 Nevada St	835010E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0369	Cobra Head	Single	Powered Overhead	Wood	33.9737110820001, -118.177307854	4990 Nelson Dr	4666323E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0364	Cobra Head	Single	Powered Overhead	Wood	33.9738485670001, -118.177635586	4961 Nelson Dr	4666322E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0368	Cobra Head	Single	Powered Overhead	Wood	33.9737830390001, -118.177988548	4930 Nelson Dr	4666321E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0365	Cobra Head	Single	Powered Overhead	Steel	33.9739160070001, -118.178294236	4901 Nelson Dr	835011E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0367	Cobra Head	Single	Powered Overhead	Wood	33.973851541, -118.178638984	4872 Nelson Dr	4666320E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0366	Cobra Head	Single	Powered Overhead	Wood	33.9738453780001, -118.17900477	4840 Nelson Dr	4666319E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0394	Cobra Head	Single	Powered Overhead	Cement	33.9710030140001, -118.180479147	7046 Heliotrope Ave	4387829E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0398	Cobra Head	Single	Powered Overhead	Cement	33.9704571940001, -118.180730352	4796 Weik Ave	4387831E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0397	Cobra Head	Single	Powered Overhead	Cement	33.9705045000001, -118.18132245	4766 Weik Ave	4387830E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0399	Cobra Head	Single	Powered Below Ground	Cement	33.9704088780001, -118.180679726	7107 Heliotrope Ave	4387832E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0400	Cobra Head	Single	Powered Overhead	Cement	33.9701260410001, -118.180725156	7139 Heliotrope Ave	4387833E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0401	Cobra Head	Single	Powered Overhead	Cement	33.9696865240001, -118.180791037	7187 Heliotrope Ave	4387834E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0148	Cobra Head	Single	Powered Overhead	Wood	33.980272862, -118.177380609	6206 Woodlawn Ave	4376597E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0147	Cobra Head	Single	Powered Overhead	Wood	33.979887214, -118.177448753	6228 Woodlawn Ave	4376596E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0146	Cobra Head	Single	Powered Overhead	Wood	33.9796331490001, -118.177493932	6242 Woodlawn Ave	820678E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0145	Cobra Head	Single	Powered Overhead	Wood	33.979214943, -118.177547827	6266 Woodlawn Ave	4376595E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0144	Cobra Head	Single	Powered Overhead	Wood	33.978920013, -118.17759837	6284 Woodlawn Ave	4376598E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0159	Cobra Head	Single	Powered Below Ground	Cement	33.977287559, -118.179199698	6395 Palm Ave	4233351E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0158	Cobra Head	Single	Powered Overhead	Wood	33.9777140480001, -118.179053888	6367 Palm Ave	4376609E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0157	Cobra Head	Single	Powered Overhead	Wood	33.9779858260001, -118.179013403	6349 Palm Ave	820675E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0156	Cobra Head	Single	Powered Overhead	Wood	33.9783965390001, -118.178954646	6321 Palm Ave	4376608E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0153	Cobra Head	Single	Powered Overhead	Wood	33.979067709, -118.178852638	6283 Palm Ave	4376602E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0152	Cobra Head	Single	Powered Overhead	Wood	33.9795489110001, -118.178765802	6255 Palm Ave	4376601E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0151	Cobra Head	Single	Powered Overhead	Wood	33.979767538, -118.178734789	6243 Palm Ave	4378830E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0150	Cobra Head	Single	Powered Overhead	Wood	33.9801800060001, -118.178673433	6219 Palm Ave	4376599E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0149	Cobra Head	Single	Powered Overhead	Wood	33.980406816, -118.178643175	6205 Palm Ave	4376600E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0165	Cobra Head	Single	Powered Overhead	Wood	33.9802866640001, -118.179683536	6186 Heliotrope Ave	4422918E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0164	Cobra Head	Single	Powered Overhead	Wood	33.9798808580001, -118.17975956	6218 Heliotrope Ave	820688E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0163	Cobra Head	Single	Powered Overhead	Wood	33.97932051, -118.179822844	6264 Heliotrope Ave	4422919E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0162	Cobra Head	Single	Powered Overhead	Wood	33.9784782310001, -118.179962433	6322 Heliotrope Ave	4422920E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0161	Cobra Head	Single	Powered Overhead	Wood	33.97810488, -118.180022836	6346 Heliotrope Ave	820687E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0171	Cobra Head	Single	Powered Overhead	Wood	33.9782181030001, -118.181192279	6348 Vinevale Ave	820698E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0169	Cobra Head	Single	Powered Overhead	Wood	33.97865818, -118.181240559	6321 Vinevale Ave	4376627E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0172	Cobra Head	Single	Powered Overhead	Wood	33.9793047220001, -118.181031346	6282 Vinevale Ave	4376625E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0173	Cobra Head	Single	Powered Overhead	Wood	33.9796858770001, -118.180972757	6260 Vinevale Ave	4376624E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0174	Cobra Head	Single	Powered Overhead	Wood	33.9800057190001, -118.180925986	6242 Vinevale Ave	820700E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0175	Cobra Head	Single	Powered Overhead	Wood	33.980256529, -118.180888686	6226 Vinevale Ave	4376623E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0176	Cobra Head	Single	Powered Overhead	Wood	33.98065387, -118.180818865	6204 Vinevale Ave	4376619E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0260	Cobra Head	Single	Powered Overhead	Wood	33.9807417650001, -118.181969533	6206 Mayflower Ave	4376620E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0259	Cobra Head	Single	Powered Overhead	Wood	33.980458104, -118.182009682	6222 Mayflower Ave	4376621E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0258	Cobra Head	Single	Powered Overhead	Wood	33.9801178060001, -118.182063326	6242 Mayflower Ave	820695E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0261	Cobra Head	Single	Powered Overhead	Wood	33.9797386700001, -118.182246722	6265 Mayflower Ave	4376628E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0262	Cobra Head	Single	Powered Overhead	Wood	33.979411714, -118.182289638	6285 Mayflower Ave	4376629E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0179	Cobra Head	Single	Powered Overhead	Wood	33.978746664, -118.182276478	6320 Mayflower Ave	4376630E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0178	Cobra Head	Single	Powered Overhead	Wood	33.9783530550001, -118.182333307	6346 Mayflower Ave	4809042E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0272	Cobra Head	Single	Powered Overhead	Wood	33.977796502, -118.183712969	6393 Prospect Ave	4039733E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0263	Cobra Head	Single	Powered Overhead	Wood	33.978113357, -118.183532339	6370 Prospect Ave	4039734E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0264	Cobra Head	Single	Powered Overhead	Wood	33.9784578530001, -118.183475258	6348 Prospect Ave	820692E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0271	Cobra Head	Single	Powered Overhead	Wood	33.97890762, -118.183533512	6321 Prospect Ave	4039735E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0270	Cobra Head	Single	Powered Overhead	Wood	33.9792946310001, -118.183471821	6299 Prospect Ave	4378826E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0269	Cobra Head	Single	Powered Overhead	Wood	33.979681385, -118.183429157	6277 Prospect Ave	4039736E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0266	Cobra Head	Single	Powered Overhead	Wood	33.9801056490001, -118.18322531	6250 Prospect Ave	4744301E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0268	Cobra Head	Single	Powered Overhead	Wood	33.9804917910001, -118.183296137	6229 Prospect Ave	4039737E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0267	Cobra Head	Single	Powered Overhead	Wood	33.980882896, -118.183098324	6204 Prospect Ave	4039738E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0251	Cobra Head	Single	Powered Overhead	Wood	33.9811290910001, -118.185448442	6201 Woodward Ave	4376622E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0265	Cobra Head	Single	Powered Overhead	Wood	33.9791830500001, -118.183314912	4606 Filmore St	4376631E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0257	Cobra Head	Single	Powered Overhead	Wood	33.9791393950001, -118.18210708	4707 Filmore St	4376626E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0168	Cobra Head	Single	Powered Overhead	Wood	33.9790207820001, -118.181028245	4755 Filmore St	4376610E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0167	Cobra Head	Single	Powered Overhead	Wood	33.9789240370001, -118.180160131	4793 Filmore St	4376611E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0155	Cobra Head	Single	Powered Overhead	Wood	33.9787628380001, -118.178618631	4845 Filmore St	4376607E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0154	Cobra Head	Single	Powered Overhead	Wood	33.978682512, -118.177804418	4893 Filmore St	4376606E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0143	Cobra Head	Single	Powered Overhead	Wood	33.978636011, -118.17743199	4921 Filmore St	4376603E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0081	Cobra Head	Single	Powered Overhead	Wood	33.9792068570001, -118.169997661	6221 River Dr	4611726E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0082	Cobra Head	Single	Powered Overhead	Wood	33.978926851, -118.169985255	6237 River Dr	4376553E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0083	Cobra Head	Single	Powered Overhead	Wood	33.9786654430001, -118.169975113	6253 River Dr	4809049E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0084	Cobra Head	Single	Powered Overhead	Wood	33.9782331800001, -118.169969581	6277 River Dr	4376555E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0085	Cobra Head	Twin	Powered Overhead	Wood	33.977755761, -118.170004993	6303 River Dr	4809048E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0085	Cobra Head	Twin	Powered Overhead	Wood	33.977739367, -118.169991487	6303 River Dr	4809048E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0086	Cobra Head	Single	Powered Overhead	Wood	33.977415476, -118.169994559	6327 River Dr	4376557E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0087	Cobra Head	Single	Powered Overhead	Wood	33.977052373, -118.170038732	6353 River Dr	4431181E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0088	Cobra Head	Single	Powered Overhead	Wood	33.976786071, -118.170065135	6373 River Dr	4376559E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0089	Cobra Head	Single	Powered Below Ground	Cement	33.9765395680001, -118.170085419	6391 River Dr	4420021E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0090	Cobra Head	Single	Powered Below Ground	Cement	33.9764321230001, -118.170159431	5395 Gage Ave	4233512E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0091	Cobra Head	Single	Powered Below Ground	Cement	33.9764739280001, -118.170539048	5359 Gage Ave	4233511E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0092	Cobra Head	Single	Powered Below Ground	Cement	33.9765198650001, -118.170933508	5321 Gage Ave	4233510E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0111	Cobra Head	Single	Powered Below Ground	Cement	33.9765444920001, -118.171254995	6399 Casitas Ave	4233508E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0112	Cobra Head	Single	Powered Below Ground	Cement	33.97659286, -118.171654806	5261 Gage Ave	4233507E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0110	Cobra Head	Single	Powered Below Ground	Cement	33.976532037, -118.172075534	6398 Home Ave	4233505E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0108	Cobra Head	Single	Powered Overhead	Wood	33.9769534390001, -118.172224835	6375 Home Ave	4376567E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0107	Cobra Head	Single	Powered Overhead	Wood	33.9772733, -118.172179051	6353 Home Ave	4426787E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0106	Cobra Head	Single	Powered Overhead	Wood	33.9776019720001, -118.172124421	6329 Home Ave	4376565E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0105	Cobra Head	Single	Powered Overhead	Wood	33.9783139560001, -118.172014682	6285 Home Ave	4376563E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0104	Cobra Head	Single	Powered Overhead	Wood	33.9787563510001, -118.171945615	6259 Home Ave	1933055E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0103	Cobra Head	Single	Powered Overhead	Wood	33.9792938200001, -118.171863305	6227 Home Ave	4376562E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0102	Cobra Head	Single	Powered Overhead	Wood	33.9796842580001, -118.171806559	6205 Home Ave	4376561E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0115	Cobra Head	Single	Powered Overhead	Wood	33.979392322, -118.172981534	6229 Walker Ave	4422901E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0116	Cobra Head	Single	Powered Overhead	Wood	33.97851583, -118.173176785	6281 Walker Ave	4422902E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0119	Cobra Head	Single	Powered Overhead	Wood	33.977191399, -118.174432456	6374 Pala Ave	4422908E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0126	Cobra Head	Single	Powered Overhead	Wood	33.977535764, -118.174432777	6347 Pala Ave	820679E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0120	Cobra Head	Single	Powered Overhead	Wood	33.9778404850001, -118.174255751	6324 Pala Ave	4422907E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0121	Cobra Head	Single	Powered Overhead	Wood	33.978724404, -118.174122479	6274 Pala Ave	4422906E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0122	Cobra Head	Single	Powered Overhead	Wood	33.979067071, -118.174066655	6254 Pala Ave	820672E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0123	Cobra Head	Single	Powered Overhead	Wood	33.979489073, -118.17399608	6230 Pala Ave	4422905E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0124	Cobra Head	Single	Powered Overhead	Wood	33.979951095, -118.173926761	6204 Pala Ave	4422904E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0101	Cobra Head	Single	Powered Overhead	Wood	33.979496715, -118.170621945	6208 Casitas Ave	4376560E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0100	Cobra Head	Single	Powered Overhead	Wood	33.979114608, -118.170673158	6230 Casitas Ave	4376552E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0099	Cobra Head	Single	Powered Overhead	Wood	33.978731929, -118.170730993	6252 Casitas Ave	4809050E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0098	Cobra Head	Single	Powered Overhead	Wood	33.978296825, -118.170808107	6278 Casitas Ave	4376554E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0096	Cobra Head	Single	Powered Overhead	Wood	33.9774812680001, -118.170937272	6328 Casitas Ave	4376558E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0095	Cobra Head	Single	Powered Overhead	Wood	33.977164169, -118.170977589	6352 Casitas Ave	820686E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0094	Cobra Head	Single	Powered Overhead	Wood	33.976817123, -118.171038274	6378 Casitas Ave	4435305E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0093	Cobra Head	Single	Powered Below Ground	Cement	33.9765661330001, -118.171076328	5307 Gage Ave	4233509E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0133	Cobra Head	Single	Powered Overhead	Wood	33.9800737050001, -118.17505681	6176 Alamo Ave	4422909E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0132	Cobra Head	Single	Powered Overhead	Wood	33.9796131580001, -118.175121937	6210 Alamo Ave	4422910E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0131	Cobra Head	Single	Powered Overhead	Wood	33.97918352, -118.175198464	6242 Alamo Ave	820671E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0130	Cobra Head	Single	Powered Overhead	Wood	33.9787515890001, -118.175268956	6274 Alamo Ave	4422911E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0129	Cobra Head	Single	Powered Overhead	Wood	33.9779594350001, -118.17537725	6324 Alamo Ave	4422912E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0128	Cobra Head	Single	Powered Overhead	Wood	33.9776450520001, -118.175437935	6346 Alamo Ave	820670E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0127	Cobra Head	Single	Powered Overhead	Wood	33.9773091920001, -118.17548085	6368 Alamo Ave	4422913E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0138	Cobra Head	Single	Powered Overhead	Wood	33.9785207, -118.176278724	5009 Filmore St	4376613E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0137	Cobra Head	Single	Powered Overhead	Wood	33.978422853, -118.175583948	5031 Filmore St	4376612E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0125	Cobra Head	Single	Powered Overhead	Wood	33.9783039530001, -118.174366308	5095 Filmore St	4376570E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0118	Cobra Head	Single	Powered Overhead	Wood	33.9782656410001, -118.174046036	5117 Filmore St	4376569E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0117	Cobra Head	Single	Powered Overhead	Wood	33.97818986, -118.173218491	5191 Filmore St	4376568E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0114	Cobra Head	Single	Powered Overhead	Wood	33.97814916, -118.172865193	5205 Filmore St	4376566E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0113	Cobra Head	Single	Powered Overhead	Wood	33.9780667060001, -118.172129849	5221 Filmore St	4376564E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0097	Cobra Head	Single	Powered Overhead	Wood	33.9779068140001, -118.170670811	5327 Filmore St	4376556E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0302	Cobra Head	Single	Powered Overhead	Wood	33.9719936340001, -118.171731915	5297 Southall Ln	4376582E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0298	Cobra Head	Single	Powered Below Ground	Cement	33.97600254, -118.170748511	5326 Gage Ave	4233521E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0299	Cobra Head	Single	Powered Below Ground	Cement	33.975944709, -118.170304814	5384 Gage Ave	4233522E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0305	Cobra Head	Single	Powered Overhead	Wood	33.9687769060001, -118.171285205	5315 Florence Ave	4376584E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0306	Cobra Head	Single	Powered Below Ground	Cement	33.9688348400001, -118.171780743	5305 Florence Ave	4786187E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0706	Cobra Head	Single	Powered Below Ground	Cement	33.9777501350001, -118.185489178	6400 Woodward Ave	4233381E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0707	Cobra Head	Single	Powered Below Ground	Cement	33.9777138690001, -118.185083236	4580 Gage Ave	4233380E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0638	Cobra Head	Single	Powered Below Ground	Cement	33.977914422, -118.185350301	4567 Gage Ave	4467441E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0637	Cobra Head	Single	Powered Below Ground	Cement	33.9778714500001, -118.184920214	4593 Gage Ave	4233387E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0636	Cobra Head	Single	Powered Below Ground	Cement	33.9778248540001, -118.184468933	4613 Gage Ave	4233379E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0635	Cobra Head	Single	Powered Below Ground	Cement	33.9777723330001, -118.184012286	4631 Gage Ave	4233378E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0634	Cobra Head	Single	Powered Below Ground	Cement	33.977718216, -118.183533764	6396 Prospect Ave	4233377E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0633	Cobra Head	Single	Powered Below Ground	Cement	33.9776218280001, -118.182627848	4693 Gage Ave	4233376E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0177	Cobra Head	Single	Powered Below Ground	Cement	33.977666227, -118.182451911	6392 Mayflower Ave	4233375E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0632	Cobra Head	Single	Powered Below Ground	Cement	33.977576211, -118.182182685	4713 Gage Ave	4233374E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0631	Cobra Head	Single	Powered Below Ground	Cement	33.9775295590001, -118.181716399	4733 Gage Ave	4233367E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0170	Cobra Head	Single	Powered Below Ground	Cement	33.9775208790001, -118.181423284	6395 Vinevale Ave	4233366E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0630	Cobra Head	Single	Powered Below Ground	Cement	33.9774801470001, -118.181287665	6396 Vinevale Ave	4233365E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0629	Cobra Head	Single	Powered Below Ground	Cement	33.977425855, -118.180822134	4763 Gage Ave	4233364E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0160	Cobra Head	Single	Powered Below Ground	Cement	33.9773897580001, -118.180145463	6394 Heliotrope Ave	4233363E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0628	Cobra Head	Single	Powered Below Ground	Cement	33.977329775, -118.179888222	4809 Gage Ave	4233362E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0627	Cobra Head	Single	Powered Below Ground	Cement	33.977285554, -118.179464098	4823 Gage Ave	4233361E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0626	Cobra Head	Single	Powered Below Ground	Cement	33.977238948, -118.178987336	6396 Palm Ave	4233350E	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra Head	Single	Powered Below Ground	Cement	33.977176931, -118.178531109	4867 Gage Ave	4233349E	Choose...
B0625	Cobra Head	Single	Powered Below Ground	Cement	33.97713571, -118.178061303	4893 Gage Ave	4233348E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0624	Cobra Head	Single	Powered Below Ground	Cement	33.9771493060001, -118.177872375	6394 Woodlawn Ave	4233347E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0623	Cobra Head	Single	Powered Below Ground	Cement	33.9770908040001, -118.177631647	4921 Gage Ave	4233346E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0256	Cobra Head	Single	Powered Overhead	Wood	33.977491641, -118.177922331	6373 Woodlawn Ave	4376605E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0255	Cobra Head	Single	Powered Overhead	Wood	33.9785389630001, -118.177765757	6303 Woodlawn Ave	4376604E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0622	Cobra Head	Single	Powered Below Ground	Cement	33.977047903, -118.177211546	4957 Gage Ave	4287478E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0724	Cobra Head	Single	Powered Below Ground	Cement	33.9768376970001, -118.176981714	4970 Gage Ave	4233331E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0723	Cobra Head	Single	Powered Below Ground	Cement	33.9768920450001, -118.177450933	4920 Gage Ave	4233340E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0722	Cobra Head	Single	Powered Below Ground	Cement	33.976922641, -118.177866172	4878 Gage Ave	4233341E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0721	Cobra Head	Single	Powered Below Ground	Cement	33.976980059, -118.178283675	4866 Gage Ave	4233342E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0720	Cobra Head	Single	Powered Below Ground	Cement	33.9770227810001, -118.178708553	4862 Gage Ave	4233343E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0719	Cobra Head	Single	Powered Below Ground	Cement	33.9770665300001, -118.179128068	4856 Gage Ave	4579945E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0718	Cobra Head	Single	Powered Below Ground	Cement	33.9771054190001, -118.179503158	6400 Heliotrope Ave	4233353E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0396	Cobra Head	Single	Powered Below Ground	Cement	33.9770842510001, -118.179650428	6405 Heliotrope Ave	4233354E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0717	Cobra Head	Single	Powered Below Ground	Cement	33.9771523470001, -118.179915045	4810 Gage Ave	4233356E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0716	Cobra Head	Single	Powered Below Ground	Cement	33.9772462190001, -118.180760946	4760 Gage Ave	4233357E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0405	Cobra Head	Single	Powered Below Ground	Cement	33.977216092, -118.180989772	6407 Vinevale Ave	4233358E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0715	Cobra Head	Single	Powered Below Ground	Cement	33.9772961640001, -118.18123796	4742 Gage Ave	4233359E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0714	Cobra Head	Single	Powered Below Ground	Cement	33.977346314, -118.181699719	4726 Gage Ave	4292498E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0713	Cobra Head	Single	Powered Below Ground	Cement	33.9774019930001, -118.18219115	4710 Gage Ave	4476065E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0712	Cobra Head	Single	Powered Below Ground	Cement	33.9774444280001, -118.182659866	4692 Gage Ave	4233369E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0711	Cobra Head	Single	Powered Below Ground	Cement	33.9775595720001, -118.183687488	4630 Gage Ave	4233370E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0710	Cobra Head	Single	Powered Below Ground	Cement	33.977598727, -118.184070205	4622 Gage Ave	4233371E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0709	Cobra Head	Single	Powered Below Ground	Cement	33.9776031640001, -118.184270617	6405 King Ave	4387229E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0708	Cobra Head	Single	Powered Below Ground	Cement	33.9776534040001, -118.184601367	4606 Gage Ave	4233373E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0205	Cobra Head	Single	Powered Overhead	Wood	33.98116708, -118.184189983	6196 King Ave	823070E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0252	Cobra Head	Single	Powered Overhead	Wood	33.980709758, -118.180994047	4742 Randolph St	4418205E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0204	Cobra Head	Single	Powered Overhead	Wood	33.9808018470001, -118.180738567	4752 Randolph St	823067E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0253	Cobra Head	Single	Powered Overhead	Wood	33.980657787, -118.18051653	4764 Randolph St	4418206E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0203	Cobra Head	Single	Powered Overhead	Wood	33.980698304, -118.179594688	4802 Randolph St	823066E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0254	Cobra Head	Single	Powered Overhead	Wood	33.980568025, -118.179575158	4804 Randolph St	4418208E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0180	Cobra Head	Single	Powered Overhead	Wood	33.980520933, -118.179107187	4824 Randolph St	4418209E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0181	Cobra Head	Single	Powered Overhead	Wood	33.9804768010001, -118.178695897	4842 Randolph St	4418210E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0202	Cobra Head	Single	Powered Overhead	Wood	33.9805945190001, -118.178642923	4844 Randolph St	4292463E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0182	Cobra Head	Single	Powered Overhead	Wood	33.980434825, -118.178285183	4860 Randolph St	4418211E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0201	Cobra Head	Single	Powered Overhead	Wood	33.980454024, -118.177328389	4906 Randolph St	823064E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0183	Cobra Head	Single	Powered Overhead	Wood	33.9803343830001, -118.177258987	4914 Randolph St	4418213E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0184	Cobra Head	Single	Powered Overhead	Wood	33.9802847820001, -118.176785158	4960 Randolph St	4418214E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0185	Cobra Head	Single	Powered Overhead	Wood	33.9802518440001, -118.176418282	6203 Wilcox Ave	4418215E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0199	Cobra Head	Single	Powered Overhead	Wood	33.9803435170001, -118.176254416	6200 Wilcox Ave	823063E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0186	Cobra Head	Single	Powered Overhead	Wood	33.9802033940001, -118.175932551	5012 Randolph St	4418216E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0187	Cobra Head	Single	Powered Overhead	Wood	33.9801428590001, -118.175397031	5028 Randolph St	4418217E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0188	Cobra Head	Single	Powered Overhead	Wood	33.9800493110001, -118.174504526	5074 Randolph St	4418218E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0189	Cobra Head	Single	Powered Overhead	Wood	33.980002884, -118.174098842	6203 Pala Ave	4418219E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0198	Cobra Head	Single	Powered Overhead	Wood	33.9801068030001, -118.173884265	5104 Randolph St	823061E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0190	Cobra Head	Single	Powered Overhead	Wood	33.9799598550001, -118.173678322	5110 Randolph St	4418220E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0191	Cobra Head	Single	Powered Overhead	Wood	33.9799032230001, -118.17314825	5126 Randolph St	4680035E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0192	Cobra Head	Single	Powered Overhead	Wood	33.979811684, -118.172738543	5148 Randolph St	4418222E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0193	Cobra Head	Single	Powered Overhead	Wood	33.979775052, -118.172293967	5192 Randolph St	4418223E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0194	Cobra Head	Single	Powered Overhead	Wood	33.9797252180001, -118.171827011	6203 Home Ave	4418224E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0195	Cobra Head	Single	Powered Overhead	Wood	33.979684488, -118.171448987	5258 Randolph St	4418225E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0196	Cobra Head	Single	Powered Overhead	Wood	33.979624142, -118.1709392	5286 Randolph St	4403924E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0200	Cobra Head	Single	Powered Overhead	Wood	33.979583974, -118.1705797	5318 Randolph St	4425802E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0197	Cobra Head	Single	Powered Overhead	Wood	33.9796947190001, -118.170548938	5318 Randolph St	823058E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0080	Cobra Head	Single	Powered Overhead	Wood	33.9795021310001, -118.170080977	6203 River Dr	4376551E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0315	Cobra Head	Single	Powered Overhead	Wood	33.976048781, -118.174966034	6471 Sherman Way	1404421E	47W Type A - ERL1-0-06-A3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0316	Cobra Head	Single	Powered Overhead	Wood	33.975754743, -118.175002076	6505 Sherman Way	4376571E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0317	Cobra Head	Single	Powered Overhead	Wood	33.9754356380001, -118.175056977	6541 Sherman Way	1404420E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0318	Cobra Head	Single	Powered Overhead	Wood	33.975036688, -118.175116154	6587 Sherman Way	4376572E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0319	Cobra Head	Single	Powered Overhead	Wood	33.974765749, -118.175166696	6609 Sherman Way	4376573E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0320	Cobra Head	Single	Powered Overhead	Wood	33.974403824, -118.175289156	6640 Sherman Way	4376574E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0322	Cobra Head	Single	Powered Overhead	Wood	33.973766326, -118.175379094	6694 Sherman Way	4376575E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0324	Cobra Head	Single	Powered Overhead	Wood	33.9734346870001, -118.175446317	5098 Bell Ave	820664E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0328	Cobra Head	Single	Powered Overhead	Wood	33.973136767, -118.175375657	6756 Sherman Way	4376577E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0327	Cobra Head	Single	Powered Overhead	Wood	33.9728512300001, -118.175422261	6792 Sherman Way	680908E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0325	Cobra Head	Single	Powered Overhead	Wood	33.972548347, -118.175584702	6835 Sherman Way	4376578E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0326	Cobra Head	Single	Powered Overhead	Wood	33.9722353230001, -118.175636754	6875 Sherman Way	4376579E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0312	Cobra Head	Single	Powered Overhead	Wood	33.969404486, -118.175186142	7159 Crafton Ave	4376594E	47W Type A - ERL1-0-06-A3-30-A-GRAY
PR349	Cobra Head	Single	Powered Overhead	Wood	33.9750057040001, -118.17644611	5024 Acacia St	4418626E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0579	Cobra Head	Single	Powered Overhead	Wood	33.971033784, -118.19400385	4193 E Florence Ave	4452142E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0584	Cobra Head	Single	Powered Overhead	Wood	33.971065676, -118.196367212	4024 E Florence Ave	4656080E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0585	Cobra Head	Single	Powered Overhead	Wood	33.971024292, -118.196008382	4050 E Florence Ave	820638E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0586	Cobra Head	Single	Powered Overhead	Wood	33.9709951290001, -118.195653325	4076 E Florence Ave	4452134E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0587	Cobra Head	Single	Powered Overhead	Wood	33.970961462, -118.195352666	4096 E Florence Ave	4452133E	84W Type C - ERL1-0-09-C3-30-A-GRAY

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0588	Cobra Head	Single	Powered Overhead	Wood	33.970916087, -118.194973301	4124 E Florence Ave	820639E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0589	Cobra Head	Single	Powered Overhead	Wood	33.9708684620001, -118.194570216	4154 E Florence Ave	4452132E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0590	Cobra Head	Single	Powered Overhead	Wood	33.970839524, -118.194254553	4176 E Florence Ave	4452131E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0591	Cobra Head	Single	Powered Overhead	Wood	33.970223655, -118.18833408	4490 Florence Ave	4452126E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0332	Cobra Head	Single	Powered Overhead	Wood	33.9762682750001, -118.175839177	6457 Alamo Ave	4376614E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0333	Cobra Head	Twin	Powered Overhead	Wood	33.9758684060001, -118.17588754	6505 Alamo Ave	820660E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0330	Cobra Head	Single	Powered Overhead	Wood	33.9755218710001, -118.175837752	6542 Alamo Ave	4435304E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0334	Cobra Head	Single	Powered Overhead	Wood	33.9746617800001, -118.176081078	6647 Alamo Ave	4376615E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0335	Cobra Head	Single	Powered Overhead	Wood	33.9742536110001, -118.176149642	6709 Alamo Ave	820662E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0336	Cobra Head	Single	Powered Overhead	Wood	33.97384478, -118.176213931	6773 Alamo Ave	4376616E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0338	Cobra Head	Single	Powered Overhead	Wood	33.973737569, -118.176922308	5005 Bell Ave	4376618E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0337	Cobra Head	Single	Powered Overhead	Wood	33.9736886330001, -118.176474022	5015 Bell Ave	4376617E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0329	Cobra Head	Single	Powered Overhead	Wood	33.9736577840001, -118.176080156	5029 Bell Ave	820663E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0323	Cobra Head	Single	Powered Overhead	Wood	33.973497631, -118.175527621	5092 Bell Ave	4376576E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0423	Cobra Head	Single	Powered Overhead	Steel	33.9737025680001, -118.186523588	4535 Brompton Ave	636270E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0424	Cobra Head	Single	Powered Overhead	Cement	33.973757048, -118.186994103	4519 Brompton Ave	4435077E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0800	Pendant	Single	Powered Below Ground	Cement	33.9735145240001, -118.187518604	6842 Atlantic Ave	4124105E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0799	Pendant	Single	Powered Below	Cement	33.973268558, -118.187555317	6874 Atlantic Ave	4124107E	80W Heritage M-18 High -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
			Ground					HTG-80-3K-3-M18 High
B0798	Pendant	Single	Powered Below Ground	Cement	33.9730867100001, -118.187584151	6896 Atlantic Ave	4124109E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0797	Pendant	Single	Powered Below Ground	Cement	33.9729141030001, -118.18760125	6918 Atlantic Ave	4124111E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0796	Pendant	Single	Powered Below Ground	Cement	33.972733955, -118.187637543	6942 Atlantic Ave	4124113E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0795	Pendant	Single	Powered Below Ground	Cement	33.9725370690001, -118.187666545	6968 Atlantic Ave	4124115E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0794	Pendant	Single	Powered Below Ground	Cement	33.972361264, -118.187694624	6990 Atlantic Ave	4287518E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0429	Cobra Head	Powered Below Ground	Cement	33.972302254000001, -118.187639471	4511 Beck Ave	4124119E	47W Type A - ERL1-0-06-A3-30-A-GRAY	
B0793	Pendant	Single	Powered Below Ground	Cement	33.972127603, -118.187718177	4504 Beck Ave	4124121E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0792	Pendant	Single	Powered Below Ground	Cement	33.971955929, -118.18775489	7000 Atlantic Ave	4124123E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0791	Pendant	Single	Powered Below Ground	Cement	33.971775634, -118.187777773	7000 Atlantic Ave	4611259E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0790	Pendant	Single	Powered Below Ground	Cement	33.971254819, -118.187855557	7040 Atlantic Ave	4124130E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0789	Pendant	Single	Powered Below Ground	Cement	33.971073882, -118.187878942	7072 Atlantic Ave	4197199E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0788	Pendant	Single	Powered Below Ground	Cement	33.9708884720001, -118.18791247	7104 Atlantic Ave	4124134E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0787	Pendant	Single	Powered Below Ground	Cement	33.9707092150001, -118.187940465	7134 Atlantic Ave	4575978E	80W Heritage M-14 High - HTG-80-3K-3-M14 High

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0786	Pendant	Single	Powered Below Ground	Cement	33.970570701, -118.187956056	7158 Atlantic Ave	4124138E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0785	Pendant	Single	Powered Below Ground	Cement	33.9706510990001, -118.188214805	7169 Atlantic Ave	4124139E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0784	Pendant	Single	Powered Below Ground	Cement	33.970776566, -118.188179601	7155 Atlantic Ave	4613540E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0783	Pendant	Single	Powered Below Ground	Cement	33.970938244, -118.188174572	7137 Atlantic Ave	4124135E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0782	Pendant	Single	Powered Below Ground	Cement	33.9710944730001, -118.188152276	7121 Atlantic Ave	4124132E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0781	Pendant	Single	Powered Below Ground	Cement	33.971272431, -118.18812252	7101 Atlantic Ave	4124131E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0780	Pendant	Single	Powered Below Ground	Cement	33.971615823, -118.188078432	7069 Atlantic Ave	4233529E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0779	Pendant	Single	Powered Below Ground	Cement	33.971817281, -118.188044066	7047 Atlantic Ave	4124124E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
	Pendant	Single	Powered Below Ground	Cement	33.9719990400001, -118.188012131	7029 Atlantic Ave	4388409E	Choose...
B0778	Pendant	Single	Powered Below Ground	Cement	33.972204124, -118.188000731	7007 Atlantic Ave	4124120E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0777	Pendant	Single	Powered Below Ground	Cement	33.972351723, -118.187968377	6997 Atlantic Ave	4124118E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0776	Pendant	Single	Powered Below Ground	Cement	33.9725417920001, -118.187938789	6985 Atlantic Ave	4124116E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0775	Pendant	Single	Powered Below Ground	Cement	33.972718689, -118.187904339	6973 Atlantic Ave	4124114E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0774	Pendant	Single	Powered Below Ground	Cement	33.9729744310001, -118.187870309	6955 Atlantic Ave	4287142E	80W Heritage M-18 High - HTG-80-3K-3-M18 High

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0773	Pendant	Single	Powered Below Ground	Cement	33.97313682, -118.187830746	6943 Atlantic Ave	4124110E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0772	Pendant	Single	Powered Below Ground	Cement	33.973304629, -118.187812558	6931 Atlantic Ave	4124108E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0771	Pendant	Single	Powered Below Ground	Cement	33.9734888020001, -118.187785484	6919 Atlantic Ave	4124106E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0770	Pendant	Single	Powered Below Ground	Cement	33.974005375, -118.187702419	6865 Atlantic Ave	4124104E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0769	Pendant	Single	Powered Below Ground	Cement	33.974229404, -118.187668808	6831 Atlantic Ave	4124102E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0768	Pendant	Single	Powered Below Ground	Cement	33.974828953, -118.187583732	6751 Atlantic Ave	4083318E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0767	Pendant	Single	Powered Below Ground	Cement	33.974959745, -118.187569231	6733 Atlantic Ave	4547836E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0766	Pendant	Single	Powered Below Ground	Cement	33.9751293730001, -118.187539475	6711 Atlantic Ave	4083322E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0765	Pendant	Single	Powered Below Ground	Cement	33.9753268440001, -118.187506283	6693 Atlantic Ave	4083325E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0764	Pendant	Single	Powered Below Ground	Cement	33.975507851, -118.187485496	6677 Atlantic Ave	4083327E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0763	Pendant	Single	Powered Below Ground	Cement	33.9757135880001, -118.18746496	6659 Atlantic Ave	4158502E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0762	Pendant	Single	Powered Below Ground	Cement	33.975905568, -118.18741886	6641 Atlantic Ave	4158504E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0761	Pendant	Single	Powered Below Ground	Cement	33.9760898480001, -118.187398743	6625 Atlantic Ave	4158506E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0760	Pendant	Single	Powered Below Ground	Cement	33.9762763000001, -118.187373933	6615 Atlantic Ave	4287509E	80W Heritage M-14 High - HTG-80-3K-3-

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
								M14 High
B0759	Pendant	Single	Powered Below Ground	Cement	33.976441886, -118.187339651	6593 Atlantic Ave	4158510E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0758	Pendant	Single	Powered Below Ground	Cement	33.976586216, -118.187321546	6575 Atlantic Ave	4158512E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0757	Pendant	Single	Powered Below Ground	Cement	33.9767645270001, -118.187292712	6553 Atlantic Ave	4158514E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0756	Pendant	Single	Powered Below Ground	Cement	33.9769474710001, -118.187272428	6531 Atlantic Ave	4158516E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0755	Pendant	Single	Powered Below Ground	Cement	33.9771341790001, -118.187237391	6507 Atlantic Ave	4158518E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0754	Pendant	Single	Powered Below Ground	Cement	33.977326921, -118.187218029	6483 Atlantic Ave	4158520E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0753	Pendant	Single	Powered Below Ground	Cement	33.977508524, -118.187178299	6461 Atlantic Ave	4520520E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0752	Pendant	Single	Powered Below Ground	Cement	33.977672059, -118.187159272	6441 Atlantic Ave	4751348E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0820	Pendant	Single	Powered Below Ground	Cement	33.9777050050001, -118.186893817	6428 Atlantic Ave	4613544E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0819	Pendant	Single	Powered Below Ground	Cement	33.9775032530001, -118.186906222	6452 Atlantic Ave	4158523E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0818	Pendant	Single	Powered Below Ground	Cement	33.977315011, -118.186939247	6472 Atlantic Ave	4158521E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0817	Pendant	Single	Powered Below Ground	Cement	33.9771268640001, -118.186984174	6494 Atlantic Ave	4158519E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0816	Pendant	Single	Powered Below Ground	Cement	33.976923562, -118.187008062	6518 Atlantic Ave	4158517E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B081	Pendant	Single	Powered	Cement	33.976755359, -	6536 Atlantic	4158515E	80W Heritage

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
5			Below Ground		118.187021893	Ave		M-18 High - HTG-80-3K-3-M18 High
B0814	Pendant	Single	Powered Below Ground	Cement	33.976567899, -118.187054582	6558 Atlantic Ave	4158513E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0813	Pendant	Single	Powered Below Ground	Cement	33.9764263390001, -118.187060868	6572 Atlantic Ave	4158511E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0812	Pendant	Single	Powered Below Ground	Cement	33.9762951640001, -118.18706112	6588 Atlantic Ave	4158509E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0811	Pendant	Single	Powered Below Ground	Cement	33.976091888, -118.187095318	6602 Atlantic Ave	4158507E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0810	Pendant	Single	Powered Below Ground	Cement	33.9758631710001, -118.187126247	6628 Atlantic Ave	4158505E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0809	Pendant	Single	Powered Below Ground	Cement	33.975700913, -118.187173186	6646 Atlantic Ave	4158503E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0808	Pendant	Single	Powered Below Ground	Cement	33.9755395880001, -118.187199673	6664 Atlantic Ave	4158501E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0807	Pendant	Single	Powered Below Ground	Cement	33.9753067840001, -118.187235044	6690 Atlantic Ave	4083326E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0806	Pendant	Single	Powered Below Ground	Cement	33.9751032660001, -118.18727335	6710 Atlantic Ave	4083323E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0805	Pendant	Single	Powered Below Ground	Cement	33.974950247, -118.187299669	6730 Atlantic Ave	4083321E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0804	Pendant	Single	Powered Below Ground	Cement	33.9748103060001, -118.187324647	6748 Atlantic Ave	4083319E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0803	Pendant	Single	Powered Below Ground	Cement	33.974639412, -118.18733546	6772 Atlantic Ave	4452074E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0802	Pendant	Single	Powered Below Ground	Cement	33.9741728720001, -118.187407209	6804 Atlantic Ave	4124101E	80W Heritage M-18 High - HTG-80-3K-3-M18 High

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0801	Pendant	Single	Powered Below Ground	Cement	33.973949453, -118.187440988	6810 Atlantic Ave	4287202E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0206	Cobra Head	Powered Overhead	Wood	33.9813003, -118.185557077	4520 Randolph St	823071E	84W Type B - ERL1-0-09-B3-30-A-GRAY	
B0737	Pendant	Single	Powered Below Ground	Cement	33.981071652, -118.186641522	6203 Atlantic Ave	4086429E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0738	Pendant	Single	Powered Below Ground	Cement	33.9808509050001, -118.186675888	6207 Atlantic Ave	4287223E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0739	Pendant	Single	Powered Below Ground	Cement	33.9807030800001, -118.186712265	6215 Atlantic Ave	4287222E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0740	Pendant	Single	Powered Below Ground	Cement	33.980567148, -118.186726011	6227 Atlantic Ave	4734233E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0741	Pendant	Single	Powered Below Ground	Cement	33.9804240190001, -118.186740512	6239 Atlantic Ave	4086421E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0742	Pendant	Single	Powered Below Ground	Cement	33.980289213, -118.186763395	6249 Atlantic Ave	4666347E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0743	Pendant	Single	Powered Below Ground	Cement	33.9801176080001, -118.186787535	6265 Atlantic Ave	4086417E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0744	Pendant	Single	Powered Below Ground	Cement	33.9799810010001, -118.186816117	6275 Atlantic Ave	4086415E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0745	Pendant	Single	Powered Below Ground	Cement	33.97978261, -118.186846208	6293 Atlantic Ave	4086413E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0746	Pendant	Single	Powered Below Ground	Cement	33.9793411200001, -118.186907144	6321 Atlantic Ave	4086411E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0747	Pendant	Single	Powered Below Ground	Cement	33.9791356380001, -118.186939582	6333 Atlantic Ave	4086409E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0748	Pendant	Single	Powered Below	Cement	33.978957445, -118.186970512	6345 Atlantic Ave	4086407E	80W Heritage M-18 High -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
			Ground					HTG-80-3K-3-M18 High
B0749	Pendant	Single	Powered Below Ground	Cement	33.978764491, -118.187010158	6357 Atlantic Ave	4188521E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0750	Pendant	Single	Powered Below Ground	Cement	33.978576047, -118.187022731	6369 Atlantic Ave	4086403E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0751	Pendant	Single	Powered Below Ground	Cement	33.9783784700001, -118.18706221	6381 Atlantic Ave	4086401E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0821	Pendant	Single	Powered Below Ground	Cement	33.9783554140001, -118.186788289	6380 Atlantic Ave	4086402E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0822	Pendant	Single	Powered Below Ground	Cement	33.978552114, -118.186743446	6368 Atlantic Ave	4086404E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0823	Pendant	Single	Powered Below Ground	Cement	33.97874611, -118.18672006	6356 Atlantic Ave	4086406E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0824	Pendant	Single	Powered Below Ground	Cement	33.978927357, -118.186690556	6344 Atlantic Ave	4086408E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0825	Pendant	Single	Powered Below Ground	Cement	33.9791261570001, -118.18666189	6332 Atlantic Ave	4086410E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0826	Pendant	Single	Powered Below Ground	Cement	33.979313281, -118.186644791	6320 Atlantic Ave	4086412E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0827	Pendant	Single	Powered Below Ground	Cement	33.9797462400001, -118.186574886	6294 Atlantic Ave	4086414E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0828	Pendant	Single	Powered Below Ground	Cement	33.979924582, -118.186537419	6282 Atlantic Ave	4086416E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0829	Pendant	Single	Powered Below Ground	Cement	33.9800788060001, -118.186517889	6270 Atlantic Ave	4086418E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0830	Pendant	Single	Powered Below Ground	Cement	33.980240026, -118.186491067	6258 Atlantic Ave	4086420E	80W Heritage M-18 High - HTG-80-3K-3-M18 High

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0831	Pendant	Single	Powered Below Ground	Cement	33.980405644, -118.186469609	6248 Atlantic Ave	4086422E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0832	Pendant	Single	Powered Below Ground	Cement	33.9805398080001, -118.186450331	6238 Atlantic Ave	4086424E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0833	Pendant	Single	Powered Below Ground	Cement	33.9806922590001, -118.186419737	6226 Atlantic Ave	4086426E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0834	Pendant	Single	Powered Below Ground	Cement	33.980829418, -118.186410014	6218 Atlantic Ave	4086428E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0835	Pendant	Single	Powered Below Ground	Cement	33.981043916, -118.186365087	6208 Atlantic Ave	4520178E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0139	Cobra Head	Single	Powered Overhead	Wood	33.9801966640001, -118.1763581	6205 Wilcox Ave	4422914E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0140	Cobra Head	Single	Powered Overhead	Wood	33.9797618790001, -118.176448122	6231 Wilcox Ave	4422915E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0141	Cobra Head	Single	Powered Overhead	Wood	33.9793192330001, -118.176491017	6255 Wilcox Ave	UNKNOWNGTE99	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0142	Cobra Head	Single	Powered Overhead	Wood	33.9788817680001, -118.176570162	6281 Wilcox Ave	4422916E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0136	Cobra Head	Single	Powered Overhead	Wood	33.978074905, -118.17655189	6324 Wilcox Ave	4435302E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0135	Cobra Head	Single	Powered Overhead	Wood	33.977424077, -118.176649539	6368 Wilcox Ave	4435303E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0352	Cobra Head	Single	Powered Below Ground	Cement	33.976457919, -118.176828828	6449 Wilcox Ave	4074781E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0351	Cobra Head	Single	Powered Overhead	Cement	33.976215757, -118.176666051	6474 Wilcox Ave	4074783E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0353	Cobra Head	Single	Powered Overhead	Cement	33.9761013620001, -118.17688792	6489 Wilcox Ave	4074780E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0350	Cobra Head	Single	Powered Overhead	Cement	33.9758619510001, -118.17673428	6514 Wilcox Ave	4074779E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0354	Cobra Head	Single	Powered Overhead	Cement	33.9756896120001, -118.176945755	6537 Wilcox Ave	4074778E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B035	Cobra	Single	Powered	Cement	33.9753511440001,	6577 Wilcox	4074777E	47W Type A -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
5	Head		Overhead		-118.177003171	Ave		ERL1-0-06-A3-30-A-GRAY
B0577	Cobra Head	Single	Powered Below Ground	Cement	33.968843296, -118.17332888	5225 Florence Ave	4786183E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0576	Cobra Head	Single	Powered Below Ground	Cement	33.968825167, -118.173105838	5219 Florence Ave	4786184E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0575	Cobra Head	Single	Powered Below Ground	Cement	33.9687775780001, -118.17272138	5263 Florence Ave	4786185E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0574	Cobra Head	Single	Powered Below Ground	Cement	33.9687280640001, -118.172306372	5285 Florence Ave	4786186E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0573	Cobra Head	Single	Powered Below Ground	Cement	33.9686731900001, -118.171889037	5303 Florence Ave	4786193E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0572	Cobra Head	Single	Powered Overhead	Wood	33.968622167, -118.171468517	5311 Florence Ave	4452117E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0571	Cobra Head	Single	Powered Overhead	Wood	33.968586594, -118.171104994	5319 Florence Ave	4452118E	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra Head	Single	Powered Below Ground	Steel	33.9685352810001, -118.170761084	5339 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968493632, -118.170377025	5361 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9684549200001, -118.169940245	5381 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968423983, -118.169526849	5399 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.96838488, -118.168637194			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9682872330001, -118.16793764			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968212216, -118.1670764			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9681053840001, -118.168383725			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9681977170001, -118.16935234			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9683027290001, -118.16983941	5387 Florence Ave		Choose...
	Cobra	Single	Powered	Steel	33.9683373390001,	5368 Florence		Choose...

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
	Head		Below Ground		-118.17020176	Ave		
	Cobra Head	Single	Powered Below Ground	Steel	33.9683858170001, -118.17063041	5350 Florence Ave		Choose...
B0608	Cobra Head	Single	Powered Overhead	Wood	33.9684148260001, -118.171135755	5320 Florence Ave	1193484E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0607	Cobra Head	Single	Powered Overhead	Wood	33.9684625890001, -118.171499614	5310 Florence Ave	4452096E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0606	Cobra Head	Single	Powered Below Ground	Cement	33.968493967, -118.171883421	5300 Florence Ave	4786192E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0605	Cobra Head	Single	Powered Below Ground	Cement	33.96853996, -118.172326321	5268 Florence Ave	4786191E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0604	Cobra Head	Single	Powered Below Ground	Cement	33.9685850880001, -118.172742482	5242 Florence Ave	4786190E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0603	Cobra Head	Single	Powered Below Ground	Cement	33.9686087860001, -118.173199296	5218 Florence Ave	4786189E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0602	Cobra Head	Single	Powered Below Ground	Cement	33.96864859, -118.173519233	5212 Florence Ave	4786188E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0578	Cobra Head	Single	Powered Below Ground	Cement	33.968981936, -118.174010832	7183 Walker Ave	4786182E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0301	Cobra Head	Single	Powered Below Ground	Cement	33.976360524, -118.172854129	6401 Walker Ave	4233515E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0731	Cobra Head	Single	Powered Below Ground	Cement	33.9764224830001, -118.173081363	5180 Gage Ave	4233514E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0730	Cobra Head	Single	Powered Below Ground	Cement	33.976498759, -118.173817629	6406 Crafton Ave	4233501E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0313	Cobra Head	Single	Powered Below Ground	Cement	33.9764798430001, -118.17405532	6411 Crafton Ave	4233323E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0729	Cobra Head	Single	Powered Below Ground	Cement	33.9765509380001, -118.174267737	5086 Gage Ave	4233324E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0728	Cobra Head	Single	Powered Below Ground	Cement	33.976594091, -118.174711894	6406 Sherman Way	4233325E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0314	Cobra Head	Single	Powered Below Ground	Cement	33.976564599, -118.174875509	6413 Sherman Way	4856572E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0727	Cobra Head	Single	Powered Below Ground	Cement	33.976654636, -118.175226124	5060 Gage Ave	4856571E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B072	Cobra	Single	Powered	Cement	33.9766905380001,	6406 Alamo	4747926E	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
6	Head		Below Ground		-118.17561253	Ave		ERL1-0-09-C3-30-A-GRAY
B0331	Cobra Head	Single	Powered Below Ground	Cement	33.9766600730001, -118.17577539	6413 Alamo Ave	4233329E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0725	Cobra Head	Single	Powered Overhead	Cement	33.9767355480001, -118.176070266	5030 Gage Ave	4233330E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0621	Cobra Head	Single	Powered Below Ground	Cement	33.976944271, -118.176310659	5015 Gage Ave	4233339E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0620	Cobra Head	Single	Powered Below Ground	Cement	33.976906204, -118.175863065	5037 Gage Ave	4233338E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0134	Cobra Head	Single	Powered Below Ground	Cement	33.976921514, -118.175698193	6395 Alamo Ave	4233337E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0619	Cobra Head	Single	Powered Below Ground	Cement	33.9768480060001, -118.175399043	5053 Gage Ave	4233336E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0618	Cobra Head	Single	Powered Below Ground	Cement	33.976806937, -118.174978271	5061 Gage Ave	4233335E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0617	Cobra Head	Single	Powered Below Ground	Cement	33.976761029, -118.174591363	5089 Gage Ave	4579536E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0616	Cobra Head	Single	Powered Below Ground	Cement	33.9768518600001, -118.174419701	6390 Pala Ave	4233334E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0615	Cobra Head	Single	Powered Below Ground	Cement	33.9767125710001, -118.174176458	5109 Gage Ave	4233333E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0614	Cobra Head	Single	Powered Below Ground	Cement	33.9766666570001, -118.173691398	5125 Gage Ave	4233332E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0613	Cobra Head	Single	Powered Below Ground	Cement	33.9766911680001, -118.173396355	6393 Walker Ave	4419630E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0612	Cobra Head	Single	Powered Below Ground	Cement	33.9765351180001, -118.172470238	5201 Gage Ave	4341211E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0109	Cobra Head	Single	Powered Below Ground	Cement	33.976557868, -118.172282819	5215 Gage Ave	4233504E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0611	Cobra Head	Single	Powered Below Ground	Cement	33.976488741, -118.172073523	6398 Home Ave	4751332E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0610	Cobra Head	Single	Powered Below Ground	Cement	33.9762580720001, -118.17003957	5407 Gage Ave	4211483E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0609	Cobra Head	Single	Powered Below Ground	Cement	33.976072473, -118.16841105	E Gage Ave	4211485E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B073	Cobra	Single	Powered	Cement	33.9759110050001,	5412 E Gage	4211486E	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
5	Head		Below Ground		-118.1684398	Ave		ERL1-0-09-C3-30-A-GRAY
B0734	Cobra Head	Single	Powered Below Ground	Cement	33.9760976160001, -118.170074104	5404 Gage Ave	4211484E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0733	Cobra Head	Single	Powered Below Ground	Cement	33.976306333, -118.171984255	5230 Gage Ave	4734221E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0732	Cobra Head	Single	Powered Below Ground	Cement	33.9763391450001, -118.172337804	5212 Gage Ave	4233516E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0058	Cobra Head	Single	Powered Below Ground	Cement	33.9891451990001, -118.162634829	5656 Rickenbacker Rd	2186971E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0057	Cobra Head	Single	Powered Below Ground	Cement	33.989202773, -118.163198428	5630 Rickenbacker Rd	2186972E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0056	Cobra Head	Single	Powered Below Ground	Cement	33.989253971, -118.163809385	5604 Rickenbacker Rd	2186973E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0055	Cobra Head	Single	Powered Below Ground	Cement	33.9896137330001, -118.164840862	5677 I St	JBUNKNOWN8	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0054	Cobra Head	Single	Powered Below Ground	Cement	33.989951632, -118.165848535	5647 I St	JBUNKNOWN9	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0053	Cobra Head	Single	Powered Below Ground	Cement	33.9902220210001, -118.166676331	5625 I St	JBUNKNOWN10	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0052	Cobra Head	Single	Powered Below Ground	Cement	33.9905230480001, -118.167541192	5229 5th St	JBUNKNOWN11	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0051	Cobra Head	Single	Powered Below Ground	Cement	33.9906760160001, -118.167982029	5587 I St	JBUNKNOWN12	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0050	Cobra Head	Single	Powered Below Ground	Cement	33.990819817, -118.168406969	5575 I St	JBUNKNOWN13	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0049	Cobra Head	Single	Powered Below Ground	Cement	33.9909434950001, -118.168830395	5561 I St	JBUNKNOWN14	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0048	Cobra Head	Single	Powered Below Ground	Cement	33.991076349, -118.169240534	5549 I St	JBUNKNOWN15	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0047	Cobra Head	Single	Powered Below Ground	Cement	33.9912513040001, -118.16968952	5535 I St	JBUNKNOWN16	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0046	Cobra Head	Single	Powered Below Ground	Cement	33.991400857, -118.170120328	5523 I St	JBUNKNOWN17	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0045	Cobra Head	Single	Powered Below Ground	Cement	33.9915397680001, -118.170526654	5509 I St	JBUNKNOWN18	84W Type C - ERL1-0-09-C3-30-A-GRAY
B004	Cobra	Single	Powered	Cement	33.9916844110001,	5315 3rd St	JBUNKNO	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
4	Head		Below Ground		-118.17097062		WN19	ERL1-0-09-C3-30-A-GRAY
B0040	Cobra Head	Single	Powered Below Ground	Cement	33.9924445010001, -118.172697676	5463 I St	JBUNKNOWN20	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0043	Cobra Head	Single	Powered Below Ground	Cement	33.992458089, -118.173244477	5449 I St	JBUNKNOWN21	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0041	Cobra Head	Single	Powered Below Ground	Cement	33.9927595290001, -118.17361761	5431 I St	JBUNKNOWN22	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0042	Cobra Head	Single	Powered Below Ground	Cement	33.9927734, -118.174152057	5409 I St	JBUNKNOWN23	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0059	Cobra Head	Single	Powered Below Ground	Cement	33.9890172510001, -118.164212273	5241 6th St	JBUNKNOWN4	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0060	Cobra Head	Single	Powered Below Ground	Cement	33.988662655, -118.16440159	5285 6th St	JBUNKNOWN3	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0039	Cobra Head	Single	Powered Below Ground	Cement	33.987690279, -118.164362423	5613 Mansfield Way	4287208E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0038	Cobra Head	Single	Powered Below Ground	Cement	33.987653089, -118.163988171	5627 Mansfield Way	4287468E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0037	Cobra Head	Single	Powered Below Ground	Cement	33.987574217, -118.163188873	5655 Mansfield Way	2186953E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0036	Cobra Head	Single	Powered Below Ground	Cement	33.9875135670001, -118.162626866	5675 Mansfield Way	2186954E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0061	Cobra Head	Single	Powered Below Ground	Cement	33.987861707, -118.161611064	5404 S Eastern Ave	2186957E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0062	Cobra Head	Single	Powered Below Ground	Cement	33.9883334040001, -118.161532357	5204 S Eastern Ave	4716973E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0063	Cobra Head	Single	Powered Below Ground	Cement	33.9887317650001, -118.161482485	5034 S Eastern Ave	2186959E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0064	Cobra Head	Single	Powered Below Ground	Cement	33.9895026500001, -118.161347704	4882 S Eastern Ave	2186960E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0065	Cobra Head	Single	Powered Below Ground	Cement	33.989978057, -118.161289618	4860 S Eastern Ave	2186961E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0066	Cobra Head	Single	Powered Below Ground	Cement	33.9904785640001, -118.161200853	4836 S Eastern Ave	2186962E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0067	Cobra Head	Single	Powered Below Ground	Cement	33.9910080720001, -118.16112156	4816 S Eastern Ave	2186963E	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra	Twin	Powered	Steel	33.9968985610001,	5378 Bandini		Choose...

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
	Head		Below Ground		-118.17092889	Blvd		
	Cobra Head	Twin	Powered Below Ground	Steel	33.996897007, -118.170936266	5378 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996676403, -118.17017352	5387 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9966790010001, -118.170185691	5385 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996599217, -118.16994769	5391 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9965980150001, -118.16994785	5398 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9964405690001, -118.169426464	5405 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9964407640001, -118.16944281	5405 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9962778600001, -118.16891145	5419 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996275988, -118.168907091	5419 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9959643120001, -118.168002579	5464 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9959661090001, -118.167992343	5437 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9958078700001, -118.167535099	5496 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.995806723, -118.167538068	5496 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9956560160001, -118.167088751	5526 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9956562030001, -118.167069036	5469 Bandini Blvd		Choose...
B0027	Cobra Head	Single	Powered Below Ground	Steel	33.9920813900001, -118.16146571	5696 Bandini Blvd	JBUNKNOWN1	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0028	Cobra Head	Single	Powered Below Ground	Cement	33.991249457, -118.161363043	4813 S Eastern Ave	2186964E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B002	Cobra	Single	Powered	Cement	33.990745777, -	4825 S	2186965E	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
9	Head		Below Ground		118.161435295	Eastern Ave		ERL1-0-09-C3-30-A-GRAY
B0030	Cobra Head	Single	Powered Below Ground	Cement	33.9902550570001, -118.161514839	4849 S Eastern Ave	2186966E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0031	Cobra Head	Single	Powered Below Ground	Cement	33.989824522, -118.161586421	4869 S Eastern Ave	2186967E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0032	Cobra Head	Single	Powered Below Ground	Cement	33.9886018330001, -118.16177493	5103 S Eastern Ave	2186968E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0033	Cobra Head	Single	Powered Below Ground	Cement	33.988147831, -118.161837626	5295 S Eastern Ave	2186969E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0034	Cobra Head	Single	Powered Below Ground	Cement	33.987631434, -118.161918763	5515 S Eastern Ave	2186970E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0026	Cobra Head	Single	Powered Below Ground	Cement	33.9927088000001, -118.162313294	4740 Wiley Post Rd	2186974E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0025	Cobra Head	Single	Powered Overhead	Cement	33.9922950330001, -118.162650034	4790 Wiley Post Rd	4476079E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0024	Cobra Head	Single	Powered Overhead	Cement	33.992313574, -118.163171355	5670 Lindbergh Ln	2186976E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0023	Cobra Head	Single	Powered Below Ground	Cement	33.992482583, -118.163670641	5630 Lindbergh Ln	2186977E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0022	Cobra Head	Single	Powered Below Ground	Cement	33.9926545370001, -118.164117923	5620 Lindbergh Ln	2186978E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0021	Cobra Head	Single	Powered Below Ground	Cement	33.992925551, -118.164731143	5604 Lindbergh Ln	2186979E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0020	Cobra Head	Single	Powered Below Ground	Cement	33.993125246, -118.165210713	5592 Lindbergh Ln	2186980E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0019	Cobra Head	Single	Powered Below Ground	Cement	33.9933795650001, -118.165824479	5574 Lindbergh Ln	2186981E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0071	Cobra Head	Single	Powered Below Ground	Cement	33.9936193610001, -118.165745018	4790 Amelia Earhart Way	4667260E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0072	Cobra Head	Single	Powered Below Ground	Cement	33.9941193610001, -118.16551242	4758 Amelia Earhart Way	2186983E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0073	Cobra Head	Single	Powered Below Ground	Cement	33.994557641, -118.165283427	4728 Amelia Earhart Way	2186984E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0018	Cobra Head	Single	Powered Below Ground	Cement	33.9936090460001, -118.166407356	5550 Lindbergh Ln	2186985E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B001	Cobra	Single	Powered	Cement	33.993786771, -	5530	2186986E	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
7	Head		Below Ground		118.166834308	Lindbergh Ln		ERL1-0-09-C3-30-A-GRAY
B0016	Cobra Head	Single	Powered Below Ground	Cement	33.993989759, -118.16737555	5520 Lindbergh Ln	2186987E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0015	Cobra Head	Single	Powered Overhead	Cement	33.9941593410001, -118.167805122	5514 Lindbergh Ln	2186988E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0074	Cobra Head	Single	Powered Below Ground	Cement	33.994399512, -118.168003606	5497 Lindbergh Ln	4039722E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0075	Cobra Head	Single	Powered Below Ground	Cement	33.9946006820001, -118.168543736	5473 Lindbergh Ln	4039723E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0013	Cobra Head	Single	Powered Overhead	Cement	33.994557806, -118.168904074	5504 Lindbergh Ln	2186990E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0076	Cobra Head	Single	Powered Below Ground	Cement	33.994774421, -118.16906861	5449 Lindbergh Ln	4039724E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0012	Cobra Head	Single	Powered Overhead	Cement	33.994677009, -118.169268686	5500 Lindbergh Ln	4083395E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0077	Cobra Head	Single	Powered Below Ground	Cement	33.9949550440001, -118.169178078	5441 Lindbergh Ln	4039725E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0079	Cobra Head	Single	Powered Below Ground	Cement	33.9958154720001, -118.168795025	5424 Bandini Blvd	4039728E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0078	Cobra Head	Single	Powered Below Ground	Cement	33.99536979, -118.169022594		4039727E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0004	Cobra Head	Single	Powered Below Ground	Cement	33.9949283500001, -118.169497848	5437 Lindbergh Ln	4039726E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0011	Cobra Head	Single	Powered Below Ground	Cement	33.9948430000001, -118.16975073	5484 Lindbergh Ln	2186992E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0010	Cobra Head	Single	Powered Below Ground	Cement	33.9950338100001, -118.170314748	5454 Lindbergh Ln	2186993E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0009	Cobra Head	Single	Powered Below Ground	Cement	33.995218181, -118.170859655	5424 Lindbergh Ln	2186994E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0008	Cobra Head	Single	Powered Below Ground	Cement	33.9954229530001, -118.171436666	5392 Lindbergh Ln	2186995E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0007	Cobra Head	Single	Powered Below Ground	Cement	33.9956080970001, -118.171983753	5360 Lindbergh Ln	2186996E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0006	Cobra Head	Single	Powered Below Ground	Cement	33.9957729610001, -118.172466802	5332 Lindbergh Ln	2186997E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B000	Cobra	Single	Powered	Cement	33.995663698, -	5300	2186998E	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
5	Head		Below Ground		118.173088068	Lindbergh Ln		ERL1-0-09-C3-30-A-GRAY
B0294	Cobra Head	Single	Powered Overhead	Wood	33.9775076820001, -118.194008087	6530 Gifford Ave	4435100E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0550	Cobra Head	Single	Powered Overhead	Wood	33.9693826760001, -118.191251168	7215 Flora Ave	EMUNKNOWN1	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0444	Cobra Head	Single	Powered Overhead	Cement	33.9700248020001, -118.183409664	7180 Mayflower Ave	4435062E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0273	Cobra Head	Single	Powered Below Ground	Cement	33.977897652, -118.18475477	6398 King Ave	4233386E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0274	Cobra Head	Single	Powered Overhead	Wood	33.978295878, -118.185692126	6378 Woodward Ave	4466575E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0639	Cobra Head	Single	Powered Below Ground	Cement	33.9779604080001, -118.185728684	4547 Gage Ave	4233389E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0275	Cobra Head	Single	Powered Below Ground	Cement	33.978028008, -118.185940797	6397 Woodward Ave	4378809E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0640	Cobra Head	Single	Powered Overhead	Cement	33.978004135, -118.186098493	4531 Gage Ave	4233391E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0641	Cobra Head	Single	Powered Below Ground	Cement	33.9780480490001, -118.18654453	4513 Gage Ave	4233392E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0166	Cobra Head	Single	Powered Overhead	Wood	33.9805549540001, -118.179812838	6165 Heliotrope Ave	4422917E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0300	Cobra Head	Single	Powered Below Ground	Cement	33.9762723540001, -118.172018617	5228 Gage Ave	4233517E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0296	Cobra Head	Single	Powered Below Ground	Cement	33.9760857320001, -118.171471406	5266 Gage Ave	4233519E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0297	Cobra Head	Single	Powered Below Ground	Cement	33.9760379000001, -118.171099008	5292 Gage Ave	4233520E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0035	Cobra Head	Single	Powered Below Ground	Cement	33.987455395, -118.162059027	5695 Mansfield Way	JBUNKNOWN2	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0222	Cobra Head	Single	Powered Overhead	Wood	33.9818587390001, -118.200164717	6212 Loma Vista Ave	4452387E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0518	Cobra Head	Single	Powered Below Ground	Cement	33.979962707, -118.202508548	6360 Maywood Ave	4520176E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0232	Cobra Head	Single	Powered Overhead	Wood	33.982222403, -118.196886471	6205 Bear Ave	4435099E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B024	Cobra	Single	Powered	Wood	33.9814615870001,	6211 Gifford	4452382E	31W Type A -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
2	Head		Overhead		-118.193377303	Ave		ERL1-0-04-A3-30-A-GRAY
B0276	Cobra Head	Single	Powered Below Ground	Cement	33.9784044310001, -118.189139245	6387 Pine Ave	4303790E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0295	Cobra Head	Single	Powered Overhead	Wood	33.978183953, -118.193412675		4452397E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0505	Cobra Head	Single	Powered Below Ground	Cement	33.9786045340001, -118.193857586	6404 Gifford Ave	4233418E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0506	Cobra Head	Single	Powered Below Ground	Cement	33.9788506290001, -118.193585929	6386 Gifford Ave	4233424E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0356	Cobra Head	Single	Powered Overhead	Cement	33.9747152620001, -118.177116579	6651 Wilcox Ave	4074774E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0357	Cobra Head	Single	Powered Overhead	Cement	33.9743956180001, -118.177156393	4991 Nevada St	4074772E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0363	Cobra Head	Single	Powered Overhead	Cement	33.9740529050001, -118.177214731	6707 Wilcox Ave	4074771E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0346	Cobra Head	Single	Powered Overhead	Cement	33.973823795, -118.177035106	6698 Wilcox Ave	4521593E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0347	Cobra Head	Single	Powered Overhead	Cement	33.974528052, -118.176932428	6620 Wilcox Ave	4074773E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0348	Cobra Head	Single	Powered Overhead	Cement	33.974827998, -118.176878868	6608 Wilcox Ave	4074775E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0321	Cobra Head	Single	Powered Overhead	Wood	33.9741663730001, -118.175330479	6660 Sherman Way	820665E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0303	Cobra Head	Single	Powered Overhead	Wood	33.97077656, -118.17295949	5299 Beck Ave	820691E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0304	Cobra Head	Single	Powered Overhead	Wood	33.97071436, -118.173454609	5233 Beck Ave	4422876E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0343	Cobra Head	Single	Powered Overhead	Cement	33.97242915, -118.177263932	6838 Wilcox Ave	MSUNKNOWN2	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0344	Cobra Head	Single	Powered Overhead	Cement	33.9728429260001, -118.177187992	6816 Wilcox Ave	4074765E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0345	Cobra Head	Single	Powered Overhead	Cement	33.9735164730001, -118.177095959	6746 Wilcox Ave	4074768E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0370	Cobra Head	Single	Powered Overhead	Cement	33.9736620630001, -118.177289832	4992 Nelson Dr	4074769E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B037	Cobra	Single	Powered	Cement	33.973379976, -	6777 Wilcox	4074767E	47W Type A -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
1	Head		Overhead		118.177318918	Ave		ERL1-0-06-A3-30-A-GRAY
B0372	Cobra Head	Single	Powered Overhead	Cement	33.972980082, -118.177385973	6823 Wilcox Ave	4074766E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0373	Cobra Head	Single	Powered Overhead	Cement	33.9726462310001, -118.177428134	6857 Wilcox Ave	4074764E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0374	Cobra Head	Single	Powered Overhead	Cement	33.972280223, -118.177492758	6895 Wilcox Ave	4074763E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0386	Cobra Head	Single	Powered Overhead	Cement	33.971901158, -118.177549671	4992 Brompton Ave	4074762E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0387	Cobra Head	Single	Powered Overhead	Cement	33.971567425, -118.177587222	6955 Wilcox Ave	4074761E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0388	Cobra Head	Single	Powered Overhead	Cement	33.9712081060001, -118.177656289	4997 Beck Ave	4074759E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0389	Cobra Head	Single	Powered Overhead	Cement	33.9709505590001, -118.177696355	7005 Wilcox Ave	4074758E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0390	Cobra Head	Single	Powered Overhead	Cement	33.9703918760001, -118.177781096	7021 Wilcox Ave	4074757E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0391	Cobra Head	Single	Powered Overhead	Cement	33.970072358, -118.177834069	7043 Wilcox Ave	4074756E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0392	Cobra Head	Single	Powered Overhead	Cement	33.9697651610001, -118.177893078	7103 Wilcox Ave	4233548E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0393	Cobra Head	Single	Powered Overhead	Cement	33.9694387280001, -118.177928534	7165 Wilcox Ave	4074752E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0339	Cobra Head	Single	Powered Overhead	Cement	33.969567919, -118.177700127	7126 Wilcox Ave	4074753E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0340	Cobra Head	Single	Powered Overhead	Cement	33.9698519560001, -118.177664336	7064 Wilcox Ave	4074755E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0341	Cobra Head	Single	Powered Overhead	Cement	33.971396321, -118.177416148	6920 Wilcox Ave	4074760E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0342	Cobra Head	Single	Powered Overhead	Cement	33.971735118, -118.17737516	6908 Wilcox Ave	4074785E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0594	Cobra Head	Single	Powered Overhead	Wood	33.969057019, -118.177385135	5026 Florence Ave	4452109E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0595	Cobra Head	Single	Powered Overhead	Wood	33.968980489, -118.17658064	5072 Florence Ave	4452108E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B059	Cobra	Single	Powered	Wood	33.968940108, -	5090 Florence	4452107E	84W Type C -

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
6	Head		Overhead		118.176271683	Ave		ERL1-0-09-C3-30-A-GRAY
B0597	Cobra Head	Single	Powered Overhead	Wood	33.9689177820001, -118.176022992	5102 Florence Ave	4666130E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0598	Cobra Head	Single	Powered Below Ground	Cement	33.967967033, -118.175484203		4467652E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0599	Cobra Head	Single	Powered Below Ground	Cement	33.9676117660001, -118.175341459		4467653E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0600	Cobra Head	Single	Powered Below Ground	Cement	33.9683745620001, -118.175229896		4467651E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0601	Cobra Head	Single	Powered Overhead	Wood	33.968740096, -118.174391622	5174 Florence Ave	4452099E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0307	Cobra Head	Single	Powered Overhead	Wood	33.968354031, -118.171321075	7301 River Dr	4376585E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0308	Cobra Head	Single	Powered Overhead	Wood	33.9683885590001, -118.171621487	5310 Florence Ave	4376587E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0309	Cobra Head	Single	Powered Overhead	Wood	33.968458093, -118.172212797	5278 Florence Ave	4376588E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0310	Cobra Head	Single	Powered Overhead	Wood	33.968499991, -118.172710396	5242 Florence Ave	4376590E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0311	Cobra Head	Single	Powered Overhead	Wood	33.9685558200001, -118.17316602	5224 Florence Ave	4376592E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0001	Cobra Head	Single	Powered Below Ground	Cement	33.996027584, -118.168905499	5420 Bandini Blvd	4039731E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0002	Cobra Head	Single	Powered Below Ground	Cement	33.9956037920001, -118.169083782		4039730E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0003	Cobra Head	Single	Powered Below Ground	Cement	33.995243465, -118.169277907		4039729E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0014	Cobra Head	Single	Powered Below Ground	Cement	33.994395452, -118.168386826	5510 Lindbergh Ln	2186989E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0070	Cobra Head	Single	Powered Below Ground	Steel	33.9919643380001, -118.160714787	5713 Bandini Blvd	JBUNKNOWN5	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0069	Cobra Head	Single	Powered Below Ground	Steel	33.991681483, -118.160168706	5739 Bandini Blvd	JBUNKNOWN6	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0068	Cobra Head	Single	Powered Below Ground	Steel	33.9915122470001, -118.159732092	5767 Bandini Blvd	JBUNKNOWN7	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra	Twin	Powered	Steel	33.9954977370001,	5485 Bandini		Choose...

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
	Head		Below Ground		-118.166592177	Blvd		
	Cobra Head	Twin	Powered Below Ground	Steel	33.995492991, -118.16658061	5485 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995326689, -118.166124383	5499 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995318997, -118.166120695	5582 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9951767270001, -118.165657511	5505 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995170805, -118.165666061	5505 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9948962830001, -118.165366827	5596 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994847613, -118.164720666	5527 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9948432910001, -118.164714882	5612 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994690846, -118.164255386	5626 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994685754, -118.164262343	5626 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9943571740001, -118.163313177	5658 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994362305, -118.163310997	5658 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994140008, -118.162872121	5581 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9941333370001, -118.162864074	5581 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9938188530001, -118.162483033	5593 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993817001, -118.162485464	5593 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993553004, -118.162207908	5603 Bandini Blvd		Choose...
	Cobra	Twin	Powered	Steel	33.993550596, -	5603 Bandini		Choose...

INSPO-LENUM	FIXTURTYPE /DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
	Head		Below Ground		118.162210167	Blvd		
	Cobra Head	Twin	Powered Below Ground	Steel	33.993222416, -118.162021441	5611 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993213973, -118.162016329	5611 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.992823538, -118.161834777	5647 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.992824311, -118.161836201	5647 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9927418930001, -118.161113849	4793 S Eastern Ave		Choose...
B0592	Cobra Head	Single	Powered Below Ground	Concrete	33.969510708, -118.188127925	7203 Atlantic Ave	2239360E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0593	Cobra Head	Single	Powered Below Ground	Concrete	33.969228146, -118.18806717	7203 Atlantic Ave	2239359E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0524	Cobra Head	Single	Powered Overhead	Wood	33.976314341, -118.201706756	6728 Loma Vista Pl	4434585E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0333	Cobra Head	Twin	Powered Overhead	Wood	33.9758635850001, -118.175921887	6505 Alamo Ave	820660E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0223	Cobra Head	Single	Powered Overhead	Wood	33.982256224, -118.200217078	3654 Randolph Pl	823083E	47W Type A - ERL1-0-06-A3-30-A-GRAY

NOTICE OF AWARD

TO: (CONTRACTOR) FOR STREETLIGHT MAINTENANCE AND REPAIR SERVICES:

Public Works Division

Your Bidder's Proposal dated _____, is accepted for the total contract

price of $ _____.

You are required by the "SECTION IV REQUIRED POST RFP DOCUMENTS" to execute the documents specified within ten (10) days from the date of mailing this Notice. Please sign one copy of the Notice of Award upon receipt and return.

RECEIVED:

CONTRACTOR

By: _____

_____
(Title)

_____
(Date)

THE CITY OF BELL

By: _____
Kenneth Jones
Public Works Manager

_____
(Date)

NOTICE TO PROCEED

TO: (Contractor) DATE:

From: Kenneth Jones
Public Works Manager, City of Bell

Notice is hereby given that you are authorized and directed to proceed with the following project in accordance with the contract documents:

Streetlight Maintenance and Repair Services
Public Works Department Services Division

These documents have been received and are on file with the City Clerk of the City of Bell:

DOCUMENT:

The Agreement Fully Executed	( )
Workers' Compensation Insurance Certificate	( )
Liability Insurance Policy or Certificate	( )
Insurance Forms	( )

The **Contract Time** shall commence on the date of issuance of the City's written **Notice to Proceed.**

Work shall commence within **five (5) calendar days** from the date of this **Notice to Proceed** and is to be completed within _____. Annual work shall be completed within the time allocated based on the work to be performed.

_____
Kenneth Jones
Public Works Manager

CITY OF BELL
6330 Pine Ave.
Bell, CA 90201

REQUEST FOR PROPOSALS
MUST BE SUBMITTED BY:

Tuesday, August 05, 2025 at 3:00 P.M.
Date/Time

PW25-005
RFP Number

COVER PAGE

The City of Bell, hereinafter referred to as "City" is seeking proposals from qualified contractors, hereinafter referred to as "Proposers" to establish a contract for:

Streetlight Maintenance and Repair Services

Work provided shall be in accordance with the Scope of Services requirements attached hereto and incorporated herein by this reference as Section I (C).

All proposals must be submitted online via OpenGov at:

https://procurement.opengov.com/portal/cityofbell

City will reject proposals submitted other than through OpenGov. Electronic Proposals are due on or before the date and time specified above.

Proposers are not to contact any City personnel with any questions or clarifications concerning this RFP. All official communication concerning this RFP will be through OpenGov – RFP# PW25-005. Any City response relevant to this RFP other than through OpenGov is unauthorized and will be considered invalid.

PROPOSALS WILL BE VALID FOR 120 DAYS AFTER CLOSING DATE

I have read and understand and agree to the terms and conditions herewith, and I am submitting a Proposal in response to this solicitation.

Date: 08/06/25 Company Name: Bear Electrical Solutions, LLC.

*Authorized Signature		Name	Robert Asuncion	Title Vice President
*Authorized Signature		Name		Title

****If a corporation, the document must be signed by two corporate officers. The first signature must be either the Chairman of the Board, President, or Vice President. The second signature must be either the Secretary, an Assistant Secretary, Chief Financial Officer, or Assistant Treasurer. In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signatory to bind the corporation.***

RETURN THIS COVER PAGE WITH YOUR PROPOSAL

LATE PROPOSALS WILL NOT BE ACCEPTED

C

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	3. Means and Methods of Approach	14-17
	4. Fees Proposal	Submitted as a Separate File
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B. Transmittal Letter

August 8th, 2025

Kenneth Jones
Public Works Manager
City of Bell
6330 Pine Ave.
Bell, CA 90201

RE: Proposal Submission – RFP # PW25-005 Streetlight Maintenance and Repair Services

Dear Mr. Jones,

On behalf of Bear Electrical Solutions, LLC, I am pleased to submit our proposal in response to the **City of Bell's Request for Proposals (RFP# PW25-005) for Streetlight Maintenance and Repair Services**.

With over 13 years of experience in the streetlight and electrical infrastructure industry, Bear Electrical Solutions brings a proven track record of performance, innovation, and public-sector partnership. From our headquarters in Alviso, California and our regional **southern California office operating in Anaheim, CA**, we proudly serve numerous municipalities throughout the state with streetlight maintenance, emergency response, GIS-based asset management, and lighting system upgrades.

Our team is composed of licensed electricians, skilled project managers, and field technicians who operate with a safety-first mindset and community-based approach. We understand the importance of reliability, rapid response to outages, and clear communication with City staff. Our proposal fully accepts the City's terms and conditions as outlined in the RFP and the Contract Services Agreement, without exception.

Bear Electrical Solutions certifies that all submitted proposal materials are true and correct, and we agree to keep our proposal valid for no less than 120 days from the date of submission.

We appreciate the opportunity to support the City of Bell's vision for high-quality, efficient, and responsive streetlight maintenance services. Should you have any questions or require additional information, please contact me directly at the information provided below.

Regards,
Bear Electrical Solutions, LLC

Robert Asuncion, TE
Vice President

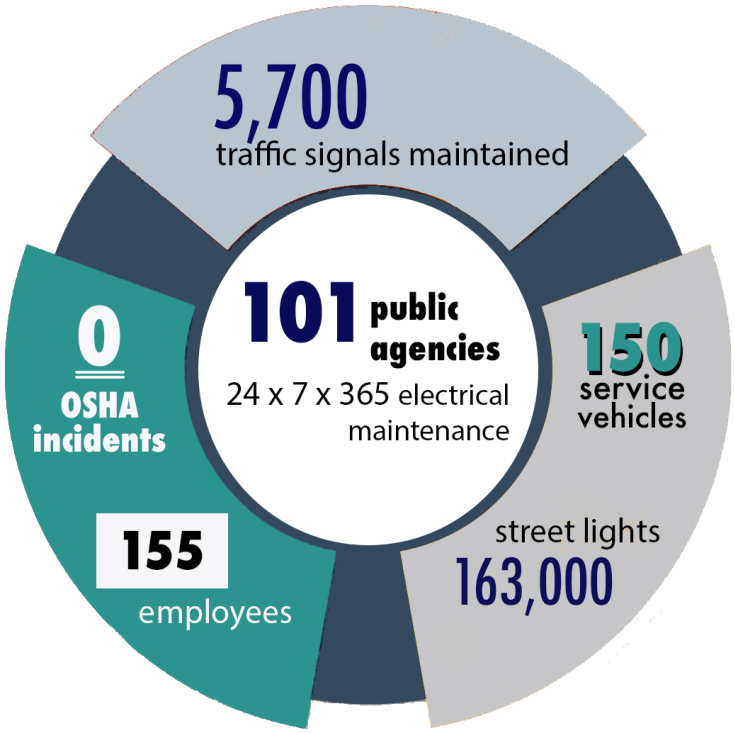
1. QUALIFICATIONS OF THE COMPANY

About Bear

Bear Electrical Solutions, LLC. (Bear) is a privately-owned limited liability company that was founded in January 2013. It operates as a subsidiary of GreenArrow, Inc., which employs over 500 individuals and provides transportation-related electrical services across four (4) states: California, Pennsylvania, Indiana, and Illinois.

Bear was established with the primary goal of becoming a trusted leader in transportation electrical services. Our success and growth stem from our commitment to delivering on our promises, which fosters trust among our customers.

Currently, we are among the few service providers that can offer tailored and localized support while benefiting from the financial backing and stability of a large corporation. This perfect combination is ideal for public agencies, both large and small.



Our Approach to Maintenance comes from having the Perfect Combination -

1. **Unlimited Resources:**
Bear typically has on-hand the materials, equipment and personnel at one of our regional offices to support any size maintenance program. To help mitigate any risk for our agency customers, we also have access to unlimited capital through our larger holding company. Unlimited resources and powerful buying power have made Bear one of the most stable and viable long-term partners in the industry.

2. **Local Support with Autonomy:**
Our founders and majority of our team have 20-25+ years providing maintenance solutions to public agencies and understand that not all communities or maintenance programs are the same. Nor are the needs of a public agency 100% predictable or linear. We have structured our company into autonomous regional offices and people that can build personal relationships with our customers. We service each agency based on what our local employees know about their neighborhoods, and the needs of that community.

3. **Extending your Team Knowledge:**
Our diverse team has the largest breadth of skills in the industry (from traffic engineers to financial experts and construction management). In addition, we work across our network of eight (8) offices in different states to ensure that we bring the latest trends and solutions to our customers. Our goal is to act as an extension of your team and help drive continuous improvement in your programs.

1. QUALIFICATIONS OF THE COMPANY (CONT)

Additional Information about Bear

Industry Qualifications

Bear Electrical is qualified to meet and exceed the requirements outlined by the RFP.

- A — **Class A –** General Engineering
- C-10 — **Class C-10 –** Electrical
- C-31 — **Class C-31 –** Work Zone Traffic Control
- D-31 — **Class D-31 –** Pole Installation and Maintenance



Certifications and affiliations

- Signatory to the International Brotherhood of Electrical Workers (IBEW), Laborers, Low Voltage, and Operators Union(s)
- Department of Industrial Relations (DIR) Certified & Registered (#1000002158)
- Southern California Edison approved electrical contractor
- United Contractors Association Member (UCON)
- Maintenance Superintendant Association (MSA) Sponsor
- Orange County Traffic Engineers Council (OCTEC) Member / Sponsor
- Institute of Traffic Engineer (ITE) Member / Sponsor
- International Municipal Signal Association – various certifications (employee certifications)



SOUTHERN CALIFORNIA EDISON

OCTEC

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

UNITED CONTRACTORS

Litigation and Contract History

Bear does not have any convictions or terminations to declare.

Project Experience

Bear is one of the most experienced providers of transportation related maintenance services in the state of California. We work with over 100 public agencies to provide maintenance and emergency response. Below is a partial list of representative projects/agencies the team has worked for within the past five (5) years in the Southern California region.

Client Name and Address	Type of Work Performed	Year Performed
City of Anaheim 200 S. Anaheim Blvd. Anaheim, CA	On-Call Traffic Signal Maintenance and Construction	09/01/23 to present
City of Ontario 303 E. B St Ontario, CA	Traffic Signal Maintenance and Emergency On-Call Services	07/01/23 to present
City of Covina **125 E College St, Covina, CA**	Traffic Signal Maintenance and Emergency On-Call Services	07/01/17 to present
City of Monterey Park **320 W. Newmark, Monterey Park, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	09/01/20 to present
City of Cerritos **18125 Bloomfield, Cerritos, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	10/21/19 to present
County of Orange **601 N. Ross St, Santa Ana, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	10/1/19 to present
City of Tustin **300 Centennial Wy Tustin CA**	Traffic Signal and Streetlight Maintenance, Emergency On-Call and Digalert Services	07/01/22 to present
City of Mission Viejo **200 Civic Center, Mission Viejo, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	07/01/23 to present
City of Aliso Viejo **12 Journey, Aliso Viejo, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	06/01/16 to present
City of San Juan Capistrano **32400 Paseo Adelanto, San Juan Capistrano, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	07/01/24 to present
City of San Marcos **201 Mata Way, San Marcos, CA**	Traffic Signal Maintenance, Emergency On-Call and Digalert Services	04/01/22 to present

References

Below are four (4) project references from current streetlight maintenance customers.

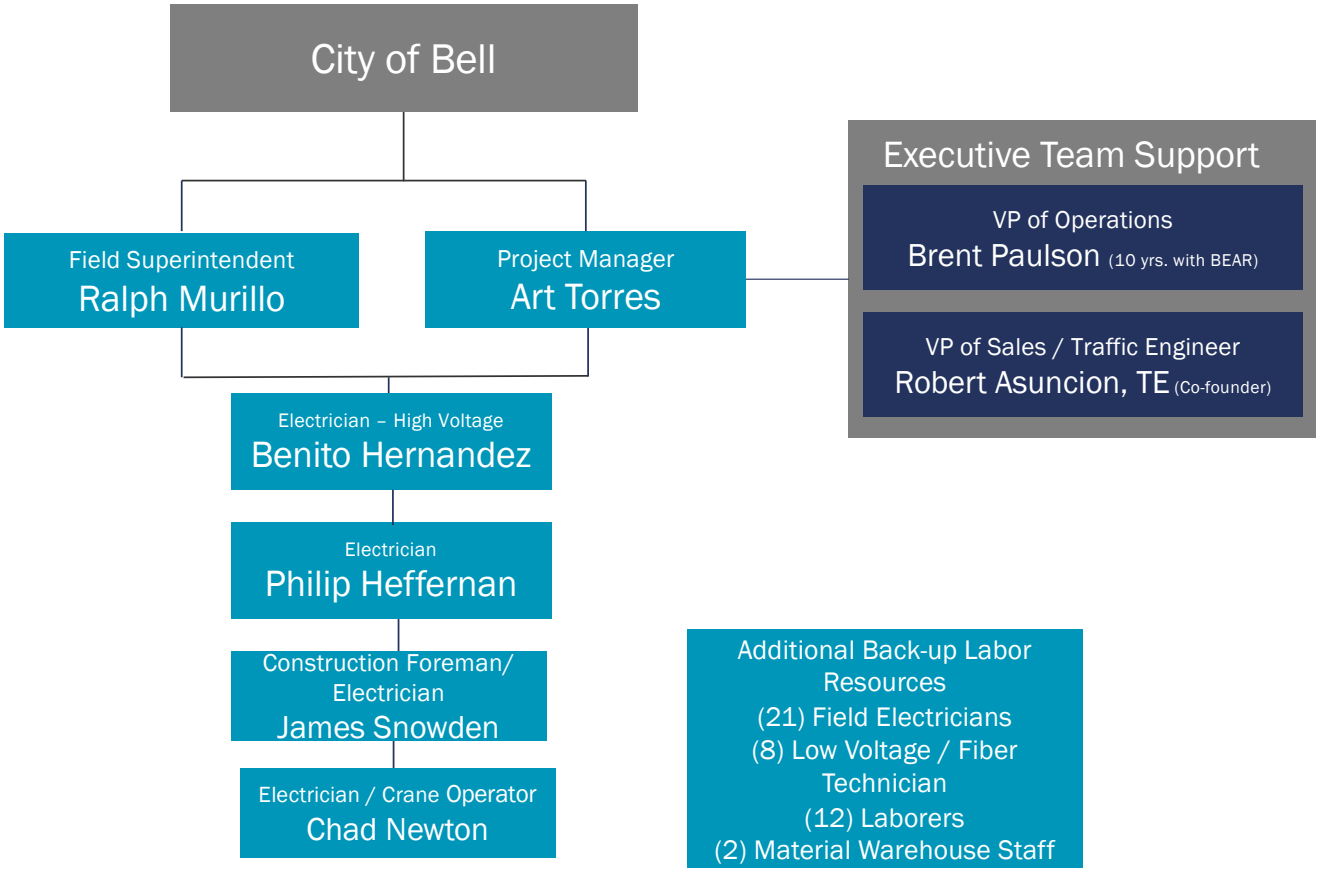
	Contact Information	Description
	**City of Newport Beach** 100 Civic Center Drive Newport Beach, CA Brent Millard, Utilities Supervisor, (949) 718-3414 bmillard@newportbeachca.gov	BEAR has been the City of Newport's streetlight maintenance contractor since 2019 providing electrical labor and equipment resources for the City. BEAR intends to continue that relationship as well as provide additional electrical maintenance capabilities such as construction and 24/7/365 support. (Contract from 08/13/19 to on-going)
	**Orange County Public Works** 2301 Glassell St Orange, CA Tony Le, Signal Supervisor, (714)448-1214 Tony.le@ocpw.ocgov.com	BEAR has been providing traffic signal & streetlight maintenance and Job On Contract (JOC) construction services for the County of Orange since 2019. As the County's maintenance provider, BEAR's consistent presence in the County has afforded fast continual service to all adjacent agencies. Aside from performing maintenance , BEAR has provided construction services such as the newly upgraded signalized intersection at Newland St and Hazard Ave (Westminster, CA). (Contract from 10/01/24 to on-going)
	**City of Anaheim** 200 S. Anaheim Blvd Anaheim, CA Dennis Welty, PW / Traffic Ops Superintendent (714)412-9220 dwelty@Anaheim.net	Bear works with the City of Anaheim to provide on call support and maintenance for its more than 22,000 streetlights. Additional contract work includes traffic signal maintenance, fiber repair, underground infrastructure installation, and ad-hoc electrical construction. (Contract from 09/26/23 to on-going)
	**City of Fountain Valley** 10200 Slater Avenue Fountain Valley, CA Terri Phan (714)593-4433 terri.phan@fountainvalley.org	Provides routine streetlight maintenance and extraordinary repairs Citywide for approximately 3,400 streetlights. Work includes 24/7/365 emergency response. (Contract from 10/19/2021- ongoing)

2. QUALIFICATIONS OF PERSONNEL

Personnel Resources - Team & Experience

Our proposed project team members have decades of experience performing the work requested in the RFP. Our team's core expertise include traffic control, streetlight maintenance and construction, emergency response, and extraordinary repair, DigAlert services, fiber optic maintenance services, and ad-hoc electrical public work-type projects.

We understand that a contract of this magnitude requires a core level of dedicated project staff. In addition to this, through servicing similar agencies, we understand routine and extraordinary maintenance workload is not always linear. To manage the peaks and valleys of workflow, we have built a qualified support team that can provide assistance when extra capacity is needed to facilitate fast response times.



Ralph Murillo



Field Supervisor

As the field supervisor technician, Ralph will be responsible for the daily schedule and management of field resources, ensuring that task and work order expectations are regularly met. Ralph has been in the maintenance business for over 19 years, from laborer to field superintendent. Ralph oversees the field operations for the BEAR southern California office. This entails managing and supervising several foreman electricians, warehouse/materials laborers, and self-performing traffic signal fieldwork.

Experience

Field Superintendent
Bear Electrical Solutions, | 2016-present | Anaheim, CA

Responsible for providing the proper resources to internal and external customers. Develops the work schedule and ensures it meets customers' expectations. Manages 14 field staff, including electricians and warehouse/laborers.

•Traffic Signal Maintenance, Emergency Response, Repair & Troubleshooting.
•New Signal Commissioning / ITS Deployment
•Responsible for hiring and training new employees.
•Repair and troubleshoot traffic signals and communication equipment.
•24/7/365 On-Call duty response

Electrician
Computer Services Co. | 1995-2016 | Baldwin Park, CA

- Traffic Signal Maintenance
- Streetlight Maintenance
- Fiber Optic / Copper / Wireless Communication
- ITS Deployment
- Traffic Signal Upgrades/ Modifications

Certifications	Licenses
IMSA - Work Zone Safety IMSA - Traffic Signals Field Electrician I/II/III IMSA Fiber Optic Technician OSHA 30 Certified	General Electrician#141087

Art Torres



Account Manager and Designated Office Coordinator

As the designated Account Manager, Art will be the first point of contact for the City. Art can provide estimates and scheduling to the City. Art will communicate project expectations to BEAR staff for each on-call work order. Art will also perform project close-out procedures, including invoicing, warranty registration, and documentation.

Experience

Regional Project Manager
Bear Electrical Solutions | 2016-present | Anaheim, CA

- Account project management and designated office coordinator for agencies
- Review and prepare contract invoices for extraordinary and routine maintenance billings
- Prepares estimates and proposals to agencies for extraordinary work or ad-hoc electrical projects
- Provides communication and monthly status meetings with agencies regarding routine maintenance programs
- Reports to Vice President of Operations

Traffic Signal Electrician
Computer Services Company | 2006-2016 | Baldwin Park, CA

- Traffic signal construction and maintenance
- Trained new employees

Certifications	Licenses
IMSA Work Zone IMSA Traffic Signal Level I IMSA Traffic Signal Level II IMSA Traffic Signal Level III	NEC# 115259-G

Benito Hernandez

Streetlight Electrician

Benito Hernandez has over 10 years of dedicated experience servicing cities as a field electrician for streetlight maintenance. He is fully trained and experienced in working with high-voltage streetlight systems, including 6kV circuits. Benito brings a deep understanding of public-sector expectations and consistently delivers safe, efficient, and high-quality field service.

Experience

Journeyman Electrician
Bear Electrical Solutions, Inc. | 2019-present | Anaheim, CA

- Troubleshoot streetlights including making repairs to wires, conduit, and fixtures.
- Performs knockdown repairs including breaking out caps from streetlight poles, inspecting bolts and confirming whether foundations can be reused.
- Install proprietary equipment such as cameras and other ITS equipment on existing electrical infrastructure.
- Performs inspections and follow up response to conduits that were hit by other contractors in the City.
- Fabricate materials to be retrofitted to LED lights.
- Document and report all work utilizing the City's GIS system.

Journeyman Electrician
ILB Electric| 2013-2019 | Corona, CA

- Troubleshoot streetlights for the City of Newport Beach
- Retrofitted 60% of Newport Beach's streetlights to LED.
- Performed emergency response services including knockdowns, power outages, contractor damage.
- Performed night surveys and lighting assessments as directed by the City of Newport Beach staff.
- Concrete finisher; knowledgeable with service pedestal installation
- Knowledgeable with high voltage equipment with oil can.

Certifications	Licenses
High Voltage Trained / Certified IMSA Work Zone IMSA Traffic Signal Level I / II OSHA 30 Bucket Truck Certified	CA State Electrician NEC# E110631-G

Chad Newton

Crane Operator / Electrician

Chad has previous working experience with this project during his tenure at another traffic signal maintenance company. For this project, Chad will be assigned as a crane operator and on-call maintenance support for emergency response work and any extraordinary work. Chad has over 5,000 working hours as a crane operator.

Experience

Traffic Signal Technician / Crane Operator
Bear Electrical Solutions | 2022-present | Anaheim, CA

- Traffic Signal Maintenance – Routine and Emergency Response Technician (Initial response and permanent repair)
- Traffic Signal infrastructure installation and repair (including conduits, pole foundations, TS gear, ITS)

Traffic Signal Electrician
Yunex| 2011-2022 | Anaheim, CA

- Traffic signal construction and maintenance
- Crane Operator
- Emergency response and repair of traffic signals

Certifications	Licenses
IMSA Work Zone IMSA Traffic Signal Level I/II National Commission for the Certification of Crane Operators (NCCCO) Flagger Certified OSHA 10	Class A Drivers License Electrical IBEW Apprenticeship Graduate

Phillip Heffernan

Construction & Maintenance Electrician

Phillip is an experienced construction and maintenance electrician that will be assigned to work on construction-based work for the City. He specializes in streetlights installation, EV charging stations, communication infrastructure (fiber optic, networking cables), and other ITS infrastructure.

Experience

Electrician
Bear Electrical Solutions | 2023-present | Anaheim, CA

- Construction, Installation, and Maintenance of Traffic Signals, Streetlights and Equipment
- Electric Vehicle Charging Station Maintenance and Installation
- Fiber Optic splicing, testing, and maintenance
- Communication configuration of network switches and devices for networks

Electrical Instructor
Orange County Electrical Training Trust | 2022-present | Santa Ana, CA

- Instructs apprenticeship programs – Inside Wireman, Sound Installer, and Intelligent Traffic Systems
- Provides the necessary training for electrical student candidates to become journeyman level electricians.

Electrician
ILB Electric | 2016-2023 | Corona, CA

- Traffic signal construction and maintenance
- Manage construction crews for streetlight, traffic signal projects

Electrician
Asplundh Construction | 2013-2015 | Buena Park, CA

- Traffic signal construction and maintenance
- Manage construction crews for streetlight, traffic signal projects

Certifications	Licenses
IMSA Work Zone IMSA Traffic Signal Level I FOA Fiber Optic Technician ETA International Fiber Optic Technician Electric Vehicle Infrastructure 1 Certification OSHA 30 Certification Bucket Truck and Aerial Work certified	CA Licensed NEC# 170250-G

James Snowden

Construction Foreman - Electrician

James Snowden will be designated construction foreman to lead construction activities for the City. Experienced in streetlight and traffic signal construction, James will coordinate construction work according to priorities and plans; allocating general and daily responsibilities as well as supervise and train workers. James will also ensure manpower and resources are properly assigned and adequate for safe and sustainable construction practices.

Experience

Construction Foreman - Electrician
Bear Electrical Solutions | 2022-present | Anaheim, CA

- Troubleshoot and repair streetlights and traffic signals
- Supervise and train electricians and laborers
- Perform new construction activities including conduit, pullbox, wiring, foundation, and pole installations.
- Progress reports to management
- Monitor construction expenditures and ensure work remains within budget
- Crane Operator

Electrician – Construction team
ILB Electric| 2017-2022 | Corona, CA

- Erect new traffic signals and streetlights from the ground up
- Auger and pour new foundations
- Remove old poles and foundations and install new in place
- Pull wire through conduits for signalized intersections.
- Supervised directional boring operations.
- Terminated conduits, installed new pullboxes, concrete restoration supervision of apprentices.

Certifications	Licenses
IMSA Work Zone IMSA Traffic Signal Level I / II OSHA 30 EVITP Certified (Electrical Vehicle Infrastructure) Signal and Rigging Certified (Crane)	CA Electrician NEC# 166842

3. MEANS AND METHODS OF APPROACH

Ability to Deploy Services

Bear Electrical Solutions has proudly served as the Southern California cities on-call streetlight maintenance for over ten years. We have responded to thousands of service requests ranging from emergency streetlight knockdowns and conduit failures to streetlight outages

We have consistently met the all required **one-hour emergency response timeframes with our customers**, including during after-hours, weekends, and holidays.

Dedicated Personnel and Fleet Capabilities

To support the City of Bell and neighboring clients, Bear Electrical deploys a fully staffed, local team that includes:

- A **dedicated Project Manager and Field Superintendent**
- Multiple **IMSA-certified Level II/III Electricians**, trained and experienced in high-voltage series systems (up to 6,000 volts)
- Union-certified **crane and bucket truck operators**, electricians, and laborers
- 24/7 **dispatch and administrative support staff**

Our regional operations are supported by a fleet that includes:

- **Boom trucks, crane trucks, and multiple bucket trucks** staged in our nearby Anaheim facility
- Utility service trucks equipped with **line tracing tools, trenching equipment, portable generators, barricades, and pole handling attachments**
- A 3,500-sf warehouse stocked with common streetlight components including poles, LED fixtures, bases, fuses, cabinets, and conduit

Work Approach

Our approach is designed to ensure that the City of Bell's streetlight system is maintained to the highest standards of safety, reliability, and efficiency, in full compliance with applicable laws, SCE best practices, and MUTCD requirements. We combine proven operational procedures, specialized equipment, and skilled personnel to deliver timely routine, emergency, and special project services.

1. Work Order Intake and Dispatch

24/7 Call Center & Online Portal: All service requests will be received via our dedicated 24-hour call center or City's online reporting system. Requests are immediately logged into our cloud-based maintenance management system (MMS) with unique tracking numbers.

Prioritization: Service requests are classified as *emergency* (two-hour response) or *routine* (seven working days) per contract requirements. Our dispatchers assign work orders in real time to the nearest qualified crew.

2. Routine Maintenance Operations

Crew Mobilization: For non-emergency work, crews are scheduled daily to address assigned work orders in the most efficient geographic sequence, minimizing travel time.

***Inspection and Repairs*:** Each service visit includes:

Visual inspection of the pole, mast arm, luminaire, photocell, wiring, and grounding.

Cleaning of fixture lenses and housings.

Replacement of failed components (lamps, photocells, fuses) using City-approved materials.

Minor wiring repairs to restore full functionality.

***Environmental Compliance*:** All removed materials (e.g., lamps, ballasts) are transported to our facility for proper disposal in accordance with state hazardous waste regulations.

3. Emergency Response Procedures

Two-Hour Deployment: Upon notification of hazards such as downed poles, exposed conductors, or collision

3. MEANS AND METHODS OF APPROACH (CONT)

Approach - continued

3. Emergency Response Procedures

Two-Hour Deployment: Upon notification of hazards such as downed poles, exposed conductors, or collision knockdowns, an emergency crew is dispatched immediately.

Site Safety: Initial actions include setting up MUTCD-compliant traffic control, de-energizing electrical hazards, and securing the area to protect the public.

Temporary Restoration: Temporary lighting or barricades are installed if permanent repairs cannot be completed immediately.

Follow-Up Reporting: A detailed incident report, photographs, and repair plan are submitted to the City by the next business day.

4. Traffic Control and Safety

MUTCD and WATCH Compliance: All traffic control setups—including cones, barricades, arrow boards, and detour signage—are deployed in accordance with the current CA MUTCD and WATCH manual.

Crew Safety Training: All field personnel maintain current OSHA certifications, CPR/First Aid training, and utility safety clearances.

5. Materials and Equipment

***Inventory Management*:** We maintain an on-hand supply of key components (photocells, LED fixtures, mast arms, fuses, wiring) at our local yard to ensure rapid deployment.

Specialized Equipment: Service trucks are equipped with insulated bucket lifts (45–55 ft reach), hydraulic tools, cable fault locators, underground conduit blowers, and pole-setting cranes.

City-Owned Materials: When applicable, City-owned spare parts are stored in secure, climate-controlled areas with inventory records maintained in the MMS.

6. Documentation and Reporting

Real-Time Updates: Crews update the MMS in the field with repair status, before/after photographs, GPS coordinates (sub-foot accuracy), and parts used.

Weekly Reports: A live online report is accessible to the City, showing all open, in-progress, and completed work orders.

GIS Database Integration: All work activities are tied to the City's GIS streetlight database, updated monthly.

7. Warranty and Special Projects

***Warranty Coordination*:** For manufacturer-covered failures, we act as the first responder, diagnose the issue, coordinate with vendors, and complete replacement at no cost to the City.

***Additional Work*:** For extra work (e.g., pole replacements, park lighting upgrades), we prepare detailed written quotations with cost and schedule for City approval prior to commencement.

8. Quality Assurance and Continuous Improvement

***Field Audits*:** Supervisors conduct periodic inspections of completed work to ensure compliance with City specifications.

***Performance Metrics*:** We track response times, repeat failure rates, and crew productivity, using data analytics to optimize routes, reduce outages, and improve service delivery.

Proposed Work Plan

Our work plan is based on our experiences and knowledge of industry standards & best practices.

Per the RFP, we understand the City is seeking a contractor that can provide lighting maintenance services that shall include, but not, necessarily be limited to the preventative and routine maintenance, on-call support, and emergency repair of equipment.

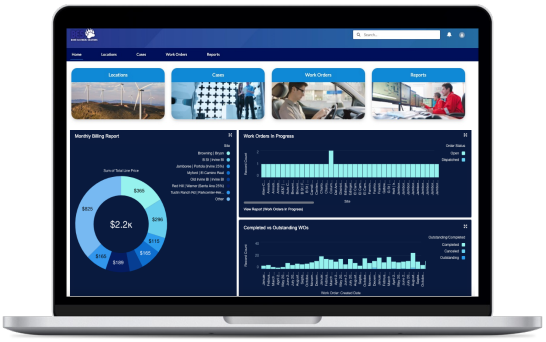
Our standard practice is conducting a project kick-off meeting after the contract is awarded and formalize the project expectations. At this meeting, we can identify all key project stakeholders from the City. This enables Bear and the City to operate with the same facts.

List of Deliverables

- Provide online-based CRM portal (within two weeks of start of contract)
- Daily, Weekly, Monthly Reporting
- Monthly PM
- Response, and Extra Work Reporting
- Monthly Job Completed and Outstanding Report
- Monthly Budget to Actual Report
- Extra-Work Cost Estimates
- Night Checks

List of Critical Activities

- Performance of Routine Maintenance
- Monthly Documentation and Reporting
- Monthly Budget Tracking and Reporting
- Daily Reporting (As-discussed)
- Emergency Response & Reporting



Our online portal will be provided to the City as part of our maintenance program.

Project Budget

We understand the importance of delivering services not only on time but also on budget. We aim to work collaboratively with the City to use the funds available most efficiently. Given the nature of maintenance and response-type work, it is impossible to accurately predict all incurred costs since much work is dispatched due to vehicular accidents, weather damage, and other unpredictable circumstances. This is why managing this type of project budget effectively is contingent on two (2) key project approach components: 1. An Effective Communication Plan and 2. Timely Accounting Reports.

Communication & Reporting Plan

A communication and reporting plan ensures that all pertinent information is distributed to all project stakeholders. This allows us all to operate with the same set of facts to work collaboratively with the City to make decisions, manage budgets, and respond to requests. Our intention is to work collaboratively with the City to draft an effective communication plan. Below is a conceptual communication and reporting plan that we feel fits the needs of the City of Bell:

- Audience and Responsibilities

Our standard practice is conducting a project kick-off meeting after the contract is awarded. At this meeting, we can identify all key project stakeholders from the City. This enables Bear and the City to operate with the same facts. While we empower our project manager to manage communication with the City, we understand it is sometimes best to get information straight from the source in the field. We empower all employees to communicate and build relationships with our clients. Along with this, we also leverage technology to ensure we have clarity and alignment among all stakeholders.

- Communication Channels and Reporting Content

Our goal is not to force clients to communicate with us in one specific way but to provide multiple means of communication to allow the City to share with us in a manner that works best for them. Learning from our past involvement with the City, we believe this item can provide a significant project benefit to all stakeholders. Below is a proposed communication plan describing the available communication methods and its respective BEAR team member responsibility.

Communication and Reporting Plan

Type	Responsibility	Description
Automatic Email Alerts	Bear Salesforce CRM (to be provided at no additional cost)	Upon commencement of work, automatic email alerts are configured so stakeholders can be notified of work as its completed
Emergency Work requiring immediate attention	Bear Technician/Project Manager	For issues concerning public safety, we empower our technicians to communicate directly with our clients to resolve issues as quickly as possible. A brief follow-up with written communication on the subject matter will be communicated via email by the project manager
Weekly Account Update	Bear Project Manager	At the end of each week, the assigned project manager provides an update via email on completed work this week, proposed schedule for the following week, and status on all open work with action items for both Bear and the City
Monthly Maintenance Meetings	Bear Project Manager	Meet in person or virtually once per month with all project stakeholders to discuss status of project
Monthly Accounting Reports	Bear Accounting Department	Our accounting department sends monthly invoicing summarizing all work performed during the previous month with costs broken down per work order. Along with this report, our accounting department also captures year-to-date expenditures and available contract balances. This allows both the City and Bear to manage the rate of expenditures and make educated decisions on how to best use available funding.

Equipment Readiness - Stock Material & Vendors

Aside from maintaining about $2M of stock material, Bear has established business relationships with many vendors in California's traffic signal and streetlight maintenance industry. Bear can source and procure material not currently in stock through Bear's robust supply channel spanning Northern and Southern California.

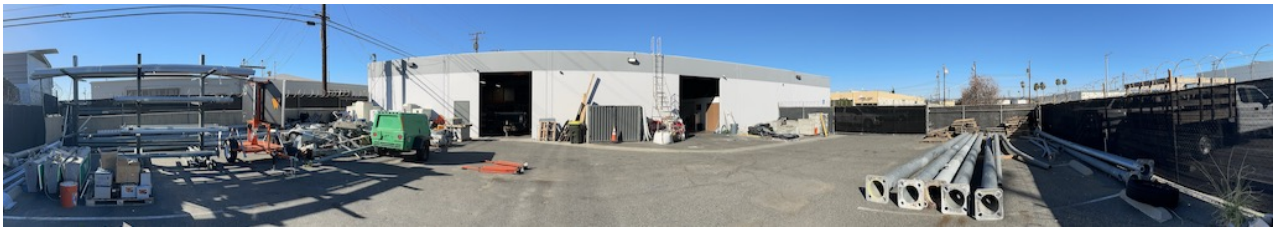
We place a high value on "equipment readiness" so much that we employ dedicated staff whose sole responsibility is to ensure equipment and material stock is available when needed. We have a dedicated purchasing team as well as in-house vehicle/equipment mechanics, so we have better control over our schedule.

Material Stock Inventory - (Value $2M)	
Traffic Signals	*Streetlights*
Poles	Poles
PPB	Fixtures
Vehicle & Pedestrian Indications	Wiring
Vehicle & Pedestrian Detectors	Pullboxes
Cabinets	Conduit
Cabinet components (i.e., controller, flashers, load switches, etc.)	Ancillary equipment





Pictures of our Anaheim Yard, Warehouse, and Laboratory



APPENDIX

Preparation to succeed



It Starts with People

We understand that specialty electrical work is only as good as the people we have delivering the solutions. We take pride in the time we invest to recruit top talent from within the neighborhoods and communities where we work. Taking the time to hire the best people and build cohesive teams, enables us to deliver solutions that are grounded in a quality first mindset.

Training and Safety

We are proud of having one of the best safety records in the industry, with no OSHA violations and a 0.61 EMR. We have managed to hold and maintain our industry leading safety record because of our diligence in training employees and emphasizing safety.

Formal safety training is performed in large group format as well as in one-to-one settings with our safety training managers. All of our training programs are managed and executed by our in-house team members. Safety training is given throughout an employee's tenure; at on-boarding, during specific formal training days and as part of pre-job requirement meetings.

No OSHA violations and a 0.61 EMR



Effective Communication

Safe, high-quality solutions are achievable when we can all find common ground and communicate effectively across projects large and small. We empower each of our team members, from Project Managers to Field Foreman and Field Staff, to take complete ownership of the task and the customer. We are diligent about recognizing each team member's roles and responsibilities for each project. To providing a high-quality product we focus on constant communication and routine job / team meetings. We work with all our employees on the best approach to communicate effectively and clearly so that they can be successful in all of their interactions with others.

Quality Assurance & Effective Problem Correction

While we rarely experience major issues that cannot be resolved - in the event of any issues or discrepancies arising - we implement the following corrective measures:

- Immediate Assessment: Prompt identification and assessment of the problem
- Root Cause Analysis**:** Investigation to determine the underlying cause of the issue by the Project Manager and/or Field Superintendent
- Corrective Action Plan: Development of a detailed plan to address the problem effectively with communication and a proposed action plan
- Implementation: Timely execution of corrective actions to resolve the issue and prevent recurrence
- Follow-up: Monitoring and verification to ensure that the corrective actions have been successful

CITY OF BELL
6330 Pine Ave.
Bell, CA 90201

REQUEST FOR PROPOSALS
MUST BE SUBMITTED BY:

Tuesday, August 05, 2025 at 3:00 P.M.
Date/Time

PW25-005
RFP Number

COVER PAGE

The City of Bell, hereinafter referred to as "City" is seeking proposals from qualified contractors, hereinafter referred to as "Proposers" to establish a contract for:

Streetlight Maintenance and Repair Services

Work provided shall be in accordance with the Scope of Services requirements attached hereto and incorporated herein by this reference as Section I (C).

All proposals must be submitted online via OpenGov at:

https://procurement.opengov.com/portal/cityofbell

City will reject proposals submitted other than through OpenGov. Electronic Proposals are due on or before the date and time specified above.

Proposers are not to contact any City personnel with any questions or clarifications concerning this RFP. All official communication concerning this RFP will be through OpenGov – RFP# PW25-005. Any City response relevant to this RFP other than through OpenGov is unauthorized and will be considered invalid.

PROPOSALS WILL BE VALID FOR 120 DAYS AFTER CLOSING DATE

I have read and understand and agree to the terms and conditions herewith, and I am submitting a Proposal in response to this solicitation. Date: _____ Company Name: _____		
*Authorized Signature	Name	Title
*Authorized Signature	Name	Title

****If a corporation, the document must be signed by two corporate officers. The first signature must be either the Chairman of the Board, President, or Vice President. The second signature must be either the Secretary, an Assistant Secretary, Chief Financial Officer, or Assistant Treasurer. In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signatory to bind the corporation.***

RETURN THIS COVER PAGE WITH YOUR PROPOSAL

LATE PROPOSALS WILL NOT BE ACCEPTED

CITY OF BELL

REQUEST FOR PROPOSALS

STREEETLIGHT MAINTENANCE AND REPAIR SERVICES

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CONTRACT SERVICES AGREEMENT DOCUMENTS

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SECTION I: INTRODUCTION AND INSTRUCTIONS TO PROPOSERS

A) OVERVIEW

The City of Bell is seeking proposals from qualified contractors to provide comprehensive maintenance and repair services per the Scope of Services of this Request for Proposal (RFP).

The City desires to enter into an agreement with a qualified contractor to provide and maintain a high level of service for its streetlight system.

The term of the agreement shall be 3 years.

The City expects the selected Proposer(s) to deliver the requested services in full accordance with the Scope of Services outlined in this RFP, including all related exhibits, attachments, appendices, and any negotiated modifications.

B) PROPOSED SCHEDULE

RFP Release Date	**Tuesday, July 15, 2025**
Questions Due	**Tuesday, July 29, 2025 at 3PM PST**
City Response to Questions	**Thursday, July 31, 2025**
Electronic Proposals Due Date	**Tuesday, August 5, 2025 at 3PM PST**
Projected City Council Contract Award Date	**Wednesday, August 27, 2025**

C) SCOPE OF SERVICES

The City seeks a qualified contractor to provide comprehensive maintenance and repair services for its streetlight system. This Scope of Services (SOS) defines the responsibilities, performance standards, and deliverables required to ensure the safe, efficient, and sustainable operation of the City's streetlights. The contractor will be responsible for coordinating repair requests, performing routine and emergency repairs, managing warranty claims (e.g., submitting required documentation, including photos, purchase records, and technical reports, to validate warranty claims), overseeing traffic control (e.g., deploying traffic control plans and signage (per MUTCD standards) for lane closures during pole replacements or overhead work), maintaining materials inventory (e.g., tracking stock levels of key components like LED fixtures, fuses, arms, bolts, photo controls, wire, and hardware), and providing administrative support (e.g., preparing monthly service reports detailing completed repairs, response times, and parts used). All work must comply with applicable laws, regulations, and industry best practices, including Southern California Edison's (SCE) standards for streetlight maintenance.

1. <u>Streetlights</u>

"Streetlights" shall be understood to mean the complete pole and mast arm assembly, luminary, including lamp, reflector, refractor, leads, contacts, socket, and housing, and in addition thereto, the ballast, photocells, the wiring within, and any aerial wiring between poles, underground wiring for park lights. There are approximately 900 light fixtures in the City, including park lights. (See Exhibit E)

2. Services Required

- Coordination of Repair Requests

The contractor shall establish and manage two primary channels for receiving and processing

repair requests: an online submission system and a 24/7 call center; both channels shall be available to the public. The online system will feature a user-friendly form for reporting issues, including location details and problem descriptions. The call center will employ live operators to assist users in completing the online form. Emergency requests, such as electrical hazards or pole knockdowns, must be addressed within two (2) hours of receipt, while non-emergency repairs will be scheduled for resolution within seven (7) working days. The contractor will review submissions daily and prioritize responses based on urgency.

- **Routine Maintenance**

Routine repairs encompass the replacement of failed components such as photocells, fixtures, and fuses, as well as the repair of loose wiring. Each service visit must include cleaning the fixture, replacing damaged lenses or covers, and ensuring the assembly is left in a fully functional and clean condition. The contractor is responsible for the proper disposal of waste materials in accordance with environmental regulations. Detailed records of each repair, including location, date, issue, remedy, and completion status, must be maintained and submitted to the City. If electrical disconnections or reconnections is required, the contractor will coordinate with the relevant utility provider to ensure seamless execution.

- **Emergency Repairs**

Emergency repairs involve addressing immediate hazards, such as downed poles or exposed electrical conductors. The contractor must dispatch a responder within two (2) hours , after being notified, to secure the scene, de-energize equipment, and implement temporary or permanent fixes as needed.

The following business day after responding to an emergency, the contractor shall provide the City with detailed notes of their response, corrective actions, and a plan and timeline for repairs. If an emergency repair was triggered by a knockdown, the cost of the repair shall be invoiced separately so the City can properly seek appropriate restitution from the party responsible.

A written quotation for any additional restoration work, such as pole reinstallation, must be submitted to the City within seven (7) working days of the initial response. Work may proceed only after City approval. The contractor will also coordinate with utilities to ensure safe cleanup and retrieval of City-owned components.

- **Warranty Repairs**

For issues covered under warranty, such as fixture failures or installation defects, the contractor will act as the first responder. The contractor will diagnose the problem, collaborate with manufacturers or installers to resolve it and ensure all warranty-related repairs are completed at no additional cost to the City.

- **Traffic Control**

The Contractor shall provide safe and continuous passage for pedestrian and vehicular traffic at all times. All warning lights, signs, flares, barricades, delineators, detours, and other facilities for the sole convenience and direction of public traffic shall be furnished and maintained by the Contractor. All traffic control shall conform to, and be placed per, the current Work Area Traffic Control Handbook (WATCH), and CA MUTCD. Flashing arrow board(s) shall be furnished and maintained as directed by the City. When work is completed, all traffic control signs, barricades, delineators, etc., shall be removed from the site

- **Additional Work**

Work not covered under routine or emergency repairs, such as pole replacements, pull box Lid replacement, or pole graffiti abatement, will require a detailed written quotation for City review and approval and approval before commencement. The contractor must provide clear cost, and timeline estimates for such projects.

- **Materials Management**

The contractor will maintain an inventory of essential materials, including photocells, fuses, and wiring, to facilitate timely routine repairs. They will also monitor the City's spare fixture inventory and recommend replenishment as needed. If requested, the contractor will store City-purchased materials and ensure they are readily accessible for repairs.

- **Administrative Support**

Upon request, the contractor will assist the City in pursuing third-party insurance claims by providing documentation, such as repair records and incident reports, to support the City's case.

3. Reporting Requirements

The contractor will maintain a real-time, online Weekly Report updated daily to reflect all repair activities. This report will include details such as locations visited, issues identified, remedies applied, and completion dates. The report must be accessible to the City in real time to ensure transparency and accountability.

4. Performance Standards

The contractor is expected to meet the stated response times of two (2) hours for emergencies and seven (7) working days for routine repairs, while adhering to safety and quality standards. Environmental compliance, particularly in waste disposal, is mandatory. Clear and timely communication with the City and utility providers is essential throughout the contract term.

5. Deliverables

Key deliverable includes an updated weekly report, written quotations for additional work, and comprehensive records of all service visits and repairs. These documents will serve as the basis for performance evaluation and City oversight.

6. Terms of Service

Services will commence upon the execution of a contract services agreement and continue for the duration specified in the contract. The City reserves the right to extend or modify the contract based on performance and project needs.

7. Compliance

The contractor must comply with all local, state, and federal regulations, as well as Southern California Edison's (SCE) best management practices for streetlight maintenance. Failure to meet these standards may result in corrective action or contract termination.

8. Communication

The Contractor shall maintain a primary contact telephone number and two backup telephone numbers during the entire term of the contract where a designated representative can be reached 24 hours a day, 365 days a year.

The Contractor shall also maintain and provide direct phone numbers and email addresses of various pertinent staff/employees with which the City can maintain regular and direct contact regarding billing, estimating, service calls, status reports, scheduling, testing, and other related issues.

9. Lighting Upgrades, Modifications, and Installations

The Contractor shall install, modify, and/or upgrade streetlights and all associated hardware or traffic safety devices as requested by the City. All such work shall be considered extra work and shall be performed to the satisfaction of the City.

No additional or extra work shall be commenced or undertaken by the Contractor unless authorized in advance in writing by the City. Said authorization is a condition precedent to the Contractor's entitlement to reimbursement or remuneration for such services. This work shall be performed within an agreed-upon time limit established by the City and for a mutually agreed-upon price. The City shall retain the discretionary right to perform any additional work through the use of City forces, by negotiated agreement, or to advertise such work for construction by others.

10. Database Management

The City will expect the Contractor to maintain a GIS database for all streetlights. The raw data for this database will be turned over to the Contractor via geodatabase or shapefile. The database shall be updated monthly, by the fifth (5) day of the month, and include details of all services provided to reported outages, emergency knockdowns, warranty claims, small cell conversions, and relocations.

Any new data points must accurately represent the location of the streetlight within one foot. A GPS device rated for the desired accuracy must be used, for example, EOS or Trimble. Standardized data entry protocols shall be established to ensure consistency across all data points. Regular data validation and quality control checks shall be performed to ensure accuracy. Comprehensive measures aimed at preventing data loss, corruption, or unauthorized access should be implemented for data integrity and security.

Upon the end of, or termination of the contract, all updated data shall be provided to the City in geodatabase format.

11. Meetings

The Contractor and any of its staff shall be available to meet, monthly, or as necessary, with City staff at a mutually agreed upon time and place to review maintenance activities, operational and timing activities, pending work, estimates, work quality, and any items related to the Contractor's work under the contract.

12. Invoices

The Contractor shall submit an invoice for each month of routine maintenance. Invoices for additional work must be separate from routine maintenance. Invoices for additional work must be line itemed by each individual pole and funding zone. All knockdowns that occur shall be invoiced separately. A summary of invoices related to a knockdown shall be provided, as the City will be seeking restitution from the responsible party.

13. License Requirements

Contractor shall possess and maintain C-10 – Electrical Contractors License.

D) INSTRUCTIONS TO PROPOSERS AND PROCEDURE FOR SUMBITTAL

1. Submission of Proposal:
Proposals must be submitted **online** at**:**

https://procurement.opengov.com/portal/cityofbell

City will only accept proposals submitted online via OpenGov on or before the Proposal Due Date specified in this RFP. Refer to Invitation Number "RFP# PW25-005." Interested firms must be registered on the City's OpenGov portal to participate in this RFP.

All documents specified in Section II – Proposal Requirements shall be scanned and uploaded to OpenGov. Any proposal submitted other than in the manner specified in this RFP will be rejected.

2. Questions and Addenda:

All questions or requests for interpretation regarding this RFP must be submitted online through OpenGov. Proposers are not to contact City personnel with any questions or clarifications concerning this RFP other than through OpenGov. Any City response for this RFP that is not posted through OpenGov is unauthorized and will be considered invalid.

If clarification or interpretation of this solicitation is considered necessary by City, a written addendum shall be issued on OpenGov. Any interpretation of or correction to this solicitation, will be made only by addendum issued through OpenGov. It is the responsibility of each Proposer to ensure that they have received and reviewed all addenda to this RFP. **For technical support with the OpenGov system, contact OpenGov at (650) 336-7167.**

3. Validity of Proposals:

Proposals must be valid for a period of at least 120 calendar days from the closing date and time for receipt of proposals.

4. Proposals are not to be marked as confidential or proprietary. City may refuse to consider any Proposal so marked. Proposals submitted in response to this RFP may become subject to public disclosure. The City shall not be liable in any way for disclosure of any such records. Additionally, all Proposals shall become the property of the City.

5. Proposer RFP Examination:

By submitting a Proposal, Proposer represents that it has thoroughly examined City's requirements and is familiar with the services required under this RFP and that it is qualified and capable of providing the services to achieve City's objectives.

6. Proposal Compliance:

Each Proposer must submit its Proposal in strict accordance with all requirements of this RFP and compliance must be stated in the Proposal. Deviations, clarifications and/or exceptions must be clearly identified and listed separately as alternative items for the City's consideration.

7. Proposal Rejection:

Any Proposal may be rejected if it is conditional, incomplete, or deviates from specifications in this RFP. City reserves the right to waive, at its discretion, any procedural irregularity, immaterial defects, or other improprieties which City deems reasonably correctable or otherwise not warranting rejection of the Proposal. Any waiver will not excuse a proponent from full compliance.

8. Pre-Contractual Expenses:

The City shall not, in any event, be liable for any pre-contractual expense incurred by the Proposer in the preparation of its proposal. Pre-contractual expenses are defined as expenses incurred by the Proposer but not limited to the following:

a. Preparing its proposal in response to this RFP
b. Submitting its proposal to the City

c. Negotiating with the City on any matter related to the proposal
d. Any other expenses incurred by the Proposer prior to date of contract award

9. Negotiations:

City reserves the right to: a) negotiate the final Contract with any Proposer(s); b) withdraw this RFP in whole or in part at any time without prior notice and, furthermore, makes no representations that any Contract will be awarded to any Proposer responding to this RFP; c) award its total requirements to one Proposer or to apportion those requirements among two or more Proposers; or d) reject any proposal if it is conditional, incomplete or deviates significantly from the services requested in this RFP. In addition, negotiations may or may not be conducted with Proposer; therefore, the Proposal submitted should contain Proposer's **most favorable terms and conditions**, since the selection and award may be made without discussion with any Proposer.

10. Contract:

It is anticipated that the contract (model agreement in Section IV) resulting from this RFP, if awarded, will be effective for three (3) years.

The City reserves the right to cancel the contract any time upon thirty (30) days prior written notice to Contractor of its intent to terminate.

11. Protest Procedure:

Only a proposer who has submitted a proposal in response to this RFP is eligible to submit a protest. The City will not accept or entertain RFP protests from anyone who did not submit a proposal for the project or work being protested.

Proposers may file a protest of an RFP with the Finance Department, City of Bell – 6330 Pine Ave., Bell, CA 90201, up to the end of business day on the fifth business day after the date the Notice of Intent to Award was announced.

At the time of the filing, the protest shall be:

a. Submitted on the proposer's formal letterhead and include the proposer's company name, address, phone number and the name and title of the individual filing the protest;

b. List the reasons for the protest including the specific section of the documents or technical specifications being disputed and shall site any statutes or case law supporting or serving as the basis for the protest and describe how they support the item(s) being disputed.

If the protest does not meet these requirements, the City will reject it without further review. If the protest is submitted on time and complies with all the above requirements, the Director of Finance or his/her designee, shall review the protest and all relevant information submitted by the protestor. The City will provide a written response to the protestor. The City has the right to respond to any protest until the date on which the contract is awarded by the Bell City Council.

The procedure and time limits set forth in this paragraph is mandatory and is the sole and exclusive remedy in the event of an RFP protest. Failure to comply with these procedures shall constitute a failure to exhaust administrative remedies and a waiver of any right to further pursue the proposal protest, including filing a Government Code Claim or legal proceedings.

If the City determines that the protest is frivolous, the party originating the protest may be determined irresponsible and that party may be determined to be ineligible for future contract awards.

12. Local Business Preference:

The City of Bell has adopted a Local Business Preference Ordinance (Ord. 1192 § 1, 2013) in order to promote City businesses. The terms of the ordinance provide the City with the option of reducing bids from qualified local vendors by five percent (5%) or $15,000 dollars, whichever amount is lower in determining the lowest responsible bid. Contract or Purchase Order will be awarded at the preference bid amount. If your company is located within the City, you may qualify for this preference under the guidelines of the Local Business Preference Ordinance. To comply under the terms of the local Business Preference Ordinance, companies must meet the following criteria: (1) The business has a current City of Bell business tax certificate; and (2) the local sales tax generated by the business is allocated to the City of Bell.

13. California Wage Rate Requirements:

Pursuant to Division 2, Part 7, Chapter 1 of the Labor Code of the State of California (including sections 1771 and 1773.2), Department of Industrial Relations of the State of California lists the general prevailing rate of per diem wages, and the general prevailing rate of holiday and overtime work in the locality in which the public work is to be performed for each craft, classification or type of workers needed to perform the Work. Copies of schedules of prevailing wage rates may be obtained on the California Department of Industrial Relations website http://www.dir.ca.gov/dlsr.

14. Department of Industrial Relations (DIR) Compliance:

This public work is subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). In bidding on this work, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its bid.

15. Registration with the Department of Industrial Relations:

Pursuant to Labor Code sections 1725.5, 1771.1, and SB 854, Public Works Contractor Registration Program, all contractors and subcontractors who bid or work on Public Works projects must be registered with, and pay an annual fee to, the State Department of Industrial Relations (DIR), subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5), provided that contractors and subcontractors subject to such exceptions shall be registered with the DIR at the time the contract is awarded. No bid will be accepted, except as provided above, nor any contract entered, without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractor, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

***** End of Section I *****

SECTION II: MINIMUM QUALIFICATIONS AND PROPOSAL REQUIREMENTS

To qualify for selection, proposer must meet the following minimum requirements:

1. Must be able to execute the City's Agreement for Services.
2. Must possess a valid California State Contractor's License to perform the work specified in Scope of Services of Section I throughout the duration of performing similar services required by the Contract Services Agreement.
3. Must have sufficient experienced personnel and equipment to perform all work required by the Agreement for Streetlight Maintenance and Repair Services.
4. Must have a proven track record of having providing streetlight maintenance and repair services for a minimum of three (3) or more cities in other government entities over the past five (5) years.

Each Proposal submitted in response to this Request for Proposal (RFP) shall be submitted as follows:

A) COVER SHEET:
Submit the completed RFP cover sheet.

B) LETTER OF TRANSMITTAL:
A one-page Letter of Transmittal shall be addressed to **Kenneth Jones, Public Works Manager**, and shall, at a minimum, contain the following information:

1. Identification of Proposer who will have contractual responsibility with the City of Bell. Identification shall include legal name of company, address from which the services will be managed, telephone number and e-mail address of the contact person identified during the period of proposal evaluation.

2. A summary of the Proposer's Qualifications, including a brief description of its proposed representative(s) and key staff. It shall make a commitment to accept the terms and conditions in the RFP and Contract Services Agreement, including acknowledgment of receipt of all amendments or addenda to the RFP.

3. A statement accepting the RFP and City's Contract Services Agreement without any exceptions. **Any proposal submitted with exceptions will be automatically disqualified.**

4. A statement that the proposal shall remain valid for a period of not less than **120** days from the date of submittal.

5. Signed statement attesting that all information submitted with the proposal are true and correct.

C) TECHNICAL PROPOSAL

1. Qualifications of the Company
This section of the proposal should establish that the Proposer can satisfactorily perform the required work; the requisite previous experience on similar assignments; and the stability and professional standing of the firm.

This section should include, at a minimum:

a. Company Profile
Provide a summary of Proposer's qualifications and experience to show competence in providing required Services. Include the company's licenses, work history, organizational structure, equipment, yard/office facilities, and number of employees.

b. Litigation and Contract History

i. Provide a brief description of any:

- Conviction or indictment of the firm or any officer of the firm within the last three years involving alleged fraud, bribery, collusion, conspiracy, or violation of state or federal antitrust law.
- Adjudication or determination by any federal, state, or local agency that the firm or any officer of the firm has violated any provision of law relating to equal opportunity or fair employment.
- Termination of a contract for convenience or for cause.
- Proposer shall certify that Proposer has not been disciplined in the last five (5) years as a Contractor by any government body.

c. Project References

i. Provide a list of City and County clients for whom you have provided streetlight maintenance and repair services, show the length of time service has been provided along with contact information including name, phone and email address. (Minimum of four)

2. Qualifications of Personnel

This section should identify the qualifications of the individuals, subcontractors, and/or suppliers that will be providing services to the City.

a. Provide an organization chart clearly showing all employees who will perform the Service.

b. Identify any subcontractors who will be used. Include licenses and credential information.

3. Means and Methods of Approach

a. This section should clearly describe the methodology to be used to carry out the specific work tasks described in the Work Plan, including descriptions of the type(s) of equipment to be utilized in the City. Describe the Firm's understanding of the City and the work to be completed.

b. Describe the sequential work tasks you plan to carry out in completing this contract. Indicate all key deliverables and their contents.

4. Fee Proposal (Use Form provided As Exhibit "C" – Schedule of Compensation in the Services Agreement, Section IV)

The Fee Proposal form is provided in Exhibit "C' of the Services Agreement, Section IV. Proposer shall define the fee schedule/pricing information for the services. **DO NOT INCLUDE YOUR FEE PROPOSAL WITH YOUR TECHNICAL PROPOSAL.**

This original fee proposal must be submitted and received on OpenGov by the RFP due date and specified time.

Pricing shall remain fixed for the entire term of the Agreement.

5. Additional Documents to Submit with Technical Proposal in OpenGov:

Complete and submit the cover page and documents at the end of Section II with Proposal through OpenGov

a) ADDENDA ACKNOWLEDGEMENT/SIGNATURE
b) CONFLICT OF INTEREST STATEMENT
c) ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS

6. Appendices (limit: 5 pages)

Information considered by Proposer to be pertinent to this RFP and which has not been specifically solicited in any of the aforementioned sections may be placed in a separate appendix section. **Proposers are cautioned, however, that this does not constitute an invitation to submit large amounts of extraneous materials. Appendices shall be relevant and brief**.

ADDENDA ACKNOWLEDGEMENT/SIGNATURE

This Proposal Response is submitted with respect to the changes to the Request for Proposal included in the following addenda numbers:

_____ _____ _____ _____ _____ _____ _____

1 2 3 4 5 6 7
(Initial above all appropriate numbers)

By signing below, Proposer certifies that the information submitted in response to this Request for Proposal is true and correct. I also understand that failure to submit a completed Proposal response package (fully completed and executed) will result in rejection of Proposal.

Respectfully submitted,

_____ _____
Proposer Signature Date

_____
Print Name / Title

_____ _____
Legal Name of Company Business Address (Actual Address – P. O. Box)

_____ _____
Telephone Number Email Address

CONFLICT OF INTEREST STATEMENT

Provide in this section a statement disclosing any past, ongoing or potential conflicts of interest that your firm, proposed staff, or any subcontractors may have as a result of performing this work.

If there is no conflict of interest then provide such statement in this section.

If there is a real or perceived conflict of interest that exists with the submission of a proposal, or would exist if the Proposer entered into an Agreement with the City of Bell in this proposal, full details should be provided in this section. Detail a plan to manage the conflict of interest.

Proposer Signature

Date

Print Name / Title

Proposing Company Name

ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS

I, _____,the _____ _____
(Title)

of _____ _____, certify that the Insurance Requirements set forth in
(Proposer's Company Name)

the Proposed Agreement for **RFP#** _____ **–** _____ has been read and understood. I certify that _____'s

(Proposer's Company Name)

insurance company(ies) _____ is/are able to provide the
(Name(s) of insurance company(ies)

coverages specified.

_____

Authorized Signature Date

***** End of Section II *****

III. SELECTION PROCESS

All timely submitted proposals will be reviewed to ensure they meet the minimum qualifications and requirements. Proposals that fail to comply with RFP specifications, lack required content or quality, or include unacceptable exceptions to the Contract Services Agreement may, at the City's discretion, be disqualified from further consideration.

An evaluation committee composed of City of Bell staff will review and assess all qualifying proposals. The City will serve as the sole and final judge of compliance, quality, and overall merit. Selection will not be based on any single factor, including price. Instead, the City reserves the right to award the contract in any manner deemed to be in its best interest, including negotiating with one or more respondents for the same services.

Proposals will be evaluated based on responsiveness to the City's requirements and the overall value offered, considering both cost and the quality of services proposed. Additional evaluation factors include the proposer's qualifications, financial stability, and relevant experience. Failure to meet any RFP requirement may result in rejection.

The City will consider the following in selecting a contractor.

Appropriate Licenses or certifications

A) EVALUATION CRITERIA and WEIGHTS

Proposals must be in compliance with the requirements of this RFP. Selection will be based on the quality and value of the proposal, including comprehensiveness and responsiveness to the requirements outlined in this RFP. The proposals will be evaluated and scored based on the following criteria. The highest possible score is 100 points for the written proposal.

1. **Qualifications (30 points)**
   a. Proposed plan to achieve the Scope of Services described herein and produce the required outcome in a timely manner.
   b. Overall quality of the proposal, including a demonstrated understanding of the purpose, scope and objective of the services to be performed. It is the intention of the City of Bell to award a contract to the Proposer who furnishes satisfactory evidence that the Proposer has the requisite experience and ability to enable the Proposer to execute the work successfully and properly, and to complete services in a timely manner. To determine the degree of responsibility to be credited to the Proposer, City will weigh the evidence that the Proposer has performed satisfactorily other contracts of like nature, magnitude and comparable difficulty and comparable rates of progress.
2. **Past Performance (20 points)**
   a. Professional experience in performing tasks similar in scope and complexity.
   b. Past, recently completed, or on-going streetlight maintenance and repair services that will substantiate experience. The Contractor has substantial and established previous streetlight maintenance and repair experience that shows the Contractor can provide professional, first-class workmanship.
   c. References from customers and/or clients whom you have delivered similar services.
3. **Understanding and approach to perform required Service (30 points)**

The proposer's responsiveness to the RFP including completeness and thoroughness of proposal; all required information must be provided in the format specified. This category will also evaluate:

a. Clear demonstration of the Proposer's ability to provide services required.

b. Approach and proposed methodology to services required.

c. Demonstrated knowledge of the work required.

d. Innovative approaches and internal measures to ensure timely and quality completion of work.

e. Ability to demonstrate its qualifications in a clear and compelling manner and ability to follow all directions included in this RFP.

f. Review and negotiation of acceptance or exceptions to the City's Contract Services Agreement.

g. **Acceptance of Conditions -** This proposer shall provide a statement offering the Contractor's acceptance of all conditions listed in the Request for Proposal document. Any exceptions or suggested changes to the RFP or any contractual obligations, including the suggested change, the reasons therefore and the impact it may have on cost or other considerations on the Contractor's behalf must be stated in the proposal. Unless specifically noted by the Contractor, the City will assume that the proposal is in compliance with all aspects of the RFP.

4. **Competitive pricing as compared to other qualified Proposer's RFP responses (20 points)**

B) EVALUATION PROCEDURE

Each proposal will be reviewed and evaluated by each member of a selection panel established by the City. Each reviewer will use the evaluation criteria set forth in this RFP and score each proposal accordingly. Each reviewer will complete his/her review of proposals independently. The selection panel's evaluations will be combined to determine a numerical ranking of each responsive proposal. **Proposals obtaining less than 75% of the total available points will be eliminated from further consideration.**

The City may determine that it is necessary to conduct interviews prior to final selection. In the event that interviews are necessary, the teams that submit the highest ranked proposal will be invited to the City to make presentations to the members of the selection panel and answer questions. Each member of the selection panel will evaluate the interviews and the final scores will be established based on criteria and instructions provided prior to the interview taking place.

C) SELECTION

It is the City's intent to select one Contractor to provide services at City of Bell.

The City reserves the right to make final decisions regarding the selected firms and the number of selected firms based on the quantity and quality of the proposal received. This right extends to modifying the selection process to eliminate interviews if an insufficient number of qualified firms/teams submits an RFP.

D) AWARD

Award is based on the most responsive and most responsible Proposal. City shall send a Notice of Intent to Award to all Proposers via OpenGov, to announce the City's intent to award the contract to the top-ranked selected Proposer.

The City of Bell may negotiate contract terms with the selected Proposer prior to award, and

expressly reserves the right to negotiate with several Proposers simultaneously. However, since the selection and award may be made without discussion with any Proposer, the proposal submitted should contain Proposer's most favorable terms and conditions.

E) IMPLEMENTATION

1. Meetings

a. A kick-off meeting will be held after award of contract. Contractor and its team will meet with City of Bell staff to conduct introductions, discuss scope of services, and implementation process.

2. Notice to Proceed

a. Following the kick-off meeting, a formal Notice to Proceed (NTP) may be issued after the agreement is fully executed, and all insurance documents and required documents, permits, licenses, have been received and approved by the City.

***** End of Section III *****

SECTION IV: REQUIRED POST RFP DOCUMENTS

Within 10 working days from the date of the Notice of Award, Contractor is required to complete and submit to the City the documents listed below:

1. Contract Services Agreement
2. Certificates of Insurance (with proper endorsements)
3. City of Bell Contractors Business License

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF BELL

and

_____

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF BELL AND
_____

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this ____ day of _____, 2025 by and between the City of Bell, a California charter city ("City") and _____, _____ ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Bell Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this

Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Services shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until

acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed _____

Dollars ($_____) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided

by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding three (3) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

_____	_____
(Name)	(Title)
_____	_____
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be [_____ or] such person as may be designated by the City Manager. It shall be the Consultant's responsibility to

assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $5,000,000 per occurrence, $10,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $5,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $2,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than five (5) years after completion of the services required by this Agreement.

(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation

(except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific

written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant.

Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et seq. and 910 et seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the

terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any

decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Bell, 6330 Pine Avenue, Bell, California 90201 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s),

omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

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

CITY:
CITY OF BELL, a charter city

_____
Ali Saleh, Mayor

ATTEST:

_____
Angela Bustamante, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
David J. Aleshire, City Attorney

CONSULTANT:

_____

By:_____
Name: _____
Title:_____

By:_____
Name: _____
Title:_____

Address:_____
_____
_____

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE Of SERVICES

I. Contractor will perform the following Services:

Scope of Services specified in the Request for Proposals for the Streetlight Maintenance and Repair Services Contractor proposal is dated _____.

II. Contractor must perform all Services in compliance with the following requirements:

A. Each task shall be indicated by a written request produced by the City with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Contractor must prepare a written description of requested tasks including all components and subtasks; the costs to perform the task ("Task Project"); explain how the cost was determined; and as schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal."

C. City shall in writing approve, modify or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceed the Task Budget.

E. Contractor shall complete the task and deliver all deliverables to the City by Task Completion Date.

III. In addition to the requirements of Section 6.2, during performance of the Services, Contractor will keep the City appraised of the status of performance by providing a monthly report.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

I. Section 4.6 entitled "Local Preference" is hereby added to read in its entirety as follows:

4.6 Local Preference

The City is an economically disadvantaged community with high unemployment and the City in awarding of contracts encourages the contractors to undertake their best efforts to hire locally. To that end, Contractor covenants it shall make its best efforts to cause all solicitations for full or part-time, new or replacement, employment relating to the services performed under this Agreement. Best efforts include having a local hiring program approved by the City ("Local Hire Program") which requires regular reporting requirements necessary for evaluating the compliance with the Local Hire Program. In addition, the Contractor shall: (i) advertise in local newspapers regarding job opportunities, (ii) establish a point of contact to provide information about available job opportunities to the community, (iii) conduct outreach efforts to attract local hires, subcontractors and tradesmen, and (iv) coordinate local hire workshops with the City to educate potential local subcontractors and tradesmen about employment opportunities."

II. Section 5.4, entitled "Performance Bond" is hereby deleted in its entirety.

III. Section 7.7, entitled "Liquidated Damages" is hereby amended in its entirety to read as follows:

7.7 Complaints: Liquidated Damages

(a) Complaints received by the City or through observation by the Contract Officer, regarding the Contractor's performance will be transmitted to the Contractor's office in writing, by telephone or facsimile, and handled by the Contractor. All complaints are to receive a follow-up response within twenty-four (24) hours following notification of the Contractor. A report of the Contractor's investigation and the corrective action taken shall be made promptly by the Contractor to the Contractor Officer. Repeat complaints may be handled

by a joint visit to the site by a City Inspector and the Contractor. Complaints received directly by the Contractor shall be submitted in writing to the City on the day such complaints are received. Contractor shall maintain a log of complaints received and corrective actions implemented which shall be submitted to the City within ten (10) days following the end of the month. Repeat complaints of poor service quality of similar nature shall be handled in the manner prescribed below. These penalties are provided to provide an alternative to Agreement termination for minor performance failures by Contractor. Nothing herein shall waive the right of the City to terminate the Agreement for repeated or material violations of the performance standards.

(b) An initial complaint shall be handled in accordance with the subsection (a) of this Section.

(c) When the Contract Officer determines that additional violations of a similar nature have occurred within any 180 calendar day period, a written complaint shall be filed with the Contractor by the City. The written complaint shall include a description of the complaint of the Contractor's performance and warning that the next complaint will result in the assessment of liquidated damages in the amount of $100 per incident, provided that after the fourth incident in any 180 day period the penalty shall go to $500 per incident.

(d) When the Contract Officer determines that a third violation similar in nature as the previous violation has occurred within 180 days of the material violation, a written complaint shall be filed with the Contractor by the City. The written complaint shall include a description of the compliant of the Contractor's performance, and of the penalty therefore. The Contractor Officer and/or designee shall meet with the Contractor within five (5) working days and develop a written corrective action plan to prevent further occurrence of the problem. The corrective action plan shall be prepared by the Contractor within ten (10) working days after the meeting between the Contract Officer and/or designee and Contractor. The corrective action plan is subject to the approval of the Contract Officer.

(e) If repeated violations continue, the City may provide notice of termination in accordance with Article 7.

EXHIBIT "C"

SCHEDULE OF COMPENSATION
STREETLIGHT MAINTENANCE AND REPAIR SERVICES

The following prices in the schedule of compensation is to remain fixed for the term of this Agreement. The following prices listed below must include all labor (including labor related to warranty repairs and administrative support), equipment, fees of any kind, overhead, traffic control, fuel, materials, consumables, surcharges, disposal fees, and any other cost associated with and necessary for the Contractor to complete all streetlight maintenance and repair services requested within this RFP.

1. GIS Map and Database

Item	Cost	Unit	Total Cost
Initial Setup	$	Per Each	$
Ongoing Management	$	Per Month	$

2. Routine Maintenance *(includes traffic control per the WATCH and M.U.T.C.D.)*

Service	Est. Quantity	Cost	Unit	Total Cost (12 Months)
Streetlight Maintenance	900	$	Per Each Light Fixture	$
LED Bulb Replacement (only when required)	938	$	Per Each Light Fixture	$
Quarterly (4x) Night Inspections	900	$	Per Each Light Fixture	$
Utility Locating (streetlight electrical only) DigAlert Marking	As Needed	$	Per Request	$

3. Additional Work *(includes traffic control per the WATCH and M.U.T.C.D.)*

Service	Cost	Unit	Total Cost
HPS light fixture and bulb conversion to LED	$	Each	$
Knockdown: Remove and replace concrete pole (up to 35') in pavement or concrete	$	Each	$
Knockdown: Remove and replace concrete pole (up to 35') not in pavement or cement	$	Each	$
Knockdown: Remove and replace steel pole (up to 55') in pavement or cement	$	Each	$
Knockdown: Remove and replace steel pole (up to 55') not in pavement or concrete	$	Each	$
Reset Existing Pole with New Base (up to 55')	$	Each	$
Remove and Replace LED Head only	$	Each	$
Remove and Replace Mission Bell Head only	$	Each	$
Remove and Replace LED Head and Mast Arm	$	Each	$
Remove and Replace Mission Bell Head and Mast Arm	$	Each	$
Complete Removal of Head and Arm	$	Each	$
Straighten Leaning Pole	$	Each	$
Pull box Lid Replacement	$	Each	$
Pull box Replacement	$	Each	$
Overhead Wiring Replacement	$	LF	$
Underground Wiring Replacement	$	LF	$
Pole Painting	$	Each	$

4. Labor Rates/Equipment

Position/Equipment	Straight Time (/hr)	Weekends (/hr)	Holiday (/hr)	Emergency After Hours (/hr)
Streetlight Electrician	$	$	$	$
Streetlight Electrician Foreman	$	$	$	$
Laborer	$	$	$	$
Truck-mounted Crane	$	$	$	$
Carry Deck Crane	$	$	$	$
All Terrain Crane	$	$	$	$
Flatbed Truck	$	$	$	$
Bucket Truck	$	$	$	$

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

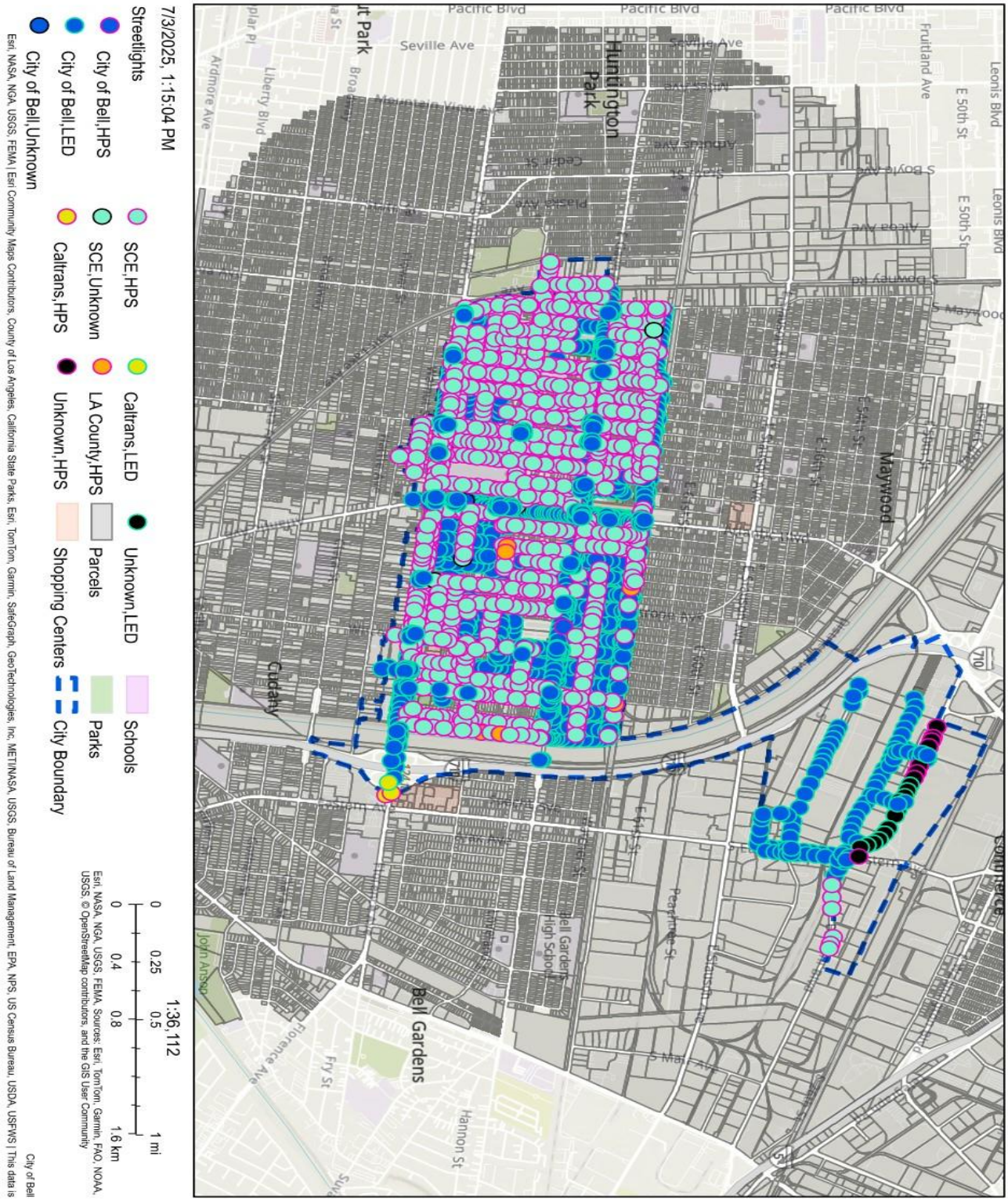
I. Contractor shall perform all Services in accordance with the procedures set forth in RFP scope of services.

II. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect for three (3) years from the date hereof (the "Term").

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

EXHIBIT "E"

MAP AND LIST OF CITY OF BELL STREETLIGHTS



INSPOLENUM	FIXTURTYPE	DECO	HEADS	FEED	POLEMAT	LAT_LONG	APPRX_ADDR	UTIL_PN	INSFIXTURE
B0519	Cobra Head		Single	Powered Overhead	Wood	33.9771590720001, -118.203888126	3507 Nevada St	4083611E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0520	Cobra Head		Single	Powered Overhead	Wood	33.977047321, -118.203530386	3514 Nevada St	4434581E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0670	Cobra Head		Single	Powered Below Ground	Cement	33.979518134, -118.20323199	6418 Lucille Ave	4233308E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0522	Cobra Head		Single	Powered Overhead	Wood	33.9761473040001, -118.202563701	6792 California Ave	4434583E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0521	Cobra Head		Single	Powered Overhead	Wood	33.9760174400001, -118.203079943	3528 Bell Ave	4434582E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0525	Cobra Head		Single	Powered Below Ground	Cement	33.977906901, -118.201287557	6578 Loma Vista Pl	4728160E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0526	Cobra Head		Single	Powered Overhead	Cement	33.9782834860001, -118.201231314	6534 Loma Vista Pl	4734858E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0527	Cobra Head		Single	Powered Below Ground	Cement	33.978641312, -118.20117943	6492 Loma Vista Pl	4734598E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0528	Cobra Head		Single	Powered Below Ground	Cement	33.979029924, -118.201118829	6446 Loma Vista Pl	4734562E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0529	Cobra Head		Singl	Power	Cement	33.979385967	6404 Loma	4420820E	47W

		e	ed Below Ground		, -118.201056216	Vista Pl		Type A - ERL1-0-06-A3-30-A-GRAY
B0530	Cobra Head	Single	Powered Below Ground	Cement	33.9791512460001, -118.199449908	6413 Orchard Ave	4734862E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0531	Cobra Head	Single	Powered Below Ground	Cement	33.978791947, -118.199503133	6455 Orchard Ave	4734861E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0532	Cobra Head	Single	Powered Below Ground	Cement	33.9784595090001, -118.199564573	6495 Orchard Ave	4734869E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0533	Cobra Head	Single	Powered Below Ground	Cement	33.9780808020001, -118.199590724	6539 Orchard Ave	4749030E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0534	Cobra Head	Single	Powered Below Ground	Cement	33.977722224, -118.19965099	6581 Orchard Ave	4749031E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0536	Cobra Head	Single	Powered Below Ground	Cement	33.977611989, -118.200649107	6604 Loma Vista Ave	4734563E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0535	Cobra Head	Single	Powered Overhead	Wood	33.975987865, -118.200946413	6796 Loma Vista Ave	4418627E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0515	Cobra Head	Single	Powered Below Ground	Cement	33.979029643, -118.197865309	6409 Bear Ave	4613507E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0538	Cobra Head	Single	Powered Overhead	Wood	33.9768037430001, -118.198733926	3781 Bear Ct	2316199E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0541	Cobra Head	Single	Powered Overhead	Wood	33.9755252140001, -118.196805418	6796 Corona Ave	4434564E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0508	Cobra Head	Single	Powered Below Ground	Cement	33.9788209540001, -118.196421024	6407 Corona Ave	4233430E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0510	Cobra Head	Single	Powered Overhead	Wood	33.9778041500001, -118.195137084	6414 Riverside Ave	4434568E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0509	Cobra Head	Single	Powered Overhead	Wood	33.9780098590001, -118.196350616	4004 Acacia St	4434570E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0513	Cobra Head	Single	Powered Overhead	Wood	33.978045826, -118.195743263	4020 Acacia St	4434569E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0512	Cobra Head	Single	Powered Overhead	Wood	33.977990226, -118.195246719	4036 Acacia St	4454555E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0511	Cobra Head	Single	Powered Overhead	Wood	33.9779574510001, -118.194888979	4051 Acacia St	4434600E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0540	Cobra Head	Single	Powered Overhead	Wood	33.975442238, -118.197841756	3846 Bell Ave	4434565E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0539	Cobra Head	Single	Powered Overhead	Wood	33.975483674, -118.198126238	3820 Bell Ave	4389491E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0551	Cobra Head	Singl	Power	Wood	33.971397538	7176	4434562E	47W

		e	ed Overhead		0001, -118.196694609	Corona Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0570	Cobra Head	Single	Powered Overhead	Wood	33.972533931, -118.202061788	3605 Weik Ave	4403923E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0569	Cobra Head	Single	Powered Overhead	Wood	33.9725370510001, -118.201676142	3617 Weik Ave	4403922E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0561	Cobra Head	Single	Powered Overhead	Wood	33.972440041, -118.201385541	3624 Weik Ave	4371875E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0562	Cobra Head	Single	Powered Overhead	Wood	33.9727287480001, -118.201240366	3637 Weik Ave	4403920E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0568	Cobra Head	Single	Powered Overhead	Wood	33.9727740480001, -118.20143533	3696 Anita Dr	4403921E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0563	Cobra Head	Single	Powered Overhead	Wood	33.973017817, -118.201242378	3679 Anita Dr	680907E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0564	Cobra Head	Single	Powered Overhead	Wood	33.973213958, -118.201764319	3649 Anita Dr	4422925E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0565	Cobra Head	Single	Powered Overhead	Wood	33.973279195, -118.202511147	3607 Anita Dr	4422924E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0566	Cobra Head	Single	Powered Overhead	Wood	33.9736991180001, -118.202669816	3506 Beck Ave	X16988E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0567	Cobra Head	Single	Powered Overhead	Wood	33.973629336, -118.201968419	3548 Beck Ave	X16996E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0537	Cobra Head	Single	Powered Overhead	Wood	33.975602924, -118.199910577	6808 Orchard Ave	4434584E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0523	Cobra Head	Single	Powered Overhead	Wood	33.975878318 0001, -118.202597983	6812 California Ave	4418628E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0238	Cobra Head	Single	Powered Overhead	Wood	33.981961181, -118.194447337	6205 Riverside Ave	4435097E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0504	Cobra Head	Single	Powered Below Ground	Cement	33.978974203 0001, -118.194916137	6387 Riverside Ave	4233435E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0507	Cobra Head	Single	Powered Below Ground	Cement	33.97913442, -118.196010729	6382 Corona Ave	4233439E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0234	Cobra Head	Single	Powered Overhead	Wood	33.982072021 0001, -118.195548132	6204 Corona Ave	4435098E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0516	Cobra Head	Single	Powered Overhead	Cement	33.979377642, -118.198545165	6387 Carmelita Ave	4613502E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0227	Cobra Head	Twin	Powered Overhead	Wood	33.982012941 0001, -118.197997492	6202 Carmelita Ave	456608E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0227	Cobra Head	Twin	Power	Wood	33.982001820	6202	456608E	47W

			ed Overhead		0001, -118.197992127	Carmelita Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0517	Cobra Head	Single	Powered Below Ground	Cement	33.979611401 0001, -118.200756647	6391 Loma Vista Ave	4233319E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0736	Cobra Head	Single	Powered Below Ground	Cement	33.979722904, -118.201869512	6391 California Ave	4233355E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0212	Cobra Head	Single	Powered Overhead	Wood	33.982038909, -118.193299184	6199 Gifford Ave	823077E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0213	Cobra Head	Single	Powered Overhead	Wood	33.98213423, -118.194168555	4056 Randolph St	823078E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0214	Cobra Head	Single	Powered Overhead	Wood	33.982282775, -118.195763044	3978 Randolph St	1473911E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0215	Cobra Head	Single	Powered Overhead	Wood	33.982417895, -118.196981605	3838 Randolph St	823080E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0230	Cobra Head	Single	Powered Overhead	Wood	33.982309080 0001, -118.197209844	3880 Randolph Pl	4418176E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0231	Cobra Head	Single	Powered Overhead	Wood	33.982276034 0001, -118.196901223	6203 Bear Ave	4418177E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0233	Cobra Head	Single	Powered Overhead	Wood	33.982188375 0001, -118.19604124	3946 Randolph St	4418179E	84W Type C - ERL1-0-09-C3-

								30-A-GRAY
B0235	Cobra Head	Single	Powered Overhead	Wood	33.9821243280001, -118.195488034	6202 Corona Ave	4418180E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0236	Cobra Head	Single	Powered Overhead	Wood	33.982081156, -118.194984365	4024 Randolph St	4418181E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0237	Cobra Head	Single	Powered Overhead	Wood	33.9820294950001, -118.194481954	4044 Randolph St	4418182E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0239	Cobra Head	Single	Powered Overhead	Wood	33.9819742880001, -118.193984488	4064 Randolph St	4418183E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0240	Cobra Head	Single	Powered Overhead	Wood	33.9819301490001, -118.19352122	4084 Randolph St	4418184E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0229	Cobra Head	Single	Powered Overhead	Wood	33.982143099, -118.197429031	3799 Randolph Pl	2228788E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0228	Cobra Head	Single	Powered Overhead	Wood	33.982005379, -118.197648386	3812 Randolph Pl	4434571E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0226	Cobra Head	Single	Powered Overhead	Wood	33.982079362, -118.198443325	3766 Randolph Pl	4434572E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0225	Cobra Head	Single	Powered Overhead	Wood	33.9821321640001, -118.198826211	3732 Randolph Pl	4434573E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0224	Cobra Head	Singl	Power	Wood	33.982217013	3654	4434574E	47W

		e	ed Overhead		, -118.199697007	Randolph Pl		Type A - ERL1-0-06-A3-30-A-GRAY
B0221	Cobra Head	Single	Powered Overhead	Wood	33.982317568, -118.200663691	3580 Randolph Pl	4434575E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0220	Cobra Head	Single	Powered Overhead	Wood	33.982346922, -118.201004583	3560 Randolph Pl	4434576E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0218	Cobra Head	Single	Powered Overhead	Wood	33.982426542, -118.201816455	3524 Randolph Pl	4434577E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0217	Cobra Head	Single	Powered Overhead	Wood	33.9824691470001, -118.202142259	3514 Randolph Pl	4434578E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0216	Cobra Head	Single	Powered Overhead	Wood	33.982495392, -118.202474769	3502 Randolph Pl	4434579E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0219	Cobra Head	Twin	Powered Overhead	Wood	33.982352414, -118.201352768	6202 California Ave	4558131E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0219	Cobra Head	Twin	Powered Overhead	Wood	33.982347695, -118.201348577	6202 California Ave	4558131E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0668	Cobra Head	Single	Powered Below Ground	Cement	33.979710987, -118.203778658	3448 E Gage Ave	4233310E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0669	Cobra Head	Single	Powered Below Groun	Cement	33.979665868, -118.20338035	6403 Lucille Ave	4233309E	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0671	Cobra Head	Single	Powered Below Ground	Cement	33.9796283270001, -118.203011127	3508 E Gage Ave	4233307E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0672	Cobra Head	Single	Powered Below Ground	Cement	33.979569773, -118.202465549	3524 E Gage Ave	4287515E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0673	Cobra Head	Single	Powered Below Ground	Cement	33.9795053220001, -118.202179559	3528 Gage Ave	4233306E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0674	Cobra Head	Single	Powered Below Ground	Cement	33.97949256, -118.201669101	3564 Gage Ave	4547844E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0675	Cobra Head	Single	Powered Below Ground	Cement	33.9794281040001, -118.20122662	6403 Loma Vista Pl	4287465E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0676	Cobra Head	Single	Powered Below Ground	Cement	33.9794001440001, -118.200908108	3604 Gage Ave	4749049E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0677	Cobra Head	Single	Powered Below Ground	Cement	33.9793689090001, -118.200604851	3612 Gage Ave	4749027E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0678	Cobra Head	Single	Powered Below Ground	Cement	33.979321043, -118.200272005	6402 Loma Vista Ave	4749028E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0679	Cobra Head	Single	Powered Below Ground	Cement	33.9792690840001, -118.199895239	3634 Gage Ave	4749029E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0680	Cobra Head	Singl	Power	Cement	33.979205896	3738 Gage	4233447E	84W

		e	ed Below Ground		0001, -118.199026538	Ave		Type C - ERL1-0-09-C3-30-A-GRAY
B0681	Cobra Head	Single	Powered Below Ground	Cement	33.97915994, -118.198561007	3794 Gage Ave	4233446E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0682	Cobra Head	Single	Powered Below Ground	Cement	33.979108624, -118.198155742	3846 Gage Ave	4233445E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0683	Cobra Head	Single	Powered Below Ground	Cement	33.979011939, -118.197223758	3922 Gage Ave	4233432E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0684	Cobra Head	Single	Powered Below Ground	Cement	33.978954035 0001, -118.196679186	3940 Gage Ave	4233431E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0685	Cobra Head	Single	Powered Below Ground	Cement	33.978901277, -118.196266377	6404 Corona Ave	4489896E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0686	Cobra Head	Single	Powered Below Ground	Cement	33.978859816 0001, -118.195802691	4010 Gage Ave	4233428E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0687	Cobra Head	Single	Powered Below Ground	Cement	33.978812333 0001, -118.195365742	4028 Gage Ave	4233427E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0688	Cobra Head	Single	Powered Below Ground	Cement	33.978758117, -118.194919322	4046 Gage Ave	4346156E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0689	Cobra Head	Single	Powered Below Groun	Cement	33.978716192, -118.194483882	4060 Gage Ave	4233425E	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0653	Cobra Head	Single	Powered Below Ground	Cement	33.9788687700001, -118.194293529	4063 Gage Ave	4233433E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0654	Cobra Head	Single	Powered Below Ground	Cement	33.9789237730001, -118.194769453	6392 Riverside Ave	4233434E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0655	Cobra Head	Single	Powered Below Ground	Cement	33.9789722900001, -118.195188381	4031 Gage Ave	4233436E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0656	Cobra Head	Single	Powered Below Ground	Cement	33.9790142530001, -118.195610494	4017 Gage Ave	4233437E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0657	Cobra Head	Single	Powered Below Ground	Cement	33.979057088, -118.195989942	4003 Gage Ave	4233438E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0658	Cobra Head	Single	Powered Below Ground	Cement	33.9791021460001, -118.196516242	3921 Gage Ave	4233440E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0659	Cobra Head	Single	Powered Below Ground	Cement	33.9791561800001, -118.19692838	3909 Gage Ave	4233441E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0514	Cobra Head	Single	Powered Below Ground	Cement	33.9792163770001, -118.197213113	6386 Bear Ave	4233442E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0660	Cobra Head	Single	Powered Below Ground	Cement	33.979209962, -118.197360551	6391 Bear Ave	4233443E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0661	Cobra Head	Singl	Power	Cement	33.979295852	3805 Gage	4287397E	84W

		e	ed Below Ground		0001, -118.198291445	Ave		Type C - ERL1-0-09-C3-30-A-GRAY
B0662	Cobra Head	Single	Powered Below Ground	Cement	33.9793401320001, -118.198648095	3781 Gage Ave	4666117E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0663	Cobra Head	Single	Powered Below Ground	Cement	33.9794915480001, -118.200065643	3649 Gage Ave	4233317E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0664	Cobra Head	Single	Powered Below Ground	Cement	33.9795488720001, -118.200501837	3615 Gage Ave	4233318E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0665	Cobra Head	Single	Powered Below Ground	Cement	33.979581119, -118.200868545	3595 Gage Ave	4233320E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0666	Cobra Head	Single	Powered Below Ground	Cement	33.9796258740001, -118.201291412	3569 Gage Ave	4233321E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0667	Cobra Head	Single	Powered Below Ground	Cement	33.9796691170001, -118.201678824	3553 Gage Ave	4233322E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0580	Cobra Head	Single	Powered Overhead	Wood	33.9712519940001, -118.198129591	3810 E Florence Ave	4452138E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0581	Cobra Head	Single	Powered Overhead	Wood	33.971220272, -118.197850138	3830 E Florence Ave	4161676E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0582	Cobra Head	Single	Powered Overhead	Wood	33.9711841330001, -118.197537242	3880 E Florence Ave	4452137E	84W Type C - ERL1-0-09-C3-

								30-A-GRAY
B0583	Cobra Head	Single	Powered Overhead	Wood	33.9711466580001, -118.197162403	3942 E Florence Ave	4520522E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0554	Cobra Head	Single	Powered Overhead	Wood	33.9719320900001, -118.193853814	4193 Weik Ave	4434557E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0555	Cobra Head	Single	Powered Overhead	Wood	33.971978887, -118.194268718	4163 Weik Ave	726517E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0556	Cobra Head	Single	Powered Overhead	Wood	33.9720272690001, -118.194723709	4131 Weik Ave	4434558E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0557	Cobra Head	Single	Powered Overhead	Wood	33.9720857360001, -118.195221489	4095 Weik Ave	4434560E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0558	Cobra Head	Single	Powered Overhead	Wood	33.9721369640001, -118.195723565	4059 Weik Ave	726518E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0559	Cobra Head	Single	Powered Overhead	Wood	33.972179731, -118.196199574	4025 Weik Ave	4434561E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0560	Cobra Head	Single	Powered Overhead	Wood	33.9722122270001, -118.196507441	4003 Weik Ave	4434563E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0553	Cobra Head	Single	Powered Overhead	Wood	33.972855952, -118.193946853	4175 Beck Ave	4434556E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0552	Cobra Head	Singl	Power	Wood	33.972829022	4195 Beck	4434555E	47W

		e	ed Overhead		, -118.193672933	Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0542	Cobra Head	Single	Powered Overhead	Wood	33.973681046, -118.193525076	4193 Brompton Ave	4434553E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0543	Cobra Head	Single	Powered Overhead	Wood	33.973728163, -118.193951547	4157 Brompton Ave	4434554E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0544	Cobra Head	Single	Powered Overhead	Wood	33.9737667160001, -118.194317501	4127 Brompton Ave	4434552E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0546	Cobra Head	Single	Powered Overhead	Wood	33.9738483130001, -118.195134737	4059 Brompton Ave	4434559E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0547	Cobra Head	Single	Powered Overhead	Wood	33.9738317050001, -118.195774779	4000 Brompton Ave	823094E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0545	Cobra Head	Twin	Powered Overhead	Wood	33.9738343970001, -118.194729304	6899 Gifford Ave	726525E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0545	Cobra Head	Twin	Powered Overhead	Wood	33.9738366220001, -118.194726622	4097 Brompton Ave	726525E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0548	Cobra Head	Single	Powered Overhead	Wood	33.9749965830001, -118.194395704	6808 Gifford Ave	4435301E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0293	Cobra Head	Single	Powered Overhead	Wood	33.975266805, -118.194367793	6794 Gifford Ave	4434551E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0500	Cobra Head	Single	Powered Below Ground	Cement	33.978362126, -118.191652391	6405 Fishburn Ave	4233413E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0549	Cobra Head	Single	Powered Overhead	Wood	33.9710026560001, -118.192769531	7183 Fishburn Ave	4435096E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0498	Cobra Head	Single	Powered Overhead	Wood	33.9749637030001, -118.191088373	6793 Flora Ave	4376583E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0292	Cobra Head	Twin	Powered Below Ground	Cement	33.98149089, -118.189689125	6206 Flora Ave	4083202E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0292	Cobra Head	Twin	Powered Below Ground	Cement	33.9814888700001, -118.189673188	6206 Flora Ave	4083202E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0291	Cobra Head	Single	Powered Below Ground	Cement	33.981149783, -118.189730756	6216 Flora Ave	4083201E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0290	Cobra Head	Single	Powered Below Ground	Cement	33.980822921, -118.189784903	6242 Flora Ave	4075000E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0288	Cobra Head	Single	Powered Below Ground	Cement	33.9801300190001, -118.189898059	4307 Minnewa Ln	4074998E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0289	Cobra Head	Single	Powered Below Ground	Cement	33.9804680930001, -118.18983905	6270 Flora Ave	4074999E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0287	Cobra Head	Singl	Power	Cement	33.980076380	4311	4074997E	47W

		e	ed Below Ground		0001, -118.189847348	Minnewa Ln		Type A - ERL1-0-06-A3-30-A-GRAY
B0286	Cobra Head	Single	Powered Below Ground	Cement	33.980029683 0001, -118.189415261	4351 Minnewa Ln	4074996E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0285	Cobra Head	Single	Powered Below Ground	Cement	33.979987604, -118.189001279	4389 Minnewa Ln	4074995E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0283	Cobra Head	Single	Powered Overhead	Steel	33.980339476, -118.188620741	6200 Pine Ave	2035955E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0284	Cobra Head	Single	Powered Below Ground	Cement	33.980113968 0001, -118.188878652	6235 Pine Ave	4074994E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0282	Cobra Head	Single	Powered Overhead	Steel	33.979875404, -118.188695843	6258 Pine Ave	2035954E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0281	Cobra Head	Single	Powered Overhead	Steel	33.97956824, -118.188752504	6286 Pine Ave	2035953E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0280	Cobra Head	Single	Powered Overhead	Steel	33.979277346 0001, -118.188795587	6310 Pine Ave	2035952E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0279	Cobra Head	Single	Powered Overhead	Steel	33.978906273 0001, -118.18884504	6342 Pine Ave	2035951E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0277	Cobra Head	Single	Powered Below Groun	Cement	33.978644378 0001, -118.188929781	4402 Federal Ave	1981628E	47W Type A - ERL1-0-06-A3-

			d					30-A-GRAY
B0278	Cobra Head	Single	Powered Below Ground	Cement	33.9786228360001, -118.188676983	4418 Federal Ave	1981629E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0246	Cobra Head	Single	Powered Overhead	Wood	33.98167822, -118.190832809	6203 Fishburn Ave	4756767E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0241	Cobra Head	Single	Powered Overhead	Wood	33.981906097, -118.193254341	4096 Randolph St	65534E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0243	Cobra Head	Single	Powered Overhead	Wood	33.9818810080001, -118.193070777	6202 Gifford Ave	4418185E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0244	Cobra Head	Single	Powered Overhead	Wood	33.981839376, -118.192608934	4144 Randolph St	4418186E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0245	Cobra Head	Single	Powered Overhead	Wood	33.9818391600001, -118.192071822	4190 Randolph St	4418187E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0211	Cobra Head	Single	Powered Overhead	Wood	33.9819461000001, -118.191803098	6200 Otis Ave	823076E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0210	Cobra Head	Single	Powered Overhead	Wood	33.981811758, -118.190647066	6200 Fishburn Ave	823075E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0209	Cobra Head	Single	Powered Overhead	Wood	33.981718469, -118.189639142	6200 Flora Ave	823074E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0247	Cobra Head	Twin	Power	Cement	33.981559826	4380	4440900E	84W

			ed Below Ground		0001, -118.18921284	Randolph St		Type C - ERL1-0-09-C3-30-A-GRAY
B0247	Cobra Head	Twin	Powered Below Ground	Cement	33.981543598, -118.18921847	4380 Randolph St	4440900E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0248	Cobra Head	Single	Powered Overhead	Cement	33.981474866, -118.188789928	4394 Randolph St	4418191E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0208	Cobra Head	Single	Powered Overhead	Wood	33.9816261070001, -118.188732052	6197 Pine Ave	823073E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0249	Cobra Head	Single	Powered Overhead	Wood	33.981468062, -118.188393256	4406 Randolph St	4418192E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0250	Cobra Head	Single	Powered Overhead	Cement	33.981434515, -118.187965443	4422 Randolph St	4418193E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0207	Cobra Head	Single	Powered Overhead	Wood	33.9815118490001, -118.187661516	4434 Randolph St	823072E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0493	Cobra Head	Single	Powered Overhead	Wood	33.9746321220001, -118.188333241	6768 Clarkson Ave	4435093E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0495	Cobra Head	Single	Powered Below Ground	Cement	33.977972193, -118.187966114	6311 Clarkson Ave	4233394E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0494	Cobra Head	Single	Powered Below Groun	Cement	33.97516582, -118.187585911	4490 Bell Pl	4083324E	47W Type A - ERL1-0-06-A3-

			d					30-A-GRAY
B0457	Cobra Head	Single	Powered Overhead	Cement	33.9732354700001, -118.183505936	4678 Brompton Ave	4435054E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0448	Cobra Head	Single	Powered Overhead	Cement	33.9730724940001, -118.183132657	6829 Mayflower Pl	4667355E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0449	Cobra Head	Single	Powered Overhead	Cement	33.97341285, -118.182770777	6899 Mayflower Pl	4667356E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0458	Cobra Head	Single	Powered Overhead	Steel	33.9730441840001, -118.183295057	6805 Mayflower Ave	1753005E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0459	Cobra Head	Single	Powered Overhead	Cement	33.97280125, -118.183162194	6831 Mayflower Ave	MSUNKNOWN5	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0460	Cobra Head	Single	Powered Overhead	Steel	33.9724637960001, -118.183149789	6867 Mayflower Ave	636254E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0461	Cobra Head	Single	Powered Overhead	Cement	33.972164424, -118.183242436	6891 Mayflower Ave	4435051E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0447	Cobra Head	Single	Powered Overhead	Steel	33.971784637, -118.183115423	6936 Mayflower Ave	636253E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0462	Cobra Head	Single	Powered Overhead	Cement	33.971508224, -118.18329203	6963 Mayflower Ave	4435052E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0463	Cobra Head	Singl	Power	Steel	33.971079674	7035	636252E	47W

		e	ed Overhead		0001, -118.183352036	Mayflower Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0446	Cobra Head	Single	Powered Overhead	Cement	33.970674268, -118.183299905	7060 Mayflower Ave	4435053E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0445	Cobra Head	Single	Powered Overhead	Steel	33.9702865030001, -118.183364282	7122 Mayflower Ave	636251E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0464	Cobra Head	Single	Powered Overhead	Wood	33.970410197, -118.183535021	4691 Weik Ave	4435061E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0465	Cobra Head	Single	Powered Overhead	Cement	33.970435294, -118.183869878	4665 Weik Ave	4435063E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0443	Cobra Head	Single	Powered Overhead	Steel	33.970395029, -118.184315106	4632 Weik Ave	636255E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0492	Cobra Head	Single	Powered Overhead	Cement	33.970546767, -118.184338343	4629 Weik Ave	4435064E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0491	Cobra Head	Single	Powered Overhead	Cement	33.970914839, -118.184287464	7115 Prospect Ave	4435060E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0485	Cobra Head	Single	Powered Overhead	Steel	33.9711812130001, -118.184112031	7058 Prospect Ave	636256E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0486	Cobra Head	Single	Powered Overhead	Cement	33.971591786, -118.184051849	6976 Prospect Ave	MSUNKNOWN4	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0487	Cobra Head	Single	Powered Overhead	Cement	33.972304794, -118.183957553	6894 Prospect Ave	4435058E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0488	Cobra Head	Single	Powered Overhead	Steel	33.9725793440001, -118.18390483	6868 Prospect Ave	418768H	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0489	Cobra Head	Single	Powered Overhead	Cement	33.972995272, -118.183847414	6830 Prospect Ave	4435057E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0490	Cobra Head	Single	Powered Overhead	Cement	33.973218285, -118.183807684	6808 Prospect Ave	4435055E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0456	Cobra Head	Single	Powered Overhead	Cement	33.9733543740001, -118.184286542	4620 Brompton Ave	4435056E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0450	Cobra Head	Single	Powered Overhead	Steel	33.9734064530001, -118.183825409	4635 Brompton Ave	1776902E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0478	Cobra Head	Single	Powered Overhead	Cement	33.973302737, -118.184873449	6828 King Ave	4435079E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0477	Cobra Head	Single	Powered Overhead	Cement	33.972940721, -118.184737489	6856 King Ave	4435080E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0479	Cobra Head	Single	Powered Overhead	Steel	33.972685406, -118.184889536	6878 King Ave	636262E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0480	Cobra Head	Singl	Power	Cement	33.972401818	6900 King	4435081E	47W

		e	ed Overhead		, -118.184925579	Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0476	Cobra Head	Single	Powered Overhead	Steel	33.971994728, -118.184875874	6930 King Ave	636261E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0481	Cobra Head	Single	Powered Overhead	Cement	33.971700857, -118.185039908	6963 King Ave	4435082E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0482	Cobra Head	Single	Powered Overhead	Steel	33.971295945 0001, -118.185104532	7019 King Ave	636260E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0483	Cobra Head	Single	Powered Overhead	Cement	33.971016244 0001, -118.185144765	7057 King Ave	4435083E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0484	Cobra Head	Single	Powered Overhead	Cement	33.970667010 0001, -118.185201092	7105 King Ave	4435067E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0441	Cobra Head	Single	Powered Overhead	Steel	33.970406857 0001, -118.185099503	7136 King Ave	EMUNKNOWN2	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0440	Cobra Head	Single	Powered Overhead	Cement	33.970251873 0001, -118.185270075	7163 King Ave	4435068E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0467	Cobra Head	Single	Powered Overhead	Cement	33.970739328, -118.185977172	7186 Georgia Ave	4435089E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0475	Cobra Head	Single	Powered Overhead	Cement	33.971095186 0001, -118.186092196	7142 Georgia Ave	4435088E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0468	Cobra Head	Single	Powered Overhead	Cement	33.971363287, -118.185860328	7060 Georgia Ave	4435349E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0469	Cobra Head	Single	Powered Overhead	Cement	33.971780119 0001, -118.185818754	6978 Georgia Ave	4435087E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0474	Cobra Head	Single	Powered Overhead	Steel	33.972101850 0001, -118.185869968	6932 Georgia Ave	636264E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0473	Cobra Head	Single	Powered Overhead	Cement	33.972499875, -118.185814563	6894 Georgia Ave	4435086E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0470	Cobra Head	Single	Powered Overhead	Cement	33.972815087 0001, -118.185649859	6864 Georgia Ave	4039078E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0471	Cobra Head	Single	Powered Overhead	Cement	33.973159579, -118.185602501	6834 Georgia Ave	4435085E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0472	Cobra Head	Single	Powered Overhead	Cement	33.973441275, -118.185538547	4562 Brompton Ave	4435084E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0453	Cobra Head	Single	Powered Overhead	Steel	33.973602536, -118.185672155	4555 Brompton Ave	1365301E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0426	Cobra Head	Single	Powered Overhead	Cement	33.973499122 0001, -118.186521409	6831 Woodward Ave	4667259E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0427	Cobra Head	Singl	Power	Steel	33.972978352	6899	1776701E	47W

		e	ed Overhead		, -118.186637331	Woodward Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0428	Cobra Head	Single	Powered Overhead	Cement	33.9725657390001, -118.186708242	6904 Woodward Ave	4435074E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0430	Cobra Head	Single	Powered Overhead	Cement	33.9717413920001, -118.18682299	7033 Woodward Ave	4435073E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0431	Cobra Head	Single	Powered Overhead	Steel	33.9713175050001, -118.18688862	7069 Woodward Ave	636267E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0432	Cobra Head	Single	Powered Overhead	Cement	33.970894258, -118.186955424	7107 Woodward Ave	4435072E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0434	Cobra Head	Single	Powered Overhead	Steel	33.970581602, -118.186862301	7140 Woodward Ave	636266E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0433	Cobra Head	Single	Powered Overhead	Wood	33.970629977, -118.18700756	7133 Woodward Ave	1753126E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0435	Cobra Head	Single	Powered Overhead	Cement	33.9706458410001, -118.186780885	7108 Woodward Ave	4435071E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0436	Cobra Head	Single	Powered Overhead	Cement	33.9706238000001, -118.186484948	4530 Weik Ave	4435070E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0437	Cobra Head	Single	Powered Overhead	Steel	33.9705759300001, -118.186137853	4554 Weik Ave	636274E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0438	Cobra Head	Single	Powered Overhead	Cement	33.9705446070001, -118.185809283	4570 Weik Ave	4435069E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0439	Cobra Head	Single	Powered Overhead	Cement	33.9704987580001, -118.185324138	4592 Weik Ave	636259E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0442	Cobra Head	Single	Powered Overhead	Cement	33.9704302490001, -118.184704548	4616 Weik Ave	4435066E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0466	Cobra Head	Single	Powered Overhead	Cement	33.9704982040001, -118.184429454	7199 Prospect Ave	4435065E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0451	Cobra Head	Single	Powered Overhead	Steel	33.9735074610001, -118.184662726	4605 Brompton Ave	636272E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0455	Cobra Head	Single	Powered Overhead	Cement	33.973456233, -118.185173264	4580 Brompton Ave	4376649E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0454	Cobra Head	Single	Powered Overhead	Cement	33.973672498, -118.186192321	4543 Brompton Ave	MSUNKNOWN1	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0422	Cobra Head	Single	Powered Overhead	Cement	33.9737636020001, -118.186346563	6813 Woodward Ave	4435078E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0425	Cobra Head	Single	Powered Overhead	Cement	33.97426212, -118.186066942	6764 Woodward Ave	4376647E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0421	Cobra Head	Singl	Power	Cement	33.977730256	6403	4760999E	47W

		e	ed Below Ground		, -118.185671149	Woodward Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0409	Cobra Head	Single	Powered Overhead	Cement	33.97500337, -118.184501622	4604 Bell Pl	MSUNKNOWN6	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0410	Cobra Head	Single	Powered Overhead	Cement	33.974962772, -118.184023267	4634 Bell Pl	4376643E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0411	Cobra Head	Single	Powered Overhead	Wood	33.9748574500001, -118.183572572	4662 Bell Pl	680912E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0412	Cobra Head	Single	Powered Overhead	Cement	33.974803615, -118.183097486	4722 Bell Pl	4376641E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0413	Cobra Head	Single	Powered Overhead	Cement	33.9747702500001, -118.182773773	4760 Bell Pl	4376635E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0414	Cobra Head	Single	Powered Overhead	Cement	33.9765323410001, -118.182098279	4799 Acacia St	4376632E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0416	Cobra Head	Single	Powered Overhead	Cement	33.9766537680001, -118.183151968	4621 Acacia St	4376639E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0417	Cobra Head	Single	Powered Overhead	Wood	33.975562429, -118.183523202	4600 Nevada St	680911E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0415	Cobra Head	Single	Powered Overhead	Cement	33.975587046, -118.183318935	4633 Nevada St	4376640E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0419	Cobra Head	Single	Powered Overhead	Cement	33.975449396, -118.182858015	4712 Nevada St	4376633E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0420	Cobra Head	Single	Powered Overhead	Cement	33.9753958490001, -118.182387957	6621 Mayflower Ave	4373393E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0418	Cobra Head	Single	Powered Overhead	Cement	33.9749765290001, -118.183504092	4669 Bell Pl	4376642E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0452	Cobra Head	Single	Powered Overhead	Cement	33.9736018470001, -118.184821582	6804 King Ave	4376648E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0408	Cobra Head	Single	Powered Overhead	Cement	33.9738915350001, -118.181606261	4794 Bell Ave	4376637E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0407	Cobra Head	Single	Powered Overhead	Wood	33.9739884250001, -118.181868615	4777 Bell Ave	680919E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0406	Cobra Head	Single	Powered Overhead	Cement	33.9739635060001, -118.182320651	4748 Bell Ave	4376638E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0404	Cobra Head	Single	Powered Overhead	Cement	33.97151896, -118.181687042	4802 Beck Ave	4387828E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0402	Cobra Head	Single	Powered Overhead	Wood	33.971200633, -118.181968611	7003 Vinevale Ave	4422877E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0403	Cobra Head	Singl	Power	Steel	33.971229148	4701 Weik	835012E	47W

		e	ed Overhead		0001, -118.182621896	Ave		Type D - ERL1-0-06-D3-30-A-GRAY
B0383	Cobra Head	Single	Powered Overhead	Cement	33.972100261, -118.180494821	6957 Heliotrope Ave	4387824E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0382	Cobra Head	Single	Powered Overhead	Cement	33.9721370980001, -118.180814171	4812 Brompton Ave	4387827E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0381	Cobra Head	Single	Powered Overhead	Cement	33.9721712840001, -118.181109717	4800 Brompton Ave	4387825E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0395	Cobra Head	Single	Powered Overhead	Cement	33.9718211570001, -118.180353167	6974 Heliotrope Ave	4387826E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0380	Cobra Head	Single	Powered Overhead	Cement	33.972207392, -118.179199817	4901 Brompton Ave	4387822E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0384	Cobra Head	Single	Powered Overhead	Wood	33.9720766820001, -118.178734873	4924 Brompton Ave	820659E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0379	Cobra Head	Single	Powered Overhead	Cement	33.972128458, -118.178454163	4941 Brompton Ave	4387821E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0385	Cobra Head	Single	Powered Overhead	Cement	33.972017239, -118.178277137	4946 Brompton Ave	4387835E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0376	Cobra Head	Single	Powered Overhead	Wood	33.9726227100001, -118.178224918	4999 Southall Ln	1474130E	47W Type D - ERL1-0-06-D3-

								30-A-GRAY
B0378	Cobra Head	Single	Powered Overhead	Wood	33.9725814290001, -118.178505628	4978 Southall Ln	4667354E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0377	Cobra Head	Single	Powered Overhead	Wood	33.9726001490001, -118.179140892	4900 Southall Ln	1474131E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0375	Cobra Head	Single	Powered Overhead	Cement	33.9720324850001, -118.177767936	4979 Brompton Ave	4667362E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0705	Cobra Head	Single	Powered Below Ground	Cement	33.9777949520001, -118.185962755	4528 Gage Ave	4233383E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0704	Cobra Head	Single	Powered Below Ground	Cement	33.9778346460001, -118.1864737	4518 Gage Ave	4233384E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0703	Cobra Head	Single	Powered Below Ground	Cement	33.9779486240001, -118.187385416	4478 Gage Ave	4233385E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0702	Cobra Head	Single	Powered Below Ground	Cement	33.9779932110001, -118.187794872	6402 Clarkson Ave	4233403E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0701	Cobra Head	Single	Powered Below Ground	Cement	33.9780419640001, -118.188198712	4420 Gage Ave	4233395E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0700	Cobra Head	Single	Powered Below Ground	Cement	33.978082451, -118.188562738	4412 Gage Ave	4233396E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0699	Cobra Head	Singl	Power	Cement	33.978077344	6404 Pine	4233397E	84W

		e	ed Below Ground		, -118.188831378	Ave		Type C - ERL1-0-09-C3-30-A-GRAY
B0698	Cobra Head	Single	Powered Below Ground	Cement	33.9781812000001, -118.189462451	4380 Gage Ave	4666113E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0697	Cobra Head	Single	Powered Below Ground	Cement	33.978225137, -118.189812563	4362 Gage Ave	4493317E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0696	Cobra Head	Single	Powered Below Ground	Cement	33.978257639, -118.190237358	4342 Gage Ave	4233401E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0497	Cobra Head	Single	Powered Below Ground	Cement	33.978245329 0001, -118.190437183	6404 Flora Ave	4233400E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0695	Cobra Head	Single	Powered Below Ground	Cement	33.978298848 0001, -118.190644384	6401 Flora Ave	4233402E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0694	Cobra Head	Single	Powered Below Ground	Cement	33.978345489, -118.191047302	4310 Gage Ave	4233411E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0693	Cobra Head	Single	Powered Below Ground	Cement	33.978391397 0001, -118.19147394	6400 Fishburn Ave	4233412E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0692	Cobra Head	Single	Powered Below Ground	Cement	33.97844837, -118.192009544	4222 Gage Ave	4233414E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0501	Cobra Head	Single	Powered Below Groun	Cement	33.978468439, -118.192430986	6404 Otis Ave	4233415E	47W Type A - ERL1-0-06-A3-

			d					30-A-GRAY
B0503	Cobra Head	Single	Powered Below Ground	Cement	33.9784616160001, -118.192753354	4198 Gage Ave	4233416E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0691	Cobra Head	Single	Powered Below Ground	Cement	33.978534542, -118.192793336	4194 Gage Ave	4303788E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0690	Cobra Head	Single	Powered Below Ground	Cement	33.978589922, -118.193258196	4142 Gage Ave	4233417E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0652	Cobra Head	Single	Powered Below Ground	Cement	33.9787389200001, -118.193079746	4147 Gage Ave	4233423E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0502	Cobra Head	Single	Powered Overhead	Wood	33.978725431, -118.192367954	6382 Otis Ave	4435092E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0651	Cobra Head	Single	Powered Below Ground	Cement	33.978620791, -118.191911979	4219 Gage Ave	4233422E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0650	Cobra Head	Single	Powered Below Ground	Cement	33.9785738090001, -118.191520041	4241 Gage Ave	4613534E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0499	Cobra Head	Single	Powered Below Ground	Cement	33.9785995490001, -118.191319713	6385 Fishburn Ave	4242921E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0649	Cobra Head	Single	Powered Below Ground	Cement	33.978537954, -118.191150148	4305 Gage Ave	4233419E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0648	Cobra Head	Singl	Power	Cement	33.978481874	4321 Gage	4747941E	84W

		e	ed Below Ground		0001, -118.190744463	Ave		Type C - ERL1-0-09-C3-30-A-GRAY
B0647	Cobra Head	Single	Powered Below Ground	Cement	33.978445941 0001, -118.190327548	4343 Gage Ave	4233409E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0496	Cobra Head	Single	Powered Below Ground	Cement	33.978472863, -118.190194443	6386 Flora Ave	4656076E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0646	Cobra Head	Single	Powered Below Ground	Cement	33.978406302 0001, -118.189937705	4363 Gage Ave	4233407E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0645	Cobra Head	Single	Powered Below Ground	Cement	33.978349111 0001, -118.189443005	4385 Gage Ave	4666349E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0644	Cobra Head	Single	Powered Below Ground	Cement	33.97826618, -118.188459054	4431 Gage Ave	4233405E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0643	Cobra Head	Single	Powered Below Ground	Cement	33.978222468 0001, -118.187947339	6396 Clarkson Ave	4233404E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0642	Cobra Head	Single	Powered Below Ground	Cement	33.978168118, -118.187522711	4473 Gage Ave	4233393E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0358	Cobra Head	Single	Powered Overhead	Wood	33.974380978 0001, -118.177240128	4983 Nevada St	4422923E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0359	Cobra Head	Single	Powered Overhead	Wood	33.974431972, -118.177555455	4947 Nevada St	4422922E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0360	Cobra Head	Single	Powered Overhead	Wood	33.9744837740001, -118.17806189	4889 Nevada St	2228889E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0361	Cobra Head	Single	Powered Overhead	Wood	33.974536249, -118.178548627	4833 Nevada St	4422921E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0362	Cobra Head	Single	Powered Overhead	Steel	33.9745182250001, -118.178906869	4801 Nevada St	835010E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0369	Cobra Head	Single	Powered Overhead	Wood	33.9737110820001, -118.177307854	4990 Nelson Dr	4666323E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0364	Cobra Head	Single	Powered Overhead	Wood	33.9738485670001, -118.177635586	4961 Nelson Dr	4666322E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0368	Cobra Head	Single	Powered Overhead	Wood	33.9737830390001, -118.177988548	4930 Nelson Dr	4666321E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0365	Cobra Head	Single	Powered Overhead	Steel	33.9739160070001, -118.178294236	4901 Nelson Dr	835011E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0367	Cobra Head	Single	Powered Overhead	Wood	33.973851541, -118.178638984	4872 Nelson Dr	4666320E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0366	Cobra Head	Single	Powered Overhead	Wood	33.9738453780001, -118.17900477	4840 Nelson Dr	4666319E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0394	Cobra Head	Singl	Power	Cement	33.971003014	7046	4387829E	47W

		e	ed Overhead		0001, -118.180479147	Heliotrope Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0398	Cobra Head	Single	Powered Overhead	Cement	33.970457194 0001, -118.180730352	4796 Weik Ave	4387831E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0397	Cobra Head	Single	Powered Overhead	Cement	33.970504500 0001, -118.18132245	4766 Weik Ave	4387830E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0399	Cobra Head	Single	Powered Below Ground	Cement	33.970408878 0001, -118.180679726	7107 Heliotrope Ave	4387832E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0400	Cobra Head	Single	Powered Overhead	Cement	33.970126041 0001, -118.180725156	7139 Heliotrope Ave	4387833E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0401	Cobra Head	Single	Powered Overhead	Cement	33.969686524 0001, -118.180791037	7187 Heliotrope Ave	4387834E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0148	Cobra Head	Single	Powered Overhead	Wood	33.980272862, -118.177380609	6206 Woodlawn Ave	4376597E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0147	Cobra Head	Single	Powered Overhead	Wood	33.979887214, -118.177448753	6228 Woodlawn Ave	4376596E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0146	Cobra Head	Single	Powered Overhead	Wood	33.979633149 0001, -118.177493932	6242 Woodlawn Ave	820678E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0145	Cobra Head	Single	Powered Overhead	Wood	33.979214943, -118.177547827	6266 Woodlawn Ave	4376595E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0144	Cobra Head	Single	Powered Overhead	Wood	33.978920013, -118.17759837	6284 Woodlawn Ave	4376598E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0159	Cobra Head	Single	Powered Below Ground	Cement	33.977287559, -118.179199698	6395 Palm Ave	4233351E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0158	Cobra Head	Single	Powered Overhead	Wood	33.9777140480001, -118.179053888	6367 Palm Ave	4376609E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0157	Cobra Head	Single	Powered Overhead	Wood	33.9779858260001, -118.179013403	6349 Palm Ave	820675E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0156	Cobra Head	Single	Powered Overhead	Wood	33.9783965390001, -118.178954646	6321 Palm Ave	4376608E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0153	Cobra Head	Single	Powered Overhead	Wood	33.979067709, -118.178852638	6283 Palm Ave	4376602E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0152	Cobra Head	Single	Powered Overhead	Wood	33.9795489110001, -118.178765802	6255 Palm Ave	4376601E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0151	Cobra Head	Single	Powered Overhead	Wood	33.979767538, -118.178734789	6243 Palm Ave	4378830E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0150	Cobra Head	Single	Powered Overhead	Wood	33.9801800060001, -118.178673433	6219 Palm Ave	4376599E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0149	Cobra Head	Singl	Power	Wood	33.980406816	6205 Palm	4376600E	47W

		e	ed Overhead		, -118.178643175	Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0165	Cobra Head	Single	Powered Overhead	Wood	33.9802866640001, -118.179683536	6186 Heliotrope Ave	4422918E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0164	Cobra Head	Single	Powered Overhead	Wood	33.9798808580001, -118.17975956	6218 Heliotrope Ave	820688E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0163	Cobra Head	Single	Powered Overhead	Wood	33.97932051, -118.179822844	6264 Heliotrope Ave	4422919E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0162	Cobra Head	Single	Powered Overhead	Wood	33.9784782310001, -118.179962433	6322 Heliotrope Ave	4422920E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0161	Cobra Head	Single	Powered Overhead	Wood	33.97810488, -118.180022836	6346 Heliotrope Ave	820687E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0171	Cobra Head	Single	Powered Overhead	Wood	33.9782181030001, -118.181192279	6348 Vinevale Ave	820698E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0169	Cobra Head	Single	Powered Overhead	Wood	33.97865818, -118.181240559	6321 Vinevale Ave	4376627E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0172	Cobra Head	Single	Powered Overhead	Wood	33.9793047220001, -118.181031346	6282 Vinevale Ave	4376625E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0173	Cobra Head	Single	Powered Overhead	Wood	33.9796858770001, -118.180972757	6260 Vinevale Ave	4376624E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0174	Cobra Head	Single	Powered Overhead	Wood	33.9800057190001, -118.180925986	6242 Vinevale Ave	820700E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0175	Cobra Head	Single	Powered Overhead	Wood	33.980256529, -118.180888686	6226 Vinevale Ave	4376623E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0176	Cobra Head	Single	Powered Overhead	Wood	33.98065387, -118.180818865	6204 Vinevale Ave	4376619E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0260	Cobra Head	Single	Powered Overhead	Wood	33.9807417650001, -118.181969533	6206 Mayflower Ave	4376620E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0259	Cobra Head	Single	Powered Overhead	Wood	33.980458104, -118.182009682	6222 Mayflower Ave	4376621E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0258	Cobra Head	Single	Powered Overhead	Wood	33.9801178060001, -118.182063326	6242 Mayflower Ave	820695E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0261	Cobra Head	Single	Powered Overhead	Wood	33.9797386700001, -118.182246722	6265 Mayflower Ave	4376628E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0262	Cobra Head	Single	Powered Overhead	Wood	33.979411714, -118.182289638	6285 Mayflower Ave	4376629E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0179	Cobra Head	Single	Powered Overhead	Wood	33.978746664, -118.182276478	6320 Mayflower Ave	4376630E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0178	Cobra Head	Singl	Power	Wood	33.978353055	6346	4809042E	47W

		e	ed Overhead		0001, -118.182333307	Mayflower Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0272	Cobra Head	Single	Powered Overhead	Wood	33.977796502, -118.183712969	6393 Prospect Ave	4039733E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0263	Cobra Head	Single	Powered Overhead	Wood	33.978113357, -118.183532339	6370 Prospect Ave	4039734E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0264	Cobra Head	Single	Powered Overhead	Wood	33.9784578530001, -118.183475258	6348 Prospect Ave	820692E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0271	Cobra Head	Single	Powered Overhead	Wood	33.97890762, -118.183533512	6321 Prospect Ave	4039735E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0270	Cobra Head	Single	Powered Overhead	Wood	33.9792946310001, -118.183471821	6299 Prospect Ave	4378826E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0269	Cobra Head	Single	Powered Overhead	Wood	33.979681385, -118.183429157	6277 Prospect Ave	4039736E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0266	Cobra Head	Single	Powered Overhead	Wood	33.9801056490001, -118.18322531	6250 Prospect Ave	4744301E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0268	Cobra Head	Single	Powered Overhead	Wood	33.9804917910001, -118.183296137	6229 Prospect Ave	4039737E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0267	Cobra Head	Single	Powered Overhead	Wood	33.980882896, -118.183098324	6204 Prospect Ave	4039738E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0251	Cobra Head	Single	Powered Overhead	Wood	33.9811290910001, -118.185448442	6201 Woodward Ave	4376622E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0265	Cobra Head	Single	Powered Overhead	Wood	33.9791830500001, -118.183314912	4606 Filmore St	4376631E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0257	Cobra Head	Single	Powered Overhead	Wood	33.9791393950001, -118.18210708	4707 Filmore St	4376626E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0168	Cobra Head	Single	Powered Overhead	Wood	33.9790207820001, -118.181028245	4755 Filmore St	4376610E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0167	Cobra Head	Single	Powered Overhead	Wood	33.9789240370001, -118.180160131	4793 Filmore St	4376611E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0155	Cobra Head	Single	Powered Overhead	Wood	33.9787628380001, -118.178618631	4845 Filmore St	4376607E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0154	Cobra Head	Single	Powered Overhead	Wood	33.978682512, -118.177804418	4893 Filmore St	4376606E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0143	Cobra Head	Single	Powered Overhead	Wood	33.978636011, -118.17743199	4921 Filmore St	4376603E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0081	Cobra Head	Single	Powered Overhead	Wood	33.9792068570001, -118.169997661	6221 River Dr	4611726E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0082	Cobra Head	Singl	Power	Wood	33.978926851	6237 River	4376553E	47W

		e	ed Overhead		, -118.169985255	Dr		Type A - ERL1-0-06-A3-30-A-GRAY
B0083	Cobra Head	Single	Powered Overhead	Wood	33.9786654430001, -118.169975113	6253 River Dr	4809049E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0084	Cobra Head	Single	Powered Overhead	Wood	33.9782331800001, -118.169969581	6277 River Dr	4376555E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0085	Cobra Head	Twin	Powered Overhead	Wood	33.977755761, -118.170004993	6303 River Dr	4809048E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0085	Cobra Head	Twin	Powered Overhead	Wood	33.977739367, -118.169991487	6303 River Dr	4809048E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0086	Cobra Head	Single	Powered Overhead	Wood	33.977415476, -118.169994559	6327 River Dr	4376557E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0087	Cobra Head	Single	Powered Overhead	Wood	33.977052373, -118.170038732	6353 River Dr	4431181E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0088	Cobra Head	Single	Powered Overhead	Wood	33.976786071, -118.170065135	6373 River Dr	4376559E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0089	Cobra Head	Single	Powered Below Ground	Cement	33.9765395680001, -118.170085419	6391 River Dr	4420021E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0090	Cobra Head	Single	Powered Below Groun	Cement	33.9764321230001, -118.170159431	5395 Gage Ave	4233512E	47W Type A - ERL1-0-06-A3-

			d					30-A-GRAY
B0091	Cobra Head	Single	Powered Below Ground	Cement	33.9764739280001, -118.170539048	5359 Gage Ave	4233511E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0092	Cobra Head	Single	Powered Below Ground	Cement	33.9765198650001, -118.170933508	5321 Gage Ave	4233510E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0111	Cobra Head	Single	Powered Below Ground	Cement	33.9765444920001, -118.171254995	6399 Casitas Ave	4233508E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0112	Cobra Head	Single	Powered Below Ground	Cement	33.97659286, -118.171654806	5261 Gage Ave	4233507E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0110	Cobra Head	Single	Powered Below Ground	Cement	33.976532037, -118.172075534	6398 Home Ave	4233505E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0108	Cobra Head	Single	Powered Overhead	Wood	33.976953439 0001, -118.172224835	6375 Home Ave	4376567E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0107	Cobra Head	Single	Powered Overhead	Wood	33.9772733, -118.172179051	6353 Home Ave	4426787E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0106	Cobra Head	Single	Powered Overhead	Wood	33.9776019720001, -118.172124421	6329 Home Ave	4376565E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0105	Cobra Head	Single	Powered Overhead	Wood	33.9783139560001, -118.172014682	6285 Home Ave	4376563E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0104	Cobra Head	Singl	Power	Wood	33.978756351	6259	1933055E	47W

		e	ed Overhead		0001, -118.171945615	Home Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0103	Cobra Head	Single	Powered Overhead	Wood	33.9792938200001, -118.171863305	6227 Home Ave	4376562E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0102	Cobra Head	Single	Powered Overhead	Wood	33.9796842580001, -118.171806559	6205 Home Ave	4376561E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0115	Cobra Head	Single	Powered Overhead	Wood	33.979392322, -118.172981534	6229 Walker Ave	4422901E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0116	Cobra Head	Single	Powered Overhead	Wood	33.97851583, -118.173176785	6281 Walker Ave	4422902E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0119	Cobra Head	Single	Powered Overhead	Wood	33.977191399, -118.174432456	6374 Pala Ave	4422908E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0126	Cobra Head	Single	Powered Overhead	Wood	33.977535764, -118.174432777	6347 Pala Ave	820679E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0120	Cobra Head	Single	Powered Overhead	Wood	33.9778404850001, -118.174255751	6324 Pala Ave	4422907E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0121	Cobra Head	Single	Powered Overhead	Wood	33.978724404, -118.174122479	6274 Pala Ave	4422906E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0122	Cobra Head	Single	Powered Overhead	Wood	33.979067071, -118.174066655	6254 Pala Ave	820672E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0123	Cobra Head	Single	Powered Overhead	Wood	33.979489073, -118.17399608	6230 Pala Ave	4422905E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0124	Cobra Head	Single	Powered Overhead	Wood	33.979951095, -118.173926761	6204 Pala Ave	4422904E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0101	Cobra Head	Single	Powered Overhead	Wood	33.979496715, -118.170621945	6208 Casitas Ave	4376560E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0100	Cobra Head	Single	Powered Overhead	Wood	33.979114608, -118.170673158	6230 Casitas Ave	4376552E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0099	Cobra Head	Single	Powered Overhead	Wood	33.978731929, -118.170730993	6252 Casitas Ave	4809050E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0098	Cobra Head	Single	Powered Overhead	Wood	33.978296825, -118.170808107	6278 Casitas Ave	4376554E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0096	Cobra Head	Single	Powered Overhead	Wood	33.9774812680001, -118.170937272	6328 Casitas Ave	4376558E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0095	Cobra Head	Single	Powered Overhead	Wood	33.977164169, -118.170977589	6352 Casitas Ave	820686E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0094	Cobra Head	Single	Powered Overhead	Wood	33.976817123, -118.171038274	6378 Casitas Ave	4435305E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0093	Cobra Head	Singl	Power	Cement	33.976566133	5307 Gage	4233509E	47W

		e	ed Below Ground		0001, -118.171076328	Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0133	Cobra Head	Single	Powered Overhead	Wood	33.980073705 0001, -118.17505681	6176 Alamo Ave	4422909E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0132	Cobra Head	Single	Powered Overhead	Wood	33.979613158 0001, -118.175121937	6210 Alamo Ave	4422910E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0131	Cobra Head	Single	Powered Overhead	Wood	33.97918352, -118.175198464	6242 Alamo Ave	820671E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0130	Cobra Head	Single	Powered Overhead	Wood	33.978751589 0001, -118.175268956	6274 Alamo Ave	4422911E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0129	Cobra Head	Single	Powered Overhead	Wood	33.977959435 0001, -118.17537725	6324 Alamo Ave	4422912E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0128	Cobra Head	Single	Powered Overhead	Wood	33.977645052 0001, -118.175437935	6346 Alamo Ave	820670E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0127	Cobra Head	Single	Powered Overhead	Wood	33.977309192 0001, -118.17548085	6368 Alamo Ave	4422913E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0138	Cobra Head	Single	Powered Overhead	Wood	33.9785207, -118.176278724	5009 Filmore St	4376613E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0137	Cobra Head	Single	Powered Overhead	Wood	33.978422853, -118.175583948	5031 Filmore St	4376612E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0125	Cobra Head	Single	Powered Overhead	Wood	33.9783039530001, -118.174366308	5095 Filmore St	4376570E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0118	Cobra Head	Single	Powered Overhead	Wood	33.9782656410001, -118.174046036	5117 Filmore St	4376569E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0117	Cobra Head	Single	Powered Overhead	Wood	33.97818986, -118.173218491	5191 Filmore St	4376568E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0114	Cobra Head	Single	Powered Overhead	Wood	33.97814916, -118.172865193	5205 Filmore St	4376566E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0113	Cobra Head	Single	Powered Overhead	Wood	33.9780667060001, -118.172129849	5221 Filmore St	4376564E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0097	Cobra Head	Single	Powered Overhead	Wood	33.9779068140001, -118.170670811	5327 Filmore St	4376556E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0302	Cobra Head	Single	Powered Overhead	Wood	33.9719936340001, -118.171731915	5297 Southall Ln	4376582E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0298	Cobra Head	Single	Powered Below Ground	Cement	33.97600254, -118.170748511	5326 Gage Ave	4233521E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0299	Cobra Head	Single	Powered Below Ground	Cement	33.975944709, -118.170304814	5384 Gage Ave	4233522E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0305	Cobra Head	Singl	Power	Wood	33.968776906	5315	4376584E	47W

		e	ed Overhead		0001, -118.171285205	Florence Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0306	Cobra Head	Single	Powered Below Ground	Cement	33.9688348400001, -118.171780743	5305 Florence Ave	4786187E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0706	Cobra Head	Single	Powered Below Ground	Cement	33.9777501350001, -118.185489178	6400 Woodward Ave	4233381E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0707	Cobra Head	Single	Powered Below Ground	Cement	33.9777138690001, -118.185083236	4580 Gage Ave	4233380E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0638	Cobra Head	Single	Powered Below Ground	Cement	33.977914422, -118.185350301	4567 Gage Ave	4467441E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0637	Cobra Head	Single	Powered Below Ground	Cement	33.9778714500001, -118.184920214	4593 Gage Ave	4233387E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0636	Cobra Head	Single	Powered Below Ground	Cement	33.9778248540001, -118.184468933	4613 Gage Ave	4233379E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0635	Cobra Head	Single	Powered Below Ground	Cement	33.9777723330001, -118.184012286	4631 Gage Ave	4233378E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0634	Cobra Head	Single	Powered Below Ground	Cement	33.977718216, -118.183533764	6396 Prospect Ave	4233377E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0633	Cobra Head	Single	Powered Below Groun	Cement	33.9776218280001, -118.182627848	4693 Gage Ave	4233376E	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0177	Cobra Head	Single	Powered Below Ground	Cement	33.977666227, -118.182451911	6392 Mayflower Ave	4233375E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0632	Cobra Head	Single	Powered Below Ground	Cement	33.977576211, -118.182182685	4713 Gage Ave	4233374E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0631	Cobra Head	Single	Powered Below Ground	Cement	33.977529559 0001, -118.181716399	4733 Gage Ave	4233367E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0170	Cobra Head	Single	Powered Below Ground	Cement	33.977520879 0001, -118.181423284	6395 Vinevale Ave	4233366E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0630	Cobra Head	Single	Powered Below Ground	Cement	33.977480147 0001, -118.181287665	6396 Vinevale Ave	4233365E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0629	Cobra Head	Single	Powered Below Ground	Cement	33.977425855, -118.180822134	4763 Gage Ave	4233364E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0160	Cobra Head	Single	Powered Below Ground	Cement	33.977389758 0001, -118.180145463	6394 Heliotrope Ave	4233363E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0628	Cobra Head	Single	Powered Below Ground	Cement	33.977329775, -118.179888222	4809 Gage Ave	4233362E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0627	Cobra Head	Single	Powered Below Ground	Cement	33.977285554, -118.179464098	4823 Gage Ave	4233361E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0626	Cobra Head	Singl	Power	Cement	33.977238948	6396 Palm	4233350E	84W

		e	ed Below Ground		, -118.178987336	Ave		Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra Head	Single	Powered Below Ground	Cement	33.977176931, -118.178531109	4867 Gage Ave	4233349E	Choose...
B0625	Cobra Head	Single	Powered Below Ground	Cement	33.97713571, -118.178061303	4893 Gage Ave	4233348E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0624	Cobra Head	Single	Powered Below Ground	Cement	33.9771493060001, -118.177872375	6394 Woodlawn Ave	4233347E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0623	Cobra Head	Single	Powered Below Ground	Cement	33.9770908040001, -118.177631647	4921 Gage Ave	4233346E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0256	Cobra Head	Single	Powered Overhead	Wood	33.977491641, -118.177922331	6373 Woodlawn Ave	4376605E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0255	Cobra Head	Single	Powered Overhead	Wood	33.9785389630001, -118.177765757	6303 Woodlawn Ave	4376604E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0622	Cobra Head	Single	Powered Below Ground	Cement	33.977047903, -118.177211546	4957 Gage Ave	4287478E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0724	Cobra Head	Single	Powered Below Ground	Cement	33.9768376970001, -118.176981714	4970 Gage Ave	4233331E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0723	Cobra Head	Single	Powered Below Ground	Cement	33.9768920450001, -118.177450933	4920 Gage Ave	4233340E	84W Type C - ERL1-0-09-C3-30-A-

								GRAY
B0722	Cobra Head	Single	Powered Below Ground	Cement	33.976922641, -118.177866172	4878 Gage Ave	4233341E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0721	Cobra Head	Single	Powered Below Ground	Cement	33.976980059, -118.178283675	4866 Gage Ave	4233342E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0720	Cobra Head	Single	Powered Below Ground	Cement	33.977022781 0001, -118.178708553	4862 Gage Ave	4233343E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0719	Cobra Head	Single	Powered Below Ground	Cement	33.977066530 0001, -118.179128068	4856 Gage Ave	4579945E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0718	Cobra Head	Single	Powered Below Ground	Cement	33.977105419 0001, -118.179503158	6400 Heliotrope Ave	4233353E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0396	Cobra Head	Single	Powered Below Ground	Cement	33.977084251 0001, -118.179650428	6405 Heliotrope Ave	4233354E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0717	Cobra Head	Single	Powered Below Ground	Cement	33.977152347 0001, -118.179915045	4810 Gage Ave	4233356E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0716	Cobra Head	Single	Powered Below Ground	Cement	33.977246219 0001, -118.180760946	4760 Gage Ave	4233357E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0405	Cobra Head	Single	Powered Below Ground	Cement	33.977216092, -118.180989772	6407 Vinevale Ave	4233358E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0715	Cobra Head	Single	Powered	Cement	33.977296164 0001, -	4742 Gage Ave	4233359E	84W Type C -

			Below Ground		118.18123796			ERL1-0-09-C3-30-A-GRAY
B0714	Cobra Head	Single	Powered Below Ground	Cement	33.977346314, -118.181699719	4726 Gage Ave	4292498E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0713	Cobra Head	Single	Powered Below Ground	Cement	33.977401993 0001, -118.18219115	4710 Gage Ave	4476065E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0712	Cobra Head	Single	Powered Below Ground	Cement	33.977444428 0001, -118.182659866	4692 Gage Ave	4233369E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0711	Cobra Head	Single	Powered Below Ground	Cement	33.977559572 0001, -118.183687488	4630 Gage Ave	4233370E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0710	Cobra Head	Single	Powered Below Ground	Cement	33.977598727, -118.184070205	4622 Gage Ave	4233371E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0709	Cobra Head	Single	Powered Below Ground	Cement	33.977603164 0001, -118.184270617	6405 King Ave	4387229E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0708	Cobra Head	Single	Powered Below Ground	Cement	33.977653404 0001, -118.184601367	4606 Gage Ave	4233373E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0205	Cobra Head	Single	Powered Overhead	Wood	33.98116708, -118.184189983	6196 King Ave	823070E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0252	Cobra Head	Single	Powered Overhead	Wood	33.980709758, -118.180994047	4742 Randolph St	4418205E	84W Type C - ERL1-0-09-C3-30-A-

								GRAY
B0204	Cobra Head	Single	Powered Overhead	Wood	33.9808018470001, -118.180738567	4752 Randolph St	823067E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0253	Cobra Head	Single	Powered Overhead	Wood	33.980657787, -118.18051653	4764 Randolph St	4418206E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0203	Cobra Head	Single	Powered Overhead	Wood	33.980698304, -118.179594688	4802 Randolph St	823066E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0254	Cobra Head	Single	Powered Overhead	Wood	33.980568025, -118.179575158	4804 Randolph St	4418208E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0180	Cobra Head	Single	Powered Overhead	Wood	33.980520933, -118.179107187	4824 Randolph St	4418209E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0181	Cobra Head	Single	Powered Overhead	Wood	33.9804768010001, -118.178695897	4842 Randolph St	4418210E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0202	Cobra Head	Single	Powered Overhead	Wood	33.9805945190001, -118.178642923	4844 Randolph St	4292463E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0182	Cobra Head	Single	Powered Overhead	Wood	33.980434825, -118.178285183	4860 Randolph St	4418211E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0201	Cobra Head	Single	Powered Overhead	Wood	33.980454024, -118.177328389	4906 Randolph St	823064E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0183	Cobra Head	Single	Powered	Wood	33.9803343830001, -	4914 Randolph	4418213E	84W Type C -

			Overhead		118.177258987	St		ERL1-0-09-C3-30-A-GRAY
B0184	Cobra Head	Single	Powered Overhead	Wood	33.980284782 0001, -118.176785158	4960 Randolph St	4418214E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0185	Cobra Head	Single	Powered Overhead	Wood	33.980251844 0001, -118.176418282	6203 Wilcox Ave	4418215E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0199	Cobra Head	Single	Powered Overhead	Wood	33.980343517 0001, -118.176254416	6200 Wilcox Ave	823063E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0186	Cobra Head	Single	Powered Overhead	Wood	33.980203394 0001, -118.175932551	5012 Randolph St	4418216E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0187	Cobra Head	Single	Powered Overhead	Wood	33.980142859 0001, -118.175397031	5028 Randolph St	4418217E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0188	Cobra Head	Single	Powered Overhead	Wood	33.980049311 0001, -118.174504526	5074 Randolph St	4418218E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0189	Cobra Head	Single	Powered Overhead	Wood	33.980002884, -118.174098842	6203 Pala Ave	4418219E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0198	Cobra Head	Single	Powered Overhead	Wood	33.980106803 0001, -118.173884265	5104 Randolph St	823061E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0190	Cobra Head	Single	Powered Overhead	Wood	33.979959855 0001, -118.173678322	5110 Randolph St	4418220E	84W Type C - ERL1-0-09-C3-30-A-

								GRAY
B0191	Cobra Head	Single	Powered Overhead	Wood	33.9799032230001, -118.17314825	5126 Randolph St	4680035E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0192	Cobra Head	Single	Powered Overhead	Wood	33.979811684, -118.172738543	5148 Randolph St	4418222E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0193	Cobra Head	Single	Powered Overhead	Wood	33.979775052, -118.172293967	5192 Randolph St	4418223E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0194	Cobra Head	Single	Powered Overhead	Wood	33.9797252180001, -118.171827011	6203 Home Ave	4418224E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0195	Cobra Head	Single	Powered Overhead	Wood	33.979684488, -118.171448987	5258 Randolph St	4418225E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0196	Cobra Head	Single	Powered Overhead	Wood	33.979624142, -118.1709392	5286 Randolph St	4403924E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0200	Cobra Head	Single	Powered Overhead	Wood	33.979583974, -118.1705797	5318 Randolph St	4425802E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0197	Cobra Head	Single	Powered Overhead	Wood	33.9796947190001, -118.170548938	5318 Randolph St	823058E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0080	Cobra Head	Single	Powered Overhead	Wood	33.9795021310001, -118.170080977	6203 River Dr	4376551E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0315	Cobra Head	Single	Powered	Wood	33.976048781, -	6471 Sherman	1404421E	47W Type A -

			Overhead		118.174966034	Way		ERL1-0-06-A3-30-A-GRAY
B0316	Cobra Head	Single	Powered Overhead	Wood	33.975754743, -118.175002076	6505 Sherman Way	4376571E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0317	Cobra Head	Single	Powered Overhead	Wood	33.9754356380001, -118.175056977	6541 Sherman Way	1404420E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0318	Cobra Head	Single	Powered Overhead	Wood	33.975036688, -118.175116154	6587 Sherman Way	4376572E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0319	Cobra Head	Single	Powered Overhead	Wood	33.974765749, -118.175166696	6609 Sherman Way	4376573E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0320	Cobra Head	Single	Powered Overhead	Wood	33.974403824, -118.175289156	6640 Sherman Way	4376574E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0322	Cobra Head	Single	Powered Overhead	Wood	33.973766326, -118.175379094	6694 Sherman Way	4376575E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0324	Cobra Head	Single	Powered Overhead	Wood	33.9734346870001, -118.175446317	5098 Bell Ave	820664E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0328	Cobra Head	Single	Powered Overhead	Wood	33.973136767, -118.175375657	6756 Sherman Way	4376577E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0327	Cobra Head	Single	Powered Overhead	Wood	33.9728512300001, -118.175422261	6792 Sherman Way	680908E	47W Type A - ERL1-0-06-A3-30-A-

								GRAY
B0325	Cobra Head	Single	Powered Overhead	Wood	33.972548347, -118.175584702	6835 Sherman Way	4376578E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0326	Cobra Head	Single	Powered Overhead	Wood	33.972235323 0001, -118.175636754	6875 Sherman Way	4376579E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0312	Cobra Head	Single	Powered Overhead	Wood	33.969404486, -118.175186142	7159 Crafton Ave	4376594E	47W Type A - ERL1-0-06-A3-30-A-GRAY
PR349	Cobra Head	Single	Powered Overhead	Wood	33.975005704 0001, -118.17644611	5024 Acacia St	4418626E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0579	Cobra Head	Single	Powered Overhead	Wood	33.971033784, -118.19400385	4193 E Florence Ave	4452142E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0584	Cobra Head	Single	Powered Overhead	Wood	33.971065676, -118.196367212	4024 E Florence Ave	4656080E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0585	Cobra Head	Single	Powered Overhead	Wood	33.971024292, -118.196008382	4050 E Florence Ave	820638E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0586	Cobra Head	Single	Powered Overhead	Wood	33.970995129 0001, -118.195653325	4076 E Florence Ave	4452134E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0587	Cobra Head	Single	Powered Overhead	Wood	33.970961462, -118.195352666	4096 E Florence Ave	4452133E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0588	Cobra Head	Single	Powered	Wood	33.970916087, -	4124 E Florence	820639E	84W Type C -

			Overhead		118.194973301	Ave		ERL1-0-09-C3-30-A-GRAY
B0589	Cobra Head	Single	Powered Overhead	Wood	33.9708684620001, -118.194570216	4154 E Florence Ave	4452132E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0590	Cobra Head	Single	Powered Overhead	Wood	33.970839524, -118.194254553	4176 E Florence Ave	4452131E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0591	Cobra Head	Single	Powered Overhead	Wood	33.970223655, -118.18833408	4490 Florence Ave	4452126E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0332	Cobra Head	Single	Powered Overhead	Wood	33.9762682750001, -118.175839177	6457 Alamo Ave	4376614E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0333	Cobra Head	Twin	Powered Overhead	Wood	33.9758684060001, -118.17588754	6505 Alamo Ave	820660E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0330	Cobra Head	Single	Powered Overhead	Wood	33.9755218710001, -118.175837752	6542 Alamo Ave	4435304E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0334	Cobra Head	Single	Powered Overhead	Wood	33.9746617800001, -118.176081078	6647 Alamo Ave	4376615E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0335	Cobra Head	Single	Powered Overhead	Wood	33.9742536110001, -118.176149642	6709 Alamo Ave	820662E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0336	Cobra Head	Single	Powered Overhead	Wood	33.97384478, -118.176213931	6773 Alamo Ave	4376616E	47W Type A - ERL1-0-06-A3-30-A-

									GRAY
B0338	Cobra Head		Single	Powered Overhead	Wood	33.973737569, -118.176922308	5005 Bell Ave	4376618E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0337	Cobra Head		Single	Powered Overhead	Wood	33.9736886330001, -118.176474022	5015 Bell Ave	4376617E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0329	Cobra Head		Single	Powered Overhead	Wood	33.9736577840001, -118.176080156	5029 Bell Ave	820663E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0323	Cobra Head		Single	Powered Overhead	Wood	33.973497631, -118.175527621	5092 Bell Ave	4376576E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0423	Cobra Head		Single	Powered Overhead	Steel	33.9737025680001, -118.186523588	4535 Brompton Ave	636270E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0424	Cobra Head		Single	Powered Overhead	Cement	33.973757048, -118.186994103	4519 Brompton Ave	4435077E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0800	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9735145240001, -118.187518604	6842 Atlantic Ave	4124105E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0799	Pendant	Pendant	Single	Powered Below Ground	Cement	33.973268558, -118.187555317	6874 Atlantic Ave	4124107E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0798	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9730867100001, -118.187584151	6896 Atlantic Ave	4124109E	80W Heritage M-18 High - HTG-80-3K-3-M18

									High
B0797	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9729141030001, -118.18760125	6918 Atlantic Ave	4124111E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0796	Pendant	Pendant	Single	Powered Below Ground	Cement	33.972733955, -118.187637543	6942 Atlantic Ave	4124113E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0795	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9725370690001, -118.187666545	6968 Atlantic Ave	4124115E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0794	Pendant	Pendant	Single	Powered Below Ground	Cement	33.972361264, -118.187694624	6990 Atlantic Ave	4287518E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0429	Cobra Head		Single	Powered Below Ground	Cement	33.9723022540001, -118.187639471	4511 Beck Ave	4124119E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0793	Pendant	Pendant	Single	Powered Below Ground	Cement	33.972127603, -118.187718177	4504 Beck Ave	4124121E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0792	Pendant	Pendant	Single	Powered Below Ground	Cement	33.971955929, -118.18775489	7000 Atlantic Ave	4124123E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0791	Pendant	Pendant	Single	Powered Below Ground	Cement	33.971775634, -118.187777773	7000 Atlantic Ave	4611259E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0790	Pendant	Pend	Singl	Power	Cement	33.971254819	7040	4124130E	80W

		ant	e	ed Below Ground		, -118.187855557	Atlantic Ave		Heritage M-18 High - HTG-80-3K-3-M18 High
B0789	Pendant	Pendant	Single	Powered Below Ground	Cement	33.971073882, -118.187878942	7072 Atlantic Ave	4197199E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0788	Pendant	Pendant	Single	Powered Below Ground	Cement	33.970888472 0001, -118.18791247	7104 Atlantic Ave	4124134E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0787	Pendant	Pendant	Single	Powered Below Ground	Cement	33.970709215 0001, -118.187940465	7134 Atlantic Ave	4575978E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0786	Pendant	Pendant	Single	Powered Below Ground	Cement	33.970570701, -118.187956056	7158 Atlantic Ave	4124138E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0785	Pendant	Pendant	Single	Powered Below Ground	Cement	33.970651099 0001, -118.188214805	7169 Atlantic Ave	4124139E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0784	Pendant	Pendant	Single	Powered Below Ground	Cement	33.970776566, -118.188179601	7155 Atlantic Ave	4613540E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0783	Pendant	Pendant	Single	Powered Below Ground	Cement	33.970938244, -118.188174572	7137 Atlantic Ave	4124135E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0782	Pendant	Pendant	Single	Powered	Cement	33.971094473 0001, -	7121 Atlantic	4124132E	80W Heritage

				Below Ground		118.188152276	Ave		M-14 High - HTG-80-3K-3-M14 High
B0781	Pendant	Pendant	Single	Powered Below Ground	Cement	33.971272431, -118.18812252	7101 Atlantic Ave	4124131E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0780	Pendant	Pendant	Single	Powered Below Ground	Cement	33.971615823, -118.188078432	7069 Atlantic Ave	4233529E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0779	Pendant	Pendant	Single	Powered Below Ground	Cement	33.971817281, -118.188044066	7047 Atlantic Ave	4124124E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9719990400001, -118.188012131	7029 Atlantic Ave	4388409E	Choose...
B0778	Pendant	Pendant	Single	Powered Below Ground	Cement	33.972204124, -118.188000731	7007 Atlantic Ave	4124120E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0777	Pendant	Pendant	Single	Powered Below Ground	Cement	33.972351723, -118.187968377	6997 Atlantic Ave	4124118E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0776	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9725417920001, -118.187938789	6985 Atlantic Ave	4124116E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0775	Pendant	Pendant	Single	Powered Below Ground	Cement	33.972718689, -118.187904339	6973 Atlantic Ave	4124114E	80W Heritage M-18 High - HTG-80-

									3K-3-M18 High
B0774	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9729744310001, -118.187870309	6955 Atlantic Ave	4287142E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0773	Pendant	Pendant	Single	Powered Below Ground	Cement	33.97313682, -118.187830746	6943 Atlantic Ave	4124110E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0772	Pendant	Pendant	Single	Powered Below Ground	Cement	33.973304629, -118.187812558	6931 Atlantic Ave	4124108E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0771	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9734888020001, -118.187785484	6919 Atlantic Ave	4124106E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0770	Pendant	Pendant	Single	Powered Below Ground	Cement	33.974005375, -118.187702419	6865 Atlantic Ave	4124104E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0769	Pendant	Pendant	Single	Powered Below Ground	Cement	33.974229404, -118.187668808	6831 Atlantic Ave	4124102E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0768	Pendant	Pendant	Single	Powered Below Ground	Cement	33.974828953, -118.187583732	6751 Atlantic Ave	4083318E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0767	Pendant	Pendant	Single	Powered Below Ground	Cement	33.974959745, -118.187569231	6733 Atlantic Ave	4547836E	80W Heritage M-14 High - HTG-80-3K-3-M14

									High
B0766	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9751293730001, -118.187539475	6711 Atlantic Ave	4083322E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0765	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9753268440001, -118.187506283	6693 Atlantic Ave	4083325E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0764	Pendant	Pendant	Single	Powered Below Ground	Cement	33.975507851, -118.187485496	6677 Atlantic Ave	4083327E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0763	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9757135880001, -118.18746496	6659 Atlantic Ave	4158502E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0762	Pendant	Pendant	Single	Powered Below Ground	Cement	33.975905568, -118.18741886	6641 Atlantic Ave	4158504E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0761	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9760898480001, -118.187398743	6625 Atlantic Ave	4158506E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0760	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9762763000001, -118.187373933	6615 Atlantic Ave	4287509E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0759	Pendant	Pendant	Single	Powered Below Ground	Cement	33.976441886, -118.187339651	6593 Atlantic Ave	4158510E	80W Heritage M-18 High - HTG-80-3K-3-M18 High

B0758	Pendant	Pendant	Single	Powered Below Ground	Cement	33.976586216, -118.187321546	6575 Atlantic Ave	4158512E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0757	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9767645270001, -118.187292712	6553 Atlantic Ave	4158514E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0756	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9769474710001, -118.187272428	6531 Atlantic Ave	4158516E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0755	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9771341790001, -118.187237391	6507 Atlantic Ave	4158518E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0754	Pendant	Pendant	Single	Powered Below Ground	Cement	33.977326921, -118.187218029	6483 Atlantic Ave	4158520E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0753	Pendant	Pendant	Single	Powered Below Ground	Cement	33.977508524, -118.187178299	6461 Atlantic Ave	4520520E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0752	Pendant	Pendant	Single	Powered Below Ground	Cement	33.977672059, -118.187159272	6441 Atlantic Ave	4751348E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0820	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9777050050001, -118.186893817	6428 Atlantic Ave	4613544E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0819	Pendant	Pend	Singl	Power	Cement	33.977503253	6452	4158523E	80W

		ant	e	ed Below Ground		0001, -118.186906222	Atlantic Ave		Heritage M-18 High - HTG-80-3K-3-M18 High
B0818	Pendant	Pendant	Single	Powered Below Ground	Cement	33.977315011, -118.186939247	6472 Atlantic Ave	4158521E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0817	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9771268640001, -118.186984174	6494 Atlantic Ave	4158519E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0816	Pendant	Pendant	Single	Powered Below Ground	Cement	33.976923562, -118.187008062	6518 Atlantic Ave	4158517E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0815	Pendant	Pendant	Single	Powered Below Ground	Cement	33.976755359, -118.187021893	6536 Atlantic Ave	4158515E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0814	Pendant	Pendant	Single	Powered Below Ground	Cement	33.976567899, -118.187054582	6558 Atlantic Ave	4158513E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0813	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9764263390001, -118.187060868	6572 Atlantic Ave	4158511E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0812	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9762951640001, -118.18706112	6588 Atlantic Ave	4158509E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0811	Pendant	Pendant	Single	Powered	Cement	33.976091888, -	6602 Atlantic	4158507E	80W Heritage

				Below Ground		118.187095318	Ave		M-18 High - HTG-80-3K-3-M18 High
B0810	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9758631710001, -118.187126247	6628 Atlantic Ave	4158505E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0809	Pendant	Pendant	Single	Powered Below Ground	Cement	33.975700913, -118.187173186	6646 Atlantic Ave	4158503E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0808	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9755395880001, -118.187199673	6664 Atlantic Ave	4158501E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0807	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9753067840001, -118.187235044	6690 Atlantic Ave	4083326E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0806	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9751032660001, -118.18727335	6710 Atlantic Ave	4083323E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0805	Pendant	Pendant	Single	Powered Below Ground	Cement	33.974950247, -118.187299669	6730 Atlantic Ave	4083321E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0804	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9748103060001, -118.187324647	6748 Atlantic Ave	4083319E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0803	Pendant	Pendant	Single	Powered Below	Cement	33.974639412, -118.18733546	6772 Atlantic Ave	4452074E	80W Heritage M-18

				Ground					High - HTG-80-3K-3-M18 High
B0802	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9741728720001, -118.187407209	6804 Atlantic Ave	4124101E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0801	Pendant	Pendant	Single	Powered Below Ground	Cement	33.973949453, -118.187440988	6810 Atlantic Ave	4287202E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0206	Cobra Head		Single	Powered Overhead	Wood	33.9813003, -118.185557077	4520 Randolph St	823071E	84W Type B - ERL1-0-09-B3-30-A-GRAY
B0737	Pendant	Pendant	Single	Powered Below Ground	Cement	33.981071652, -118.186641522	6203 Atlantic Ave	4086429E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0738	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9808509050001, -118.186675888	6207 Atlantic Ave	4287223E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0739	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9807030800001, -118.186712265	6215 Atlantic Ave	4287222E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0740	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980567148, -118.186726011	6227 Atlantic Ave	4734233E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0741	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9804240190001, -118.186740512	6239 Atlantic Ave	4086421E	80W Heritage M-18 High - HTG-80-

									3K-3-M18 High
B0742	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980289213, -118.186763395	6249 Atlantic Ave	4666347E	80W Heritage M-14 High - HTG-80-3K-3-M14 High
B0743	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9801176080001, -118.186787535	6265 Atlantic Ave	4086417E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0744	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9799810010001, -118.186816117	6275 Atlantic Ave	4086415E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0745	Pendant	Pendant	Single	Powered Below Ground	Cement	33.97978261, -118.186846208	6293 Atlantic Ave	4086413E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0746	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9793411200001, -118.186907144	6321 Atlantic Ave	4086411E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0747	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9791356380001, -118.186939582	6333 Atlantic Ave	4086409E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0748	Pendant	Pendant	Single	Powered Below Ground	Cement	33.978957445, -118.186970512	6345 Atlantic Ave	4086407E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0749	Pendant	Pendant	Single	Powered Below Ground	Cement	33.978764491, -118.187010158	6357 Atlantic Ave	4188521E	80W Heritage M-18 High - HTG-80-3K-3-M18

									High
B0750	Pendant	Pendant	Single	Powered Below Ground	Cement	33.978576047, -118.187022731	6369 Atlantic Ave	4086403E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0751	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9783784700001, -118.18706221	6381 Atlantic Ave	4086401E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0821	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9783554140001, -118.186788289	6380 Atlantic Ave	4086402E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0822	Pendant	Pendant	Single	Powered Below Ground	Cement	33.978552114, -118.186743446	6368 Atlantic Ave	4086404E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0823	Pendant	Pendant	Single	Powered Below Ground	Cement	33.97874611, -118.18672006	6356 Atlantic Ave	4086406E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0824	Pendant	Pendant	Single	Powered Below Ground	Cement	33.978927357, -118.186690556	6344 Atlantic Ave	4086408E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0825	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9791261570001, -118.18666189	6332 Atlantic Ave	4086410E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0826	Pendant	Pendant	Single	Powered Below Ground	Cement	33.979313281, -118.186644791	6320 Atlantic Ave	4086412E	80W Heritage M-18 High - HTG-80-3K-3-M18 High

B0827	Pendant	Pendant	Single	Powered Below Ground	Cement	33.9797462400001, -118.186574886	6294 Atlantic Ave	4086414E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0828	Pendant	Pendant	Single	Powered Below Ground	Cement	33.979924582, -118.186537419	6282 Atlantic Ave	4086416E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0829	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980078806 0001, -118.186517889	6270 Atlantic Ave	4086418E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0830	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980240026, -118.186491067	6258 Atlantic Ave	4086420E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0831	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980405644, -118.186469609	6248 Atlantic Ave	4086422E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0832	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980539808 0001, -118.186450331	6238 Atlantic Ave	4086424E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0833	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980692259 0001, -118.186419737	6226 Atlantic Ave	4086426E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0834	Pendant	Pendant	Single	Powered Below Ground	Cement	33.980829418, -118.186410014	6218 Atlantic Ave	4086428E	80W Heritage M-18 High - HTG-80-3K-3-M18 High
B0835	Pendant	Pend	Singl	Power	Cement	33.981043916	6208	4520178E	80W

		ant	e	ed Below Ground		, -118.186365087	Atlantic Ave		Heritage M-14 High - HTG-80-3K-3-M14 High
B0139	Cobra Head		Single	Powered Overhead	Wood	33.9801966640001, -118.1763581	6205 Wilcox Ave	4422914E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0140	Cobra Head		Single	Powered Overhead	Wood	33.9797618790001, -118.176448122	6231 Wilcox Ave	4422915E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0141	Cobra Head		Single	Powered Overhead	Wood	33.9793192330001, -118.176491017	6255 Wilcox Ave	UNKNOWNGTE99	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0142	Cobra Head		Single	Powered Overhead	Wood	33.9788817680001, -118.176570162	6281 Wilcox Ave	4422916E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0136	Cobra Head		Single	Powered Overhead	Wood	33.978074905, -118.17655189	6324 Wilcox Ave	4435302E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0135	Cobra Head		Single	Powered Overhead	Wood	33.977424077, -118.176649539	6368 Wilcox Ave	4435303E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0352	Cobra Head		Single	Powered Below Ground	Cement	33.976457919, -118.176828828	6449 Wilcox Ave	4074781E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0351	Cobra Head		Single	Powered Overhead	Cement	33.976215757, -118.176666051	6474 Wilcox Ave	4074783E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0353	Cobra Head		Single	Powered Overh	Cement	33.9761013620001, -118.17688792	6489 Wilcox Ave	4074780E	47W Type A - ERL1-0-

			ead					06-A3-30-A-GRAY
B0350	Cobra Head	Single	Powered Overhead	Cement	33.9758619510001, -118.17673428	6514 Wilcox Ave	4074779E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0354	Cobra Head	Single	Powered Overhead	Cement	33.9756896120001, -118.176945755	6537 Wilcox Ave	4074778E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0355	Cobra Head	Single	Powered Overhead	Cement	33.9753511440001, -118.177003171	6577 Wilcox Ave	4074777E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0577	Cobra Head	Single	Powered Below Ground	Cement	33.968843296, -118.17332888	5225 Florence Ave	4786183E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0576	Cobra Head	Single	Powered Below Ground	Cement	33.968825167, -118.173105838	5219 Florence Ave	4786184E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0575	Cobra Head	Single	Powered Below Ground	Cement	33.9687775780001, -118.17272138	5263 Florence Ave	4786185E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0574	Cobra Head	Single	Powered Below Ground	Cement	33.9687280640001, -118.172306372	5285 Florence Ave	4786186E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0573	Cobra Head	Single	Powered Below Ground	Cement	33.9686731900001, -118.171889037	5303 Florence Ave	4786193E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0572	Cobra Head	Single	Powered Overhead	Wood	33.968622167, -118.171468517	5311 Florence Ave	4452117E	84W Type C - ERL1-0-09-C3-30-A-GRAY

B0571	Cobra Head	Single	Powered Overhead	Wood	33.968586594, -118.171104994	5319 Florence Ave	4452118E	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra Head	Single	Powered Below Ground	Steel	33.968535281 0001, -118.170761084	5339 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968493632, -118.170377025	5361 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968454920 0001, -118.169940245	5381 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968423983, -118.169526849	5399 Florence Ave		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.96838488, -118.168637194			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968287233 0001, -118.16793764			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968212216, -118.1670764			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968105384 0001, -118.168383725			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968197717 0001, -118.16935234			Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.968302729 0001, -118.16983941	5387 Florence Ave		Choose...
	Cobra Head	Singl	Power	Steel	33.968337339	5368		Choose...

		e	ed Below Ground		0001, -118.17020176	Florence Ave		
	Cobra Head	Single	Powered Below Ground	Steel	33.9683858170001, -118.17063041	5350 Florence Ave		Choose...
B0608	Cobra Head	Single	Powered Overhead	Wood	33.9684148260001, -118.171135755	5320 Florence Ave	1193484E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0607	Cobra Head	Single	Powered Overhead	Wood	33.9684625890001, -118.171499614	5310 Florence Ave	4452096E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0606	Cobra Head	Single	Powered Below Ground	Cement	33.968493967, -118.171883421	5300 Florence Ave	4786192E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0605	Cobra Head	Single	Powered Below Ground	Cement	33.96853996, -118.172326321	5268 Florence Ave	4786191E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0604	Cobra Head	Single	Powered Below Ground	Cement	33.9685850880001, -118.172742482	5242 Florence Ave	4786190E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0603	Cobra Head	Single	Powered Below Ground	Cement	33.9686087860001, -118.173199296	5218 Florence Ave	4786189E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0602	Cobra Head	Single	Powered Below Ground	Cement	33.96864859, -118.173519233	5212 Florence Ave	4786188E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0578	Cobra Head	Single	Powered Below Ground	Cement	33.968981936, -118.174010832	7183 Walker Ave	4786182E	84W Type C - ERL1-0-09-C3-30-A-GRAY

B0301	Cobra Head	Single	Powered Below Ground	Cement	33.976360524, -118.172854129	6401 Walker Ave	4233515E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0731	Cobra Head	Single	Powered Below Ground	Cement	33.976422483 0001, -118.173081363	5180 Gage Ave	4233514E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0730	Cobra Head	Single	Powered Below Ground	Cement	33.976498759, -118.173817629	6406 Crafton Ave	4233501E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0313	Cobra Head	Single	Powered Below Ground	Cement	33.976479843 0001, -118.17405532	6411 Crafton Ave	4233323E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0729	Cobra Head	Single	Powered Below Ground	Cement	33.976550938 0001, -118.174267737	5086 Gage Ave	4233324E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0728	Cobra Head	Single	Powered Below Ground	Cement	33.976594091, -118.174711894	6406 Sherman Way	4233325E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0314	Cobra Head	Single	Powered Below Ground	Cement	33.976564599, -118.174875509	6413 Sherman Way	4856572E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0727	Cobra Head	Single	Powered Below Ground	Cement	33.976654636, -118.175226124	5060 Gage Ave	4856571E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0726	Cobra Head	Single	Powered Below Ground	Cement	33.976690538 0001, -118.17561253	6406 Alamo Ave	4747926E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0331	Cobra Head	Single	Powered Below	Cement	33.976660073 0001, -118.17577539	6413 Alamo Ave	4233329E	47W Type A - ERL1-0-

			Ground					06-A3-30-A-GRAY
B0725	Cobra Head	Single	Powered Overhead	Cement	33.9767355480001, -118.176070266	5030 Gage Ave	4233330E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0621	Cobra Head	Single	Powered Below Ground	Cement	33.976944271, -118.176310659	5015 Gage Ave	4233339E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0620	Cobra Head	Single	Powered Below Ground	Cement	33.976906204, -118.175863065	5037 Gage Ave	4233338E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0134	Cobra Head	Single	Powered Below Ground	Cement	33.976921514, -118.175698193	6395 Alamo Ave	4233337E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0619	Cobra Head	Single	Powered Below Ground	Cement	33.9768480060001, -118.175399043	5053 Gage Ave	4233336E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0618	Cobra Head	Single	Powered Below Ground	Cement	33.976806937, -118.174978271	5061 Gage Ave	4233335E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0617	Cobra Head	Single	Powered Below Ground	Cement	33.976761029, -118.174591363	5089 Gage Ave	4579536E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0616	Cobra Head	Single	Powered Below Ground	Cement	33.9768518600001, -118.174419701	6390 Pala Ave	4233334E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0615	Cobra Head	Single	Powered Below Ground	Cement	33.9767125710001, -118.174176458	5109 Gage Ave	4233333E	84W Type C - ERL1-0-09-C3-30-A-GRAY

B0614	Cobra Head	Single	Powered Below Ground	Cement	33.9766666570001, -118.173691398	5125 Gage Ave	4233332E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0613	Cobra Head	Single	Powered Below Ground	Cement	33.9766911680001, -118.173396355	6393 Walker Ave	4419630E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0612	Cobra Head	Single	Powered Below Ground	Cement	33.9765351180001, -118.172470238	5201 Gage Ave	4341211E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0109	Cobra Head	Single	Powered Below Ground	Cement	33.976557868, -118.172282819	5215 Gage Ave	4233504E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0611	Cobra Head	Single	Powered Below Ground	Cement	33.976488741, -118.172073523	6398 Home Ave	4751332E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0610	Cobra Head	Single	Powered Below Ground	Cement	33.9762580720001, -118.17003957	5407 Gage Ave	4211483E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0609	Cobra Head	Single	Powered Below Ground	Cement	33.976072473, -118.16841105	E Gage Ave	4211485E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0735	Cobra Head	Single	Powered Below Ground	Cement	33.9759110050001, -118.1684398	5412 E Gage Ave	4211486E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0734	Cobra Head	Single	Powered Below Ground	Cement	33.9760976160001, -118.170074104	5404 Gage Ave	4211484E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0733	Cobra Head	Single	Powered Below	Cement	33.976306333, -118.17198425	5230 Gage Ave	4734221E	84W Type C - ERL1-0-

			Ground		5			09-C3-30-A-GRAY
B0732	Cobra Head	Single	Powered Below Ground	Cement	33.9763391450001, -118.172337804	5212 Gage Ave	4233516E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0058	Cobra Head	Single	Powered Below Ground	Cement	33.9891451990001, -118.162634829	5656 Rickenbacker Rd	2186971E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0057	Cobra Head	Single	Powered Below Ground	Cement	33.989202773, -118.163198428	5630 Rickenbacker Rd	2186972E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0056	Cobra Head	Single	Powered Below Ground	Cement	33.989253971, -118.163809385	5604 Rickenbacker Rd	2186973E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0055	Cobra Head	Single	Powered Below Ground	Cement	33.9896137330001, -118.164840862	5677 I St	JBUNKNOWN8	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0054	Cobra Head	Single	Powered Below Ground	Cement	33.989951632, -118.165848535	5647 I St	JBUNKNOWN9	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0053	Cobra Head	Single	Powered Below Ground	Cement	33.9902220210001, -118.166676331	5625 I St	JBUNKNOWN10	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0052	Cobra Head	Single	Powered Below Ground	Cement	33.9905230480001, -118.167541192	5229 5th St	JBUNKNOWN11	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0051	Cobra Head	Single	Powered Below Ground	Cement	33.9906760160001, -118.167982029	5587 I St	JBUNKNOWN12	84W Type C - ERL1-0-09-C3-30-A-GRAY

B0050	Cobra Head	Single	Powered Below Ground	Cement	33.990819817, -118.168406969	5575 I St	JBUNKNOWN13	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0049	Cobra Head	Single	Powered Below Ground	Cement	33.9909434950001, -118.168830395	5561 I St	JBUNKNOWN14	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0048	Cobra Head	Single	Powered Below Ground	Cement	33.991076349, -118.169240534	5549 I St	JBUNKNOWN15	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0047	Cobra Head	Single	Powered Below Ground	Cement	33.9912513040001, -118.16968952	5535 I St	JBUNKNOWN16	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0046	Cobra Head	Single	Powered Below Ground	Cement	33.991400857, -118.170120328	5523 I St	JBUNKNOWN17	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0045	Cobra Head	Single	Powered Below Ground	Cement	33.9915397680001, -118.170526654	5509 I St	JBUNKNOWN18	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0044	Cobra Head	Single	Powered Below Ground	Cement	33.9916844110001, -118.17097062	5315 3rd St	JBUNKNOWN19	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0040	Cobra Head	Single	Powered Below Ground	Cement	33.9924445010001, -118.172697676	5463 I St	JBUNKNOWN20	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0043	Cobra Head	Single	Powered Below Ground	Cement	33.992458089, -118.173244477	5449 I St	JBUNKNOWN21	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0041	Cobra Head	Single	Powered Below	Cement	33.9927595290001, -118.17361761	5431 I St	JBUNKNOWN22	84W Type C - ERL1-0-

			Ground					09-C3-30-A-GRAY
B0042	Cobra Head	Single	Powered Below Ground	Cement	33.9927734, -118.174152057	5409 I St	JBUNKNOWN23	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0059	Cobra Head	Single	Powered Below Ground	Cement	33.9890172510001, -118.164212273	5241 6th St	JBUNKNOWN4	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0060	Cobra Head	Single	Powered Below Ground	Cement	33.988662655, -118.16440159	5285 6th St	JBUNKNOWN3	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0039	Cobra Head	Single	Powered Below Ground	Cement	33.987690279, -118.164362423	5613 Mansfield Way	4287208E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0038	Cobra Head	Single	Powered Below Ground	Cement	33.987653089, -118.163988171	5627 Mansfield Way	4287468E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0037	Cobra Head	Single	Powered Below Ground	Cement	33.987574217, -118.163188873	5655 Mansfield Way	2186953E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0036	Cobra Head	Single	Powered Below Ground	Cement	33.9875135670001, -118.162626866	5675 Mansfield Way	2186954E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0061	Cobra Head	Single	Powered Below Ground	Cement	33.987861707, -118.161611064	5404 S Eastern Ave	2186957E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0062	Cobra Head	Single	Powered Below Ground	Cement	33.9883334040001, -118.161532357	5204 S Eastern Ave	4716973E	84W Type C - ERL1-0-09-C3-30-A-GRAY

B0063	Cobra Head	Single	Powered Below Ground	Cement	33.9887317650001, -118.161482485	5034 S Eastern Ave	2186959E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0064	Cobra Head	Single	Powered Below Ground	Cement	33.9895026500001, -118.161347704	4882 S Eastern Ave	2186960E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0065	Cobra Head	Single	Powered Below Ground	Cement	33.989978057, -118.161289618	4860 S Eastern Ave	2186961E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0066	Cobra Head	Single	Powered Below Ground	Cement	33.9904785640001, -118.161200853	4836 S Eastern Ave	2186962E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0067	Cobra Head	Single	Powered Below Ground	Cement	33.9910080720001, -118.16112156	4816 S Eastern Ave	2186963E	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra Head	Twin	Powered Below Ground	Steel	33.9968985610001, -118.17092889	5378 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996897007, -118.170936266	5378 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996676403, -118.17017352	5387 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9966790010001, -118.170185691	5385 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996599217, -118.16994769	5391 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered	Steel	33.9965980150001, -	5398 Bandini		Choose...

			Below Ground		118.16994785	Blvd		
	Cobra Head	Twin	Powered Below Ground	Steel	33.9964405690001, -118.169426464	5405 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9964407640001, -118.16944281	5405 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9962778600001, -118.16891145	5419 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.996275988, -118.168907091	5419 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9959643120001, -118.168002579	5464 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9959661090001, -118.167992343	5437 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9958078700001, -118.167535099	5496 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.995806723, -118.167538068	5496 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9956560160001, -118.167088751	5526 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9956562030001, -118.167069036	5469 Bandini Blvd		Choose...
B0027	Cobra Head	Single	Powered Below Groun	Steel	33.9920813900001, -118.16146571	5696 Bandini Blvd	JBUNKNOWN1	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0028	Cobra Head	Single	Powered Below Ground	Cement	33.991249457, -118.161363043	4813 S Eastern Ave	2186964E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0029	Cobra Head	Single	Powered Below Ground	Cement	33.990745777, -118.161435295	4825 S Eastern Ave	2186965E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0030	Cobra Head	Single	Powered Below Ground	Cement	33.990255057 0001, -118.161514839	4849 S Eastern Ave	2186966E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0031	Cobra Head	Single	Powered Below Ground	Cement	33.989824522, -118.161586421	4869 S Eastern Ave	2186967E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0032	Cobra Head	Single	Powered Below Ground	Cement	33.988601833 0001, -118.16177493	5103 S Eastern Ave	2186968E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0033	Cobra Head	Single	Powered Below Ground	Cement	33.988147831, -118.161837626	5295 S Eastern Ave	2186969E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0034	Cobra Head	Single	Powered Below Ground	Cement	33.987631434, -118.161918763	5515 S Eastern Ave	2186970E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0026	Cobra Head	Single	Powered Below Ground	Cement	33.992708800 0001, -118.162313294	4740 Wiley Post Rd	2186974E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0025	Cobra Head	Single	Powered Overhead	Cement	33.992295033 0001, -118.162650034	4790 Wiley Post Rd	4476079E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0024	Cobra Head	Singl	Power	Cement	33.992313574	5670	2186976E	84W

		e	ed Overhead		, -118.163171355	Lindbergh Ln		Type C - ERL1-0-09-C3-30-A-GRAY
B0023	Cobra Head	Single	Powered Below Ground	Cement	33.992482583, -118.163670641	5630 Lindbergh Ln	2186977E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0022	Cobra Head	Single	Powered Below Ground	Cement	33.9926545370001, -118.164117923	5620 Lindbergh Ln	2186978E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0021	Cobra Head	Single	Powered Below Ground	Cement	33.992925551, -118.164731143	5604 Lindbergh Ln	2186979E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0020	Cobra Head	Single	Powered Below Ground	Cement	33.993125246, -118.165210713	5592 Lindbergh Ln	2186980E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0019	Cobra Head	Single	Powered Below Ground	Cement	33.9933795650001, -118.165824479	5574 Lindbergh Ln	2186981E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0071	Cobra Head	Single	Powered Below Ground	Cement	33.9936193610001, -118.165745018	4790 Amelia Earhart Way	4667260E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0072	Cobra Head	Single	Powered Below Ground	Cement	33.9941193610001, -118.16551242	4758 Amelia Earhart Way	2186983E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0073	Cobra Head	Single	Powered Below Ground	Cement	33.994557641, -118.165283427	4728 Amelia Earhart Way	2186984E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0018	Cobra Head	Single	Powered Below Groun	Cement	33.9936090460001, -118.166407356	5550 Lindbergh Ln	2186985E	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0017	Cobra Head	Single	Powered Below Ground	Cement	33.993786771, -118.166834308	5530 Lindbergh Ln	2186986E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0016	Cobra Head	Single	Powered Below Ground	Cement	33.993989759, -118.16737555	5520 Lindbergh Ln	2186987E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0015	Cobra Head	Single	Powered Overhead	Cement	33.994159341 0001, -118.167805122	5514 Lindbergh Ln	2186988E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0074	Cobra Head	Single	Powered Below Ground	Cement	33.994399512, -118.168003606	5497 Lindbergh Ln	4039722E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0075	Cobra Head	Single	Powered Below Ground	Cement	33.994600682 0001, -118.168543736	5473 Lindbergh Ln	4039723E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0013	Cobra Head	Single	Powered Overhead	Cement	33.994557806, -118.168904074	5504 Lindbergh Ln	2186990E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0076	Cobra Head	Single	Powered Below Ground	Cement	33.994774421, -118.16906861	5449 Lindbergh Ln	4039724E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0012	Cobra Head	Single	Powered Overhead	Cement	33.994677009, -118.169268686	5500 Lindbergh Ln	4083395E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0077	Cobra Head	Single	Powered Below Ground	Cement	33.994955044 0001, -118.169178078	5441 Lindbergh Ln	4039725E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0079	Cobra Head	Singl	Power	Cement	33.995815472	5424	4039728E	47W

		e	ed Below Ground		0001, -118.168795025	Bandini Blvd		Type A - ERL1-0-06-A3-30-A-GRAY
B0078	Cobra Head	Single	Powered Below Ground	Cement	33.99536979, -118.169022594		4039727E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0004	Cobra Head	Single	Powered Below Ground	Cement	33.994928350 0001, -118.169497848	5437 Lindbergh Ln	4039726E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0011	Cobra Head	Single	Powered Below Ground	Cement	33.994843000 0001, -118.16975073	5484 Lindbergh Ln	2186992E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0010	Cobra Head	Single	Powered Below Ground	Cement	33.995033810 0001, -118.170314748	5454 Lindbergh Ln	2186993E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0009	Cobra Head	Single	Powered Below Ground	Cement	33.995218181, -118.170859655	5424 Lindbergh Ln	2186994E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0008	Cobra Head	Single	Powered Below Ground	Cement	33.995422953 0001, -118.171436666	5392 Lindbergh Ln	2186995E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0007	Cobra Head	Single	Powered Below Ground	Cement	33.995608097 0001, -118.171983753	5360 Lindbergh Ln	2186996E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0006	Cobra Head	Single	Powered Below Ground	Cement	33.995772961 0001, -118.172466802	5332 Lindbergh Ln	2186997E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0005	Cobra Head	Single	Powered Below Groun	Cement	33.995663698, -118.173088068	5300 Lindbergh Ln	2186998E	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0294	Cobra Head	Single	Powered Overhead	Wood	33.9775076820001, -118.194008087	6530 Gifford Ave	4435100E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0550	Cobra Head	Single	Powered Overhead	Wood	33.9693826760001, -118.191251168	7215 Flora Ave	EMUNKNOWN1	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0444	Cobra Head	Single	Powered Overhead	Cement	33.9700248020001, -118.183409664	7180 Mayflower Ave	4435062E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0273	Cobra Head	Single	Powered Below Ground	Cement	33.977897652, -118.18475477	6398 King Ave	4233386E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0274	Cobra Head	Single	Powered Overhead	Wood	33.978295878, -118.185692126	6378 Woodward Ave	4466575E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0639	Cobra Head	Single	Powered Below Ground	Cement	33.9779604080001, -118.185728684	4547 Gage Ave	4233389E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0275	Cobra Head	Single	Powered Below Ground	Cement	33.978028008, -118.185940797	6397 Woodward Ave	4378809E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0640	Cobra Head	Single	Powered Overhead	Cement	33.978004135, -118.186098493	4531 Gage Ave	4233391E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0641	Cobra Head	Single	Powered Below Ground	Cement	33.9780480490001, -118.18654453	4513 Gage Ave	4233392E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0166	Cobra Head	Singl	Power	Wood	33.980554954	6165	4422917E	47W

		e	ed Overhead		0001, -118.179812838	Heliotrope Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0300	Cobra Head	Single	Powered Below Ground	Cement	33.976272354 0001, -118.172018617	5228 Gage Ave	4233517E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0296	Cobra Head	Single	Powered Below Ground	Cement	33.976085732 0001, -118.171471406	5266 Gage Ave	4233519E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0297	Cobra Head	Single	Powered Below Ground	Cement	33.976037900 0001, -118.171099008	5292 Gage Ave	4233520E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0035	Cobra Head	Single	Powered Below Ground	Cement	33.987455395, -118.162059027	5695 Mansfield Way	JBUNKNOWN2	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0222	Cobra Head	Single	Powered Overhead	Wood	33.981858739 0001, -118.200164717	6212 Loma Vista Ave	4452387E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0518	Cobra Head	Single	Powered Below Ground	Cement	33.979962707, -118.202508548	6360 Maywood Ave	4520176E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0232	Cobra Head	Single	Powered Overhead	Wood	33.982222403, -118.196886471	6205 Bear Ave	4435099E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0242	Cobra Head	Single	Powered Overhead	Wood	33.981461587 0001, -118.193377303	6211 Gifford Ave	4452382E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0276	Cobra Head	Single	Powered Below Groun	Cement	33.978404431 0001, -118.189139245	6387 Pine Ave	4303790E	47W Type A - ERL1-0-06-A3-

			d					30-A-GRAY
B0295	Cobra Head	Single	Powered Overhead	Wood	33.978183953, -118.193412675		4452397E	31W Type A - ERL1-0-04-A3-30-A-GRAY
B0505	Cobra Head	Single	Powered Below Ground	Cement	33.9786045340001, -118.193857586	6404 Gifford Ave	4233418E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0506	Cobra Head	Single	Powered Below Ground	Cement	33.9788506290001, -118.193585929	6386 Gifford Ave	4233424E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0356	Cobra Head	Single	Powered Overhead	Cement	33.9747152620001, -118.177116579	6651 Wilcox Ave	4074774E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0357	Cobra Head	Single	Powered Overhead	Cement	33.9743956180001, -118.177156393	4991 Nevada St	4074772E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0363	Cobra Head	Single	Powered Overhead	Cement	33.9740529050001, -118.177214731	6707 Wilcox Ave	4074771E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0346	Cobra Head	Single	Powered Overhead	Cement	33.973823795, -118.177035106	6698 Wilcox Ave	4521593E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0347	Cobra Head	Single	Powered Overhead	Cement	33.974528052, -118.176932428	6620 Wilcox Ave	4074773E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0348	Cobra Head	Single	Powered Overhead	Cement	33.974827998, -118.176878868	6608 Wilcox Ave	4074775E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0321	Cobra Head	Singl	Power	Wood	33.974166373	6660	820665E	47W

		e	ed Overhead		0001, -118.175330479	Sherman Way		Type A - ERL1-0-06-A3-30-A-GRAY
B0303	Cobra Head	Single	Powered Overhead	Wood	33.97077656, -118.17295949	5299 Beck Ave	820691E	47W Type D - ERL1-0-06-D3-30-A-GRAY
B0304	Cobra Head	Single	Powered Overhead	Wood	33.97071436, -118.173454609	5233 Beck Ave	4422876E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0343	Cobra Head	Single	Powered Overhead	Cement	33.97242915, -118.177263932	6838 Wilcox Ave	MSUNKNOWN2	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0344	Cobra Head	Single	Powered Overhead	Cement	33.972842926 0001, -118.177187992	6816 Wilcox Ave	4074765E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0345	Cobra Head	Single	Powered Overhead	Cement	33.973516473 0001, -118.177095959	6746 Wilcox Ave	4074768E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0370	Cobra Head	Single	Powered Overhead	Cement	33.973662063 0001, -118.177289832	4992 Nelson Dr	4074769E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0371	Cobra Head	Single	Powered Overhead	Cement	33.973379976, -118.177318918	6777 Wilcox Ave	4074767E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0372	Cobra Head	Single	Powered Overhead	Cement	33.972980082, -118.177385973	6823 Wilcox Ave	4074766E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0373	Cobra Head	Single	Powered Overhead	Cement	33.972646231 0001, -118.177428134	6857 Wilcox Ave	4074764E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0374	Cobra Head	Single	Powered Overhead	Cement	33.9722802233, -118.177492758	6895 Wilcox Ave	4074763E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0386	Cobra Head	Single	Powered Overhead	Cement	33.9719011583, -118.177549671	4992 Brompton Ave	4074762E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0387	Cobra Head	Single	Powered Overhead	Cement	33.9715674253, -118.177587222	6955 Wilcox Ave	4074761E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0388	Cobra Head	Single	Powered Overhead	Cement	33.9712081060001, -118.177656289	4997 Beck Ave	4074759E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0389	Cobra Head	Single	Powered Overhead	Cement	33.9709505590001, -118.177696355	7005 Wilcox Ave	4074758E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0390	Cobra Head	Single	Powered Overhead	Cement	33.9703918760001, -118.177781096	7021 Wilcox Ave	4074757E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0391	Cobra Head	Single	Powered Overhead	Cement	33.9700723583, -118.177834069	7043 Wilcox Ave	4074756E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0392	Cobra Head	Single	Powered Overhead	Cement	33.9697651610001, -118.177893078	7103 Wilcox Ave	4233548E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0393	Cobra Head	Single	Powered Overhead	Cement	33.9694387280001, -118.177928534	7165 Wilcox Ave	4074752E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0339	Cobra Head	Singl	Power	Cement	33.969567919	7126	4074753E	47W

		e	ed Overhead		, -118.177700127	Wilcox Ave		Type A - ERL1-0-06-A3-30-A-GRAY
B0340	Cobra Head	Single	Powered Overhead	Cement	33.9698519560001, -118.177664336	7064 Wilcox Ave	4074755E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0341	Cobra Head	Single	Powered Overhead	Cement	33.971396321, -118.177416148	6920 Wilcox Ave	4074760E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0342	Cobra Head	Single	Powered Overhead	Cement	33.971735118, -118.17737516	6908 Wilcox Ave	4074785E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0594	Cobra Head	Single	Powered Overhead	Wood	33.969057019, -118.177385135	5026 Florence Ave	4452109E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0595	Cobra Head	Single	Powered Overhead	Wood	33.968980489, -118.17658064	5072 Florence Ave	4452108E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0596	Cobra Head	Single	Powered Overhead	Wood	33.968940108, -118.176271683	5090 Florence Ave	4452107E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0597	Cobra Head	Single	Powered Overhead	Wood	33.9689177820001, -118.176022992	5102 Florence Ave	4666130E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0598	Cobra Head	Single	Powered Below Ground	Cement	33.967967033, -118.175484203		4467652E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0599	Cobra Head	Single	Powered Below Groun	Cement	33.9676117660001, -118.175341459		4467653E	84W Type C - ERL1-0-09-C3-

			d					30-A-GRAY
B0600	Cobra Head	Single	Powered Below Ground	Cement	33.9683745620001, -118.175229896		4467651E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0601	Cobra Head	Single	Powered Overhead	Wood	33.968740096, -118.174391622	5174 Florence Ave	4452099E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0307	Cobra Head	Single	Powered Overhead	Wood	33.968354031, -118.171321075	7301 River Dr	4376585E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0308	Cobra Head	Single	Powered Overhead	Wood	33.9683885590001, -118.171621487	5310 Florence Ave	4376587E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0309	Cobra Head	Single	Powered Overhead	Wood	33.968458093, -118.172212797	5278 Florence Ave	4376588E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0310	Cobra Head	Single	Powered Overhead	Wood	33.968499991, -118.172710396	5242 Florence Ave	4376590E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0311	Cobra Head	Single	Powered Overhead	Wood	33.9685558200001, -118.17316602	5224 Florence Ave	4376592E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0001	Cobra Head	Single	Powered Below Ground	Cement	33.996027584, -118.168905499	5420 Bandini Blvd	4039731E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0002	Cobra Head	Single	Powered Below Ground	Cement	33.9956037920001, -118.169083782		4039730E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0003	Cobra Head	Singl	Power	Cement	33.995243465		4039729E	47W

		e	ed Below Ground		, -118.169277907			Type A - ERL1-0-06-A3-30-A-GRAY
B0014	Cobra Head	Single	Powered Below Ground	Cement	33.994395452, -118.168386826	5510 Lindbergh Ln	2186989E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0070	Cobra Head	Single	Powered Below Ground	Steel	33.991964338 0001, -118.160714787	5713 Bandini Blvd	JBUNKNOWN5	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0069	Cobra Head	Single	Powered Below Ground	Steel	33.991681483, -118.160168706	5739 Bandini Blvd	JBUNKNOWN6	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0068	Cobra Head	Single	Powered Below Ground	Steel	33.991512247 0001, -118.159732092	5767 Bandini Blvd	JBUNKNOWN7	84W Type C - ERL1-0-09-C3-30-A-GRAY
	Cobra Head	Twin	Powered Below Ground	Steel	33.995497737 0001, -118.166592177	5485 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995492991, -118.16658061	5485 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995326689, -118.166124383	5499 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995318997, -118.166120695	5582 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.995176727 0001, -118.165657511	5505 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below	Steel	33.995170805, -118.16566606	5505 Bandini Blvd		Choose...

			Ground		1			
	Cobra Head	Single	Powered Below Ground	Steel	33.9948962830001, -118.165366827	5596 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994847613, -118.164720666	5527 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9948432910001, -118.164714882	5612 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994690846, -118.164255386	5626 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994685754, -118.164262343	5626 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9943571740001, -118.163313177	5658 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994362305, -118.163310997	5658 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.994140008, -118.162872121	5581 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9941333370001, -118.162864074	5581 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.9938188530001, -118.162483033	5593 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993817001, -118.162485464	5593 Bandini Blvd		Choose...

	Cobra Head	Twin	Powered Below Ground	Steel	33.993553004, -118.162207908	5603 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993550596, -118.162210167	5603 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993222416, -118.162021441	5611 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.993213973, -118.162016329	5611 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.992823538, -118.161834777	5647 Bandini Blvd		Choose...
	Cobra Head	Twin	Powered Below Ground	Steel	33.992824311, -118.161836201	5647 Bandini Blvd		Choose...
	Cobra Head	Single	Powered Below Ground	Steel	33.9927418930001, -118.161113849	4793 S Eastern Ave		Choose...
B0592	Cobra Head	Single	Powered Below Ground	Concrete	33.969510708, -118.188127925	7203 Atlantic Ave	2239360E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0593	Cobra Head	Single	Powered Below Ground	Concrete	33.969228146, -118.18806717	7203 Atlantic Ave	2239359E	84W Type C - ERL1-0-09-C3-30-A-GRAY
B0524	Cobra Head	Single	Powered Overhead	Wood	33.976314341, -118.201706756	6728 Loma Vista Pl	4434585E	47W Type A - ERL1-0-06-A3-30-A-GRAY
B0333	Cobra Head	Twin	Powered Overhead	Wood	33.9758635850001, -118.175921887	6505 Alamo Ave	820660E	47W Type A - ERL1-0-06-A3-

								30-A-GRAY
B0223	Cobra Head	Single	Powered Overhead	Wood	33.982256224, -118.200217078	3654 Randolph Pl	823083E	47W Type A - ERL1-0-06-A3-30-A-GRAY

NOTICE OF AWARD

TO: (CONTRACTOR) FOR STREETLIGHT MAINTENANCE AND REPAIR SERVICES:

Public Works Division

Your Bidder's Proposal dated _____, is accepted for the total contract

price of $ _____.

You are required by the "SECTION IV REQUIRED POST RFP DOCUMENTS" to execute the documents specified within ten (10) days from the date of mailing this Notice. Please sign one copy of the Notice of Award upon receipt and return.

RECEIVED:

CONTRACTOR

By: _____

_____
(Title)

_____
(Date)

THE CITY OF BELL

By: _____
Kenneth Jones
Public Works Manager

_____
(Date)

NOTICE TO PROCEED

TO: (Contractor) DATE:

From: Kenneth Jones
Public Works Manager, City of Bell

Notice is hereby given that you are authorized and directed to proceed with the following project in accordance with the contract documents:

Streetlight Maintenance and Repair Services
Public Works Department Services Division

These documents have been received and are on file with the City Clerk of the City of Bell:

DOCUMENT:

The Agreement Fully Executed	( )
Workers' Compensation Insurance Certificate	( )
Liability Insurance Policy or Certificate	( )
Insurance Forms	( )

The **Contract Time** shall commence on the date of issuance of the City's written **Notice to Proceed.**

Work shall commence within **five (5) calendar days** from the date of this **Notice to Proceed** and is to be completed within _____. Annual work shall be completed within the time allocated based on the work to be performed.

_____
Kenneth Jones
Public Works Manager

UNDER SEPARATE COVER
AGENDA ITEM NO. 3

3. A Resolution of the City of Bell Community Housing Authority to declaring Assessor Parcel Number ("APN") 6325-018-901, exempt surplus land under the Surplus Land Act (Government Code sections 54220 et seq.). *(Bell Community Housing Authority)*

***Recommendation**: It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2025-48 titled:*

A RESOLUTION OF THE CITY OF BELL COMMUNITY HOUSING AUTHORITY DECLARING ASSESSOR'S PARCEL NUMBER 6325-018-901 IN THE CITY OF BELL EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

AGENDA ITEM 4

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Rickey S. Manbahal, Finance Director

APPROVED BY: _____
Michael L. Antwine II, City Manager

SUBJECT: Increase City of Bell Purchase Order Limit to $5,000

RECOMMENDATION:

It is recommended that the City Council approve the purchase order limit increase to five thousand dollars ($5,000)

DISCUSSION OR BACKGROUND:

The City of Bell purchasing limit was changed July 22, 2016 (nine (9) years ago). This change was related to purchases of $1,000 to under $10,000, which required three (3) quotes in order to obtain a purchase order.

The current purchase order limits, are outdated, cumbersome for city staff, not in alignment with industry Best Practices. This outdated practice leads to inefficiencies and hinders the city's ability to deliver essential services, and ultimately impacts our community. Also, there are a significant amount of vendors that will not provide the city with a proposal for only a $1,000 purchase amount. Thus hindering the City's ability to purchase goods, supplies, materials and equipment in a timely manner.

The current purchase order limit of one thousand dollars ($1,000.) is an administrative burden for numerous small purchases and creates a significant administrative burden on staff, diverting limited resources away from more strategic initiatives and vendors do not want to send their time or resources to prepare a proposal for $1,000. Every City Department staff have issues, concerns and complaints that they are constantly reaching out to multiple vendors ,requesting quotes. Staff time to create a purchase order varies with each purchase. Upon receipt of quotes, a purchase request is completed and routed for approval signatures. The completed and approved requestion is entered, and a purchase order is generated and routed for approval. This process takes approximately eight (8) to ten (10) hours of staff time whenever an item costing over a thousand dollars ($1,000.) is purchased.

A recent example, was this inefficiency was during the recent opening of the night market when purchasing lighting, generators, banners etc...because this was time sensitive, staff spent unnecessary time obtaining quotes timely to prepare a requestion to purchase. In addition, vendors are reluctant to participate quickly due to the dollar value of the purchase. All city departments encounter these issues when making small-dollar purchases.

Staff surveyed neighboring cities (this is not a comprehensive list) for purchasing limits and found the cities listed below do not require a Purchase Order for purchases of less than five thousand dollars ($5,000.):

City of El Monte Micro Purchase Not to Exceed $5,000
City of Commerce – Over the Counter Purchase Less than $5,000
City of Arcadia – Purchases less than $5,000. No bids required or P.O. required
City of Irwindale – Informal Bid Limits established $5,000.

City of Bell Current Purchase Order Limit

Value of Purchase	Purchase Method	PO Required	Level of Approval	Single Source Verification
under $300	Small dollar	No	Department Director	None
under $1,000	Single Source	Yes	Department Director	None
$1,000 under $2,500	Verbal quotes	Yes	Department Director	Purchase Order Supplement
$2,500 under $10,000	Written quotes	Yes	Department Director	Purchase Order Supplement
Over $10,000 under $25,000	3 written bids	Yes	City Manager	Per BMC 3.12.080 (B)(1)
$25,000 or over	3 written bids	Yes	City Council	Per BMC 3.12.080 (B)(1)

City of Bell - Recommended Purchase Order Limit

Value of Purchase	Purchase Method	P.O. Required	Level of Approval	Single Souce Verification
$0 - $5,000	Small Dollar	No	Department Director	None
$5,001 - $10,000	3 Written Quotes	Yes	Department Director/City Manager	Purchae Order
$10,001 - $25,000	3 Written Bids	Yes	City Manager	Per BMC 3.12.080 (B) (1)
$25,001 & Greater	3 Written Bids	Yes	City Council	Per BMC 3.12.080 (B) (1)

FISCAL IMPACT:

No fiscal Impact – the current FY25-26 Budget established spending limits for city-wide purchases.

STRATEGIC PLAN 2023-25:

Target 4: Fostering Financial Resilience

Goal 5: Update the City's finance-related policies, including purchasing and signature authority

Action Item 1: Finance to update the purchasing policy

ATTACHMENT(S):

1) City of Bell - Current Purchasing Policy
2) Purchasing Limit – City of Arcadia
3) Purchasing Limit – City of Commerce
4) Purchasing Limit – City of EL Monte
5) Purchasing Limit – City of Irwindale

MEMORANDUM

To: Department Heads

From: Howard W. Brown, Jr., City Manager

CC: City Staff

Date: July 22, 2016

Re: **City Ordinance No. 1192 Purchasing Policy for purchases under $10,000**

Background

On July 7, 2016, a City Manager's meeting was held with the department heads; a discussion was held regarding the development of a policy for purchases under $10,000. Mr. Robert "Shoe" Severson presented to the senior staff the purchasing policy for purchases under $10,000 pursuant to sec. 3.12.080 (2) City Ordinance No. 1192. This policy was adopted on January 16, 2013. At the City Manager's Meeting, all departments were advised to provide comments back to finance department on or before Friday, July 15, 2016. I have been notified by the Finance Department that there was only one (1) verbal comment by the Community Development Department.

Directive

Effective Monday, July 25, 2016, all departments will be required to follow the attached policy as it relates to purchases under $10,000. Section 3.12.080 (2) requires adoption of operational procedures for making small purchases of less than $10,000. Further, for the purposes of administration of this specific code, each department is hereby responsible to designate a purchasing officer.

PLEASE MAKE SURE ALL OF YOUR EMPLOYEES ARE PROPERLY TRAINED ON THE ATTACHED POLICY AND PROCEDURE.

END OF MEMORANDUM

City of Bell Purchasing Procedures

Overview

Policy and Purpose

Policy Statement: to secure services, supplies and equipment at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases and to assure the quality of purchases.

Purpose: The purpose of this Manual is to provide the City of Bell a means of assuring continuity and uniformity in its purchasing practices, provide departments with guidelines to assist them so that they are operating purchasing practices within legal regulations, and to define responsibilities of the Purchasing Office and operating departments. This Manual implements Chapter 3 of the Bell Municipal Code (BMC). In the event of any conflict between the BMC and this Manual, the provisions of the BMC shall control.

What are the goals of this Manual?

The Purchasing Manual ("Manual") documents the procedures and associated roles and responsibilities for purchasing/contracting with consultants/ contractors/vendors for the provision of goods and services to the City of Bell ("City") and its residents. These guidelines aim to increase the accuracy and efficiency of implementing and monitoring the purchasing and contracting processes.

Who is the Manual for?

The Manual are distributed to all departments and should be used as a reference by anyone responsible for purchasing or contracting with consultants, contractors or vendors. The Bell Municipal Code (BMC) sets the City Manager or his or her designee with the authority and responsibility for purchasing. This Manual also defines the roles and responsibilities of the Initiator/Project Manager, the Contract Administrator, the Purchasing Coordinator, and the City Clerk in the purchasing and contracting process.

- The City Manager has designated the City Department Directors as "Purchasing Officers."
- The City Manager has designated the City Clerk as the "Contract Administrator."

How often is the Manual updated?

The Manual is to be reviewed regularly and updated as needed. All changes to the Manual are subject to the written approval of the City Manager.

What is the City's Purchasing Philosophy?

The City's purchasing philosophy is procuring goods and services that represent the best quality and value in an open and competitive market. The City strongly encourages broad participation in the procurement process and invites all businesses to register with the City to be notified of upcoming bids and proposals. Opportunities are advertised regularly through the City's website and other means to encourage a wide range of respondents.

Applicability of Manual When Grants Funds are Used to Fund or Partially Fund the Purchase

If grant funding will be used, it is the Project Manager's responsibility to insure that all applicable requirements of that funding are included in any contract, agreement, amendment or change order. Additionally, it is the responsibility of the Project Manager to insure compliance with all applicable requirements of that funding, including securing approval of grant prior to incurring any expenditure, approval of eligible expenditures, reporting requirements, etc..

Responsibilities of Departmental Purchasing Officer

The Purchasing Officer is responsible for the procurement of supplies, general services, equipment, and special equipment (which are not included within a construction contract); review of construction, professional, and management services; establishing and administering purchasing and procedures; and for the management of surplus City property. To perform these functions efficiently and assist operations, the Departmental Purchasing Officer shall:

1. Recommend the execution of contracts for the purchase of supplies, general services, special equipment, and services;

2. Keep informed of the current developments concerning purchasing, prices, market conditions and new products and recommend revisions to purchasing procedures when necessary;

3. Prescribe and maintain all forms and records necessary for the efficient operation of the purchasing system;

4. Coordinate the process with other operating departments for the purchase of all supplies, general services, special equipment, and services purchased to assure conformance with City specifications;

5. Supervise the transfer of surplus and unused supplies and equipment or sale/disposal of such;

6. Maintain an up-to-date bidder list, vendors' catalogs, files and such other records as needed to perform these duties. Coordinate vendor relations, locate sources of supply, maintain vendor listing and evaluate and document vendor performance;

7. Assist other operating departments with research and recommendations in developing specifications; review specifications for completeness of

information, and ensure that purchasing specifications are open and non-restrictive to encourage full competition;

8. Identify, evaluate, and utilize purchasing agreements that best meet the City's needs (i.e., cooperative purchases, blanket purchase orders, contractual agreements, etc.) and

9. Perform such other tasks as may be necessary for the proper conduct of purchasing supplies, general services and equipment.

Purchasing Officer

The Purchasing Officer is the designated representative of the City Manager per BMC 3.12.020. The City Manager has designated the Department Director as Purchasing Officer for their departments. Purchasing Officer's may delegate duties to a city employee within their department, provided the City manager has approved the delegation. The Purchasing Officer shall:

1. Be charged with the responsibility and authority for coordinating and managing the procurement of departmental supplies, general services, equipment, and special equipment according to these policies;

2. Negotiate, purchase and contract for supplies, general services, equipment, and special equipment/services in accordance with the BMC and the policies prescribed herein;

3. Purchase or contract for the City the needed general services, supplies, equipment, and special equipment/services from the lowest responsive and responsible bidder;

4. Ensure full and open competition on all purchases; if sole source, ensure proper documentation is on file signed by the requesting Department Director;

5. Ensure that there exists an unencumbered appropriation in the fund account against which any purchase is to be charged, except in cases of urgency;

6. Make purchase award recommendations to the appropriate authority following the monitory guidelines of the BMC and

7. Review the purchase of services and construction for compliance with policies, procedures, laws, and communicates any policy deviations to the City Manager, Finance Director and City Attorney.

Responsibilities of Operating Departments

1. Provide at the beginning of each fiscal year, an updated authorized signature list to the City Manager designating those individuals who are delegated the authority to make purchases pursuant to the Manual as described herein.

2. Department Directors may authorize purchase of supplies, equipment, special equipment/supplies, and services in accordance with the dollar thresholds established by the City Manager. Departments must keep a record of such

purchases and exercise reasonable prudence in seeking price quotes when purchasing such items.

3. Ensure that there exists an unencumbered appropriation in the fund accounts against which any purchase is to be charged.

4. All purchases under $10,000 must be approved by Department Manager and purchases over $10,000 must conform to BMC 3.

5. Anticipate requirements sufficiently in advance to allow the Department Purchasing Officer adequate time to obtain goods in accordance with the best purchasing practices.

6. Inspect all supplies, general services, special equipment, and services purchased to assure conformance with City specifications.

7. Provide detailed, accurate specifications to ensure goods obtained are consistent with requirements and expectations.

8. Submit to the Department Purchasing Officer a purchase requisition form prior to initiating any procurement greater than $300.

9. Inform the Department Purchasing Officer of any vendor relations problems, shipping problems (i.e., damaged goods, late delivery, wrong items delivered, incorrect quantity delivered, etc.) and any situations which should be brought to the their attention.

10. Minimize urgent and sole source purchases and provide written documentation on the Purchase Order Supplement sheet signed by the Department Director when such purchases may be necessary.

11. Follow the bidding limits and procedures as established by the Municipal Code and this Manual.

12. Assist with the review of all bids over $10,000 received for compliance with specifications, and provide the City Manager with written documentation regarding findings. After purchasing review, prepare a recommendation for award of the bid to the appropriate approval authority.

13. Notify vendors of purchase award.

Responsibilities of Finance Department

1. Ensure that there exists an unencumbered appropriation in the fund accounts against which any purchase is to be charged.

2. Relieve purchase orders when an invoice is processed for payment that involves a purchase order.

3. If an invoice is presented for payment that should have a purchase order and does not have a purchase order, contact the ordering department and resolve the deficiency prior to processing for payment

4. If a payment exceeds the purchase order limit notify the issuing department. Do not process the invoice for payment until the deficiency has been resolved by the department submitting the invoice.

Vendor Relations

It is to the City's advantage to maintain and promote good relations with suppliers of goods and services. Purchasing and operating department staff shall conduct their dealings with vendors in a professional manner and shall promote equal opportunity and demonstrate fairness, integrity, and courtesy in all vendor relations.

Operating departments may make direct contact with vendors for such purposes as obtaining price quotes, developing service contracts, utilizing RFP/Q's, obtaining technical information, obtaining cost estimates for budgeting or purchasing purposes, for preparing purchase requisitions and for placing orders for authorized purchases. The Department Purchasing Office will be the main contact in bid situations.

Consultant Payments and Reimbursable Expenses

1. The City shall not pay a consultant more often than monthly, except when the payment represents final payment on an agreement/contract.

2. Payments are for worked performed, therefore there shall be no advance payments. Payments are permitted for progress on tasks within an agreement/contract, but only in an amount that does not exceed an amount based upon the percentage of completion and total amount for that specific task provided this payment method is a part of the agreement/contract.

3. The City may reimburse consultant for out-of-pocket expenses provided those expenses are included in the agreement/contract or there is written approval by the City Manager before the out-of-pocket expense in incurred.

4. **Contracts**

The Manual use the terms "contract" and "agreement" interchangeably throughout this document. It is intended that both terms have the same meaning. Contracts shall be prepared for professional, management, general or special services, and construction services for $25,000 and over. All City contracts over $25,000 shall be reviewed by the City Attorney and approved by the City Council. Executed contracts and amendments shall be submitted to City Clerk Department for final processing.

Local Preference

To promote economic development and maintain a healthy economic base in Bell, as well as encourage businesses to move into the City's jurisdiction, the City supports employment and local business opportunities, which in turn promotes the City's economic growth. The City Council or the City Manager may give preference

to a local business that meets the requirements of BMC 3.12.100 Awards of Contracts to Local Businesses.

This local vendor preference is expressly made **inapplicable to:**

1. Bids for public projects as defined by Public Contracts Code Sections 20161 and 22002;

2. Bids funded by grants, which prohibit its use and

3. Contracts for professional, management, and special services.

Ethical Standards and Conflict of Interest

A. Overview

The City is extremely sensitive to what constitutes unethical purchasing behavior and what, while legal, constitutes the appearance of unethical behavior. Specific dollar limits have been established in regard to acceptance by City staff of gifts from vendors, disclosure of employee financial interest in companies doing business with the City, the employment of present and former employees, and the use of confidential information.

Conflicts of interest occur when a conflict exists between the public interest and the private monetary interest of the public official or employee. Conflicts of interest can also occur with regard to individuals who have left government employment. When former public officials are able to exert undue influence over the purchasing process because of their past personal connections inside government, the situation is called "the revolving door." The term also applies to situations in which contractors have some influence that would gain them a competitive advantage in purchasing.

B. Ethical Standards

In general, City employees shall not make any attempt to realize personal gain directly or indirectly through a purchase or service provided to the City, including the following:

1. The employee or any member of the employee's immediate family has a financial interest in the purchase or service;

2. A business or organization, in which the employee or any member of the employee's immediate family has a financial interest, is involved in the purchase or service;

3. Any other person, business or organization, with whom the employee or any member of the employee's immediate family is negotiating or has an arrangement concerning prospective employment, is involved in the purchase or service and

4. No City employee operating a business outside of their current City employment shall do business or provide a service for the City through their outside employment.

C. Employee Conflict of Interest

1. **Employee Disclosure Requirements.** The City Council (under guidelines established by the Political Reform Act) has identified specific City positions required to disclose financial interests.

2. **Kickbacks.** Kickbacks are "financial payments for receiving a contract." Kickbacks are illegal.

3. **Restriction on Former Employees.** Any purchase order or contract affecting the financial interest of a former City employee, member of City Council, or any former appointed member of a City Commission, Board or Committee, shall be awarded solely by the City Council at a public meeting and may not be awarded during a period which is five years after the end of that person's term of service to the City.

4. **Use of Confidential Information.** Purchasing Officers are frequently made privy to confidential information in the course of their duties, and the prohibition against the misuse of confidential information is just as fundamental to ethical purchasing as it is to any other sphere of government. Employees and former employees should not knowingly use confidential information for actual or anticipated personal gain or for the gain of any other person.

Purchase of Supplies, Equipment, and Non-Professional Services

Non-professional services/equipment/supplies - include those activities which do not require a high degree of professional certification, specialized expertise, or unique skill, such as maintenance services. When purchasing/contracting non-professional services/equipment/supplies, the contract/agreement is awarded to the best qualified consultant/contractor/vendor.

Dollar Thresholds, Approval Levels and Documentation Requirements

Value of Purchase	Purchase Method	PO Required	Level of Approval	Single Source Verification
under $300	Small dollar	No	Department Director	None
under $1,000	Single Source	Yes	Department Director	None
$1,000 under $2,500	Verbal quotes	Yes	Department Director	Purchase Order Supplement
$2,500 under $10,000	Written quotes	Yes	Department Director	Purchase Order Supplement
Over $10,000 under $25,000	3 written bids	Yes	City Manager	Per BMC 3.12.080 (B)(1)
$25,000 or over	3 written bids	Yes	City Council	Per BMC 3.12.080 (B)(1)

How does the City select the best qualified vendor for commodities (i.e., equipment and supplies) and non-professional services?

In determining the best qualified vendor, BMC specifies consideration will be given to quality and performance of the equipment or supplies or non-professional services. The criteria to be considered including but not limited to the following:

- Cost and conformity of product or service to the required specifications;
- Ability, capacity and skill to perform the contract or provide the supplies or services;
- Ability to provide the commodity or services promptly without delay or interference;
- Character, integrity, reputation, judgment, experience and efficiency of the vendor;
- Performance on previous purchases or contracts with the City;
- Ability to provide future maintenance repair parts and services;
- The bidder's involvement in prior or current litigation or contract disputes could preclude selection;

- Current compliance with Federal and State law and
- In some cases, the City participates in multiple award contracts, such as CALNET 2 for telecommunications services, to obtain reduced pricing.

Small Dollar – Under $300

This is the purchase of supplies or services using an open market procedure, however, the aggregate amount of purchases cannot exceed the small dollar purchase threshold. Additionally, the person making this type of purchase needs to determine that the price to be paid is reasonable. Bell uses this in order to expedite the completion of its small dollar purchase transactions and minimize the associated administrative burden and cost.

Verbal (telephone) Quotes - $1,000 to $2,499

The employee making purchases are to secure at least three quotes (when practical) via telephone contact with vendors. The quotes are to be written on the Purchase Order Supplement and attached to the purchase requisition submitted to the Department Purchasing Officer.

Written Quotes - $2,500 to $9,999

The employee making purchases are to secure at least three written quotes (when practical.)

Informal Purchases – Request for Quotation (RFQ) - $10,000 and under $25,000

1. To initiate the RFQ process, operating department staff, under the direction of their department director, shall provide specifications for the item to be purchased, and documentation showing the existence of an unencumbered appropriation for the item in the current approved budget. The Purchasing Office shall solicit price quotations from at least three (3) vendors as prescribed by BMC 3.12.080 (A) (1) and this Policy/Procedures Manual.
2. Requests inviting quotations shall include a general description of the goods, articles, services or equipment to be purchased.
3. Vendors shall be solicited to submit price quotations by use of sealed bidding methods, electronic facsimile, or electronic mail.
4. Award shall be made to the responsive and responsible vendor who offers the lowest acceptable quotation that best meets the needs of the City.
5. Sole source purchases of $10,000 or more shall conform to requirements of BMC 3.12.080 (B) (1).
6. The names of vendors submitting quotations shall be recorded and maintained as a public record.

Formal Bid Process –Request for Proposals (RFP) aggregate annual value equal to or exceeding $25,000

1. To initiate the bid process, operating department staff, under the direction of their department director, shall provide specifications for the item to be purchased, and documentation showing the existence of an unencumbered appropriation for the item in the current approved budget. The Purchasing Officer shall solicit formal bids as prescribed by BMC 3.12.060 and this Policy/Procedures Manual. The department initiating the purchasing will coordinate with City Clerk a bid opening date and publication of the bid in the local newspaper. See City Clerk for publication deadlines.

2. Notices inviting formal bids to at least three (3) prospective bidders shall be posted at City Hall and other public posting locations including the City's website. Notice shall include a general description of the product or service required, the place, date, and time of bid opening and adequately detailed specifications and contract terms as applicable to the purchase.

3. The City may require bidders' security in form of a bid bond, performance bond, payment bond or other security as may be required by the Purchasing Officer as prescribed in BMC 3.12.060 (D).

4. Oral interpretation of written bid specifications shall not be made to prospective bidders per BMC 3.12.060 (E). All communication shall be in writing.

5. Sealed bids shall be submitted to the City Clerk and shall be opened publicly at the date, time, and place stated in the notice inviting bids. A written record and tabulation shall be made at the time all bids are received. After the City has identified the awardee, a 'Notice of Intent to Award" will be sent to all actual bidders. Protests must comply with requirements of BMC 3.12.140.

6. A representative of the requesting department shall review all bids received for compliance with specifications. All deviations from the specifications shall be fully documented by the requesting department, and the impact of the deviations on the performance or suitability of the bid item evaluated and detailed. The requesting department shall review its findings with the Purchasing Office staff. Upon concurrence with the department's recommendation by the Purchasing Office, the department will prepare and send out a Notice of Intended Award to all persons who submitted a response to the City's solicitation.

7. The City Council may reject all bids or award the purchase contract to the lowest responsive and responsible bidder whose bid fulfills the intended purpose according to criteria designated in the solicitation, provided that an unencumbered appropriation exists for the purchase. The City Council may waive any minor bid irregularities. If bids are rejected, the City Council may authorize Purchasing staff to negotiate a contract for the purchase, initiate the rebid, or abandon the purchase.

8. Quality and service being equal, the City's ultimate receipt of sales tax shall be considered in determining the lowest price. The City Council may provide,

from time to time, incentives for vendors supplying recycled goods. Also, incentives to local business per BMC 3.12.100.

9. If two or more bids are received for the same total amount or unit price, quality and service being equal, then the City Manager or the City Council may choose the bid that serves the best interest of the City.

10. Contracts for Public Works projects, as defined in Public Contract Code §§ 1101and 20161, shall be let in compliance with the California Public Contract Code, including, without limitation, Public Contract Code § 20160 et seq. All contracts valued at $25,000 or greater require City Council approval.

Emergency Purchases

Emergency purchase of materials, supplies, equipment or services when there exists a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property or essential public services is permitted by BMC 3.12.080 (C).

Cooperative Purchasing

The City may enter into agreements involving the purchase of materials, supplies, equipment, vehicles, apparatus, or services in cooperation with another local, county, State, Federal, or other public entity, school district, or League of California Cities is permitted by BMC 3.12.080 (D).

Standardization

Supplies, materials, equipment or services that have been uniformly adopted or otherwise standardized, or when an item is designated to match others in use by the City, the purchase can be single sourced. Justifications for standardization are recorded and maintained as public record.

Competitive Proposals

When competitive bidding is determined to be contrary to the best interests of the City, the competitive proposal method may be used to enter into a contract following:

1. The request for proposal shall identify all significant evaluation criteria and the procedures to be used for evaluation and selection for negotiation and/or contract award;

2. Notice of a request for proposal is published at least ten (10) days prior to date of proposal opening on the City Web Site.

3. Proposals shall be opened publicly at the time and place specified in the request for proposal;

4. The City may, at any time, waive or modify any element of the request for proposal and/or any evaluation criterion. The City may elect to negotiate with one or all offerors that the City determines have a reasonable chance of selection, based on price and other factors stated in the solicitation.

Professional and Personal Services

Professional services are those activities to be performed by specially trained persons or firms who provide services in connection with financial, economic, accounting, engineering, administrative or other matters involving specialized expertise or unique skills. There is no bidding requirement for this type of service, since the person or firm is being hired based on their qualifications, not lowest price. The price, however, should be reasonable.

The City is required by State law (GC § 4526) to select vendors for architectural, landscape architectural, engineering, environmental services, land surveying, and construction project management services based on demonstrated competence and professional qualifications, rather than competitive bidding, and at fair and reasonable prices. The City shall use a competitive proposal procedure to determine the best qualified vendor for professional services.

Attachments:

Purchase Order Supplement

Bell Purchasing Ordinance No. 1192

California Public Contract Codes section 1101, 3400, 4526, 20160-20174 and 22002

IRS Exemption Requirements 501(C)(3) Organizations

CITY OF BELL

PURCHASE ORDER SUPPLEMENT

Please Check One:

_____ This purchase is under $300 and does not require a purchase order.

_____ This purchase order is under $1,000 and does not require additional quotations.

_____ This purchase order is $1,000 or over, but under $5,000 and requires 3 verbal quotes. See quote info below.

_____ This purchase order is $5,000 or over, but under $10,000 and requires 3 written quotes. Quote info attached to purchase order. Justification of Single Source procurement is attached to Purchase Order

_____ This purchase order is for a commodity available only through a sole source provider and does not require multiple quotes.

_____ This purchase is being made during an emergency from the nearest available source of supply. Purchase is in compliance with Bell Municipal Code Chapter 3.12.080C.

_____ This purchase is-an exempt professional service: *(circle one)*

architectural services; bond services; election services; engineering services; insurance services; legal services; public relations services; real estate services; solid waste disposal services

_____ This purchase is made in cooperation with the State, the County, or another government entity for the purpose of obtaining a lower price upon the same terms, conditions, and specifications.

The quotes obtained for the Purchase Order were:

Vendor Name # 1 _____

Vendor Name # 2 _____

Vendor Name # 3 _____

Item Description	**Cost Vendor # 1**	**Cost Vendor # 2**	**Cost Vendor #3**	**Comments:**

Vendor Chosen: _____ **Reason:** _____

_____

Approved by: _____ **Date :** _____

Bell Municipal Code

Chapter 3.12 PURCHASING

Note

* **Prior history**: prior code §§ 2800—2808, 2810, 2811; Ord. Nos. 1127 and 1172.

3.12.010 Adoption of purchasing system.

The procurement system contained in this chapter is adopted in order to establish an efficient, equitable and uniform procedure for the purchase of materials, supplies, equipment, and services at the lowest possible cost commensurate with the quality needed, to exercise financial control over purchases, and to clearly define authority for procurement functions. All city procurement shall comply with applicable provisions of the City Charter, this code and all relevant provisions of law, and shall be only used to acquire materials, supplies, equipment and services for which the city council has appropriated funds. The provisions of this chapter apply to all procurement of any nature including as follows: materials, supplies, equipment, labor, public works projects, and services, including professional services. (Ord. 1192 § 1, 2013)

3.12.020 Authority of purchasing officer.

A. The chief administrative officer or designee shall serve as the purchasing officer for the city. Except as otherwise provided, the purchasing officer shall serve as the principal public purchasing official for the city, and shall be responsible for the purchase of materials, supplies, equipment, and services, in accordance with this code, and for the authority to properly administer and manage contracts, and for the disposal of materials, supplies, and equipment. The purchasing officer shall use his or her best efforts to secure the acquisition of materials, supplies, equipment, and services in the manner that is the most advantageous to the city and to the public. The legal form of specifications, formal and informal purchase contracts, warranties, bid and performance security, and similar matters shall be approved by the city attorney. Consistent with this code, and with the approval of the chief administrative officer, the purchasing officer may adopt operational procedures relating to the execution of his or her duties. The purchasing officer shall also prepare a local recruitment program, compliance with which shall be required as a standard provision in city contracts.

B. All purchases are conditioned upon specifications being met. All specifications shall be drafted so as to promote overall economy for the purposes intended and to encourage competition in satisfying the city's needs. This policy applies to all specifications, including those prepared for the city by non-city employees. The purchasing officer or designee may inspect supplies, equipment, materials, and review services to determine if they meet specifications and may require any inspection or test as necessary. Costs of testing will be charged to the department initiating the procurement.

C. The purchasing officer is authorized to sell and dispose of city property no longer of use in a manner providing maximum return to the city and in accordance with Section 3.12.140. The subject matter, manner, and timing of such sales shall be subject to the approval of the chief administrative officer. Expenses of sale shall be a proper charge against the income therefrom. The disposition of unclaimed property is subject to Chapter 2.80 of this code. (Ord. 1192 § 1, 2013)

3.12.030 Authorization to execute documents.

All documents may be executed by the chief administrative officer whenever such authorization is granted in a resolution, motion, or minute order adopted by the city council. All contracts under $25,000 may be approved and executed by the chief administrative officer and attested by the city clerk and do not require council approval.

Contracts equal to or over $25,000 shall be approved by the city council. (Ord. 1192 § 1, 2013)

3.12.040 Unauthorized purchases and contracts.

It shall be unlawful for any officer, employee, or agent of the city to order the purchase of materials, supplies or equipment, or to contract for services or contract for the performance of public works projects, as defined in Public Contract Code Sections 1101 and 20161, or otherwise make any contract in violation of this code. Any invoice or requisition for payment not supported by a written contract shall be deemed a false claim. All contracts shall be in a form approved by the city attorney or deputy, except as specified in Section 3.12.080(A)(2). Any order, purchase, or contract made contrary to the provisions of this code is voidable by the city and the city shall not be obligated thereunder unless the city council ratifies the action in response to an allegation that an order, purchase, or contract was made contrary to the provisions of this code.

Conversely, the inadvertent or intentional failure of the city to comply with any requirement of this chapter shall not, in itself, constitute grounds for any order, purchase, or contract executed by the city council, the chief administrative officer, to be voided without action by the city council or contrary to a determination made by the city council. (Ord. 1192 § 1, 2013)

3.12.050 Specialized contracting procedures.

A. Nothing in this code shall prohibit the city from using specialized contracting procedures when authorized by state law. If state law authorizes such procedures, they need not also be specifically authorized by this code, but may be adopted by resolution of the city council. Such specialized procedures may include, without limitation, prequalification of general contractors or subcontractors and design/build contracting procedures.

B. Notwithstanding any other provision of this code, for any contract totally or partially funded by the state or federal government, all applicable state and federal laws shall be followed, including, but not limited to, applicable procurement standards and contracting procedures. Contractors must

also comply with all standard provisions contained in state and federal contracts establishing the source of state and federal funds for work being performed by the contractor. (Ord. 1192 § 1, 2013)

3.12.060 Bidding procedures for purchases of materials, supplies, equipment and services, except professional services.

Except as otherwise provided in this chapter, all contracts of the city for the purchase of materials, supplies, equipment, or services of an aggregate annual value equal to or exceeding $25,000 shall be awarded after compliance with the sealed bid procedures contained in this section. "Materials, supplies, equipment, and services" include all personal property and services, except professional services, procured by the city.

A. Evasion of Provisions of Chapter Prohibited. Orders for materials, supplies, equipment, or services shall not be split into smaller orders or projects, artificially aggregated into larger orders or projects, or willfully mischaracterized or misclassified for purposes of evading the provisions of this chapter.

B. Budget Verification. Prior to bid solicitation, the purchasing officer shall confirm the requested purchase is identified in the current fiscal year adopted budget. For items not identified in the current fiscal year adopted budget, the requesting city department shall be required to request a budget transfer to or receive city council approval prior to bid solicitation.

C. Invitations to Bid. Invitations to bid shall be issued by the purchasing officer and shall include a general description of the product or service required, the place, date, and time of bid opening, and adequately detailed specifications and contract terms as applicable to the purchase. Invitations to bid shall be disseminated to at least three prospective bidders approved by the purchasing officer and shall be posted at City Hall and other public posting locations, including the city's website, as determined by the purchasing officer. Notices shall include a general description of the articles for which bids are being sought, and the time, date and location for submitting and opening of the bids and identify the bid official who can answer any questions the bidders may have concerning the bid. Any invitation to bid, request for proposal, and other solicitation may be cancelled in whole or in part when there is good cause therefor or when in the judgment of the awarding authority cancellation is in the city's best interests.

D. Security. Security requirements shall be set forth in the solicitation. Bid bonds, performance bonds, payment bonds or other security may be required as the purchasing officer and department directors deem prudent to protect the city's interests. When the law permits, there may be allowed, in lieu of bonds or securities, a cash deposit, an irrevocable letter of credit, a negotiable time certificate or time certificate of deposit issued by a savings bank, a savings and loan investment certificate, or other form of security acceptable to the city's finance director and city attorney, provided that the city is the assignee or beneficiary of the security, and the security conforms to provisions required by the city attorney. Bonds or other security shall not be used as substitutes for determination of a bidder's or offeror's responsibility.

E. Interpretation of Bid Specification. Oral interpretation of written bid specifications shall not be made to prospective bidders. If the prospective bidder discovers discrepancies or omissions in any specification, or if the bidder is in doubt as to the meaning of any specification, the bidder shall request a written interpretation or modification from the city.

If interpretations or modifications are deemed necessary, the city will then issue a written addendum to all parties known to have received copies of the specifications.

F. Bid Submittal and Bid Opening. Sealed bids shall be submitted to the city clerk and shall be opened publicly by the purchasing officer or designee in the presence of one or more witnesses at the time and place designated in the invitation to bid. No bid shall be considered which has not been received at the place, and at or prior to the time, stated in the invitation for bids. No bid shall be considered which is transmitted by electronic facsimile, unless specifically authorized in the bid. The amount of each bid, the name of each bidder, and such other relevant information as the purchasing officer deems relevant shall be announced and recorded. If no bids are received, procurement may proceed without further compliance with competitive bidding requirements. After the opening of a sealed or formal bid/proposal, and after the City has identified the awardee, a "notice of intent to award" will be sent to all actual bidders by mail, email, or fax at the option of the city, and all applicable response periods will begin on the date the notice was sent identifying the awardee and including at least the following text: "Protests must comply with the requirements of Bell Municipal Code Sections 3.12.140 et seq., and be submitted no later than five business days after the date of this notice."

G. Bid Acceptance and Bid Evaluation. Bids shall be evaluated on the requirements set forth in the invitation to bid, and no such criterion shall be used unless set forth in the invitation to bid or in this chapter. Evaluation criteria may include criteria to determine acceptability, including, but not limited to, inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose. Criteria that will affect the bid price and be considered in evaluation of a bid shall be objectively measurable if possible, such as discounts, transportation costs, and total or life cycle costs.

H. Correction or Withdrawal of Bids. Correction or withdrawal of inadvertently erroneous bids before or after bid opening, or cancellation of awards or contracts based on such bid mistakes, may be permitted in the sole discretion of the purchasing officer when he or she deems appropriate. Mistakes may be corrected or withdrawn by written notice received prior to bid opening. Not more than three days after bid opening, corrections to a bid may be accepted only when a bidder shows by clear and convincing evidence that a mistake was made which made the bid materially different from what was intended and that the mistake was made in completing bid documents rather than arising from an error in judgment, or carelessness in site inspection or reading plans and specifications. After bid opening, no changes in bid price or other bid component prejudicial to the city's interest or to fair competition shall be permitted.

I. Award to Lowest Responsive and Responsible Bidder. Unless bids are rejected as provided in this chapter, all contracts of the city for the purchase of materials, supplies, equipment, and services of a value equal to or exceeding $25,000, except for contracts entered pursuant to requests for proposals and exempted purchases, shall be awarded to the lowest responsible and responsive bidder. "Lowest responsible and responsive bidder" means the bidder who submits the lowest monetary bid that responds to the terms upon which bids were requested, and who has demonstrated the attribute of trustworthiness, as well as quality, fitness, capacity, and experience to satisfactorily perform the contract. To the extent permitted by law, criteria for determining whether a bidder is responsible include, without limitation, all of the following:

1. The conformity of the supplies, materials, equipment, or services to the required specifications;

2. The ability, capacity, and skill of the bidder to provide the supplies, materials, equipment, or services as required;

3. The ability of the bidder to provide the required items or services within the time specified;

4. The character, integrity, reputation, judgment, experience, efficiency, financial resources, and financial responsibility of the bidder;

5. The ability of the bidder to promptly provide future maintenance, repair, parts, and service after purchase;

6. The bidder's prior record of performance on other procurements or projects, including timely completion of performance, quality of products and work provided, and completion of projects within the bid amount submitted and project budget;

7. The bidder's involvement in prior or current litigation or contract disputes that could impair satisfactory performance of the contract to be awarded; and

8. The bidder's history of noncompliance with occupational safety and health requirements, labor statutes and regulations, and other local, state, and federal laws.

The purchasing file shall contain a written summary of the basis on which the award is made. If a bidder is rejected because of an adverse determination of that bidder's capability of performing the contract, a written determination of irresponsibility, setting forth the basis of the finding, shall be prepared by the procurement officer or designee. The unreasonable failure of a bidder promptly to supply information in connection with an inquiry regarding responsibility may be grounds for a determination of irresponsibility. Prompt written notice shall be sent to the bidder of the evidence reflecting upon the bidder's responsibility that has been either received from others or adduced from independent investigation. The bidder shall be afforded an opportunity to rebut such adverse evidence and to present evidence of qualification. After consideration of the evidence and the rebuttal evidence, the procurement officer shall make a final determination of the lowest bidder's responsibility and promptly so notify the bidder in writing. A bidder aggrieved by any such determination may protest as provided in Section 3.12.140 of this chapter.

J. Equal Bids. If prices quoted or received in two sealed bids are equal, then the chief administrative officer or the city council may choose whichever of the following options it deems to serve the best interest of the city:

1. Select one bid, giving preference to a business located within the City of Bell; or

2. Reject all bids and re-solicit for bids; or

3. Reject all bids and authorize negotiation of an agreement between the city and one of the equivalent bidders; or

4. Select one bid, giving preference to the business which is the most experienced; or

5. Select one bid by a method of chance.

K. Vendor Preferences. Except for procurements made with federal or state funds, or in cooperation with another public entity, the city's ultimate receipt of sales tax shall be considered in determining the lowest price. The city council may provide incentives, from time to time, for vendors supplying recycled products. Local vendor preferences are further governed by Section 3.12.100.

L. Rejection or Waiver of Bid Requirements.

1. The awarding authority may reject any and all bids presented and may re-solicit for bids in its discretion.

2. The awarding authority may waive any irregularities or informalities in any bid or bidding. (Ord. 1192 § 1, 2013)

3.12.070 Required accounting standards.

Contractors must submit appropriate documentation prior to the award of contracts in which the city agrees to reimburse costs, confirming that:

A. The proposed contractor's accounting system will permit timely development of all necessary cost data in the form required by the specific contract type contemplated; and

B. The proposed contractor's accounting system is adequate to allocate costs in accordance with generally accepted accounting principles; and

C. The proposed contractor's accounting system is adequate to allocate costs in accordance with all requirements of local, state and federal funding sources for the contract. (Ord. 1192 § 1, 2013)

3.12.080 Exceptions to bidding requirements.

A. Informal Purchases. Any contract for a purchase of less than $25,000 shall be let in accordance with the procedures established in this section. Contract requirements shall not be artificially divided so as to constitute separate purchases under this section.

1. Purchases of $10,000 to $25,000. So far as practical, for any purchase costing of $10,000 or more and less than $25,000, at least three vendors shall be solicited to submit price quotations by use of sealed bidding methods, electronic facsimile, or electronic mail. Award shall be made to the responsive and responsible vendor who offers the lowest acceptable quotation that best meets the needs of the city. The names of vendors submitting quotations, their respective local addresses and principal places of business, and the date and amount of each quotation shall be recorded and maintained as a public record.

2. Purchases under $10,000. The purchasing officer shall adopt operational procedures for making small purchases of less than $10,000. The operational procedures shall require the preparation and maintenance of written records adequate to document the procurement, properly account for the funds expended, and facilitate an audit of the small purchase made.

B. Sole Source Procurement.

1. Sole Source Purchases of $10,000 and More. A contract for a purchase may be awarded without competition when the purchasing officer determines in writing, after conducting a good faith review of available sources, that there is only one source for the required materials, supplies, equipment, or services. The purchasing officer shall conduct appropriate negotiations as to price, delivery, and other terms. A record of sole source procurements shall be maintained as a public record and shall list each vendor's name, local address and principal place of business, the amount and type of each contract, the item(s) procured under each contract, and the identification number of the procurement, if any. Contracts for purchases let pursuant to

this subsection shall be awarded and executed in accordance with Section 3.12.060(I) of this chapter.

2. Sole Source Purchases Under $10,000. Purchases under $10,000 shall be made in accordance with subsection (A)(2) of this section and do not require justification for sole source procurement.

3. Public Works Sole Source Purchases. All public works purchases required to conform to the requirements of Public Contract Code Section 3400 et seq., pertaining to sole source procurement on public works projects, shall conform to said statutory requirements instead of to the requirements of subsections (B)(1) or (B)(2) of this section. In addition, a record of such sole source procurements shall be maintained as a public record and shall list each vendor's name, local address and principal place of business, the amount and type of each contract, the item(s) procured under each contract, and the identification number of the procurement, if any.

C. Emergency Purchases. Notwithstanding any other provision of this chapter, the purchasing officer may make or authorize others to make emergency purchases of materials, supplies, equipment, or services when there exists a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services. Emergency purchases shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and the selection of the particular contractor shall be included in the contract file. Emergency procurements exceeding $10,000 shall require approval of the chief administrative officer or finance director. In the absence or unavailability of the chief administrative officer or finance director, any department head shall have like authority.

Within five business days after such emergency purchase, a record of each emergency procurement shall be made setting forth the vendor's name, the amount and type of the contract, the terms of the contract, and the identification number of the purchasing file. Expenditures made during a locally declared emergency or in an emergency situation must be reported to the city council at the next regular city council meeting if approval for such expenditures would otherwise have been subject to the approval of the city council.

D. Cooperative Purchasing. The purchasing officer may arrange for the city to enter an agreement involving the purchase of materials, supplies, equipment, vehicles, apparatus, or services in cooperation with another local, county, state, federal, or other public entity, school district, or the League of California Cities, provided that:

1. The agreement is the result of competitive bidding or negotiation and is made in compliance with the competitive bid or proposal requirements of any participating entity or organization; and

2. The purchase conforms to the city's specifications for the item; and

3. The price established by the prior bid or negotiation is not more than six months old; and

4. The estimated price of the purchase is lower than that estimated for the purchase if made directly by the city pursuant to this chapter.

Such cooperative purchasing may include, but is not limited to, joint or multi-party contracts between public agencies and public agency contracts negotiated to be available to other public agencies.

E. Standardization. When supplies, materials, equipment, or services have been uniformly adopted or otherwise standardized, or when an item is designated to match others in use by the city, the purchase is not subject to this chapter. Justifications for standardization shall be recorded and maintained as a public record.

F. Competitive Proposals. When the purchasing officer determines that conditions are inappropriate for the use of competitive bidding or that sealed bidding is infeasible or contrary to the best interests of the city, a contract may be entered by use of the competitive proposal method. The facts supporting such a determination shall be recorded and maintained as a public record.

1. Request for Proposals. The purchasing officer shall issue or approve a request for proposals describing the services or product to be procured, the format which proposals shall follow, the elements proposals shall contain, other appropriate requirements, and a statement of the time and place for the receipt and opening of sealed proposals. The request for proposals shall identify all significant evaluation criteria and the procedures to be used for evaluation and selection for negotiation and/or contract award.

2. Notice of Solicitation. Notice of a request for proposals shall be published at least ten (10) calendar days prior to the date of proposal opening on the city website. The notice shall include a general description of the item or service required and the place, date, and time of proposed opening. The purchasing officer or department director may give such other notice as he or she deems appropriate.

3. Proposal Opening. Proposals shall be opened publicly by the purchasing officer or designee in the presence of one or more witnesses at the time and place specified in the request for proposals. The name of the offeror and such other information as the purchasing officer deems appropriate shall be announced and recorded. If no proposals are received, procurement may proceed without further compliance with competitive proposal requirements.

4. Proposal Evaluation. The city may, at any time, waive or modify any element of the request for proposals and/or any evaluation criterion. If so stated in the request for proposals, selection may be made, without negotiation, solely on the written submittals. If negotiation is elected, the city may negotiate with one or all offerors that the purchasing officer determines have a reasonable chance of selection, based on price and other factors stated in the solicitation.

5. Professional and Personal Services Procurement. The procurement of the professional services of any architect, landscape architect, engineer, artist, environmental consultant, land surveyor, construction project manager, accountant, appraiser, financial advisor, attorney, or other provider of professional services involving a high degree of technical or individual skill shall be based on demonstrated competence, the professional qualifications necessary for satisfactory performance of the required services, and a fair and reasonable price, after notice to a number of potential offerors adequate to permit reasonable competition consistent with the nature and requirements of the procurement. Offerors shall provide evidence that the person or firm carrying out contract responsibilities possesses the expertise and experience to perform the requisite professional services. The contract file shall contain a written summary of the basis on which notice to potential offerors was given and on which the award was made. Professional services contracts, except as authorized below, shall be awarded in accordance with Section 3.12.060 of this chapter. Professional service contracts of less than $25,000 may be awarded in accordance with Section 3.12.080(A) of this chapter by purchase order, and

without competition, on the written recommendation of the department or division head. Professional services contracts for the preparation of environmental reports or special studies regarding private projects, when the project applicant has deposited the full amount of the contract, may be awarded by the city engineer or the community development director.

G. Notice of Award. With respect to contracts awarded under this section, no notice of intent to award shall be required to bidders as provided for contracts awarded pursuant to Section 3.12.060 and the procurement protest procedures under Section 3.12.140 shall not apply.

H. Other Purchases. The provisions of this chapter do not apply to purchases of the following items, so long as funds have been properly appropriated therefor:

1. Materials, supplies, equipment or services from public or private nonprofit California corporations operating workshops serving the handicapped;

2. Books, periodicals, records, tapes, and similar materials used at the public library;

3. Software and other intellectual property with a unique or special purpose, as documented in writing by the purchasing officer;

4. Items and services acquired with federal or state loan or grant funds when the terms and conditions of the loan or grant conflict with this code;

5. Insurance, insurance adjusting, legal, and related services. If a new appropriation therefor is required or an existing appropriation is insufficient, the chief administrative officer or finance director is authorized to bind coverage or otherwise provide for such services until the required appropriation has been approved;

6. Vendor servicing agreements where the equipment has been purchased competitively. (Ord. 1192 § 1, 2013)

3.12.090 Multi-year contracts.

Unless otherwise limited by the city's Charter, this code or applicable state or federal law, the term of a contract shall be as set forth in the contract, and may include extensions as authorized in the contract. The chief administrative officer may approve a multi-year contract for a term not exceeding three years, including any options to renew or extend; provided, the annual value of the multi-year contract as extended does not exceed fifteen thousand dollars ($15,000.00). Otherwise, multi-year contracts shall require the approval of the city council. (Ord. 1192 § 1, 2013)

3.12.100 Awards of contracts to local businesses.

A. In the bidding of, or letting for procurement of, supplies, materials, and equipment, as provided in this chapter, the city council or the purchasing officer may give a preference to a local business in making such purchase or awarding such contract in an amount not to exceed five percent of the local business' total bid price, or fifteen thousand dollars ($15,000.00), whichever amount is lower. Total bid price shall include only the base bid price but also adjustments to that base bid price resulting from alternates requested in the solicitation. In order for a local business to be eligible to claim the

preference, the business must request the preference in the solicitation response, provide a copy of its current business license, and meet one of the following criteria:

1. The difference between bids from the local business and a business outside the city is less than the current sales tax benefit the city would receive from the local sales tax; or

2. Any other reason which would reasonably justify selection of a local business based upon criteria which do not illegally discriminate against outside businesses.

B. "Local business" means a business that is located within the City of Bell and meets both of the following criteria: (1) The business has a current City of Bell business tax certificate; and (2) the local sales tax generated by the business is allocated to the City of Bell. (Ord. 1192 § 1, 2013)

3.12.110 Employee interest prohibited.

No employee, member of the city council, nor any appointed member of a city commission, board or committee, shall be financially interested, directly or indirectly, in any purchase order or contract for furnishing equipment, goods, supplies or services within the purview of this code. Any purchase order or contract affecting the financial interest of a former city employee, former member of the city council, or any former appointed member of a city commission, board or committee, shall be awarded solely by the city council at a public meeting and may not be awarded during a period which is five years after the end of that person's term of service to the city. (Ord. 1192 § 1, 2013)

3.12.120 Waiver of bids.

When competitive bidding is impossible, impractical, undesirable, or unlikely to produce an advantage or other useful result, the city may waive the competitive bidding requirements in this chapter and may authorize a negotiated contract. Waiver shall be authorized by the city council or the appropriate awarding authority specified in Section 3.12.030 after their review of written justification for the waiver provided by the director of the department initiating the procurement. (Ord. 1192 § 1, 2013)

3.12.130 Contracts for public works projects.

A. Compliance With Public Contract Code. Contracts for public works projects, as defined in Public Contract Code Sections 1101 and 20161, shall be let in compliance with the California Public Contract Code, including, without limitation, Public Contract Code Section 20160 et seq.

B. Change Orders.

1. Any alteration to, amendment of, or deviation from an awarded contract as to scope, cost, time for completion, material, or equipment furnished as a part of the contract, or any alteration to, amendment of, or deviation from the nature of work to be performed, shall require the completion and issuance of a change order or execution of a contract amendment.

Additions to work cannot be combined with deletions to work to avoid the change order requirement.

2. The change order is approved by the awarding authority (the entity originally approving the contract) within their original approving authority or that contained within the contract itself, such that the original contract and change order do not exceed the officer's aggregate purchasing authority, or authority under the contract. All other change orders shall be approved by the city council or the person, if any, designated in a contract approved by the city council. No change order shall be binding on the city until approved as provided in this code.

3. Change orders shall not be issued unless:

a. The change order arises in good faith out of an unknown condition or unforeseen circumstance differing materially from the conditions of the contract; or the change order arises due to an error, as determined by the city, in the city's specifications that accompanied the bid solicitation; or the city desires to make a material substitution or addition to the project based on new information obtained during the construction phase of the project; and

b. The change order does not change the purpose of the contract and is reasonably related to the scope of work authorized under the original contract; and

c. The change order is in writing; and

d. The change order is signed by the contractor and all the designated representatives of city (contract officer, project manager, architect (if any), or other representatives).

C. Design-Build Contracts for Capital Improvements.

1. Purpose and Intent. The purpose of this section is to provide definitions and guidelines for the award, use and evaluation of design-build contracts.

2. Definitions. All defined terms in this section appear in italics. For the purposes of this section, the following definitions apply:

Design-build means a public works contract procurement method in which both the design and construction of a project are procured from a single entity. Design-build also includes projects where in addition to design and construction, other functions may be added including, but not limited to, construction management, inspection, soils/materials testing financing, operating and/or maintenance.

Design-build entity means a partnership, corporation, or other legal entity that is able to provide appropriately licensed contracting, architectural and engineering services as needed.

Design-build entity member includes any person who provides licensed contracting, architectural, or engineering services on behalf of the *design-build entity*.

3. Design-Build Procurement—Request for Proposals, Bid Invitation and Performance Specifications. For purposes of this subsection C only, prior to procuring a design-build public works contract, the city shall prepare a request for a proposal setting forth the scope of the project that may include, but is not limited to, size, type and desired design character of the project and site, and performance specifications. The performance specifications shall describe the quality of construction materials, assemblies and other information deemed necessary to

adequately describe the city's needs. The performance specifications shall be prepared by a design professional designated by the city.

4. Notice Inviting Bids. The notice inviting bids shall set a date for the opening of bids and distinctly state the nature and scope of the project to be constructed. At least ten (10) days before the date of opening the bids, the notice inviting bids shall be posted on the city's website and in at least one public place in the city that has been designated for the posting of public notices.

5. Selection Committee. The city manager shall appoint a selection committee to review and to rank the proposals of the *design-build entities*. The selection committee shall use the evaluation criteria set forth in subsection (C)(6) and in the request for proposal. The selection committee shall be comprised of one representative from each of the following departments: city engineer's office, finance department, community development department, and the department that is responsible for the project. In addition, the city council may nominate and by majority vote, may appoint a member of city council to serve on the selection committee for the term specified by the council.

6. Selection Method. A design-build competition based on performance, specifications and criteria set forth by the city in the request for proposals.

a. Criteria used may include, but not be limited to:

i. An evaluation of overall quality, capability, resource availability and financial stability of the firm.

ii. An evaluation of references provided with respect to responsiveness, quality of work, timeliness and overall performance.

iii. An evaluation of the firm and/or project manager's ability and experience in providing the service offered, including: experience with local government, scope of services covered, length of time involved, level of client satisfaction, cost/benefits relationship and relative success.

iv. An evaluation of the experience, training and qualifications of the personnel the firm will be committing for assignments on the proposed project.

v. Consideration of items such as proposed design approach, initial and/or life-cycle costs, project features, financing, quality, capacity, schedule, and operational and functional performance of the facility. However, any criteria and methods used to evaluate proposals shall be limited to those contained in the request for design-build proposals.

vi. The extent to which the firm's proposal meets the technical criteria and methodology requested.

vii. Analysis of the cost relative to the firm's ability to meet the specifications and criteria set forth in this subsection (C)(6)(a) and in the request for proposal.

viii. Whether the cost as provided in the bid is guaranteed firm, evidenced in writing and signature by an authorized representative of the firm.

b. Any architectural firms, engineering firms, specialty consultants or individuals retained by the city to assist in the development of criteria or preparation of the request

for proposals shall not be eligible to participate in the competition with any *design-build entity*.

c. Depending on the number of proposals received by the city, the selection committee may develop a "short-list" of the top ranked design-build proposals.

d. Depending on the number of proposals and/or complexity of the project, the selection committee may require the "short-listed" design-build entities to complete an interview/presentation to the selection committee to establish a final ranking.

e. The selection committee will then begin negotiations with the top ranked design-build entity. The negotiations may include, but are not limited to, project cost, scope, and schedule. If negotiations are not successful, negotiations will cease with the top ranked design-build entity, and negotiations may begin with the second ranked design-build entity.

f. Award shall be made to the *design-build entity* whose proposal is judged as one that best serves the interests of the city by meeting the criteria set forth in this subsection (C)(6)(a) and in meeting the requirements established in the request for proposal.

7. Right to Reject Any and All Bids. Nothing in this subsection C shall require the city to accept any bid and the city hereby reserves the right to reject any and all bids. Further, nothing in this subsection C shall require the city to award any *design-build* contract to the lowest responsible bidder.

8. Subcontractor Listing. The city recognizes that the design-build entity is charged with performing both design and construction. Because a design-build contract may be awarded prior to the completion of the design, it is often impractical for the design-build entity to list all subcontractors at the time of the award.

a. It is the intent of the city to establish a clear process for the selection and award of subcontracts entered into pursuant to this section in a manner that affords protection for subcontractors while enabling design-build projects to be administered in an efficient fashion.

b. All of the following requirements shall apply to subcontractors, licensed by the state, that are employed on design-build projects undertaken pursuant to this section.

i. The design-build entity in each design-build proposal shall specify the construction trades or types of subcontractors that may be named as members of the design-build entity at the time of the award. In selecting the trades that may be identified as members of the design-build entity, the design-build entity shall identify the trades deemed essential in the consideration of the project.

ii. Subcontracts not listed at time of award shall be performed or awarded by the design-build entity in accordance with a bidding process set forth in the respective request for proposals or bid invitation. The *design-build entity* shall furnish to the city documentation to verify that all subcontracts not listed at the time of award were subsequently awarded in accordance with the respective request for proposal or bid invitation. All subcontractors that are listed at the time of award, or

subsequently in accordance with the respective request for proposal or bid invitation shall be afforded the protection of Section 4107 of the California Public Contract Code. (Ord. 1200 § 1, 2014; Ord. 1192 § 1, 2013)

3.12.140 Procurement protest procedures.

Procurements for public works projects, materials, supplies, goods and services shall be protested in accordance with this section. Protests not complying with the provisions of this section shall not be reviewed.

A. Definitions. For the purposes of this section:

1. "Bid" includes "offer" and "proposal" in the context of formal, informal, or negotiated procurements.

2. "Days" mean business days unless otherwise indicated.

3. "Filing date" or "submission date" means the final date for receipt by the city clerk or the purchasing officer of the City of Bell.

4. "Interested party" means an actual bidder or offeror.

5. "Procurement staff' means the finance director, designated purchasing officer, city engineer, community development director or other department director initiating the procurement being requested, or the designees of any of these persons.

6. "Reviewing officer" means the chief administrative officer or designee.

7. "Mail" means any delivery service such as US mail, UPS or FEDEX.

B. Grounds for Protest. Any interested party may file a written protest on any of the following grounds:

1. The existence of a substantial defect, error or omission in the solicitation documents issued by the city;

2. Failure of the city to follow the procedures of this chapter;

3. Failure of the city to apply correctly the standards of review, evaluation, or scoring of a bid or proposal as specified in the solicitation documents therefor;

4. Award of the contract by the city to a bidder other than on the basis stated in the solicitation documents; or

5. Such other grounds as would state a cause of action at law or in equity.

C. Disallowed Protest Grounds. Protests based on the following grounds shall not be considered:

1. An evaluator's professional judgment on the quality of a response; or

2. The proposer's assessment of the agency's needs or requirements; or

3. Any grounds other than those listed in subsection B of this section.

D. Protest Filing and Delivery. Pursuant to Section 3.12.060(F), a notice of intent to award shall be issued prior to the award of contracts awarded in accordance with Section 3.12.060. Protests made in accordance with said section shall be processed in accordance herewith. Protestors shall bear all costs of the protest other than salary and personnel costs of city employees. Protests shall be in writing and hand delivered or sent by certified U.S. mail, return receipt requested.

1. To the purchasing officer (for protests of purchases of materials, supplies, equipment, and services); or

2. To the city clerk (for protests related to public works projects).

E. Protest/Appeal Contents. Protest documents shall:

1. Include the name, address, business telephone, email, and fax number of the protestor;

2. Identify the procurement or project under protest by name, solicitation number, and submission date;

3. Contain a concise statement of the grounds for protest and the facts supporting such grounds, including all supporting documentation (documentation submitted after filing will not be reviewed); and

4. State the form of relief requested.

F. Pre-Opening Protest Period—Solicitation Documents. Interested parties wishing to protest city solicitation documents must do so before the final date to accept bids and within five business days after the date the solicitation documents are issued or amended.

G. Post-Opening Protest Period. In cases of protests involving aspects of city procurement other than solicitation documents, interested parties shall make such protest within five business days after the notice of intent to award is mailed or otherwise transmitted.

H. Protest Process.

1. Upon receipt of a timely protest, procurement staff shall review all the submitted materials and create and retain a written record of their review. Not later than ten (10) days after receipt of the protest, procurement staff shall respond in writing to the protest and to each material issue raised in the protest.

2. In the event of a timely protest, procurement staff shall not proceed with the solicitation or award of the contract until all administrative remedies have been exhausted unless the chief administrative officer determines that the award of a contract without delay is necessary to protect substantial interests of the city.

3. Procurement staff may elect, but are not obligated, to attempt to resolve the protest with the affected parties. "Resolution" means the formal withdrawal of a protest by the protestor, or written acknowledgement of protest resolution signed by the city and the protestor.

4. If procurement staff attempts resolution, protestors shall be notified in writing of the date on which their matters shall be considered and shall be afforded an opportunity to present evidence for consideration to the city and such technical or other staff as the city deems necessary.

5. Procurement staff shall make a formal decision ("protest determination") to deny or uphold the protest and shall notify the protestor of that decision by mail, email or fax. The decision notification shall include a statement that the protestor has the right to appeal the protest determination to the city council within three business days of the decision notification.

6. The award of contract shall be deferred until completion of the protest procedure provided that if award of the contract is by the city council, the protest determination may be made by the city council concurrent with the decision to award the contract. The protestor shall be given at least five days written notice of the date of the city council meeting to consider the award and the right to appear and be heard, but no further appeal rights. (Ord. 1192 § 1, 2013)

3.12.150 Disposition of surplus property.

A. All city departments shall submit to the purchasing officer, at such times and in such form as the purchasing officer shall prescribe, reports showing all supplies and equipment which are no longer needed or which have become obsolete or worn out (herein as "surplus property").

B. The purchasing officer shall have the authority to dispose of surplus property by competitive bidding or public auction. Surplus property shall be sold to the highest bidder responding to a request for sealed bids or at a public auction.

C. If the purchasing officer elects to dispose of surplus property by competitive bidding, the following procedures shall be used:

1. Surplus property shall be sold to the highest bidder submitting a sealed bid in response to a notice of sale by sealed bid.

2. The purchasing officer shall cause to be published at least three days before the sale, in a locally adjudicated newspaper, a notice setting forth a general description of the surplus property to be sold; and the date, time and location for submittal of sealed bids, which date shall not be less than five calendar days following the last date of publication of the notice; the location where the property may be inspected; any special terms or conditions of sale; and the place, date and time when the bids will be opened and tabulated.

3. The purchasing officer shall accept the highest bid or may reject all bids, and at a later date hold another public sale by competitive bidding.

D. If the purchasing officer elects to dispose of surplus property by auction, the following procedures shall be used:

1. Surplus property shall be sold to the highest bidder at a public auction conducted by a licensed auctioneer or through participation in a cooperative auction of government agencies.

2. The purchasing officer shall cause to be published at least three days before the sale, in a locally adjudicated newspaper, a notice setting forth a general description of the surplus personal property to be sold, and the date, time and location of the auction. If the auction is part of a cooperative auction, the notice given by or on behalf of the agency coordinating the auction will satisfy the requirements of this subdivision and no additional notice is required.

3. The surplus property shall be sold to the highest bidder, provided the bid exceeds the minimum bid price, if any.

4. All surplus property shall be sold "as-is" without warranty express or implied.

5. The purchasing officer may contract with a professional auctioneer and allow a flat fee, hourly fee or percentage of the amount of the sale to be paid based upon that which is common and customary method and rate for such auctioneering services.

E. The purchasing officer, when in his or her judgment the competitive bid or auction of surplus property is infeasible or will result in minimal return to the city, may recommend to the city council that such surplus property be donated to any other governmental organization, nonprofit group or corporation exempt from federal taxes pursuant to Internal Revenue Code Section 501(c)(3) located within or serving the City of Bell. Surplus property shall only be donated upon approval of the city council.

F. If no bids are received in response to a notice of sale by sealed bid or at auction, the purchasing officer may dispose of the surplus property pursuant to Section 3.12.150 of this chapter.

G. The purchasing officer shall keep a written record of surplus property sold or donated pursuant to this chapter. If the property was sold, the record shall include the price or other consideration paid and the identity of the purchaser. If the property was donated, the record shall include the identity of the donee.

H. Unless otherwise provided, all proceeds from sale or auction of surplus property will be deposited into the city's general fund. Proceeds from sale of enterprise, federal, grantor other special designation property will be reimbursed, less prorated selling expenses to the appropriate fund, after completion of each sale. (Ord. 1192 § 1, 2013)

PUBLIC CONTRACT CODE SECTION 1100-1104

1100. "Public entity," as used in this part, means the state, county, city, city and county, district, public authority, public agency, municipal corporation, or any other political subdivision or public corporation in the state.

1100.7. This code is the basis of contracts between most public entities in this state and their contractors and subcontractors. With regard to charter cities, this code applies in the absence of an express exemption or a city charter provision or ordinance that conflicts with the relevant provision of this code.

1101. "Public works contract," as used in this part, means an agreement for the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

1102. "Emergency," as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.

1103. "Responsible bidder," as used in this part, means a bidder who has demonstrated the attribute of trustworthiness, as well as quality, fitness, capacity, and experience to satisfactorily perform the public works contract.

The Legislature finds and declares that this section is declaratory of existing law.

1104. No local public entity, charter city, or charter county shall require a bidder to assume responsibility for the completeness and accuracy of architectural or engineering plans and specifications on public works projects, except on clearly designated design build projects. Nothing in this section shall be construed to prohibit a local public entity, charter city, or charter county from requiring a bidder to review architectural or engineering plans and specifications prior to submission of a bid, and report any errors and omissions noted by the contractor to the architect or owner. The review by the contractor shall be confined to the contractor's capacity as a contractor, and not as a licensed design professional.

PUBLIC CONTRACT CODE
SECTION 3400-3410

3400. (a) The Legislature finds and declares that it is the intent of this section to encourage contractors and manufacturers to develop and implement new and ingenious materials, products, and services that function as well, in all essential respects, as materials, products, and services that are required by a contract, but at a lower cost to taxpayers.

(b) No agency of the state, nor any political subdivision, municipal corporation, or district, nor any public officer or person charged with the letting of contracts for the construction, alteration, or repair of public works, shall draft or cause to be drafted specifications for bids, in connection with the construction, alteration, or repair of public works, (1) in a manner that limits the bidding, directly or indirectly, to any one specific concern, or (2) calling for a designated material, product, thing, or service by specific brand or trade name unless the specification is followed by the words "or equal" so that bidders may furnish any equal material, product, thing, or service. In applying this section, the specifying agency shall, if aware of an equal product manufactured in this state, name that product in the specification. Specifications shall provide a period of time prior to or after, or prior to and after, the award of the contract for submission of data substantiating a request for a substitution of "an equal" item. If no time period is specified, data may be submitted any time within 35 days after the award of the contract.

(c) Subdivision (b) is not applicable if the awarding authority, or its designee, makes a finding that is described in the invitation for bids or request for proposals that a particular material, product, thing, or service is designated by specific brand or trade name for any of the following purposes:

(1) In order that a field test or experiment may be made to determine the product's suitability for future use.

(2) In order to match other products in use on a particular public improvement either completed or in the course of completion.

(3) In order to obtain a necessary item that is only available from one source.

(4) (A) In order to respond to an emergency declared by a local agency, but only if the declaration is approved by a four-fifths vote of the governing board of the local agency issuing the invitation for bid or request for proposals.

(B) In order to respond to an emergency declared by the state, a state agency, or political subdivision of the state, but only if the facts setting forth the reasons for the finding of the emergency are contained in the public records of the authority issuing the invitation for bid or request for proposals.

3410. Any public entity, as defined in Section 1100, including any school district or community college district, when purchasing food, shall give preference to United States-grown produce and United States-processed foods when there is a choice and it is economically feasible to do so. For purposes of this section, the determination of "economically feasible" shall be made by the purchasing public entity, considering the total cost, quantity, and quality of the food and the budget and policies of the entity.

GOVERNMENT CODE SECTION 4525-4529.5

4525. For purposes of this chapter, the following terms have the following meaning:

(a) "Firm" means any individual, firm, partnership, corporation, association, or other legal entity permitted by law to practice the profession of architecture, landscape architecture, engineering, environmental services, land surveying, or construction project management.

(b) "State agency head" means the secretary, administrator, or head of a department, agency, or bureau of the State of California authorized to contract for architectural, landscape architectural, engineering, environmental, land surveying, and construction project management services.

(c) "Local agency head" means the secretary, administrator, or head of a department, agency, or bureau of any city, county, city and county, whether general law or chartered, or any district which is authorized to contract for architectural, landscape architectural, engineering, environmental, land surveying, and construction project management services.

(d) "Architectural, landscape architectural, engineering, environmental, and land surveying services" includes those professional services of an architectural, landscape architectural, engineering, environmental, or land surveying nature as well as incidental services that members of these professions and those in their employ may logically or justifiably perform.

(e) "Construction project management" means those services provided by a licensed architect, registered engineer, or licensed general contractor which meet the requirements of Section 4529.5 for management and supervision of work performed on state construction projects.

(f) "Environmental services" means those services performed in connection with project development and permit processing in order to comply with federal and state environmental laws. "Environmental services" also includes the processing and awarding of claims pursuant to Chapter 6.75 (commencing with Section 25299.10) of Division 20 of the Health and Safety Code.

4526. Notwithstanding any other provision of law, selection by a state or local agency head for professional services of private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required. In order to implement this method of selection, state agency heads contracting for private architectural, landscape architectural, professional engineering, environmental, land surveying, and construction project management services shall adopt by regulation, and local agency heads contracting for private architectural, landscape architectural, professional engineering, environmental, land surveying, and construction project management services may adopt by ordinance, procedures that assure that these services are engaged on the basis of demonstrated competence and qualifications for the types of services to be performed and at fair and reasonable prices to the public agencies. Furthermore, these procedures shall assure maximum participation of small business firms, as defined by the Director of General Services pursuant to

Section 14837.

In addition, these procedures shall specifically prohibit practices which might result in unlawful activity including, but not limited to, rebates, kickbacks, or other unlawful consideration, and shall specifically prohibit government agency employees from participating in the selection process when those employees have a relationship with a person or business entity seeking a contract under this section which would subject those employees to the prohibition of Section 87100.

4526.5. A state agency head entering into a contract pursuant to this chapter shall, in addition to any other applicable statute or regulation, also follow Section 6106 of the Public Contract Code.

4527. In the procurement of architectural, landscape architectural, engineering, environmental, land surveying, and construction project management services, the state agency head shall encourage firms engaged in the lawful practice of their profession to submit annually a statement of qualifications and performance data.

(a) When the selection is by a state agency head, statewide announcement of all projects requiring architectural, landscape architectural, engineering, environmental, land surveying, or construction project management services shall be made by the agency head through publications of the respective professional societies. The agency head, for each proposed project, shall evaluate current statements of qualifications and performance data on file with the agency, together with those that may be submitted by other firms regarding the proposed project, and shall conduct discussions with no less than three firms regarding anticipated concepts and the relative utility of alternative methods of approach for furnishing the required services and then shall select therefrom, in order of preference, based upon criteria established and published by him or her, no less than three of the firms deemed to be the most highly qualified to provide the services required.

(b) When the selection is by a local agency head, the agency head may undertake the procedures described in subdivision (a). In addition, these procedures shall specifically prohibit practices which might result in unlawful activity including, but not limited to, rebates, kickbacks, or other unlawful consideration, and shall specifically prohibit government agency employees from participating in the selection process when these employees have a relationship with a person or business entity seeking a contract under this section.

4528. (a) When the selection is by a state agency head the following procedures shall apply:

(1) The state agency head shall negotiate a contract with the best qualified firm for architectural, landscape architectural, engineering, environmental, land surveying, and construction project management services at compensation which the state agency head determines is fair and reasonable to the State of California or the political subdivision involved.

(2) Should the state agency head be unable to negotiate a satisfactory contract with the firm considered to be the most qualified, at a price the agency head determines to be fair and reasonable to the State of California or the political subdivision involved, negotiations with that firm shall be formally terminated. The state agency head shall then undertake negotiations with the second most qualified firm. Failing accord with the second most qualified firm, the state agency head shall terminate negotiations. The state agency head shall then undertake negotiations with the

PUBLIC CONTRACT CODE
SECTION 20160-20174

20160. The provisions of this article shall apply to contracts awarded by cities subject to Title 4 (commencing with Section 34000) of the Government Code.

20161. As used in this chapter, "public project" means:
(a) A project for the erection, improvement, painting, or repair of public buildings and works.
(b) Work in or about streams, bays, waterfronts, embankments, or other work for protection against overflow.
(c) Street or sewer work except maintenance or repair.
(d) Furnishing supplies or materials for any such project, including maintenance or repair of streets or sewers.

20162. When the expenditure required for a public project exceeds five thousand dollars ($5,000), it shall be contracted for and let to the lowest responsible bidder after notice.

20163. It shall be unlawful to split or separate into smaller work orders or projects any public work project for the purpose of evading the provisions of this article requiring public work to be done by contract after competitive bidding. Every person who willfully violates this provision of this section is guilty of a misdemeanor.

20164. The notice inviting bids shall set a date for the opening of bids. The first publication or posting of the notice shall be at least 10 days before the date of opening the bids. Notice shall be published at least twice, not less than five days apart, in a newspaper of general circulation, printed and published in the city, or if there is none, it shall be posted in at least three public places in the city that have been designated by ordinance as the places for posting public notices. The notice shall distinctly state the project to be done.

20165. Any notice inviting bids, which specifies locations of possible materials, such as a borrow pit or gravel bed, for use in the proposed construction project which would be subject to Section 1602 of the Fish and Game Code, shall include any conditions or modifications established pursuant to Section 1603 of the Fish and Game Code.

20166. In its discretion, the legislative body may reject any bids presented and readvertise. If two or more bids are the same and the lowest, the legislative body may accept the one it chooses. If no bids are received, the legislative body may have the project done without further complying with this chapter.

20167. After rejecting bids, the legislative body may pass a resolution by a four-fifths vote of its members declaring that the project can be performed more economically by day labor, or the materials or supplies furnished at a lower price in the open market. Upon adoption of the resolution, it may have the project done in the manner stated without further complying with this chapter.

20168. In case of an emergency, the legislative body may pass a resolution by a four-fifths vote of its members declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property. Upon adoption of the resolution, it may expend any sum required in the emergency without complying with this chapter. If notice for bids to let contracts will not be given, the legislative body shall comply with Chapter 2.5 (commencing with Section 22050).

20168.5. In any city that has agreed to permit the transfer of prisoners or parole violators under Section 2910 or 2910.5 of the Penal Code, or of wards under Section 1753.3 of the Welfare and Institutions Code, the city council may contract for the construction or expansion of facilities to be used for that purpose without the formality of obtaining bids, adopting plans and specifications, or complying with other requirements of this article, except as required by this section. The person to whom the contract is awarded shall execute a bond for faithful performance. The award of the contract shall be made after a public hearing on the basis of a request for proposals advertised in accordance with Section 6062 or 6062a of the Government Code. The contract may be awarded only to a contractor who has responded to the request for proposals and who is licensed to do the work in accordance with Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code. The contract shall be upon terms which the city council determines are necessary for the expeditious completion of the work. A contract shall not be entered into unless at least three proposals to do the work have been evaluated by a competitive process established by the city council and the lowest bid is selected.

20169. Annually before the beginning of the fiscal year, in cities where there is more than one newspaper of general circulation printed and published, the legislative body shall publish a notice inviting bids and contract for the publication of legal notices required to be published in such a newspaper. The contract shall include the printing and publishing of all such legal notices during the fiscal year.

If there is only one such newspaper, the legislative body may contract with it without advertising for bids.

20170. All bids shall be presented under sealed cover and accompanied by one of the following forms of bidder's security:

(a) Cash.

(b) Cashier's check made payable to the city.

(c) A certified check made payable to the city.

(d) A bidder's bond executed by an admitted surety insurer, made payable to the city.

20171. The security shall be in an amount equal to at least 10 percent of the amount bid. A bid shall not be considered unless one of the forms of bidder's security is enclosed with it.

20172. If the successful bidder fails to execute the contract, the amount of the bidder's security shall be forfeited to the city except as hereinafter provided.

20173. The cash or proceeds shall be deposited in the fund out of which the expenses of preparation and printing of the plans and specifications, estimates of cost, and publication of notice are paid.

20174. The city council may, on refusal or failure of the successful bidder to execute the contract, award it to the next lowest responsible bidder. If the legislative body awards the contract to the second lowest bidder, the amount of the lowest bidder's security shall be applied by the city to the difference between the low bid and the second lowest bid, and the surplus, if any, shall be returned to the lowest bidder if cash or a check is used, or to the surety on the bidder's bond if a bond is used.

PUBLIC CONTRACT CODE
SECTION 22000-22003

22000. This chapter shall be known and may be cited as the "Uniform Public Construction Cost Accounting Act."

22001. The Legislature finds and declares that there is a statewide need to promote uniformity of the cost accounting standards and bidding procedures on construction work performed or contracted by public entities in the state. This chapter provides for the development of cost accounting standards and an alternative method for the bidding of public works projects by public entities.

22001.5. On or before January 1, 2009, the Controller shall send a notice to all public agencies describing the provisions of this chapter and the benefits of using its provisions. This notice shall also be included in any notification issued by the Controller pursuant to Section 22020.

22002. (a) "Public agency," for purposes of this chapter, means a city, county, city and county, including chartered cities and chartered counties, any special district, and any other agency of the state for the local performance of governmental or proprietary functions within limited boundaries. "Public agency" also includes a nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(b) "Representatives of the construction industry" for purposes of this chapter, means a general contractor, subcontractor, or labor representative with experience in the field of public works construction.

(c) "Public project" means any of the following:

(1) Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work involving any publicly owned, leased, or operated facility.

(2) Painting or repainting of any publicly owned, leased, or operated facility.

(3) In the case of a publicly owned utility system, "public project" shall include only the construction, erection, improvement, or repair of dams, reservoirs, powerplants, and electrical transmission lines of 230,000 volts and higher.

(d) "Public project" does not include maintenance work. For purposes of this section, "maintenance work" includes all of the following:

(1) Routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purposes.

(2) Minor repainting.

(3) Resurfacing of streets and highways at less than one inch.

(4) Landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems.

(5) Work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems, including, but not limited to, dams, reservoirs, powerplants, and electrical transmission lines

of 230,000 volts and higher.

(e) For purposes of this chapter, "facility" means any plant, building, structure, ground facility, utility system, subject to the limitation found in paragraph (3) of subdivision (c), real property, streets and highways, or other public work improvement.

22003. A public agency which has, by resolution, elected to become subject to the uniform construction cost accounting procedures set forth in Article 2 (commencing with Section 22010), may utilize the bidding procedures set forth in Article 3 (commencing with Section 22030) when contracting for "maintenance work," as defined in Section 22002, or when contracting for any other work which does not fall within the definition of "public project," as defined in Section 22002.

Exemption Requirements - 501(c)(3) Organizations

To be tax-exempt under section 501(c)(3) of the Internal Revenue Code, an organization must be organized and operated exclusively for exempt purposes set forth in section 501(c)(3), and none of its earnings may inure to any private shareholder or individual. In addition, it may not be an *action organization, i.e.,* it may not attempt to influence legislation as a substantial part of its activities and it may not participate in any campaign activity for or against political candidates.

Organizations described in section 501(c)(3) are commonly referred to as *charitable organizations*. Organizations described in section 501(c)(3), other than testing for public safety organizations, are eligible to receive tax-deductible contributions in accordance with Code section 170.

The organization must not be organized or operated for the benefit of private interests, and no part of a section 501(c)(3) organization's net earnings may inure to the benefit of any private shareholder or individual. If the organization engages in an excess benefit transaction with a person having substantial influence over the organization, an excise tax may be imposed on the person and any organization managers agreeing to the transaction.

Section 501(c)(3) organizations are restricted in how much political and legislative (*lobbying*) activities they may conduct. For a detailed discussion, see Political and Lobbying Activities. For more information about lobbying activities by charities, see the article Lobbying Issues; for more information about political activities of charities, see the FY-2002 CPE topic Election Year Issues.

Additional Information

- Application Process Step by Step: Questions and answers that will help an organization determine if it is eligible to apply for recognition of exemption from federal income taxation under IRC section 501(a) and, if so, how to proceed.
- Private foundations - requirements for exemption
- *Tax-Exempt Status*- online training available at the IRS microsite StayExempt.irs.gov.

Page Last Reviewed or Updated: 28-Jun-2016

Welcome to the Purchasing Division of the City of Arcadia! We appreciate your interest in doing business with the City of Arcadia.
We hope the guide Doing business with the City of Arcadia will benefit you as a new vendor or present supplier. This brochure will provide a brief outline of our purchasing policies and procedures.

General Information
The City of Arcadia makes its purchases under authority granted in the City Charter and the Municipal Code. Purchases are made by competitive bidding procedures and by negotiation.

Each Department is responsible for purchasing the supplies and services necessary for their functions. The first point of contact should be Purchasing, and Purchasing may refer vendors directly to the departments.

Purchasing Commitment and General Ethics

The City of Arcadia subscribes to the Standards of Purchasing Practices established by the California Association of Public Procurement Officials:

- To regard public service as a sacred trust, giving primary consideration to the interests of the public agency that employs us.

- To purchase without prejudice, seeking to obtain the maximum value for each dollar expended.

- To avoid unfair practices, giving all qualified vendors equal opportunity.

- To honor our obligations and require that obligations to our public agency be honored.

- To accord vendor representatives courteous treatment, remembering that these representatives are important sources of information and assistance in solving our purchasing needs.

- To refuse to accept any form of commercial bribery, and prevent any appearance of so doing.

- To be receptive to counsel from our colleagues, and to cooperate with them to promote a spirit of teamwork and unity.

- To conduct ourselves with fairness and dignity, and to demand honesty and truth in the purchasing process.

- To strive for greater knowledge of purchasing methods and of the materials we purchase.

- To cooperate with all organizations and individuals involved in activities designed to enhance the development of the purchasing profession, remembering that our actions reflect on the entire purchasing profession

Local Business Preference

The City of Arcadia grants a preference to vendors whose place of business is located within City limits only if price, invoice terms and delivery time are equal.

Taxes

The City of Arcadia is not exempt from paying taxes. Price quoted by vendors must include any sales tax and use applicable taxes in their price bid and invoices.

Vendor Information

Vendors who would like to be listed on the City's Bid Solicitation List should download and submit an application to be added to the Vendor Application for Approved City's Bid Solicitation List. Vendors are randomly selected for each bid in order to maintain equity in our bidding procedures. No guarantee is given that you will receive every bid solicited.

All new vendors must submit a completed W-9 form prior to sending their invoices to ensure proper processing.

Standard Purchase Order Terms and Conditions

A copy of the standard Purchase Order Terms and Conditions can be found in this link for your review.

Advertisement

"Arcadia Weekly" is the newspaper of record for all routine advertised formal bids. Bid announcements are published at least once, no less than 10 days prior to the bid submission date. Bid announcements may also be found on the City's website, in the Bid and RFP Notices section.

Gifts and Gratuities

The City of Arcadia maintains a strict policy prohibiting the acceptance by its employees of gifts/or gratuities from any supplier or potential supplier. Vendors are requested to cooperate in this regard by not making such offers to any City employee.

Arcadia

Methods of Procurement

Full guidelines of the City's Procurement policies can be located in Chapter 8 of the City's Municipal code. The following methods of purchasing are used by City Staff:

Goods and Products are awarded to the lowest, responsible, responsive bidder that meets or exceeds the specifications set forth in the bid documents.

- Purchases less than $5,000, no bids are required.
- Purchases over $5,000 and less than $30,000 require informal solicited bidding. A purchase order is required.
- Purchases over $30,000 require formal solicited bidding. Bids are open and read aloud publicly by the City Clerk's Office. City Council approval to award a purchase order is required.

Services are awarded based on qualifications and experience and not price alone.

- Purchases less than $5,000, no bids are required.
- Purchases over $5,000 and less than $30,000 require informal solicited bidding. A professional services agreement and a purchase order are required.
- Purchases over $30,000 require formal solicited bidding. Only the proposer's names are read aloud by the City Clerk's office at the public opening. City Council approval to award a professional services agreement and a purchase order are required.

Emergency/Disaster Purchases

The City of Arcadia maintains Letters of Understanding for priority purchasing with vendors in times of an emergency or disaster. Download information about how you can become one of these vendors and the Letter of Understanding for Priority Purchasing application below.

Letter of Understanding for Priority Purchasing

Business License and Permits

Businesses and contractors doing work in Arcadia should verify with the Development Services Department as to what licenses may be required. Please call (626) 574-5423 for further details.

CONTACT INFORMATION:

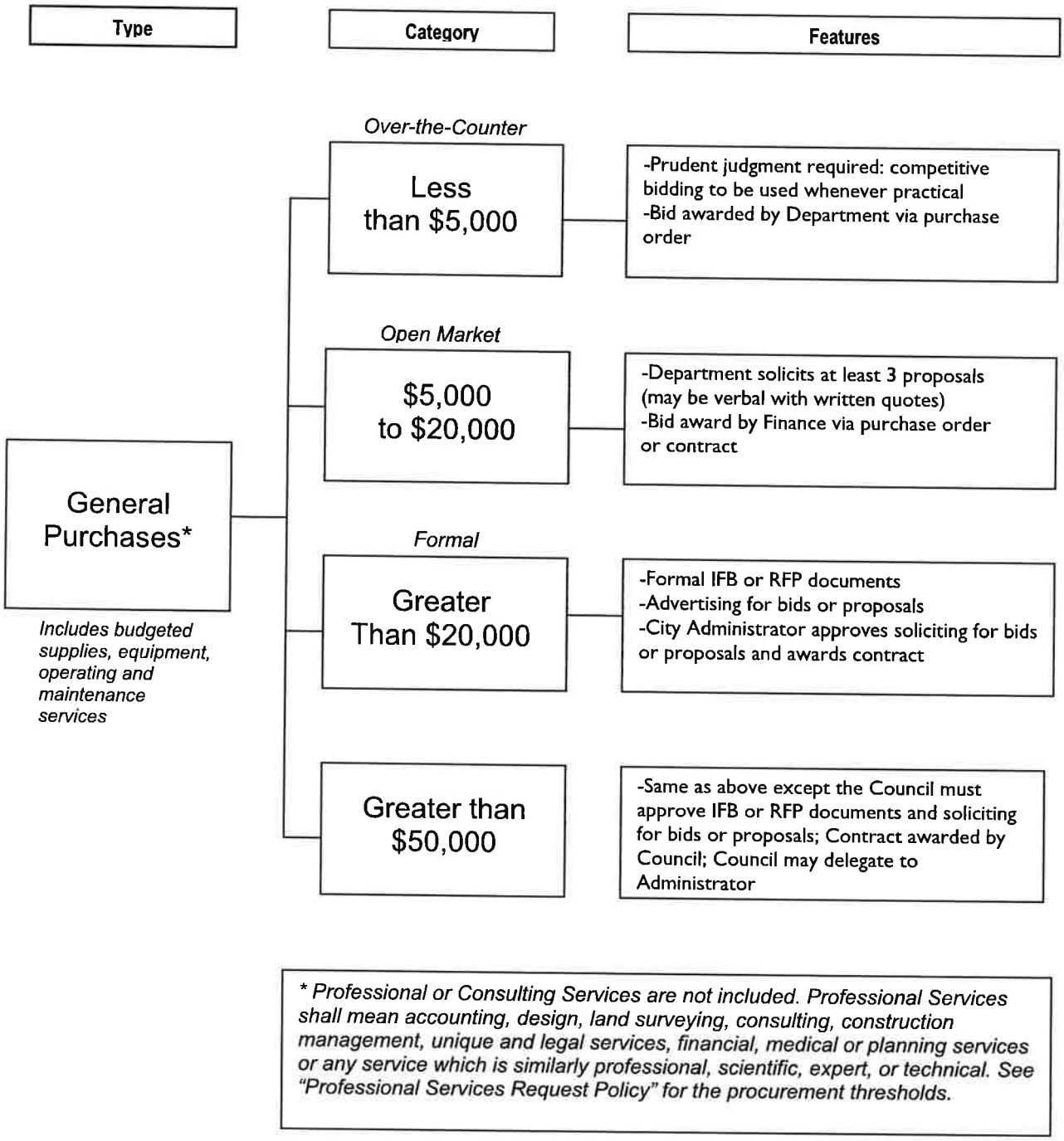
Monica Li
Buyer
(626) 574-5429

purchasing@ArcadiaCA.gov

Description	Opening Date/Time	Closing Date/Time
	:	Open Until Contracted

City of Commerce Finance	Purchasing	SOP	705
General Purchasing System Threshold Overview		Version No	1.0
		Effective Date	5/31/11

PURCHASING SYSTEM OVERVIEW



** Professional or Consulting Services are not included. Professional Services shall mean accounting, design, land surveying, consulting, construction management, unique and legal services, financial, medical or planning services or any service which is similarly professional, scientific, expert, or technical. See "Professional Services Request Policy" for the procurement thresholds.*

CITY OF EL MONTE

PROCUREMENT, CONTRACTING, AND PURCHASING & INTERNAL CONTROLS POLICY AND PROCEDURES MANUAL

POLICY APPROVAL DATE:	03/26/2025 & 04/16/2025	POLICY VERSION NUMBER:	V.03-2025

The Friendly City of El Monte

- The Federal awarding agency or pass-through entity expressly authorizes a noncompetitive procurement in response to a written request from the City; or
- After solicitation of a number of sources, competition is determined inadequate.

1.8.4 PROCUREMENT REQUIREMENTS FOR FEDERAL AWARDS

The City must use the following procurement requirements for all Federal Awards in accordance with 2 CFR 200.320 as summarized in the chart below:

METHOD	AMOUNT	REQUIREMENTS
❖ **Micro-Purchase**	Not to Exceed $5,000	No quotations required if the price is reasonable or economical. To the extent practicable, micro-purchases must be distributed equitably among qualified suppliers. *Refer to 2 CFR Part 200.320 (a) (1).*
❖ **Small Purchase**	Up to $150,000	Quotations must be obtained from an adequate number of qualified sources. The City's Policy is to obtain Three (3) Quotes. *Refer to 2 CFR Part 200.320 (a) (2).*
❖ **Sealed Bids (Formal Advertising)**	> $150,000	Bids are publicly solicited, and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price. *Refer to 2 CFR Part 200.320 (b) (1).*
❖ **Competitive Proposals**	> $150,000	It is generally used when conditions are not appropriate for the use of sealed bids. Proposals must be solicited from an adequate number of qualified sources. *Refer to 2 CFR Part 200.320 (b) (2).*
❖ **Sole Source**	Available for procurements of any dollar amount.	Used only when one (1) or more of the following circumstances apply: The item is available only from a single source. (Refer to 1.10.1) ▪ The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation. ▪ The federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request. ▪ After solicitation of a number of sources, competition is determined inadequate. *Refer to 2 CFR Part 200.320 (c).*

RESOLUTION NO. 2019-27-3111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE RESCINDING CITY COUNCIL RESOLUTION NO. 2009-04-2362 AND AUGMENTING THE DOLLAR LIMITS APPLICABLE TO PURCHASING PURSUANT TO CHAPTER 3.44 OF THE IRWINDALE MUNICIPAL CODE, REVISING SIGNATURE AUTHORITY LEVELS, AND APPROVING UPDATES TO THE PURCHASING POLICY

WHEREAS, City Council desires to improve the efficiency and effectiveness of the City's purchasing operations; and

WHEREAS, the Irwindale Municipal Code Chapter 3.44 provides for the establishment of a purchasing system and specific dollar amounts for the City's formal and informal bid procedures and signature authority levels; and

WHEREAS, the City Council had, pursuant to its Resolution No. 2009-04-2362 adopted on January 14, 2009, last updated the dollar limits for formal and informal bids and signature authority levels; and

WHEREAS, it has been over ten (10) years since the City last updated it purchasing dollar limits and signature authority levels; and

WHEREAS, the City Council desires to adjust the dollar limits for informal and formal bids and signature authority levels to reflect the increase in costs of materials and services since 2009; and

WHEREAS, the policies for Federally Funded Procurements were recently amended by the federal Office of Management and Budget (OMB), and it is required for cities to update their policies to include these updates from the Uniform Guidance Code, Title 2, Subtitle A, Chapter II, Section 200; and

WHEREAS, the City Council also desires to update the Purchasing Policy to incorporate recommendations resulting from City audits.

NOW THEREFORE, be it resolved by the City Council of the City of Irwindale, California, as follows:

SECTION 1. That City Council Resolution No. 2009-04-2362 is hereby rescinded and replaced by this Resolution.

SECTION 2. The informal bid limit shall established $5,000, and the formal bid limit shall be established at $30,000.

SECTION 3. The signature authority levels are established at $30,000 for the City Manager, $15,000 for the Assistant City Manager, $12,000 for Department Heads, $7,500 for the Purchasing Officer, and $7,500 for all Department Managers.

SECTION 4. The Revised Purchasing Policy Manual included as Exhibit A, shall be approved with the new Federal Funding Procurement requirements, and other audit recommendations and edits needed.

SECTION 5. That the Chief Deputy City Clerk shall certify the passage and adoption of this resolution, and the same shall thereupon take effect and be in force.

PASSED, APPROVED AND ADOPTED this 26th day of June 2019.

Albert F. Ambriz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

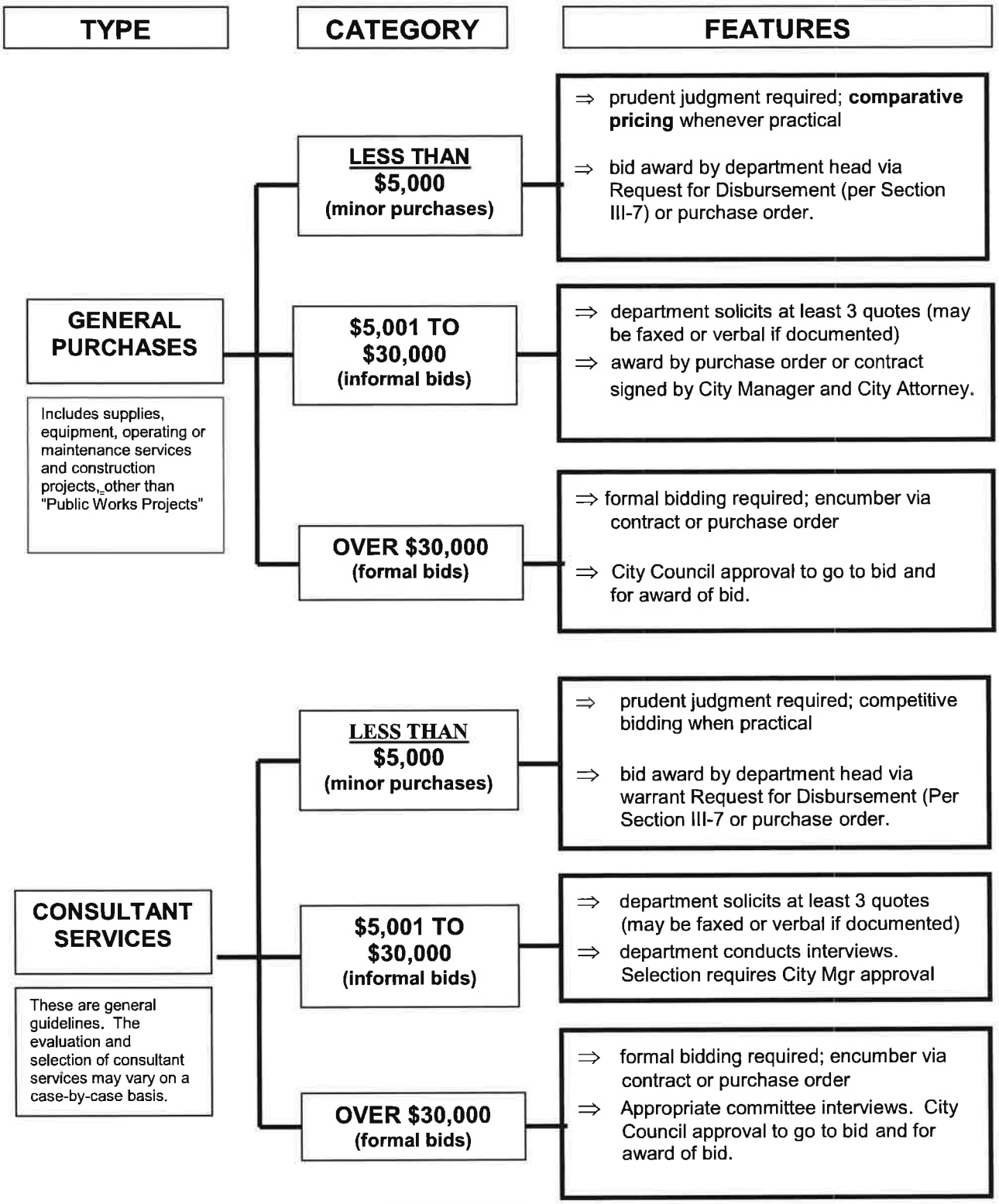
I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2019-27-3111 was duly adopted by the City Council of the City of Irwindale at a regular meeting thereof held on the 26th day of June 2019, by the following vote:

AYES:	Councilmembers:	Breceda, Garcia, Ortiz, Mayor Ambriz
NOES:	Councilmembers:	Burrola
ABSTAIN:	Councilmembers:	None
ABSENT:	Councilmembers:	None

Laura M. Nieto, MMC
Chief Deputy City Clerk

PURCHASING SYSTEM OVERVIEW

(for purposes of this chart, the amounts stated are pursuant to the Purchasing Resolution)



AGENDA ITEM 5

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Guillermo Arreola, Interim Community Development Director
Martin Rodriguez, Economic Development Specialist

APPROVED BY:
Michael L. Antwine II, City Manager

SUBJECT: Consideration to approve Amendment No. 2 with Transtech Engineers Inc. for contract building official, building inspector, and plan check related services.

RECOMMENDATION:

It is recommended that the City Council approve the removal of the yearly cap and increase the contract sum with Transtech Engineers Inc. for contract building official, building inspector, and plan check related services for, and on behalf of, the City.

BACKGROUND:

On April 27, 2022, the City entered into an agreement with Transtech Engineers, Inc. to provide comprehensive building and safety services. These services include building official and inspector support, plan check reviews, staff training, and other essential functions for the Building and Safety Department.

On March 12, 2025, the City amended the contract services agreement with Transtech Engineers, Inc. and exercised one of its two remaining options to extend the contract by an additional year, from April 27, 2025, to April 27, 2026.

DISCUSSION

The City's Building and Safety Division enforces the City's building, plumbing, and electrical codes, which include the review of building plans, issuance of construction permits, and inspection of construction. The Division also checks construction plans to ensure they are in line with the City's building codes. This examination involves the careful review of plans and may include structural and electrical analysis, as well as ADA access review. The City's Building and Safety Division conducts an important function to ensure accurate and prompt information to contractors, architects, engineers, and property owners regarding building and safety requirements.

The existing contract, and subsequent amendment, limits the total maximum compensation for Transtech Engineers, Inc. services to an amount "not-to-exceed" $750,000.00. In addition, the maximum annual "not-to-exceed" amount is limited to $250,000.00 per year. In recent years, the City has experienced significant growth in development, a trend that is anticipated to persist. Key projects such as In-N-Out, City Ventures, Commercial Rehabilitation, Residential Rehabilitation projects, and Loaded Café, Panda Express, Starbucks, Brewery, Food Hall, among others, come with various associated costs. In addition to these initiatives, the City is

looking forward to further housing and commercial developments in the near future. This development surge marks a historically unprecedented period for the City.

However, the increased level of development activity has led to exceeding both the maximum contract amount and the maximum annual allocation limits. The amendment on March 12, 2025, extended the contract by one year but did not raise the overall contract amount to match this extension. The three-year contract has been amended every year to account for the increased development activity as follows:

Fiscal Year	Contract Amount	Budget Allocated	Total Fees Collected	Total Cost of Invoices and Additional Services	Difference between Budget Allocated vs Invoice Cost	City Revenues
FY22–23	$250,000	$201,772	$390,751	$222,730*	$20,958	$168,024
FY23–24	$250,000	$201,772	$493,922	$285,745*	$83,973	$210,281
FY24–25	$250,000	$188,222	$697,653	$411,869*	$223,647	$288,353
Total	$750,000	$585,139	$1,582,326	$958,590*	$328,578	$666,658
New Total Contract amount	$1,500,000					

* Some invoices for extra staffing services might show a slightly different total cost and won't adhere to the usual revenue-sharing agreement, as these costs are for additional staffing.

The contract is a revenue-sharing agreement with a 57% to 43% split between Transtech Engineers, Inc., and the City of Bell for all plan checking and building permit activities fees. As development activity increases each year, the City's revenue also increases.

Additionally, as previously stated, the contract was extended by one year to end in April 2026, but the contract amount remained unchanged for the extra year. Based on current development trends, staff expect this trend to continue rising.

Therefore, staff requests increasing the contract amount by $750,000 and eliminating the $250,000 annual cap to accommodate upcoming developments such as City Ventures, In-N-Out, Dutch Bros, the Shoe City site, the Stackyard, 2-3 commercial rehabilitation projects, residential rehab program, ADUs applications, new housing development, and others.

Staff recommends that the City Council amend Exhibit C – Schedule of Compensation, of the April 2022 Agreement for Contract Services as follows:

Exhibit C. IV., "Schedule of Compensation", is hereby amended and shall now read as follows: "IV. The total compensation for the Services shall not exceed One Million Five Hundred Thousand Dollars ($1,500,000.00) as provided in Section 2.1 of this Agreement, with the removal of the annual cap of Two Hundred and Fifty Thousand Dollars and Zero Cents ($250,000.00) per year.

FISCAL IMPACT:

This is a revenue-sharing contract from building permit fees.

ATTACHMENTS:

1. Original Transtech Engineers Services Agreement dated 4/27/22
2. Contract Service Agreement (Amendment No.1)
3. Contract Service Agreement (Amendment No.2)

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF BELL

and

TRANSTECH ENGINEERS, INC.

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF BELL AND
TRANSTECH ENGINEERS, INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 13 day of April, 2022 by and between the **CITY OF BELL**, a California charter city ("City") and **TRANSTECH ENGINEERS, INC**, a California corporation ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. Pursuant to the City of Bell Municipal Code 5 of Subsection (f) of Section 3.12.080, exceptions to bidding requirements, professional and personal services regarding engineering consultant services are exempted from the purchasing policy.

B. The proposed project involves a high degree of technical or individual skill and City has determined that the Consultant has demonstrated competence and the professional qualifications necessary for satisfactory performance of the required services.

C. The City has evaluated the proposal and the prices and rates are fair and reasonable and consistent with competitive market rates.

D. Pursuant to the City of Bell Municipal Code, and based on the foregoing the City has authority to enter into and execute this Agreement.

E. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability,

experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Services shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **FIFTY FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS ($54,750.00)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and

undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services on November 4, 2022, except as otherwise provided in the Schedule of Performance (Exhibit "D"). The City may, in its sole discretion, extend the Term for an additional one hundred eighty (180) days.

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Allen Cayir, PE	Principal
(Name)	(Title)
Okan Demirci, PE	Project Manager
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may

otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be Manual Acosta, Community Development Director, or his designee. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $2,000,000 per occurrence, $4,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be

approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific

reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance

under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence,

except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full

rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other

provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et seq. and 910 et seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any

State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Bell, 6330 Pine Avenue, Bell, California 90201 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials 

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

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

CITY:

CITY OF BELL, a charter city

Alicia Romero, Mayor

ATTEST:

Angela Bustamante, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

David J. Aleshire, City Attorney

CONSULTANT:
TRANSTECH ENGINEERS, INC.

By: _____
Name: Allen Cayir
Title: CEO

By: _____
Name: Sybil Cayir
Title: Secretary

Address: 13367 Benson Avenue
Chino, CA 91710

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On April 15, 2022 before me, Jocelyn Avila, Notary Public, personally appeared Allen Cayir, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JOCELYN AVILA
COMM. #2273703
Notary Public - California
San Bernardino County
My Comm. Expires Jan. 1, 2023

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On April 15, 2022 before me, Jocelyn Avila, Notary Public, personally appeared Sybil Cayir, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JOCELYN AVILA
COMM. #2273703
Notary Public - California
San Bernardino County
My Comm. Expires Jan. 1, 2023
NRO1

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

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- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
- ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will provide contract building official, building inspector, and plan check related services for, and on behalf of, the City (collectively "Services"). The Services shall include, but not be limited to, the following:

A. Building Demolition Project Support Services. Consultant shall provide highly qualified individual(s) to perform building demolition related services including, but not limited to, the following

1. Phase 1: Haz-Mat Testing of Existing Buildings

   i. Prepare Request for Proposals for hazardous material (haz-mat) testing of existing buildings

   ii. Review submitted proposals, and assist in selection of a haz-mat testing firm (Haz-mat testing will be performed by the selected firm under contract with City as approved by the City Council).

   iii. Coordinate haz-mat testing work with the selected firm.

2. Phase 2: Prepare Bid Package for the Demolition of Existing Buildings

   i. Prepare bid package, including haz-mat abatement requirements specified in the haz-mat report.

3. Phase 3: Bidding and Contract Award

   i. Assist in the bid advertisement.

   ii. Respond to questions from bidders and issue Addenda as necessary.

   iii. Review submitted bids, and conduct bid analysis.

   iv. If haz-mat abatement is necessary, recommend award of contract to lowest responsive bidder. (Demolition and Abatement will be performed by the selected contractor under contract with City as approved by the City Council).

4. Phase 4: Construction

   i. Provide as-needed project and construction management and inspection including but not limited to Pre-construction meeting, utility marking and notification, notice to proceed, and all other related tasks.

ii. If haz-mat abatement is necessary, obtain cost proposal from the consultant who prepared the haz-mat report for the abatement observation/inspection, review the submitted proposal, and assist in selection of the consultant. (Haz-mat abatement observation will be performed by the selected firm under contract with City as approved by the City Council)

iii. If haz-mat abatement is necessary, coordinate with haz-mat inspection consultant and haz-mat contractor (if needed, contractor to be selected durring Phase 3, see paragraph 3.iv. above).

iv. Assist in permitting process.

v. Review and respond to Request For Information (RFI's).

vi. Review progress payment requests.

vii. Review schedule.

viii. Assist in project completion and closeout.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

A. Prepare Request for Proposals for haz-mat testing of existing buildings.

B. Prepare Bid Package for the Demolition of Existing Buildings for City review and approval. Upon City approval, Consultant shall submit final signed bid specifications for City advertisement and bidding.

C. Written recommendation for award of contract to lowest responsive bidder.

D. Weekly Productivity Status Reports

E. Daily reporting of Building Demolition activities.

F. Logs of plan checks and inspections with copies being provided to City Staff on a as needed request basis.

G. Prepare a construction file (progress tracking sheet, e.g Gannt chart or the like). A copy of Consultant's tracking records shall be provided to the City upon request.

H. Weekly updates of plan check status, copies of RFIs and status of inspections and/or inspection corrections.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City appraised of the status of performance by delivering the following status reports:

A. Monthly reporting of Building Demolition activities.

B. Daily and Weekly logs of plan checks and inspections.

C. Weekly tracking records of plan check status and inspections.

D. Annual Building and Safety activities reports.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

A. Allen Cayir, PE

B. Okan Demirci, PE, Project Manager

C. Other Technical and Admin Support Staff as necessary and as selected by Consultant

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

Section 1.1, "Scope of Services," is hereby amended and shall now read as follows:

"In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents ~~and warrants~~ that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein in a manner consistent with the professional skill and care ordinarily provided by members of Consultant's profession practicing in the same or similar locality under the same or similar circumstances. ~~Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances~~."

Section 1.3, "Compliance with Law," is hereby amended and shall now read as follows:

"Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all applicable ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered."

Section 1.5, "Compliance with Law," is hereby amended and shall now read as follows:

"By executing this Agreement, Consultant ~~warrants~~ represents that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant ~~warrants~~ represents that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer."

Section 1.10 "**Prevailing Wages**," is hereby added and shall read as follows:

"Prevailing Wages. Contractor shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Contractor acknowledges receipt of a copy of the Department of Industrial Relations (DIR) determination of the prevailing rate of per diem wages, and Contractor shall post a copy of the same at each job site where work is performed under this Agreement."

Section 2.4, "Invoices," is hereby amended and shall now read as follows:

"Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. (As used in this Agreement, the term "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant.) The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person."

Subsection (a) of Section 5.1, "Insurance Coverages," is hereby amended and shall now read as follows:

"(a) ~~Commercial~~ General Liability Insurance (Occurrence Form CG0001 or equivalent). A policy of ~~comprehensive~~ commercial general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit."

Subsection (c) of Section 5.1, "Insurance Coverages," is hereby amended and shall now read as follows:

"(c) Automotive Insurance (Form CA 0001 (Ed 1/87) including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile. Consultant does not have any owned or leased autos."

Subsection (d) of Section 5.1, "Insurance Coverages," is hereby amended and shall now read as follows:

"(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession. This coverage may be written on a "claims made" basis, and must include coverage

for contractual liability subject to applicable policy terms and conditions. The professional liability insurance required by this Agreement must ~~be endorsed to be applicable~~ apply to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage."

The following sentence shall be added to the end of Section 5.2, "General Insurance Requirements," and shall state as follows:

"Notwithstanding the foregoing, the additional insured requirements of this Section 5.2 shall not apply to Professional Liability Insurance."

Section 5.3, "Indemnification," is hereby amended and shall now read as follows:

"To the full extent permitted by law, Consultant agrees to indemnify, ~~defend~~ and hold harmless the City, its officers, employees and ~~agents~~ representatives ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities ~~whether actual or threatened~~ (herein "claims or liabilities") ~~that may be asserted or claimed by any person, firm or~~ entity to the extent arising out of or in connection with the negligent performance of ~~the work, operations or activities provided herein of~~ Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or negligent failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will ~~defend any action or actions filed in connection with any of said claims or liabilities and will pay all~~ reimburse the City its' reasonably incurred costs and expenses, including legal costs and attorneys' fees incurred in connection therewith to the extent a claim or liability is determined to have been caused by the negligence, recklessness, or willful misconduct of Consultant, or as the parties otherwise agree in settlement;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, ~~agents~~ representatives or employees for any such claims or liabilities to the extent arising out of or in connection with the negligent performance of or negligent failure to perform ~~such work, operations or activities~~ of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys'

fees. Consultant shall not have an upfront duty to defend the Indemnified Parties but shall have a duty to reimburse reasonable defense fees and costs to the extent claims or liabilities are determined to have been caused by the negligence, recklessness or willful misconduct of Consultant, or as the parties otherwise agree in settlement

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities to the extent arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities to the extent arising out of the negligence, recklessness or willful misconduct of ~~the design professional~~ Consultant. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement."

Section 6.3, "Ownership of Documents," is hereby amended and shall now read as follows:

"All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's ~~guarantee and warranties~~ responsibility shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Using the categories of Services identified in Section I of Exhibit A, City shall compensate Consultant as follows irrespective of the number of hours and cost it actually takes Consultant to complete those Services:

	Staff Classifications (Average Hourly Rate & Estimated Hours)			
	Sr. Engineer/Sr. Construction Manager	Tech Support Staff/Inspector	Admin Support Staff	**Sub-budget Total**
TASK A1: Phase 1 Haz-Mat Testing of Existing Buildings *(Haz-Mat Testing by Haz-Mat Consultant to be retained by the City under City Contract)*	$175.00/20hrs. $3,500.00	$150.00/5hrs. $750.00	$75.00/10hrs. $750.00	$5,000.00
TASK A2: Prepare Bid Package for the Demolition of Existing Buildings	$175.00/100hrs. $17,500.00	$150.00/20hrs. $3,000.00	$75.00/20hrs. $1,500.00	$22,000.00
TASK A3: Bidding and Contract Award	$175.00/10hrs. $1,750.00	$150.00/5hrs. $750.00	$75.00/10hrs. $750.00	$3,250.00
TASK A4: Construction *(Haz-Mat Abatement and Demolition by Construction Contractor to be retained by the City under City Contract)* *(Haz-Mat Abatement Monitoring/Inspection by Haz-Mat Consultant to be retained by the City under City Contract)*	$175.00/20hrs. $3,500.00	$150.00/120hrs. $18,000.00	$75.00/40hrs. $3,000.00	$24,500.00
PROJECT TOTALS	$175.00/150hrs. $26,250.00	$150.00/150hrs. $22,500.00	$75.00/80hrs. $6,000.00	**$54,750.00**

II. **Within the budgeted amounts identified in Section II above, and with the approval of the Contract Officer, funds may be shifted from one subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.8.**

III. **The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:**

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

IV. **The total compensation for the Services shall not exceed Fifty Four Thousand Seven Hundred Fifty Dollars ($54,750.00) as provided in Section 2.1 of this Agreement.**

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. **Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until November 4, 2022. The City Council, in its sole and absolute discretion, shall have the option to extend the term of the Agreement as provided for in the Agreement.**

II. **Consultant shall perform the Services described in Section I.A of Exhibit A timely in accordance with the following schedule:**

Phase 1: Haz-Mat Testing of Existing Buildings	**Deadline for Completion**
All Duties set forth in Section E. 1. of Section I of Exhibit "A"	April 26, 2022
Phase 2: Prepare Bid Package for the Demolition of Existing Buildings	**Deadline for Completion**
All Duties set forth in Section E. 2. of Section I of Exhibit "A"	June 17, 2022
Phase 3: Bidding and Contract Award	**Deadline for Completion**
All Duties set forth in Section E. 3. of Section I of Exhibit "A"	August 26, 2022
Phase 4: Construction	Deadline for Completion
All Duties set forth in Section E. 4. of Section I of Exhibit "A"	October 28, 2022

III. **The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.**

AMENDMENT NO. 1

TO AGREEMENT FOR CONTRACTUAL SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACTUAL SERVICES ("Amendment No. 1") by and between the **CITY OF BELL** ("City"), a California charter city, and **TRANSTECH ENGINEERS, INC.**, a California corporation ("Consultant"), is effective as of the _____ day of March 2025.

RECITALS

A. City and Consultant entered into that certain Contract Services Agreement dated April 27, 2022 ("Agreement") whereby Consultant agreed to provide the City contract building official, building inspector, and plan check related services (the "Services").

B. The Contract Sum under the Agreement was $750,000.00.

C. The Term of the Agreement was from April 27, 2022 to April 27, 2025 with two (2) one-year extensions in the City's sole and absolute discretion (per Section 3.4 Term).

D. By this Amendment No. 1, the City and Consultant now desire to use one of the two extensions and extend the term of the Agreement from April 27, 2025 to April 27, 2026.

E. Except as amended hereby, this amendment is subject to the same terms and conditions as provided in the Agreement.

TERMS

1. **Contract Amendments.** The Agreement is amended as provided herein. Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

   a. Section 3.4, "Term", is hereby amended and shall now read as follows:

      Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~three (3) years~~ ***four (4) years*** from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). The City may, in its sole discretion, extend the Term for ~~two (2) additional one-year terms~~ ***one (1) additional one-year term.***

   b. Exhibit D.I., "Schedule of Performance", is hereby amended and shall now read as follows:

      I. Unless earlier terminated in accordance with Article 7 of this Agreement, this

Agreement shall continue in full force and effect until ~~June 30, 2020~~ *April 27, 2025.* The City Council, in its sole and absolute discretion, shall have the option to extend the term of the Agreement with up to ~~two (2)~~ *one (1)* one-year extensions upon the same terms and conditions.

2. **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

   Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

   City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority.** The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other Agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:
CITY OF BELL, a California charter city

_____
Ali Saleh
Mayor

ATTEST:

_____
Angela Bustamante
City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

_____
David J. Aleshire
City Attorney

CONSULTANT :
TRANSTECH ENGINEERS, INC., a California Corporation

By: _____
Name: Allen Cayir
Title: CEO

By: _____
Name: Sybil Cayir
Title: Secretary

Address: 13367 Benson Avenue
Chino, CA 91710

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

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- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

AMENDMENT NO. 2

TO AGREEMENT FOR CONTRACTUAL SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACTUAL SERVICES ("Amendment No. 2") by and between the **CITY OF BELL** ("City"), a California charter city, and **TRANSTECH ENGINEERS, INC.**, a California corporation ("Consultant"), is effective as of the _____ day of July 2025.

RECITALS

A. City and Consultant entered into that certain Contract Services Agreement dated April 27, 2022 ("Agreement") whereby Consultant agreed to provide the City contract building official, building inspector, and plan check related services (the "Services").

B. The Contract Sum under the Agreement was $750,000.00.

C. The Term of the Agreement was from April 27, 2022 to April 27, 2025 with two (2) one-year extensions in the City's sole and absolute discretion (per Section 3.4 Term).

D. City and Consultant entered into Amendment No. 1 to the Agreement, dated March 12, 2025 to use one of the two extensions and extend the term of the Agreement from April 27, 2025 to April 27, 2026.

E. By this Amendment No. 2, City and Consultant now desire to increase the maximum compensation by $750,000.00 from $750,000.00 to $1,500,000.00 and remove the $250,000.00 annual cap.

F. The total maximum compensation of $1,500,00.00 is comprised of the actual cost already paid for services, the outstanding unpaid balance for services incurred, and the estimated balance for services requested by the City between April 27, 2022 and April 27, 2025 ($958,590.50); and amount projected to be incurred between April 27, 2025 and April 27, 2026 ($480,000.00).

G. Except as amended hereby, this amendment is subject to the same terms and conditions as provided in the Agreement.

TERMS

1. **Contract Amendments.** The Agreement is amended as provided herein. Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

    a. Section 2.1, "Contract Sum," is hereby amended and shall now read as follows:

"Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000.00)*** ~~SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000.00)~~ (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8."

a. Exhibit C. IV., "Schedule of Compensation", is hereby amended and shall now read as follows:

"IV. The total compensation for the Services shall not exceed ***One Million Five Hundred Thousand Dollars ($1,500,000.00)*** ~~Seven Hundred Fifty Thousand Dollars and No Cents ($750,000.00) as provided in Section 2.1 of this Agreement, with an annual not to exceed amount of Two Hundred Fifty Thousand Dollars and No Cents ($250,000.00) per year~~."

2. **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

   Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

   City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority.** The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other Agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:
CITY OF BELL, a California charter city

_____
Ali Saleh
Mayor

ATTEST:

_____
Angela Bustamante
City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

_____
David J. Aleshire
City Attorney

CONSULTANT :
TRANSTECH ENGINEERS, INC., a California Corporation

By: _____
Name: Allen Cayir
Title: CEO

By: _____
Name: Sybil Cayir
Title: Secretary

Address: 13367 Benson Avenue
Chino, CA 91710

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR

OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

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TITLE OR TYPE OF DOCUMENT

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NUMBER OF PAGES

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DATE OF DOCUMENT

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SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF CALIFORNIA

COUNTY OF _____

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

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NUMBER OF PAGES

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DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

AGENDA ITEM 6

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Janine Andrade, Community Services Director

APPROVED BY: _____
Michael L. Antwine II, City Manager

SUBJECT: Approval of Bus Wrap Design Concept 2 for the City of Bell Fixed Route

RECOMMENDATION:

It is recommended that the City Council:

1. Approve Bus Wrap Design Concept 2 for the City of Bell Fixed Route Vehicle
2. Authorize staff to proceed with final production and selected design

BACKGROUND:

The City of Bell operates a fixed-route transit service that provides reliable and accessible transportation for our residents. As part of the City's ongoing efforts to enhance community identity and promote connectivity, staff worked with a graphic artist to develop a fresh and innovative bus wrap design.

The design goal was to create a concept that:

- Promotes movement and connectivity within the community
- Reflects the spirit and vibrancy of the Bell community
- Provides a contemporary and innovative look consistent with the City's vision for public services

Three unique design concepts were developed exclusively for the City of Bell and are being presented to the City Council for review and approval. Based on informal staff and Council initial review and input, Concept 2 emerged as the preferred design. Concept 2 features a dynamic and modern layout that highlights the City's brand while conveying energy, progress, and community pride.

Approval of the final design will allow the City to move forward with implementation and have the vehicle wrapped for public use.

FISCAL IMPACT:

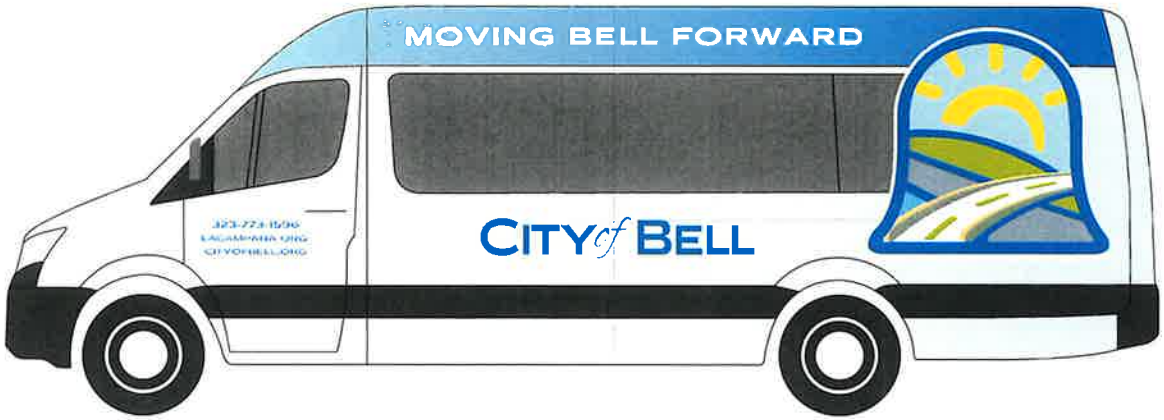
At this time there is no fiscal impact, the approval today is for the design concept.

STRATEGIC PLAN 2023-25:
Target 2: Building Bridges Through Communication
Goal 4: Develop Branding and Image for the City of Bell
Action Item 1: Promote new logo and new Bell Concept

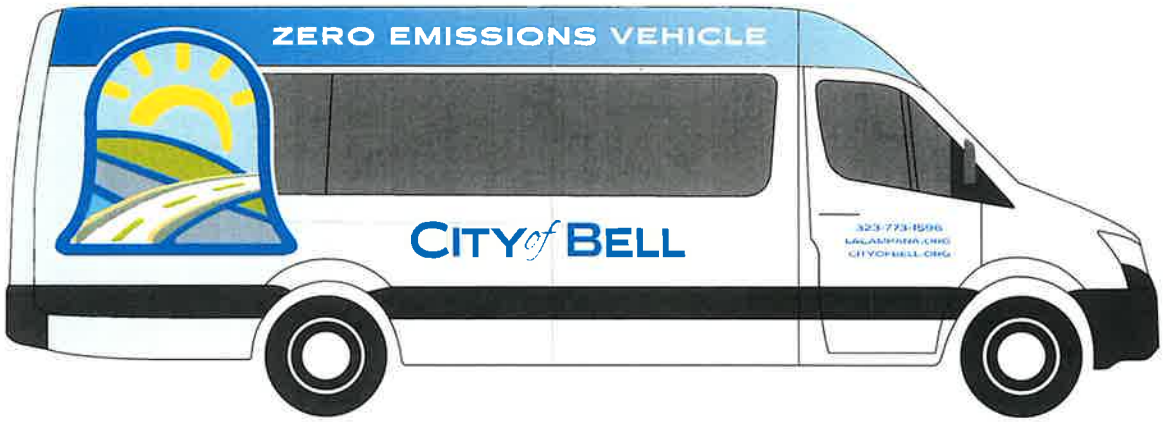
ATTACHMENT(S):

1. Bus Wrap Design Concept 2
2. Bus Wrap Design Concept 1
3. Bus Wrap Design Concept 3

OPTION 1
driver side

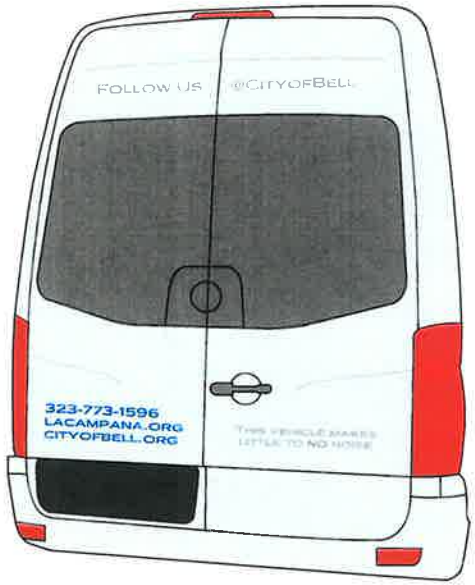


OPTION 1
passanger side



OPTION 1

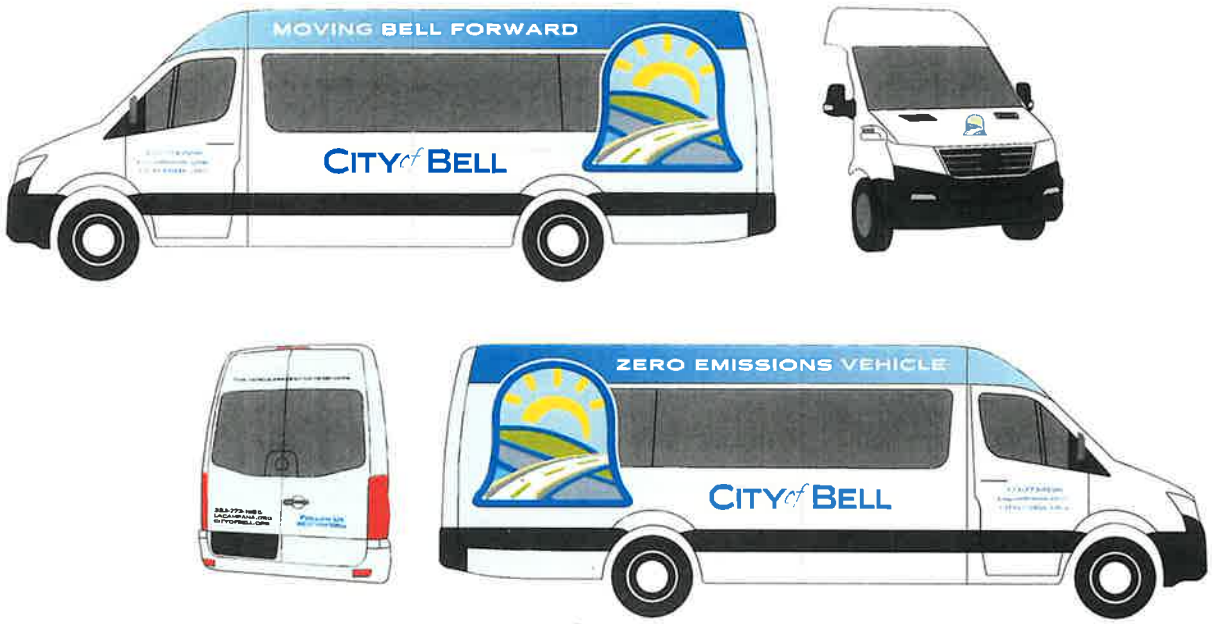
rear / front



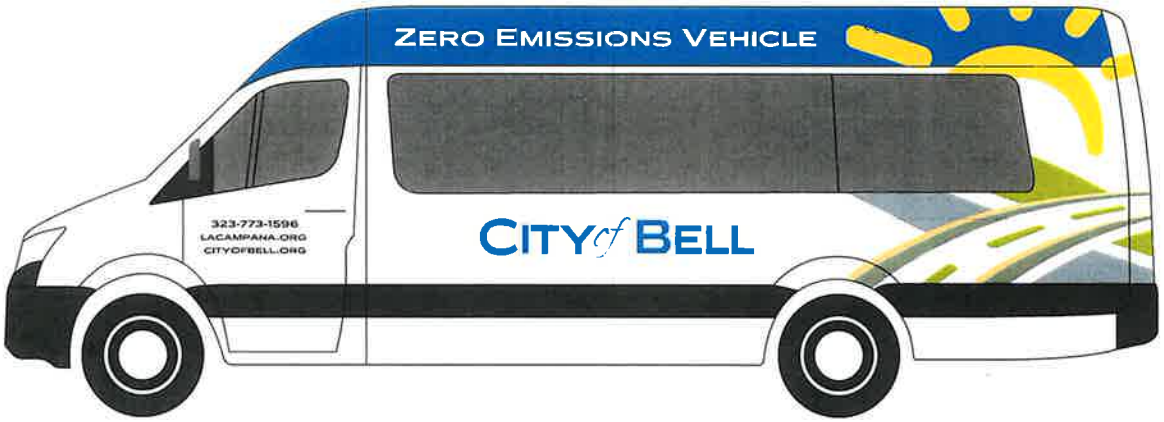


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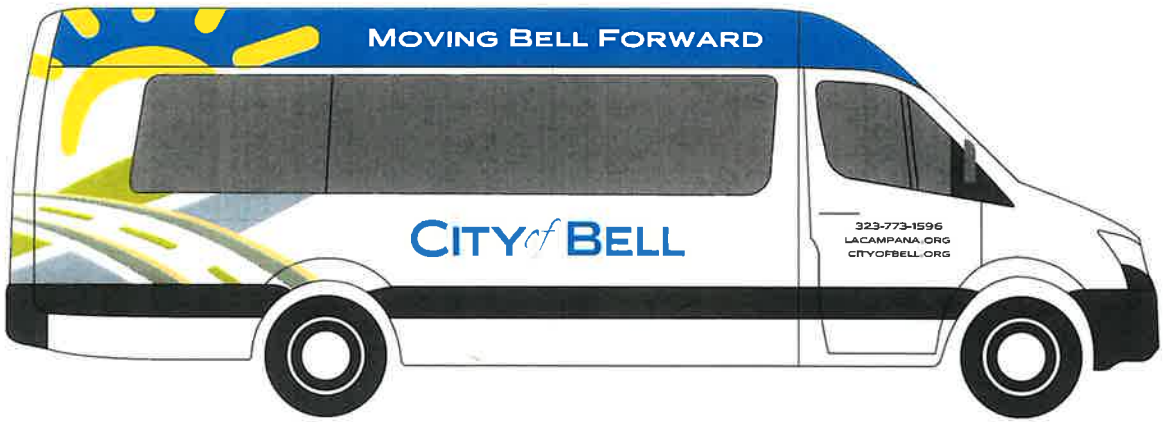
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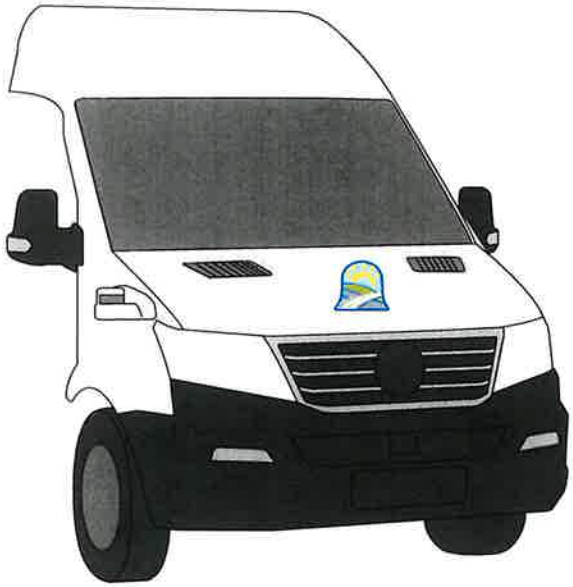
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OPTION 2

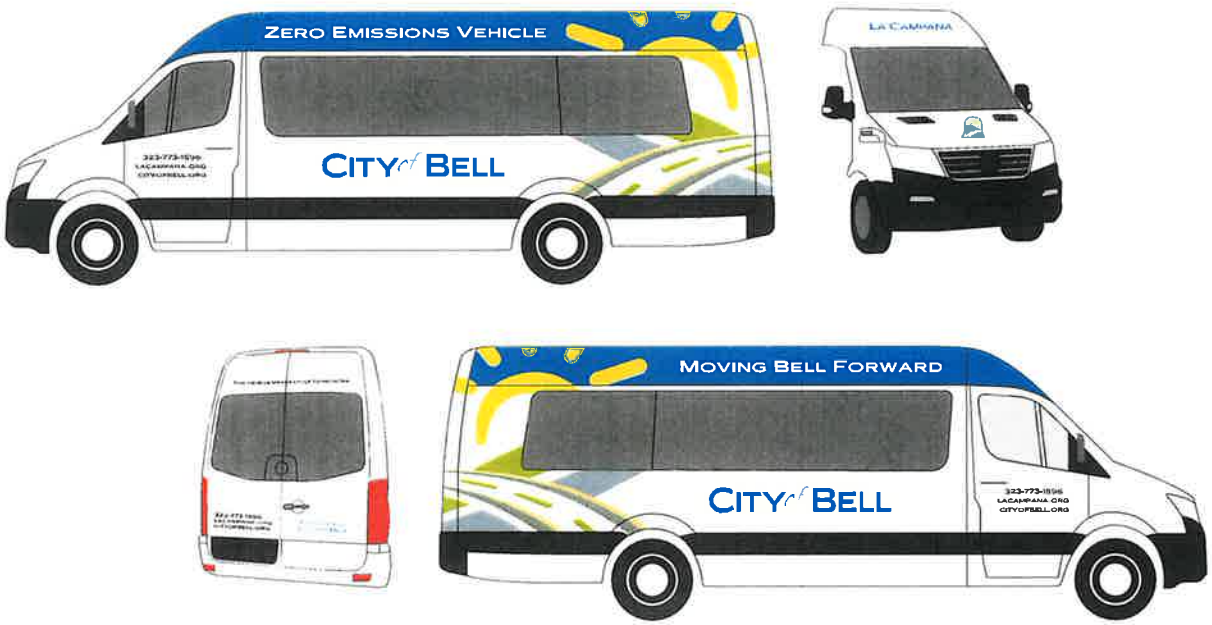
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OPTION 2

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OPTION 3
driver side



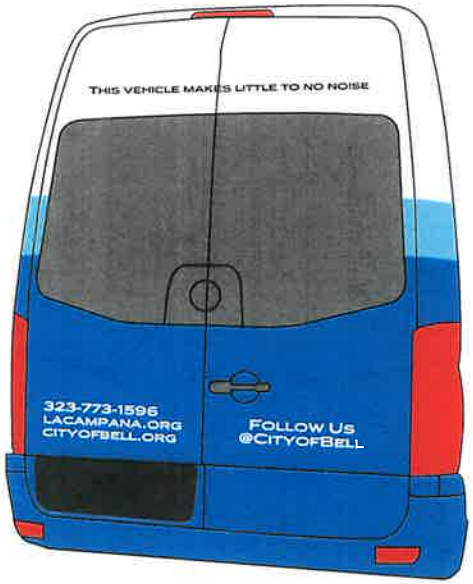
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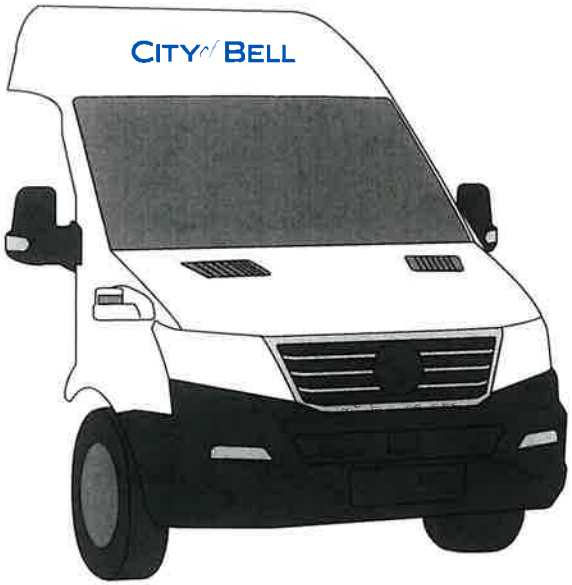
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OPTION 3

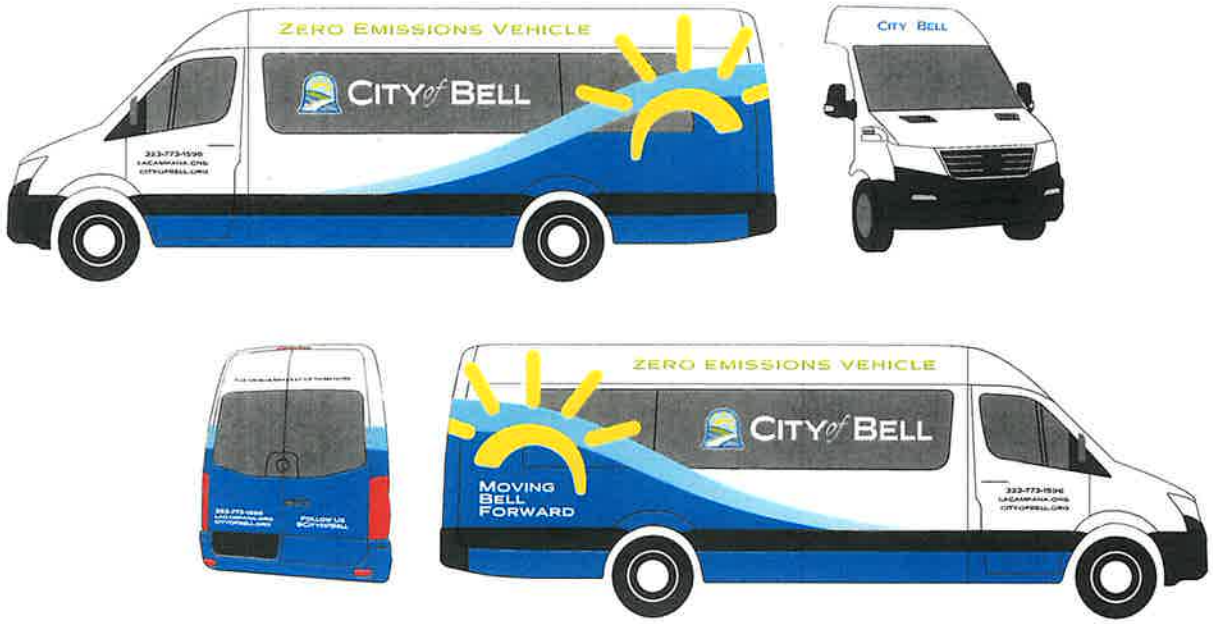
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OPTION 3

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City of Bell
Agenda Report

AGENDA ITEM 7

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Angela Bustamante, City Clerk *AB*

APPROVED BY:

Michael L. Antwine II, City Manager

SUBJECT: Annual Appointments of Council Members to Serve on Various Committees

RECOMMENDATION:

It is recommended that the:

1. City Council review and discuss the appointments of council members on the various committees; and

2. Mayor appoint members to serve on the various committees, following recommendations from each council member as to where they would like to serve; and

3. Read by title only, waive further reading and adopt Resolution No. 2025-49 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES

DISCUSSION:

It is the City Council's practice to review and discuss committee assignments among its members following the annual reorganization. After discussing, the Mayor will appoint Councilmembers to serve as Delegates and Alternates on various outside boards, committees, and organizations.

Attached is the current list of committees and boards, for which each councilmember is serving, along with the date and time of when the committee/board meets and contact information.

Once the appointments to each committee and board are made, the list of committees and boards and the Fair Political Practices Commission (FPPC) Form 806 will be updated and posted on the City's website.

FISCAL IMPACT:
None.

ATTACHMENTS:

1. Resolution 2025-49
2. Resolution 2024-16
3. Exhibit A – List of Committees

RESOLUTION NO. 2025-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES

WHEREAS, every year following reorganization the City Council makes appointments to internal and external committees listed under "Exhibit A"; and

WHEREAS, all delegate and alternate appointments shall remain as is until the next City Council reorganization and until their successors are appointed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELL:

SECTION 1. The City Council hereby approves the Mayor's appointments to the committees listed on Exhibit A.

SECTION 2. The City Council hereby authorizes and directs the City Clerk to execute Form 806 and post the Form on the City's Website.

SECTION 3. The City Clerk shall certify the passage and adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of August 2025.

_____
Ali Saleh, Mayor

APPROVED AS TO FORM:

_____
David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 27th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante, City Clerk

RESOLUTION NO. 2024-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, APPROVING THE COUNCIL APPOINTMENTS TO REGIONAL ORGANIZATIONS, VARIOUS BOARDS AND AGENCIES

WHEREAS, every year following reorganization the City Council makes appointments to internal and external committees listed under "Exhibit A"; and

WHEREAS, all delegate and alternate appointments shall remain as is until the next City Council reorganization and until their successors are appointed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELL:

SECTION 1. The City Council hereby approves the Mayor's appointments to the committees listed on Exhibit A.

SECTION 2. The City Council hereby authorizes and directs the City Clerk to execute Form 806 and post the Form on the City's Website.

SECTION 3. The City Clerk shall certify the passage and adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 24th day of April 2024.

Ali Saleh, Mayor

APPROVED AS TO FORM:

David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 24th day of April 2024, by the following vote:

AYES: Councilmember Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

NOES: None

ABSENT: None

ABSTAIN: None

Angela Bustamante, City Clerk

Resolution 2024 - 16 EXHIBIT A

List of Mayors Appointments to Outside Boards/Committees

Committee/Agency	Contact Information	Delegate	Alternate	Meeting Date	Meeting Time	Notes
Los Angeles County Sanitation District No. 1 & 2	1955 Workman Mill Rd. Whittier, CA 90607 P: (562) 908-4288	Mayor Ali Saleh	Francis Flores	2nd and 4th Wednesday	1:30 PM	Committee requires that the Mayor be the delagate
California Contract Cities Association (CCCA)	11027 Downey Ave. Downey, CA 90241 P: (562) 622-5533 F: (562) 622-9555	Monica Arroyo	Alicia Romero	3rd Wednesday	7:00 PM	
Gateway Cities Council of Governments (Board of Directors)	Genny Cisneros 16401 Paramount Blvd. Paramount, CA 90723 P: (562) 663-6850	Ali Saleh	Alicia Romero	1st Wednesday	6:00 PM	
Greater Los Angeles County Vector Control	12545 Florence Avenue Santa Fe Springs, CA 90650 P: (562) 944-9656	Ali Saleh	No Alternate Needed	2nd Thursday	6:00 PM	Term expires 2024
League of California Cities	Kenneth Hann Hall of Administration 500 West Temple St., Suite B-50 Los Angles, CA 90012 P: (213) 974-1431	Alicia Romero	Ana Maria Quintana	Annual Conference	TBD	
Southeast Gateway Line Corridor Cities Committee	16401 Paramount Blvd. Paramount, CA 90723 P: (562) 663-6850	Ali Saleh	Francis Flores	2nd Wednesday	6:00 PM	Added at the 5/8/2024 Meeting
Southern California Association of Governments (SCAG) Regional Council (RC)	818 W. Seventh Street, 12th Floor Los Angeles, CA 90017 P: (213) 236-1800	Ali Saleh	Alicia Romero	1st Thursday	12:15 PM	Ali Saleh was elected to represent District 27 (Bell, Bell Gardens, Commerce, Cudahy, Huntingotn Pk.,
Independent Cities Risk Management Authority (ICRMA)		Micahel L. Antwine	Rickey Manbahal (Alternate) Angela Bustamante (Substitute Alternate)			
Exide Advisory Committee	Jim Marxen, Dept. of Toxic Substances Control Deputy Director jim.marxen@dtsc.ca.gov	Alicia Romero	No Alternate Needed	3rd Thursday	TBD	This committee was added to the list on 9/9/15.
Los Angeles Gateway Region Intergrated Regional Water Management Joint Powers Authority	Progress Park Plaza, 15500 Downey Avenue, Paramount CA	Alicia Romero	Mayor Ali Saleh	2nd Thursday	12:00PM	

AGENDA ITEM 8

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Janine Andrade, Community Services Director

APPROVED BY: _____
Michael L. Antwine II, City Manager

SUBJECT: Donation Report for the Month of July 2025

RECOMMENDATION:

It is recommended that the City Council receive and file this report.

FISCAL IMPACT:

The Community Services Department received monetary and in-kind donations for the month of July 2025.

STRATEGIC PLAN 2023-25:

Target 4: Fostering Financial Resilience
Goal 7: Leverage Partnerships for Funding Opportunities
Action Item 1: Developing memorandum of understanding and cooperate partnerships with Community partners, vendors, service clubs, clergy, and schools.

ATTACHMENT(S):

1. Donations List, July 2025

ATTACHMENT 1

July 2025
Donations List

ORGANIZATION	OWNER/ REPRESENTATIVE	NOTES/ DESCRIPTION	DEPARTMENT	ACCOUNT
Raising Canes Chicken Fingers	Madison Ellenberg	10 Lemonade Jugs & 5 Sweet Tea Jugs ($144.85)	CSD	**N/A**
DCFU	Jazlyn Acebal	Pet Health Fair Sponsor ($600)	CSD	**001-00-00-0000-000-2755**
West Coast Arborists, Inc.	Victor Gonzalez	Pet Health Fair Sponsor ($200)	CSD	**001-00-00-0000-000-2755**

AGENDA ITEM 9

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Honorable Mayor and Members of the City Council

FROM: John Oskoui, P.E., Interim Public Works Director

APPROVED BY: _____
Michael L. Antwine II, City Manager

SUBJECT: Pritchard Field Improvement Project - Phase 1, Notice of Completion

RECOOMENDATION:

It is recommended that the City Council:

1) Read by title only, waive further reading and adopt Resolution No. 2025-50 titled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE PRITCHARD FIELD IMPROVEMENT PROJECT- PHASE 1, AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

2) Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.

BACKGROUND:

In 2021; the city secured funding through the 2018 Parks Bond Act for construction of a new park at the Prichard Field site. In 2023, IMEG, an engineering consulting firm, was hired to design the new park facility. At its meeting of September 27, 2023; the City Council approved the concept plan for Pritchard Field Improvement Project.

In March of 2024, as the design phase of the project was near completion and staff was preparing to start the bid process of the project, the City was informed by Congressman Garcia's office that the City has been awarded $1.1 million through the Community Project Funding Program administered by the Department of Housing and Urban Development (HUD) for Pritchard Field Improvement Project.

To receive the federal funding, the City must go through a time-consuming process and enter into an agreement with HUD, which has not been completed yet.

As the design phase of the project had been completed and the City was ready to solicit bids for construction of the park, in order to avoid delays resulting from additional approvals required to secure federal funds before starting construction, it was decided that the best course of action was to break Pritchard Field's construction into two distinct phases, namely Phase 1 and Phase 2.

Phase 1: comprised of construction in the northern portion of Pritchard Field and included installation of playground equipment with rubberized safety surfacing, outdoor fitness equipment, shade structures, a prefabricated restroom/office building, picnic tables, benches, trash receptacles, construction of concrete and decomposed granite walkways, installation of pedestrian lights, installation of irrigation system, landscaping and planting of trees; and other incidental and appurtenant work. The previously secured grant funding from the 2018 Parks Bond in the amount of $4,499,388.00 was designated to be utilized for construction of the project's Phase 1.

Phase 2: entails construction in the southerly area of Pritchard Field which includes construction of a dog park, parking facility, picnic shelters, installation of irrigation and landscaping, installation of the entry monument, reconstruction of improvements in the public right-of-way such as a driveway approach, curb and gutter, and sidewalk will be completed after execution of an agreement between the City and HUD. The City is in the process of finalizing this transaction which is anticipated to be completed in the next two months. Construction is anticipated to start in October 2025 and will be completed in 120 working days (4 months).

DISCUSSION:

On July 24, 2024, the City Council awarded a construction contract in the amount of $2,634,589.50 to Kasa Construction, Inc. for the Pritchard Field Improvement Project- Phase 1, Subsequently, a notice to Proceed was issued to Kasa Construction, Inc. on September 16, 2024. Construction began on September 23, 2024, and was completed on July 31, 2025, which included a 3-month maintenance period.

The total amount of construction is $2,672,463.75 which includes $52,643.25 in change orders as listed below:

CCO 01 – Cost adjustment to cover the difference for installing (2) water services. ($18,339.28)
CCO 02 – Install temporary power until permanent power is established. ($12,213.86)
CCO 03 – Additional work relating to the water meter's adjustment. ($4,296.00)
CCO 04 – Additional work due to design change of parking lot curb. ($8,617.83)
CCO 05 – Additional adjustments of irrigation system after irrigation coverage test. ($9,176.27)
CCO 06 – Adjustments to bid items based on the actual field quantities. ($0.01)

Staff have verified that construction of the Pritchard Field Improvements Project, Phase 1 has been completed satisfactorily and in accordance with the project's plans and specifications. Therefore, staff recommend that the City Council accept the Pritchard Field Improvements Project-Phase 1 as complete.

If no liens or claims are received within 35 days of filing the Notice of Completion with the Los Angeles County Recorder, the City will release the retained funds in the amount of $133,623.19 to the Contractor.

FISCAL IMPACT:

There is no impact to the General Fund. This project is funded through proceeds from the 2018 Parks Bond Act in the amount of $4,499,388.

CITY'S STRATEGIC PLAN GOALS:

Target 3- Elevating Quality of Life

ATTACHMENTS

1. Resolution 2025-50
2. Notice of Completion

RESOLUTION NO. 2025 –50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE PRITCHARD FILED IMPROVEMENTS PROJECT PHASE 1 AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

WHEREAS, on July 24, 2024, the City Council awarded a construction contract to Kasa, Construction, Inc. of Chino, California to complete construction of the Pritchard Field Improvement Project -Phase1; and

WHEREAS, on September16, 2024, the City issued a Notice to Proceed to Kasa Construction, Inc; and

WHEREAS, Construction of Pritchard Field Improvements Project- Phase 1 started on September 23, 2024 and was completed satisfactorily in accordance with the construction contract documents the on July 31, 2025; and

WHEREAS, if no liens or claims are received within 35 days of filing the Notice of Completion, the retained payment funds and any remaining amount due will be released to Kasa Construction, Inc.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY:

SECTION 1. Installation of Pritchard Field Improvements Project -Phase 1; as complete.

SECTION 2. Authorize the City Clerk to file a Notice of Completion with the Los Angeles County Recorder.

SECTION 3. Authorize the release of the retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion if no liens or stop notices are received.

PASSED, APPROVED, AND ADOPTED this 27th day of August 2025.

_____
Ali Saleh, Mayor

APPROVED AS TO FORM:

_____
David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 27th day of August 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Angela Bustamante, City Clerk

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Name City of Bell

Street Address 6330 Pine Avenue

City & State Bell, CA 90201

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of Bell, California
3. The full address of the owner is 6330 Pine Avenue, Bell, California 90201
4. The nature of the interest or estate of the owner is in fee.

(If other than fee, strike "in Fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES ADDRESSES

Not applicable

6. A work of improvement on the property hereinafter described was completed on 07/31/2025. The work done was: Construction of Pritchard Field Improvements Project- Phase1
7. The name of the contractor, if any, for such work of improvement was Kasa Construction, Inc. 7/24/2024

(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)

8. The property on which said work of improvement was completed is in the city of Bell, County of Los Angeles, State of California, and is described as follows: Construction of Pritchard Field Improvements Project- Phase 1
9. The street address of said property is 7010 Walker Avenue, Bell, CA 90201

(If no street address has been officially assigned, insert "none")

Dated: 08/27/2025

Signature of owner or corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the Interim Director of Public Works the declarant of the foregoing

("President of," "Manager of," "A partner of," "Owner of," etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 27 (Date of signature), 20 25, at Bell (City where signed), California.

John Oskoui

(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

AGENDA ITEM 10

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: John Oskoui, P.E., Interim Public Works Director

PREPARED BY: German Alvarez, Associate Civil Engineer

APPROVED BY: Michael L. Antwine II, City Manager

SUBJECT: Civic Center Access Control System Project – Notice of Completion

RECOMMENDATION:

It is recommended that the City Council:

1) Read by title only, waive further reading and adopt Resolution No. 2025-51 titled:

   "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE CIVIC CENTER ACCESS CONTROL SYSTEM PROJECT AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER"; and

2) Authorize staff to release retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion.

BACKGROUND:

On June 26, 2024; the City Council approved an Agreement for Public Works Services between the City and HQE Systems, Inc. (HQE) in the amount of $41,304.46 for installation of access control hardware and other necessary work at 16 access points in the Police Department facility.

The project's scope included design, configuration, procurement and installation of a complete access control system, including the necessary software and hardware, with the capacity to support up to 250 individual employee ID cards. On November 12, 2024, the City issued a Notice to Proceed to HQE.

DISCUSSION:

On November 13, 2024; the City Council approved Amendment No. 1 to the said agreement by increasing the contract sum from $41,304.46 to $88,121.55 to pay for installation of 10

additional access points in the Police Department facility and 7 access points in the City Hall facility.

HQE has satisfactorily completed all work per project's specifications; therefore, the project is ready to be accepted as complete. The total cost of the project, including work covered under Amendment No.1, is $88,121,55.

If no liens or claims are received within 35 days of filing the Notice of Completion with the Los Angeles County Recorder, the City will release the retained funds in the amount of $4,406.08 to HQE.

FISCAL IMPACT:

Project was funded through the American Rescue Plan Act 2021 ($67,936.59), and Homeland Security Grant funds ($20,184.96). The total cost of the Project is $88,121.55.

ATTACHMENTS:

1. Resolution No. 2025-51
2. Notice of Completion

RESOLUTION NO. 2025 –51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ACCEPTING THE CIVIC CENTER ACCESS CONTROL SYSTEM PROJECT AS COMPLETE AND AUTHORIZING STAFF TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER

WHEREAS, on June 26, 2024, the City Council awarded a construction contract to HQE Systems, Inc. of Temecula, California to complete the Installation of an Access Control System for the Police Department Facility; and

WHEREAS, on November 13, 2024, the City Council approved Amendment No. 1 to the said agreement by increasing the contract sum from $41,304.46 to $88,121.55 to pay for installation of 10 additional access points in the Police Department facility and 7 access points in the City Hall facility.

WHEREAS, HQE Systems, Inc. has completed the work in accordance with the construction contract documents; and

WHEREAS, if no liens or claims are received within 35 days of filing the Notice of Completion, the retained payment funds and any remaining amount due will be released to HQE Systems, Inc.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY:

SECTION 1. Installation of an Access Control System for the Police Department Facility and City Hall Facility; as complete.

SECTION 2. Authorize the City Clerk to file a Notice of Completion with the Los Angeles County Recorder.

SECTION 3. Authorize the release of the retained construction contract amounts due to the contractor thirty-five (35) days after the filing of the Notice of Completion if no liens or stop notices are received.

PASSED, APPROVED, AND ADOPTED this 27th day of August 2025.

_____
Ali Saleh, Mayor

APPROVED AS TO FORM:

_____
David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 27th day of August 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante, City Clerk

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Name City of Bell

Street Address 6330 Pine Avenue

City & State Bell, CA 90201

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of Bell, California
3. The full address of the owner is 6330 Pine Avenue, Bell, California 90201
4. The nature of the interest or estate of the owner is in fee.

(If other than fee, strike "In Fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES ADDRESSES

Not applicable

6. A work of improvement on the property hereinafter described was completed on 07/10/2025. The work done was: installation of 26 access readers at the Police Department and 7 readers at City Hall.
7. The name of the contractor, if any, for such work of improvement was HQE Systems, Inc.

(If no contractor for work of improvement as a whole, insert "none") (Date of Contract) 11/13/24

8. The property on which said work of improvement was completed is in the city of Bell, County of Los Angeles, State of California, and is described as follows: Installation of an Access Control System for the Police Department Facility and City Hall
9. The street address of said property is 6326 Pine Avenue, Bell, CA, 90201 & 6330 Pine Avenue, Bell, CA 90201

(If no street address has been officially assigned, insert "none")

Dated: 08/27/2025

Signature of owner of corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the German Alvarez, Associate Civil Engineer ("President of," "Manager of," "A partner of," "Owner of," etc.) the declarant of the foregoing notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 27 (Date of signature), 20 25, at Bell (City where signed), California.

(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

AGENDA ITEM 11

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Rickey Manbahal, Finance Director RM

APPROVED BY: _____
Michael L. Antwine II, City Manager

SUBJECT: City of Bell & Bell Successor Agency Investment Reports as of July 2025.

RECOMMENDATION:

It is recommended that the City Council receive and file this report.

BACKGROUND:

Per the requirements of the California Government Code and the City of Bell's Investment Policy, a monthly investment report is published that discloses the status of investments.

The report includes types of investments, issuers, maturity dates, book values and the current market value as of the date of the report.

OVERVIEW OF CITY INVESTMENTS

The City's investment portfolio is divided between The California Treasurer's Local Agency Investment Fund ("LAIF") and Asset-Backed Security, Agency Issues, Commercial Paper, US Treasury, Money Market, Commercial Mortgage, Supranational, US Corporate, Foreign Corporate.

The California Treasurer's Local Agency Investment Fund ("LAIF") comprises 54.00% of the City's total investment portfolio. This is a liquid investment that allows participants to earn market rate of returns, while retaining access to the fund within 24 to 48 hours of a withdrawal request with no penalty. The remainder of the City's portfolio is composed of investments that may be liquidated at any time. However, these investments likely do not provide the short liquidity of the pooled money funds, and liquidation/withdrawal of these investments is at the risk of loss and/or penalty to the City.

The attached Investment Reports for the City and Successor Agency reflect the portfolio at the above-referenced date and are in conformity with the 2023 Statement of Investment Policy adopted by the City Council on April 26, 2023.

STRATEGIC PLAN 2023-25:

This agenda item aligns with the City of Bell 2023-25 Strategic Plan:

Target 4 – Fostering Financial Resilience
Goal 3 – Address the City's CalPERS unfunded Liability
Goal 5 – Update the City's finance-related policies, including purchasing and signature authority

ATTACHMENTS:

1. City Investment Report
2. Successor Agency Investment Report
3. Investment Report Support Documentation
4. Chandler Asset Management Monthly Account Statement

City of Bell Investment Report

LAIF Deposit and Core Investments

July 2025

Report Date: 8/27/25

CUSIP	Issuer / Security	Book Value	Market Value *	% of Portfolio	YTM (Market Y)
	LAIF	13,768,661	13,768,661	54.00%	4.26%
See Attached	**Asset-Backed Security**	1,287,520	1,293,827	5.10%	4.40%
See Attached	**Agency Issues**	1,314,519	1,316,978	5.16%	4.08%
See Attached	**Agency CMBS**	1,094,443	1,102,013	4.32%	4.27%
See Attached	**Cash**	324	324	0.01%	0.00%
See Attached	**Corporate**	2,949,585	2,967,003	11.62%	4.32%
See Attached	**Money Market**	123,557	123,557	0.49%	3.92%
See Attached	**Municipal Bonds**	101,040	103,569	0.41%	4.28%
See Attached	**Supranational**	614,854	622,121	2.44%	4.02%
See Attached	**US Treasury**	4,170,659	4,145,587	16.24%	4.03%
	Accrued Interest	95,411	95,411	0.38%	
	Totals	**$ 25,520,573**	**$ 25,539,051**	**100%**	

Bank Account Balances:

Wells Fargo Bank Stagecoach Sweep General Checking:	**9,295,850.89**
Wells Fargo Bank Commercial Checking Choice IV-Public Funds:	**237,983.00**
Wells Fargo Bank Bell Community Housing Authority Checking Account: [1]	**-**
Wells Fargo Bank Payroll Account: [2]	**-**
Wells Fargo Bank Worker's Compensation Account: [3]	**109,966.39**
	$ 9,643,800.28

Investment Account Balances:

LAIF	**13,768,660.72**
Chandler Asset Management	**11,751,912.23**
Charles Schwab OPEB Trust Account	**332,534.17**
Charles Schwab Pension Stabilization Trust Account	**1,348,012.43**
	$27,201,119.55

Bank Account Total	**9,643,800.28**
Investment Account Total	**27,201,119.55**
BCHA Restricted Funds per TB	**25,136,136.54**
Total General Fund	**$61,981,056.37**

The City's investment and banking liquidity is adequate for it to meet its expenditure requirements for the next 180 days. There have been no variances to the City Investment Policy.

* Current market valuation is required for investments with maturities of more than twelve months. MV includes accrued interest earned as of 7/31/2025

[1] The Bell Community Housing Authority Account - This bank account segregates the financial activities pertinent of the Housing Authority, Fund 90. This bank account was transitioned to zero balance account (ZBA) status in 2013 and is reconciled to the City's General Ledger.

[2] Payroll Account - This bank account segregates payroll activities. This bank account was transitioned to zero balance account (ZBA) status in 2013 and is reconciled to the City's General Ledger.

[3] Workers' Compensation - This bank account was established for joint access by City Staff and the City's third -party administrator, AdminSure, to administer workers' compensation programming. The account is reimbursed by bank transfers as necessary.

[4] Charles Schwab OPEB Trust Account - This trust account was established to fund future OPEB Liabilities

[5] Charles Schwab Pension Stabilization Trust Account - This trust account was established to fund future Pension Liabilities

Account Number	Description	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
090-00-00-0000-000-1030	RESTRICTED CASH - BCHA	18,335,088.47	168,280.81	(384,529.13)	18,118,840.15
090-00-00-0000-000-1031	RESTRICTED CASH - BCHA2-MHP	5,036,634.12	-	-	5,036,634.12
090-00-00-0000-000-1032	RESTRICTED CASH - BELL MHP	932,194.99	-	-	932,194.99
090-00-00-0000-000-1033	RESTRICTED CASH - FLOR VILLAGE	1,048,467.28	-	-	1,048,467.28
		25,352,384.86	**168,280.81**	**(384,529.13)**	**25,136,136.54**

City of Bell

Historical Summary of Invested Funds & Bank Deposits

MONTH	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
JULY	$ 36,441,274.21	$ 34,062,482.19	$ 37,722,594.38	$ 36,844,919.83
AUGUST	$ 35,223,821.96	$ 33,390,312.50	$ 36,656,346.77	
SEPTEMBER	$ 32,811,437.12	$ 34,034,650.49	$ 35,319,108.10	
OCTOBER	$ 31,444,024.32	$ 33,199,454.80	$ 41,732,039.43	
NOVEMBER	$ 31,238,472.56	$ 32,354,418.96	$ 33,914,488.35	
DECEMBER	$ 33,614,575.25	$ 33,684,522.39	$ 35,409,671.88	
JANUARY	$ 36,436,046.86	$ 38,273,406.85	$ 40,562,234.58	
FEBRUARY	$ 37,509,622.83	$ 38,028,343.35	$ 39,781,468.67	
MARCH	$ 36,515,694.26	$ 37,364,491.38	$ 38,149,337.82	
APRIL	$ 37,952,579.87	$ 39,401,701.82	$ 39,212,550.06	
MAY	$ 41,029,417.85	$ 44,466,626.45	$ 42,297,233.43	
JUNE	$ 41,641,408.12	$ 44,640,599.33	$ 41,060,314.71	

* Current market valuation is required for investments with maturities of more than twelve months.
MV includes accrued interest earned as of 7/31/25

Bell Successor Agency Investment Report
All Investments
July 2025

Report Date: 8/27/25

Issuer / Security	Book Value	Market Value *	% of Portfolio	YTM (Purchase Y)
LAIF	721,611	721,611	100.00%	4.26%
Totals	**$ 721,611**	**$ 721,611**	**100.00%**	

Bank Account Balances:

Wells Fargo Bank Successor to RDA:	**$ 3,550,149.38**

Investment Account Balances:

LAIF	**$ 721,611.30**

Total Successor Agency Balance:	**$ 4,271,760.68**

* Current market valuation is required for investments with maturities of more than twelve months.
City of Bell Successor to Redevelopment Agency - This bank account segregates the financial activities of the Successor Agency and is reconciled to the City's General Ledger each month.

Community Redevelopment Agency / Successor Agency

Historical Summary of Invested Funds & Bank Deposits

MONTH	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
JULY	$ 2,596,401.97	$ 2,926,113.98	$ 2,875,345.35	$ 4,271,760.68
AUGUST	$ 2,591,745.15	$ 2,925,008.88	$ 2,878,320.15	
SEPTEMBER	$ 852,536.05	$ 1,235,549.02	$ 2,129,913.41	
OCTOBER	$ 856,629.31	$ 1,258,468.03	$ 2,140,812.31	
NOVEMBER	$ 843,758.80	$ 1,257,061.62	$ 2,134,450.68	
DECEMBER	$ 841,336.47	$ 1,499,506.53	$ 2,119,877.25	
JANUARY	$ 1,265,533.12	$ 1,828,066.88	$ 2,584,873.23	
FEBRUARY	$ 1,262,014.62	$ 1,832,707.67	$ 2,586,840.90	
MARCH	$ 1,077,986.33	$ 1,662,581.99	$ 3,120,434.82	
APRIL	$ 1,073,088.31	$ 1,670,505.06	$ 3,120,877.03	
MAY	$ 1,044,488.11	$ 1,763,397.48	$ 3,118,552.56	
JUNE	$ 2,912,224.74	$ 2,708,374.70	$ 4,395,760.78	

* Current market valuation is required for investments with maturities of more than twelve months. MV includes accrued interest earned as of 7/31/2025.

STAGECOACH SWEEP

WELLS FARGO BANK, N.A.
P.O. BOX 63020
SAN FRANCISCO, CA 94163

CITY OF BELL
GENERAL FUND OPERATING
ATTN CITY TREASURER
6330 PINE AVE
BELL CA 90201-1221

Account Number - DDA
[redacted]

THIS STATEMENT COVERS 07/01/2025 THROUGH 07/31/2025

FUNDS HELD ON COMPANY'S BEHALF IN THE OMNIBUS DEPOSIT ACCOUNT AT BANK ARE DEPOSITS AND ARE ELIGIBLE FOR FDIC INSURANCE IN ACCORDANCE WITH FDIC RULES AND LIMITS. COMPANY'S MMMF SHARES HELD IN THE OMNIBUS INVESTMENT ACCOUNT IN BANK'S NAME AT THE CUSTODIAN OF THE MMMF ARE NOT DEPOSITS AND ARE NOT ELIGIBLE FOR FDIC INSURANCE. COMPANY IS THE OWNER OF ITS MMMF SHARES.

ALLSPRING TREASURY PLUS MMF A CLS

FUND SUMMARY

Dividends Earned YTD	124,621.92
Federal Withholding YTD	.00
7-Day Simple Yield	3.78987 %
Federal Withholding	.00

Beginning Balance	3,983,353.23
Prior Months Dividends Reinvested	13,407.63 +
Shares Purchased	8,586,111.20 +
Shares Redeemed	3,287,021.17 -
Ending Balance	9,295,850.89
Dividends Earned in Current Month	15,579.76
Funds Pending Redemption	191,583.88-

Transaction Detail

Date	Description	Amount
7-01-2025	Beginning Balance	3,983,353.23
7-01-2025	Sweep Funds Return To DDA	100,686.93
7-01-2025	Reinvested Dividend	13,407.63
7-02-2025	Sweep Funds Return To DDA	93,293.31
7-03-2025	Sweep Funds Return To DDA	217,192.91
7-07-2025	Sweep Funds Return To DDA	120,215.39
7-08-2025	Next Day Sweep Purchase	2,490.23
7-09-2025	Next Day Sweep Purchase	209,382.91
7-10-2025	Sweep Funds Return To DDA	77,552.93
7-11-2025	Next Day Sweep Purchase	14,118.72
7-14-2025	Sweep Funds Return To DDA	229,086.40
7-15-2025	Sweep Funds Return To DDA	47,929.56
7-16-2025	Next Day Sweep Purchase	439,500.81
7-17-2025	Next Day Sweep Purchase	276,470.66
7-18-2025	Sweep Funds Return To DDA	426,164.25
7-21-2025	Sweep Funds Return To DDA	78,026.27
7-22-2025	Next Day Sweep Purchase	4,155,607.11
7-23-2025	Sweep Funds Return To DDA	9,107.92
7-24-2025	Next Day Sweep Purchase	436,653.10
7-25-2025	Next Day Sweep Purchase	196,926.98
7-28-2025	Sweep Funds Return To DDA	1,336,776.40
7-29-2025	Sweep Funds Return To DDA	207,095.76
7-30-2025	Sweep Funds Return To DDA	343,893.14
7-31-2025	Next Day Sweep Purchase	2,854,960.68
7-31-2025	Ending Balance	9,295,850.89

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
07-01	3,896,073.93	3.810 %	.000104409	406.79

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
07-02	3,802,780.62	3.791 %	.000103872	395.00
07-03	3,585,587.71	3.774 %	.000103424	370.84
07-04*	3,465,372.32	3.774 %	.000103424	358.40
07-05*	3,465,372.32	3.774 %	.000103424	358.40
07-06*	3,465,372.32	3.774 %	.000103424	358.40
07-07	3,465,372.32	3.767 %	.000103220	357.70
07-08	3,467,862.55	3.779 %	.000103559	359.13
07-09	3,677,245.46	3.774 %	.000103406	380.25
07-10	3,599,692.53	3.770 %	.000103305	371.87
07-11	3,613,811.25	3.770 %	.000103304	373.32
07-12*	3,384,724.85	3.770 %	.000103304	349.66
07-13*	3,384,724.85	3.770 %	.000103304	349.66
07-14	3,384,724.85	3.779 %	.000103542	350.46
07-15	3,336,795.29	3.800 %	.000104121	347.43
07-16	3,776,296.10	3.782 %	.000103620	391.30
07-17	4,052,766.76	3.785 %	.000103725	420.37
07-18	3,626,602.51	3.766 %	.000103186	374.21
07-19*	3,548,576.24	3.766 %	.000103186	366.16
07-20*	3,548,576.24	3.766 %	.000103186	366.16
07-21	3,548,576.24	3.757 %	.000102946	365.31
07-22	7,704,183.35	3.753 %	.000102824	792.17
07-23	7,695,075.43	3.754 %	.000102850	791.44
07-24	8,131,728.53	3.766 %	.000103180	839.03
07-25	8,328,655.51	3.793 %	.000103929	865.59
07-26*	6,991,879.11	3.793 %	.000103929	726.66
07-27*	6,991,879.11	3.793 %	.000103929	726.66
07-28	6,991,879.11	3.790 %	.000103836	726.01
07-29	6,784,783.35	3.789 %	.000103833	704.48
07-30	6,440,890.21	3.776 %	.000103479	666.50
07-31	9,295,850.89	3.810 %	.000104390	970.39
			TOTAL MTD	15,579.75

* Indicates non-business day

THANK YOU FOR BANKING WITH WELLS FARGO.

MONEY MARKET MUTUAL FUNDS (EACH, A "MMMF") ARE NOT FDIC INSURED, HAVE NO BANK GUARANTY AND MAY LOSE VALUE.

An Investment in a MMMF is not insured by the Federal Deposit Insurance Corporation or any other government agency. Although the MMMF's seek to preserve the value of customer's investment at $1.00 per share, it is possible to lose money by investing in a MMMF.

Allspring Funds Management, LLC, a wholly owned subsidiary of Allspring Global Investments Holdings, LLC ("Allspring Global"), provides investment advisory and administrative services for the Allspring Funds?. Other subsidiaries of Allspring Global provide sub-advisory and other services for the funds. The funds are distributed by Allspring Funds Distributor, LLC, Member FINRA/SIPC, a subsidiary of Allspring Global.

This material must be accompanied or preceded by a current prospectus for name of the Fund(s) selected. Please read the prospectus carefully before investing.

Commercial Checking Acct Public Funds

Account number: [redacted] ■ July 1, 2025 - July 31, 2025 ■ Page 1 of 9
Prior account number: **145398000**

CITY OF BELL
GENERAL FUND OPERATING
ATTN CITY TREASURER
6330 PINE AVE
BELL CA 90201-1221

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$50,000.00	$16,371,809.61	-$16,183,826.61	$237,983.00

Credits

Deposits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/28	252.77	Deposit
	07/28	316.77	Deposit
	07/28	886.50	Deposit
	07/28	17,893.54	Deposit
	07/28	99,774.43	Deposit
	07/30	2,485.37	Deposit
	07/30	133,061.82	Deposit
	07/31	182,919.41	Deposit
		$437,590.61	**Total deposits**

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/01	17.93	Southern Califor Mtbof04171 2500226520 Rmr*Ik*Just Energy Uut Payment 202505\Rmr*Ik*2200
	07/01	233.00	07/01Bankcard Deposit -0328029701
	07/01	308.00	07/01Bankcard Deposit -0328029701
	07/01	338.62	Desktop Check Deposit
	07/01	709.09	Stripe Transfer St-G5H4Z5N5x8F1 City of Bell
	07/01	1,073.78	Square Inc Sq250701 250701 T3SF0Jf5Wyctjgz City of Bell
	07/01	13,198.59	Desktop Check Deposit
	07/01	18,148.32	Desktop Check Deposit
	07/01	22,440.00	Desktop Check Deposit
	07/01	46,316.09	Desktop Check Deposit

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Electronic deposits/bank credits *(continued)*

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/01	47,724.57	Southern Califor Mtbof04171 2500226519 Rmr*Ik*SCG Uut Payment 20250522000070\Rmr*Ik*U060
	07/01	93,293.31	Sweep Transfer From Investment
	07/02	136.26	Square Inc Sq250702 250702 T37Sdyy3VA46E5V City of Bell
	07/02	209.00	Cash Only Customer Deposit
	07/02	273.00	07/02Bankcard Deposit -0328029701
	07/02	326.00	Cash Only Customer Deposit
	07/02	2,622.30	07/02Bankcard Deposit -0328029700
	07/02	3,939.08	Active Network, Registrati 000000006299683 Rmr*IV*14334237**3338.13*3338.13*0\Ref*PO*RN 0011
	07/02	19,239.02	Desktop Check Deposit
	07/02	217,192.91	Sweep Transfer From Investment
	07/03	2.25	07/03Bankcard Deposit -0328029701
	07/03	44.65	07/03Bankcard Deposit -0328029700
	07/03	646.09	Stripe Transfer St-I4P0M2V5O8M0 City of Bell
	07/03	2,784.52	07/03Bankcard Deposit -0328029700
	07/03	12,830.42	Desktop Check Deposit
	07/03	120,215.39	Sweep Transfer From Investment
	07/07	184.58	Square Inc Sq250707 250707 T36Edehqwqkf15E City of Bell
	07/07	210.00	07/05Bankcard Deposit -0328029700
	07/07	369.16	Square Inc Sq250707 250707 T3Zp7Tnfcexfqq1 City of Bell
	07/07	433.00	07/05Bankcard Deposit -0328029701
	07/07	530.47	Square Inc Sq250704 250704 T36Yr6Y5Pft4P33 City of Bell
	07/07	2,976.65	07/05Bankcard Deposit -0328029700
	07/07	3,979.75	LA County Gen-Pymt 250701 500110 NTE*202507016640962 *A2600013536 *500110
	07/07	100,097.00	Desktop Check Deposit
	07/08	100.00	Cash Only Customer Deposit
	07/08	288.32	Ce Solutions D Operating Fgwap0000767482 Cagasuut2506
	07/08	362.60	Square Inc Sq250708 250708 T3Zb9M3Wtj02Bkr City of Bell
	07/08	755.00	07/08Bankcard Deposit -0328029701
	07/08	1,220.00	07/08Bankcard Deposit -0328029700
	07/08	1,414.92	Cash Only Customer Deposit
	07/08	6,302.90	Ce Solutions D Operating Fgwap0000767403 Caelectricityuut2506
	07/08	10,062.04	Desktop Check Deposit
	07/08	80,815.30	Apport St of CA Apsapports 070225 388 Bell City Treasurer
	07/08	67,499.93	ZBA Funding Account Transfer From [redacted]
	07/09	55.50	Cash Only Customer Deposit
	07/09	184.58	Square Inc Sq250709 250709 T3Vxjm5Cktj9Wnd City of Bell
	07/09	440.60	07/09Bankcard Deposit -0328029700
	07/09	836.88	07/09Bankcard Deposit -0328029700
	07/09	77,552.93	Sweep Transfer From Investment
	07/10	340.60	Stripe Transfer St-V1M0T9C9U1M9 City of Bell
	07/10	2,552.12	Square Inc Sq250710 250710 T3P999P9Mv44Nje City of Bell
	07/10	3,355.56	Active Network, Registrati 000000006302449 Rmr*IV*14344111**3355.56*3355.56*0\Ref*PO*RN 0011
	07/10	17,543.00	Lacounty Develop Payment 250709 0000000895 Rmr*IV*077078**0017543.00\
	07/11	544.81	Square Inc Sq250711 250711 T3C7Jkn0Rzdwtrj City of Bell
	07/11	1,577.52	07/11Bankcard Deposit -0328029700

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WELLS FARGO

Electronic deposits/bank credits *(continued)*

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/11	4,351.06	07/11Bankcard Deposit -0328029700
	07/11	229,086.40	Sweep Transfer From Investment
	07/14	68.00	07/14Bankcard Deposit -0328029701
	07/14	99.00	Desktop Check Deposit
	07/14	273.97	Desktop Check Deposit
	07/14	428,747.58	Desktop Check Deposit
	07/14	47,929.56	Sweep Transfer From Investment
	07/15	123.56	Cash Only Customer Deposit
	07/15	273.00	07/15Bankcard Deposit -0328029701
	07/15	363.00	07/15Bankcard Deposit -0328029700
	07/15	618.04	WT Fed#00C00 Trust Outgoing Wir /Org=National Opioids Trust Kroger Srf# 250715B00G5P Trn#250715050948 Rfb#
	07/15	649.68	WT Fed#0Gc00 Trust Outgoing Wir /Org=National Opioids Trust Kroger Srf# 250715B00G5M Trn#250715050942 Rfb#
	07/15	1,196.82	Square Inc Sq250715 250715 T3Qg90Ahq4G3Zwe City of Bell
	07/15	2,608.17	WT Fed#04R01 PMAm Corporation /Org=PMAm Corporation Aaf City of Bell Srf# 2025071500498785 Trn#250715154696 Rfb#
	07/15	4,980.84	WT Fed#01C00 Mfrs Buf /Org=National Opioids Settlmnt Fund Srf# 250715007886000 Trn#250715090153 Rfb#
	07/15	6,370.99	Desktop Check Deposit
	07/15	25,578.02	Cash Only Customer Deposit
	07/16	50.00	Cash Only Customer Deposit
	07/16	209.00	07/16Bankcard Deposit -0328029701
	07/16	245.65	Cash Only Customer Deposit
	07/16	354.43	Cash Only Customer Deposit
	07/16	364.43	Square Inc Sq250716 250716 T32Q0W0K7Ddt8C2 City of Bell
	07/16	504.51	07/16Bankcard Deposit -0328029700
	07/16	529.07	07/16Bankcard Deposit -0328029700
	07/16	556.83	Cash Only Customer Deposit
	07/16	3,295.38	Desktop Check Deposit
	07/16	4,623.48	Active Network, Registrati 000000006304589 Rmr*IV*14350325**4623.48*4623.48*0\Ref*PO*RN 0011
	07/16	162,660.00	Southern Califor EDI Paymts 2507100001 0601***20^Dtm*003*250630***20^SE*15*108119^GE*1*9
	07/16	100,383.88	ZBA Funding Account Transfer From [redacted]
	07/17	18.50	07/17Bankcard Deposit -0328029701
	07/17	24.00	07/17Bankcard Deposit -0328029701
	07/17	140.35	Square Inc Sq250717 250717 T3Zj1Naaak861Y8 City of Bell
	07/17	200.00	Desktop Check Deposit
	07/17	886.04	07/17Bankcard Deposit -0328029700
	07/17	426,164.25	Sweep Transfer From Investment
	07/18	10.00	07/18Bankcard Deposit -0328029700
	07/18	69.90	Cash Only Customer Deposit
	07/18	418.00	07/18Bankcard Deposit -0328029701
	07/18	501.86	Cash Only Customer Deposit
	07/18	2,000.24	07/18Bankcard Deposit -0328029700
	07/18	50,551.32	LA County Gen-Pymt 250715 Pta-11600 NTE*202507156654650 *A2600035235 *Pta-11600
	07/18	79,983.39	Desktop Check Deposit
	07/18	78,026.27	Sweep Transfer From Investment

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WELLS FARGO

Electronic deposits/bank credits *(continued)*

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/21	161.12	Cash Only Customer Deposit
	07/21	348.29	Desktop Check Deposit
	07/21	528.00	LA County Gen-Pymt 250716 500110 NTE*202507166656351 *A2600038317 *500110
	07/21	2,535.78	Amer Tower 1942 EDI Paymnt Jul 20 43Rent_40012267 250801\SE*13*000001239\GE*000001*081282297\Iea*00
	07/21	3,489.37	Square Inc Sq250721 250721 T307Vrdtnt654Yd City of Bell
	07/21	5,000,000.00	WT Seq209359 Cal State Treasurer /Org=State of California - Laif Srf# Ec25072195059726 Trn#250721209359 Rfb# 246087710052019
	07/22	502.00	07/22Bankcard Deposit -0328029701
	07/22	1,125.94	Square Inc Sq250722 250722 T3Xmar7Jqbmyb68 City of Bell
	07/22	1,321.85	07/22Bankcard Deposit -0328029700
	07/22	78,068.61	Apport St of CA Apsapports 071725 388 Bell City Treasurer
	07/22	9,107.92	Sweep Transfer From Investment
	07/23	2.25	07/23Bankcard Deposit -0328029701
	07/23	362.60	Square Inc Sq250723 250723 T33T1Mejabked77 City of Bell
	07/23	495.02	07/23Bankcard Deposit -0328029700
	07/23	879.09	Stripe Transfer St-A1I9D4C5B7O6 City of Bell
	07/23	1,750.29	07/23Bankcard Deposit -0328029700
	07/23	3,595.35	Active Network, Registrati 000000006307275 Rmr*IV*14359156**3595.35*3595.35*0\Ref*PO*RN 0011
	07/23	429,568.50	WT Seq454141 City of Bell, Successor /Org=City of Bell Srf# Gb00000077962548 Trn#250723454141 Rfb# 3043
	07/24	15.00	07/24Bankcard Deposit -0328029701
	07/24	110.88	07/24Bankcard Deposit -0328029700
	07/24	170.00	Stripe Transfer St-A6N6P1S9U5I2 City of Bell
	07/24	200.00	07/24Bankcard Deposit -0328029700
	07/24	1,913.65	Square Inc Sq250724 250724 T3Jzwf4BT4Xr3Tp City of Bell
	07/24	313,534.00	CA Dept Tax&Fee Cdtfa-Ltax 072225 19005 City of Bell
	07/25	20.00	07/25Bankcard Deposit -0328029700
	07/25	257.00	07/25Bankcard Deposit -0328029701
	07/25	999.90	Square Inc Sq250725 250725 T3Vvvhnn912Ww9G City of Bell
	07/25	71,158.00	LA County Gen-Pymt 250722 500110 NTE*202507226660760 *A2600052310 *500110
	07/25	1,336,776.40	Sweep Transfer From Investment
	07/28	6.00	Cash Only Customer Deposit
	07/28	100.00	07/28Bankcard Deposit -0328029700
	07/28	209.00	Cash Only Customer Deposit
	07/28	209.50	Cash Only Customer Deposit
	07/28	233.00	07/28Bankcard Deposit -0328029701
	07/28	362.60	Square Inc Sq250728 250728 T3Wgw4H81R1SC2Q City of Bell
	07/28	207,095.76	Sweep Transfer From Investment
	07/29	500.00	07/29Bankcard Deposit -0328029700
	07/29	774.29	Square Inc Sq250729 250729 T3SW5D71Z0F1Dx4 City of Bell
	07/29	2,242.13	07/29Bankcard Deposit -0328029700
	07/29	64,150.37	Lacmta Corp Pmt 1244044 4150.37~Dtm|003|20250718~SE|33|0205~GE|0001|28723
	07/29	77,338.88	Lacmta Corp Pmt 1244045 7338.88~Dtm|003|20250718~SE|33|0117~GE|0001|28723
	07/29	343,893.14	Sweep Transfer From Investment

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Electronic deposits/bank credits *(continued)*

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/30	48.00	07/30Bankcard Deposit -0328029701
	07/30	54.00	07/30Bankcard Deposit -0328029700
	07/30	130.00	Cash Only Customer Deposit
	07/30	172.12	Cash Only Customer Deposit
	07/30	290.55	Stripe Transfer St-Z5U1O9x8E0H4 City of Bell
	07/30	580.57	Cash Only Customer Deposit
	07/30	841.15	Cash Only Customer Deposit
	07/30	1,851.28	Active Network, Registrati 000000006309543 Rmr*IV*14365134**1851.28*1851.28*0\Ref*PO*RN 0011
	07/30	3,650.38	07/30Bankcard Deposit -0328029700
	07/30	5,000,000.00	WT Seq164239 Cal State Treasurer /Org=State of California - Laif Srf# Ec25073045702809 Trn#250730164239 Rfb# 246088610051022
	07/31	20.00	07/31Bankcard Deposit -0328029701
	07/31	3,236.87	07/31Bankcard Deposit -0328029700
	07/31	48,106.84	Lacmta Corp Pmt 1244303 8106.84~Dtm|003|20250720~SE|33|0332~GE|0001|28770
	07/31	54,605.50	Lacmta Corp Pmt 1244302 4605.50~Dtm|003|20250720~SE|33|0378~GE|0001|28770
	07/31	191,583.88	Sweep Transfer From Investment
		$15,934,219.00	**Total electronic deposits/bank credits**
		$16,371,809.61	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*		*Transaction detail*
	07/01	21.00		Bankcard Fee Adjustment - 0328029701
	07/01	1,774.15		WT Seq458590 City of Bell, Workers C /Bnf=City of Bell, Workers Compensation Srf# Gb00000077521362 Trn#250701458590 Rfb# 3039
	07/01	14,072.74		ZBA Funding Account Transfer to [redacted]
	07/01	593.49		ZBA Funding Account Transfer to 4159281401
	07/02	3,064.24		ACH Prep Origintn - General Fund - File 2956000677 Coid 2956000677
	07/02	322,131.14		ZBA Funding Account Transfer to 4159281401
	07/03	1,323.39	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952519
	07/03	1,499.44	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952446
	07/03	2,334.90	<	Business to Business ACH Debit - Expertpay Expertpay xxxxx0677 City of Bell
	07/03	3,830.00	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952486
	07/03	8,269.01		ZBA Funding Account Transfer to [redacted]
	07/03	116,005.70		ZBA Funding Account Transfer to 4159281401
	07/07	1,258.75		ZBA Funding Account Transfer to [redacted]
	07/07	632.72		ZBA Funding Account Transfer to 4159281401
	07/07	2,490.23		Sweep Transfer to Investment
	07/08	1,446.79		WT Seq452515 City of Bell, Workers C /Bnf=City of Bell, Workers Compensation Srf# Gb00000077636190 Trn#250708452515 Rfb# 3040
	07/08	209,382.91		Sweep Transfer to Investment
	07/09	5,445.28	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017921483
	07/09	14,360.96	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017921427
	07/09	19,770.41	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017921363

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Electronic debits/bank debits *(continued)*

Effective date	*Posted date*	*Amount*		*Transaction detail*
	07/09	19,794.00	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017921613
	07/09	24,972.68	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017921555
	07/10	14,118.72		Sweep Transfer to Investment
	07/11	1.85		Bankcard Fee - 0328029701
	07/11	2.10		Bankcard Discount Fee - 0328029700
	07/11	2.10		Bankcard Discount Fee - 0328029701
	07/11	2.12		Bankcard Discount Fee - 0328029701
	07/11	2.16		Bankcard Discount Fee - 0328029701
	07/11	2.32		Bankcard Discount Fee - 0328029701
	07/11	2.41		Bankcard Discount Fee - 0328029700
	07/11	4.08		Bankcard Fee - 0328029700
	07/11	9.95		Bankcard Discount Fee - 0328029700
	07/11	31.67		Bankcard Discount Fee - 0328029700
	07/11	37.51		Bankcard Interchange Fee - 0328029701
	07/11	198.84		Bankcard Interchange Fee - 0328029700
	07/11	586.10	<	Business to Business ACH Debit - Calpers 1800 5686383552 100000017956692
	07/11	178,275.20	<	Business to Business ACH Debit - Calpers 1800 5686383552 100000017956689
	07/11	1,006.05		ZBA Funding Account Transfer to [redacted]
	07/14	4,057.77		WT Seq454297 City of Bell, Workers C /Bnf=City of Bell, Workers Compensation Srf# Gb00000077762136 Trn#250714454297 Rfb# 3041
	07/14	11,518.66		ZBA Funding Account Transfer to [redacted]
	07/15	25,661.31		ZBA Funding Account Transfer to [redacted]
	07/15	439,500.81		Sweep Transfer to Investment
	07/16	276,470.66		Sweep Transfer to Investment
	07/17	3,144.24		ACH Prep Origintn - General Fund - File 2956000677 Coid 2956000677
	07/17	36,660.83		WT Fed#03R00 US Bank, NA /Ftr/Bnf=U.S. Bank National Association Srf# Gw00000077858680 Trn#250717163395 Rfb# 3042
	07/17	3,922.50		ZBA Funding Account Transfer to [redacted]
	07/17	361,416.77		ZBA Funding Account Transfer to 4159281401
	07/18	2,334.90	<	Business to Business ACH Debit - Expertpay Expertpay xxxxx0677 City of Bell
	07/18	126,943.08		ZBA Funding Account Transfer to 4159281401
	07/21	2,805.11		WT Seq454078 City of Bell, Workers C /Bnf=City of Bell, Workers Compensation Srf# Gb00000077913914 Trn#250721454078 Rfb# 3045
	07/21	4,077.56	<	Business to Business ACH Debit - AFLAC Columbus Achpmt 250719 xxxxx4956 Vw09069860601
	07/21	193,770.00		ZBA Funding Account Transfer to [redacted]
	07/21	11,470.69		ZBA Funding Account Transfer to 4159281401
	07/21	4,155,607.11		Sweep Transfer to Investment
	07/22	5,834.25	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952519
	07/22	14,414.90	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952486
	07/22	20,350.07	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952446
	07/22	21,195.73	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952603
	07/22	28,386.83	<	Business to Business ACH Debit - Calpers 3100 5686383552 100000017952553
	07/23	436,653.10		Sweep Transfer to Investment
	07/24	93,123.02		ZBA Funding Account Transfer to [redacted]
	07/24	196,926.98		Sweep Transfer to Investment
	07/25	14.77		ZBA Funding Account Transfer to [redacted]
	07/28	5,127.26		ZBA Funding Account Transfer to [redacted]
	07/29	9,479.34		ZBA Funding Account Transfer to [redacted]

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Electronic debits/bank debits *(continued)*

Effective date	*Posted date*	*Amount*		*Transaction detail*
	07/29	593.49		ZBA Funding Account Transfer to 4159281401
	07/30	3,000.00		WT Fed#02R00 US Bank, NA /Ftr/Bnf=U.S. Bank Srf# Admn Fee 05/31/2 Trn#250730105281 Rfb# 3049
	07/30	5,004.88		WT Seq452517 City of Bell, Workers C /Bnf=City of Bell, Workers Compensation Srf# Gb00000078103469 Trn#250730452517 Rfb# 3050
	07/30	300,916.45		WT Seq452799 City of Bell, Successor /Bnf=City of Bell, Successor Agency Srf# Trnsfter to Cra Trn#250730452799 Rfb# 3046
	07/30	760,493.75		WT Fed#02R00 Zions Bancorporati /Ftr/Bnf=Zb, NA DBA Zions Bank Srf# 08/01 2018A Pmt Trn#250729120926 Rfb# 3047
	07/30	946,837.50		WT Fed#03R00 Zions Bancorporati /Ftr/Bnf=Zb, NA DBA Zions Bank Srf# 08.01.25 Pmt Trn#250730105237 Rfb# 3048
	07/30	15,924.59		ZBA Funding Account Transfer to [redacted]
	07/30	2,854,960.68		Sweep Transfer to Investment
	07/31	3,144.24		ACH Prep Origintn - General Fund - File 2956000677 Coid 2956000677
	07/31	10,810.83	<	Business to Business ACH Debit - Wright Express Fleet Debi 250730 9100005154093 City of Bell (3)
	07/31	345,229.67		ZBA Funding Account Transfer to 4159281401
		$12,706,541.44		**Total electronic debits/bank debits**

< ***Business to Business ACH:*** *If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
84919	50.00	07/09	85723*	100.00	07/22	85781	1,742.20	07/28
85273*	1,250.00	07/25	85724	26,893.50	07/01	85782	1,000.00	07/07
85354*	2,400.00	07/18	85725	50.00	07/09	85783	609.90	07/02
85405*	164.95	07/30	85728*	50.00	07/22	85784	2,157.60	07/29
85419*	8,000.00	07/29	85729	500.00	07/02	85785	4,534.10	07/29
85516*	270.00	07/08	85730	3,870.12	07/01	85786	274.36	07/28
85602*	2,500.00	07/11	85734*	425.25	07/02	85787	185.52	07/29
85628*	77.00	07/14	85735	929.70	07/07	85789*	1,135.40	07/28
85664*	671.80	07/07	85740*	671.80	07/21	85790	740.81	07/24
85675*	4,472.00	07/03	85743*	786.86	07/10	85791	1,431.18	07/29
85677*	4,000.00	07/09	85746*	100.00	07/25	85792	660.00	07/31
85679*	5,546.97	07/07	85751*	3,248.82	07/01	85795*	53.92	07/28
85681*	145.00	07/03	85753*	10,074.82	07/01	85796	872.00	07/28
85682	50.00	07/17	85754	17,800.00	07/01	85797	198.86	07/30
85685*	775.00	07/02	85756*	50,235.00	07/01	85798	1,716.00	07/30
85686	2,500.00	07/02	85758*	5,086.57	07/10	85801*	585.20	07/29
85687	612.04	07/02	85763*	1,485.00	07/07	85803*	170.14	07/29
85688	112.88	07/03	85764	671.80	07/28	85804	165.31	07/29
85689	50.00	07/03	85767*	100.00	07/09	85805	489.82	07/30
85691*	10,495.00	07/08	85768	2,500.00	07/10	85806	746.30	07/31
85693*	44,483.02	07/11	85770*	2.33	07/01	85807	111.49	07/31
85694	23,164.25	07/08	85773*	11,210.69	07/01	85808	12,456.70	07/28
85695	11,305.86	07/08	85775*	796.32	07/10	85810*	57,089.21	07/31
85704*	671.80	07/14	85779*	1,745.80	07/01	85811	15,418.50	07/30
85715*	100.00	07/07	85780	929.84	07/01	85812	21,633.35	07/28

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Checks paid *(continued)*

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
85813	22,743.15	07/28	85863	5,577.32	07/28	85914	2,807.33	07/24
85814	1,250.00	07/11	85864	245.89	07/29	85915	1,531.33	07/29
85816*	833.00	07/08	85865	810.00	07/30	85916	36,284.19	07/28
85818*	221.64	07/07	85866	540.58	07/31	85917	16,823.52	07/29
85819	5,479.32	07/07	85867	4,493.18	07/28	85918	12,359.22	07/30
85820	192.25	07/11	85868	750.00	07/28	85919	11,700.00	07/24
85822*	139.43	07/07	85869	409.40	07/28	85920	11,092.90	07/28
85823	502.81	07/10	85870	50.00	07/28	85922*	28,480.00	07/30
85824	2,476.44	07/11	85871	3,524.73	07/28	85923	138,014.57	07/29
85825	100.00	07/29	85873*	1,525.53	07/24	85924	473,390.29	07/21
85826	1,558.05	07/07	85874	898.62	07/28	85925	1,396,911.00	07/25
85827	1,250.00	07/11	85875	1,883.80	07/25	85926	245,020.00	07/21
85828	483.19	07/09	85876	4,000.00	07/30	85928*	6,239.81	07/29
85829	100.00	07/24	85877	50.00	07/28	85930*	8,580.00	07/28
85830	300.00	07/03	85879*	117.00	07/28	85931	13,798.50	07/30
85831	1,742.20	07/08	85880	135.60	07/28	85932	10,552.00	07/29
85832	102.14	07/11	85881	1,320.00	07/28	85933	47,708.05	07/28
85833	105.97	07/09	85883*	2,000.00	07/25	85934	2,100.00	07/28
85834	216.00	07/08	85884	3,402.00	07/28	85935	4,000.00	07/31
85835	2,941.48	07/11	85886*	1,395.00	07/28	85936	4,700.00	07/31
85836	714.00	07/17	85887	342.16	07/29	85937	1,949.56	07/28
85837	1,320.00	07/28	85888	2,700.00	07/28	85939*	367.25	07/28
85838	200.00	07/11	85889	612.04	07/29	85940	1,419.89	07/28
85839	3,140.00	07/14	85890	112.88	07/31	85941	40.00	07/29
85842*	45,278.00	07/30	85891	2,042.18	07/29	85942	718.20	07/28
85843	266,998.62	07/29	85893*	7,562.50	07/28	85943	614.60	07/24
85844	17,700.00	07/14	85895*	162.09	07/24	85944	1,149.75	07/29
85845	18,595.47	07/17	85896	2,586.62	07/29	85946*	126.00	07/28
85846	1,162.01	07/14	85897	2,512.19	07/29	85947	251.84	07/28
85847	458.02	07/14	85898	1,620.00	07/30	85948	47.18	07/28
85848	9,562.85	07/14	85899	126.34	07/28	85950*	5,013.00	07/30
85849	1,742.20	07/28	85900	44.48	07/29	85951	5,000.00	07/29
85850	5,672.33	07/17	85901	752.30	07/31	85954*	27.54	07/22
85851	50.00	07/28	85902	2,589.77	07/24	85955	100.00	07/31
85852	1,854.39	07/28	85905*	60.79	07/25	85957*	55.99	07/25
85853	1,075.71	07/28	85906	2,952.89	07/24	85958	1,690.14	07/25
85854	675.00	07/30	85908*	4,220.41	07/25	85959	48,553.16	07/28
85855	153.54	07/30	85909	1,414.53	07/28	85961*	188.69	07/24
85856	2,392.50	07/24	85910	119.32	07/24	85962	2,100.00	07/28
85858*	2,101.81	07/28	85911	833.00	07/17	85963	5,216.75	07/28
85861*	865.93	07/28	85912	110.77	07/29	85964	47,772.00	07/29
85862	401.50	07/28	85913	1,024.40	07/25			

$3,477,285.17 Total checks paid

** Gap in check sequence.*

$16,183,826.61 Total debits

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Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
06/30	50,000.00	07/11	50,000.00	07/23	50,000.00
07/01	151,329.00	07/14	478,770.00	07/24	50,000.00
07/02	64,649.00	07/15	56,370.00	07/25	50,000.00
07/03	62,830.00	07/16	53,676.00	07/28	100,777.00
07/07	150,097.00	07/17	50,100.00	07/29	59,656.00
07/08	60,062.00	07/18	129,983.00	07/30	185,508.00
07/09	50,000.00	07/21	50,233.00	07/31	237,983.00
07/10	50,000.00	07/22	50,000.00		

Average daily ledger balance **$93,241.25**

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Commercial Checking Acct Public Funds

Account number: [redacted] ■ July 1, 2025 - July 31, 2025 ■ Page 1 of 2

WELLS FARGO

CITY OF BELL
BCHA
6330 PINE AVE
BELL CA 90201-1221

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: *wellsfargo.com*

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$0.00	$552,752.62	-$552,752.62	$0.00

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/01	346.00	121108250 Ccddeposit 250701 xxxxx0548 Bell Community Housing
	07/01	1,323.81	Desktop Check Deposit
	07/01	14,072.74	ZBA Balance Account Transfer From [redacted]
	07/03	8,269.01	ZBA Balance Account Transfer From [redacted]
	07/07	1,258.75	ZBA Balance Account Transfer From [redacted]
	07/08	720.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	770.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	835.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	1,020.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	2,380.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	3,930.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	4,195.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	9,515.00	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	18,613.12	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/08	25,572.81	Bell Properties Owner Paym 250702 Bell Properties City of Bell
	07/11	1,006.05	ZBA Balance Account Transfer From [redacted]
	07/14	11,518.66	ZBA Balance Account Transfer From [redacted]
	07/15	25,661.31	ZBA Balance Account Transfer From [redacted]
	07/16	383.88	Desktop Check Deposit
	07/16	50,000.00	Bell Properties Owner Paym 250715 Bell Properties City of Bell
	07/16	50,000.00	Bell Properties Owner Paym 250715 Bell Properties City of Bell
	07/17	3,922.50	ZBA Balance Account Transfer From [redacted]
	07/21	193,770.00	ZBA Balance Account Transfer From [redacted]
	07/24	93,123.02	ZBA Balance Account Transfer From [redacted]
	07/25	14.77	ZBA Balance Account Transfer From [redacted]

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Electronic deposits/bank credits *(continued)*

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/28	5,127.26	ZBA Balance Account Transfer From [redacted]
	07/29	9,479.34	ZBA Balance Account Transfer From [redacted]
	07/30	15,924.59	ZBA Balance Account Transfer From [redacted]
		$552,752.62	**Total electronic deposits/bank credits**
		$552,752.62	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/08	67,499.93	ZBA Balance Account Transfer to [redacted]
	07/16	100,383.88	ZBA Balance Account Transfer to [redacted]
		$167,883.81	**Total electronic debits/bank debits**

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
8900	132.00	07/14	8923	1,188.10	07/28	8931	7,864.69	07/15
8911*	1,004.46	07/03	8924	1,006.05	07/11	8932	193,770.00	07/21
8912	5,300.00	07/01	8925	1,258.75	07/07	8933	93,123.02	07/24
8918*	7,264.55	07/03	8926	51.00	07/08	8935*	3,731.16	07/28
8919	188.21	07/01	8927	17,796.62	07/15	8936	5,300.00	07/30
8920	10,254.34	07/01	8928	10,790.73	07/14	8937	46.09	07/29
8921	208.00	07/28	8929	595.93	07/14	8938	14.77	07/25
8922	9,433.25	07/29	8930	3,922.50	07/17	8939	10,624.59	07/30

$384,868.81 **Total checks paid**

** Gap in check sequence.*

$552,752.62 **Total debits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
06/30	0.00	07/14	0.00	07/24	0.00
07/01	0.00	07/15	0.00	07/25	0.00
07/03	0.00	07/16	0.00	07/28	0.00
07/07	0.00	07/17	0.00	07/29	0.00
07/08	0.00	07/21	0.00	07/30	0.00
07/11	0.00				

Average daily ledger balance **$0.00**

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charles SCHWAB

TRUST BANK

CITY OF BELL OPEB TRUST ACCOUNT
CAPACITY : CUSTODIAN
ACCOUNT NUMBER: [redacted]
REPORTING PERIOD: 6/30/25 TO 7/31/25
PAGE : 1

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
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0000829-0010494 PDFE 001 ------ 810727 JE897NP1

FDIC Insurance: Bank Sweep for Benefit Plans (BSBP), Schwab Bank Savings (SBS), and Schwab Bank Sweep for Employee Benefit Plans (SBSEBP) deposits, as applicable, held by Charles Schwab Trust Bank or another Program Bank(s) are insured by the Federal Deposit Insurance Corporation (FDIC), subject to the satisfaction of certain conditions. Please refer to the Charles Schwab Cash Features Program Disclosure Statement, Charles Schwab Trust Bank SBS MMDA Terms and Conditions, or Charles Schwab Trust Bank's Disclosure Statement for Bank Sweep Program for Trust and Custody Accounts, as applicable for each product, for eligibility of Retirement Plans and Accounts for FDIC Insurance.

FDIC insurance rules are complex. You are responsible for monitoring any insured or uninsured portion of any deposit in BSBP, SBS, or SBSEBP. You should consult with your own attorney to determine applicable recordkeeping requirements which are a condition of FDIC Insurance Coverage and the application of FDIC Insurance Coverage to your specific situation.

Please note that cash positions at Charles Schwab & Co., Inc. in your plan's related Personal Choice Retirement Accounts (PCRAs) or Schwab Retirement Advisor Portfolio (SRAP) accounts which have been swept into BSBP are included on this statement. Cash balances in these accounts are deposited through BSBP in one or more of the Program Banks. In very limited cases during extreme market conditions, some or all of the cash position in your plan's PCRAs or your plan's SRAP accounts may be temporarily swept into a money market mutual fund, which is not FDIC insured, but may be covered by SIPC insurance. Again, please review the applicable brokerage account agreements and the current Charles Schwab Cash Features Program Disclosure Statement for more information. The total cash on this statement swept to BSBP has been allocated to the Program Banks in the amounts listed below:

Total BSBP Deposits in Program Banks	As of (end of reporting period)
CHARLES SCHWAB BANK	$1,867.23

(0125-BWFR)

STATEMENT OF ACCOUNT

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ACCOUNT SUMMARY

RECEIPTS

EARNINGS FROM INVESTMENTS:		
INTEREST	0.10	
DIVIDENDS AND CAPITAL GAINS	982.58	
TOTAL EARNINGS FROM INVESTMENTS		982.68
NET REALIZED GAINS & LOSSES:		
TOTAL RECEIPTS		982.68

DISBURSEMENTS

ADMINISTRATIVE EXPENSES:		
FEES AND COMMISSIONS	83.33-	
TOTAL ADMINISTRATIVE EXPENSES		83.33-
TOTAL DISBURSEMENTS		83.33-
NET CHANGE		899.35
CHANGE IN NET ASSETS		
UNREALIZED APPRECIATION	15.33	
NET ASSETS AT BEGINNING OF PERIOD	331,619.49	
NET CHANGE IN ASSETS FOR THE PERIOD	914.68	
NET ASSETS AT END OF PERIOD	332,534.17	

TRANSACTION DETAIL

DATE	DESCRIPTION	UNITS	CASH	INVESTMENTS	GAIN/LOSS
06/30/25	BALANCES CARRIED FORWARD		$3,450.46	$314,387.51	
INTEREST					
07/16/25	CASH RECEIPT 82619761, (BKINT) BANK INTEREST		0.10	0.00	
	TOTAL		0.10	0.00	
TOTAL INTEREST			0.10	0.00	
DIVIDENDS AND CAPITAL GAINS					
	FIDELITY TOTAL BOND ETF TICKER: FBND				
07/01/25	CASH RECEIPT 82619761, (DFR) MUTUAL FUND DIVIDEND REINVESTED		280.86	0.00	
	TOTAL FIDELITY TOTAL BOND ETF		280.86	0.00	
	ISHARES TOTAL USD BOND MARKET ETF TICKER: IUSB				
07/07/25	CASH RECEIPT 82619761, (DFR) MUTUAL FUND DIVIDEND REINVESTED		77.48	0.00	
	TOTAL ISHARES TOTAL USD BOND MARKET ETF		77.48	0.00	
	JANUS HENDERSON AAA CLO ETF IV TICKER: JAAA				
07/08/25	CASH RECEIPT 82619761, (DFR) MUTUAL FUND DIVIDEND REINVESTED		58.27	0.00	
	TOTAL JANUS HENDERSON AAA CLO ETF IV		58.27	0.00	
	JPMORGAN INCOME ETF TICKER: JPIE				
07/03/25	CASH RECEIPT 82619761, (DFR) MUTUAL FUND DIVIDEND REINVESTED		111.60	0.00	

TRANSACTION DETAIL

DATE	DESCRIPTION	UNITS	CASH	INVESTMENTS	GAIN/LOSS
	TOTAL JPMORGAN INCOME ETF		111.60	0.00	
	PIMCO INCM FD INST CL TICKER: PIMIX				
07/31/25	CASH RECEIPT 82619761, (DIV) DIVIDEND		400.08	0.00	
	TOTAL PIMCO INCM FD INST CL		400.08	0.00	
	PIMCO MULTISECTOR BOND ACTV ETF TICKER: PYLD				
07/03/25	CASH RECEIPT 82619761, (DFR) MUTUAL FUND DIVIDEND REINVESTED		54.29	0.00	
	TOTAL PIMCO MULTISECTOR BOND ACTV ETF		54.29	0.00	
TOTAL DIVIDENDS AND CAPITAL GAINS			982.58	0.00	
FEES AND COMMISSIONS					
07/15/25	CASH DISBURSEMENT TTEE/CUSTODIAN FEE/EXPENSE 82619761, (TPFEE) TRUSTEE FEE		83.33-	0.00	
TOTAL FEES AND COMMISSIONS			83.33-	0.00	
PURCHASES AND REINVESTMENTS					
	FIDELITY TOTAL BOND ETF TICKER: FBND				
07/01/25	PURCHASED 6.1471 UNITS TRADE DATE 7/ 1/25 6.1471 UNITS AT $45.69 82619761, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	6.147	280.86-	280.86	
	TOTAL FIDELITY TOTAL BOND ETF	6.147	280.86-	280.86	

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
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TRANSACTION DETAIL

DATE	DESCRIPTION	UNITS	CASH	INVESTMENTS	GAIN/LOSS
	ISHARES TOTAL USD BOND MARKET ETF TICKER: IUSB				
07/07/25	PURCHASED 1.6906 UNITS TRADE DATE 7/ 7/25 1.6906 UNITS AT $45.83 82619761, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	1.691	77.48-	77.48	
	TOTAL ISHARES TOTAL USD BOND MARKET ETF	1.691	77.48-	77.48	
	JANUS HENDERSON AAA CLO ETF IV TICKER: JAAA				
07/08/25	PURCHASED 1.1514 UNITS TRADE DATE 7/ 8/25 1.1514 UNITS AT $50.61 82619761, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	1.151	58.27-	58.27	
	TOTAL JANUS HENDERSON AAA CLO ETF IV	1.151	58.27-	58.27	
	JPMORGAN INCOME ETF TICKER: JPIE				
07/03/25	PURCHASED 2.4221 UNITS TRADE DATE 7/ 3/25 2.4221 UNITS AT $46.0749 82619761, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	2.422	111.60-	111.60	
	TOTAL JPMORGAN INCOME ETF	2.422	111.60-	111.60	
	PIMCO INCM FD INST CL TICKER: PIMIX				
07/08/25	PURCHASED 135.519 UNITS TRADE DATE 7/ 7/25 135.519 UNITS AT $10.70	135.519	1,500.00-	1,500.00	
	TOTAL PIMCO INCM FD INST CL	135.519	1,500.00-	1,500.00	
	PIMCO MULTISECTOR BOND ACTV ETF TICKER: PYLD				
07/03/25	PURCHASED 2.0596 UNITS TRADE DATE 7/ 3/25 2.0596 UNITS AT $26.36 82619761, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	2.060	54.29-	54.29	
	TOTAL PIMCO MULTISECTOR BOND ACTV ETF	2.060	54.29-	54.29	
TOTAL PURCHASES AND REINVESTMENTS			2,082.50-	2,082.50	
07/31/25	BALANCES CARRIED FORWARD		$2,267.31	$316,470.01	

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
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ASSET SUMMARY

DESCRIPTION	BEGINNING MARKET	ENDING MARKET	ADJUSTED COST	UNREALIZED GAIN / LOSS
MUTUAL FUNDS	77,214.81	78,382.16	77,724.78	657.38
UNIT INVESTMENT TRUSTS	250,954.22	251,884.70	238,745.23	13,139.47
CASH	3,450.46	2,267.31		
TOTAL INVESTMENTS	331,619.49	332,534.17	316,470.01	13,796.85

ASSET DETAIL

SHARES/ UNITS	DESCRIPTION	BEGINNING MARKET	ENDING MARKET	ADJUSTED COST	UNREALIZED GAIN / LOSS
	MUTUAL FUNDS				
7,304.954	PIMCO INCM FD INST CL TICKER: PIMIX MONTH END PRICE 10.7300	77,214.81	78,382.16	77,724.78	657.38
		77,214.81	78,382.16	77,724.78	657.38
	UNIT INVESTMENT TRUSTS				
119.306	BLACKROCK US EQY FCTR ROTN ETF TICKER: DYNF MONTH END PRICE 55.9900	6,497.40	6,679.94	6,022.21	657.73
1,601.967	FIDELITY TOTAL BOND ETF TICKER: FBND MONTH END PRICE 45.5300	73,008.74	72,937.54	72,446.66	490.88
135.278	ISHARES CORE MSCI EMERGING ETF TICKER: IEMG MONTH END PRICE 60.3300	8,120.74	8,161.33	6,908.84	1,252.49
43.106	ISHARES CORE S&P 500 ETF TICKER: IVV MONTH END PRICE 634.9000	26,764.52	27,368.00	23,147.66	4,220.34
201.367	ISHARES MSCI EAFE VALUE ETF TICKER: EFV MONTH END PRICE 63.3300	12,782.75	12,752.54	11,239.40	1,513.14
481.642	ISHARES TOTAL USD BOND MARKET ETF TICKER: IUSB MONTH END PRICE 45.9900	22,188.17	22,150.73	22,120.42	30.31
130.371	ISHARES US INFRASTRUCTURE ETF TICKER: IFRA MONTH END PRICE 50.5900	6,412.96	6,595.48	6,093.37	502.11
61.099	ISHARS EDG MSCI USA QLTY FCTR ETF TICKER: QUAL MONTH END PRICE 184.1200	11,170.14	11,249.57	10,645.25	604.32
261.904	JANUS HENDERSON AAA CLO ETF IV TICKER: JAAA MONTH END PRICE 50.7900	13,233.20	13,302.11	13,328.42	26.31-
106.000	JP MORGAN EXCHG BETABUILDERS JP ETF TICKER: BBJP MONTH END PRICE 60.7900	6,548.68	6,443.74	6,087.73	356.01
528.894	JPMORGAN INCOME ETF TICKER: JPIE MONTH END PRICE 46.2000	24,386.16	24,434.89	24,077.47	357.42
419.692	PIMCO MULTISECTOR BOND ACTV ETF TICKER: PYLD MONTH END PRICE 26.4300	11,083.97	11,092.47	10,878.34	214.13
46.052	SPDR S&P 500 GROWTH ETF TICKER: SPYG MONTH END PRICE 98.5600	4,389.70	4,538.90	3,664.37	874.53
172.618	SPDR S&P 500 VALUE ETF TICKER: SPYV MONTH END PRICE 52.8300	9,034.81	9,119.39	8,357.66	761.73
7.008	VANGUARD INFORMATION TECHNOLOGY ETF TICKER: VGT MONTH END PRICE 690.4700	4,647.93	4,838.47	3,898.64	939.83
118.557	VANGUARD INTL DIVIDEND APRECTN ETF TICKER: VIGI MONTH END PRICE 86.2000	10,684.35	10,219.60	9,828.79	390.81
		250,954.22	251,884.70	238,745.23	13,139.47

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
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ASSET DETAIL

SHARES/ UNITS	DESCRIPTION	BEGINNING MARKET	ENDING MARKET	ADJUSTED COST	UNREALIZED GAIN / LOSS
	TOTAL	328,169.03	330,266.86	316,470.01	13,796.85
	CASH	3,450.46	2,267.31		
	NET ASSETS	331,619.49	332,534.17		

charles SCHWAB

TRUST BANK

CITY OF BELL PEN STABILIZATION TRUST
CAPACITY : CUSTODIAN
ACCOUNT NUMBER: [redacted]
REPORTING PERIOD: 6/30/25 TO 7/31/25
PAGE : 1

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
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FDIC Insurance: Bank Sweep for Benefit Plans (BSBP), Schwab Bank Savings (SBS), and Schwab Bank Sweep for Employee Benefit Plans (SBSEBP) deposits, as applicable, held by Charles Schwab Trust Bank or another Program Bank(s) are insured by the Federal Deposit Insurance Corporation (FDIC), subject to the satisfaction of certain conditions. Please refer to the Charles Schwab Cash Features Program Disclosure Statement, Charles Schwab Trust Bank SBS MMDA Terms and Conditions, or Charles Schwab Trust Bank's Disclosure Statement for Bank Sweep Program for Trust and Custody Accounts, as applicable for each product, for eligibility of Retirement Plans and Accounts for FDIC Insurance.

FDIC insurance rules are complex. You are responsible for monitoring any insured or uninsured portion of any deposit in BSBP, SBS, or SBSEBP. You should consult with your own attorney to determine applicable recordkeeping requirements which are a condition of FDIC Insurance Coverage and the application of FDIC Insurance Coverage to your specific situation.

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Total BSBP Deposits in Program Banks	As of (end of reporting period)
CHARLES SCHWAB BANK	$5,516.94

(0125-BWFR)

STATEMENT OF ACCOUNT

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Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
Investment and Insurance Products: Not a Deposit • Not FDIC Insured • Not Insured by any Federal Government Agency • No Bank Guarantee • May Lose Value

ACCOUNT SUMMARY

RECEIPTS		
EARNINGS FROM INVESTMENTS:		
INTEREST	0.25	
DIVIDENDS AND CAPITAL GAINS	2,210.30	
TOTAL EARNINGS FROM INVESTMENTS		2,210.55
NET REALIZED GAINS & LOSSES:		
TOTAL RECEIPTS		2,210.55
DISBURSEMENTS		
ADMINISTRATIVE EXPENSES:		
FEES AND COMMISSIONS	83.33-	
TOTAL ADMINISTRATIVE EXPENSES		83.33-
TOTAL DISBURSEMENTS		83.33-
NET CHANGE		2,127.22
CHANGE IN NET ASSETS		
UNREALIZED APPRECIATION	5,169.03	
NET ASSETS AT BEGINNING OF PERIOD	1,340,716.18	
NET CHANGE IN ASSETS FOR THE PERIOD	7,296.25	
NET ASSETS AT END OF PERIOD	1,348,012.43	

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
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TRANSACTION DETAIL

DATE	DESCRIPTION	UNITS	CASH	INVESTMENTS	GAIN/LOSS
06/30/25	BALANCES CARRIED FORWARD		$5,600.02	$1,272,944.27	
INTEREST					
07/16/25	CASH RECEIPT 57933841, (BKINT) BANK INTEREST		0.25	0.00	
	TOTAL		0.25	0.00	
TOTAL INTEREST			0.25	0.00	
DIVIDENDS AND CAPITAL GAINS					
	FIDELITY TOTAL BOND ETF TICKER: FBND				
07/01/25	CASH RECEIPT 57933841, (DFR) MUTUAL FUND DIVIDEND REINVESTED		622.03	0.00	
	TOTAL FIDELITY TOTAL BOND ETF		622.03	0.00	
	ISHARES TOTAL USD BOND MARKET ETF TICKER: IUSB				
07/07/25	CASH RECEIPT 57933841, (DFR) MUTUAL FUND DIVIDEND REINVESTED		173.03	0.00	
	TOTAL ISHARES TOTAL USD BOND MARKET ETF		173.03	0.00	
	JANUS HENDERSON AAA CLO ETF IV TICKER: JAAA				
07/08/25	CASH RECEIPT 57933841, (DFR) MUTUAL FUND DIVIDEND REINVESTED		130.06	0.00	
	TOTAL JANUS HENDERSON AAA CLO ETF IV		130.06	0.00	
	JPMORGAN INCOME ETF TICKER: JPIE				
07/03/25	CASH RECEIPT 57933841, (DFR) MUTUAL FUND DIVIDEND REINVESTED		248.64	0.00	

TRANSACTION DETAIL

DATE	DESCRIPTION	UNITS	CASH	INVESTMENTS	GAIN/LOSS
	TOTAL JPMORGAN INCOME ETF		248.64	0.00	
	PIMCO INCM FD INST CL TICKER: PIMIX				
07/31/25	CASH RECEIPT 57933841, (DIV) DIVIDEND		915.17	0.00	
	TOTAL PIMCO INCM FD INST CL		915.17	0.00	
	PIMCO MULTISECTOR BOND ACTV ETF TICKER: PYLD				
07/03/25	CASH RECEIPT 57933841, (DFR) MUTUAL FUND DIVIDEND REINVESTED		121.37	0.00	
	TOTAL PIMCO MULTISECTOR BOND ACTV ETF		121.37	0.00	
TOTAL DIVIDENDS AND CAPITAL GAINS			2,210.30	0.00	
FEES AND COMMISSIONS					
07/15/25	CASH DISBURSEMENT TTEE/CUSTODIAN FEE/EXPENSE 57933841, (TPFEE) TRUSTEE FEE		83.33-	0.00	
TOTAL FEES AND COMMISSIONS			83.33-	0.00	
PURCHASES AND REINVESTMENTS					
	FIDELITY TOTAL BOND ETF TICKER: FBND				
07/01/25	PURCHASED 13.6141 UNITS TRADE DATE 7/ 1/25 13.6141 UNITS AT $45.69 57933841, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	13.614	622.03-	622.03	
	TOTAL FIDELITY TOTAL BOND ETF	13.614	622.03-	622.03	

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TRANSACTION DETAIL

DATE	DESCRIPTION	UNITS	CASH	INVESTMENTS	GAIN/LOSS
	ISHARES TOTAL USD BOND MARKET ETF TICKER: IUSB				
07/07/25	PURCHASED 3.7755 UNITS TRADE DATE 7/ 7/25 3.7755 UNITS AT $45.83 57933841, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	3.776	173.03-	173.03	
	TOTAL ISHARES TOTAL USD BOND MARKET ETF	3.776	173.03-	173.03	
	JANUS HENDERSON AAA CLO ETF IV TICKER: JAAA				
07/08/25	PURCHASED 2.5698 UNITS TRADE DATE 7/ 8/25 2.5698 UNITS AT $50.61 57933841, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	2.570	130.06-	130.06	
	TOTAL JANUS HENDERSON AAA CLO ETF IV	2.570	130.06-	130.06	
	JPMORGAN INCOME ETF TICKER: JPIE				
07/03/25	PURCHASED 5.3964 UNITS TRADE DATE 7/ 3/25 5.3964 UNITS AT $46.0749 57933841, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	5.396	248.64-	248.64	
	TOTAL JPMORGAN INCOME ETF	5.396	248.64-	248.64	
	PIMCO MULTISECTOR BOND ACTV ETF TICKER: PYLD				
07/03/25	PURCHASED 4.6043 UNITS TRADE DATE 7/ 3/25 4.6043 UNITS AT $26.36 57933841, (RID) REINVESTED MUTUAL FUND DIVIDENDS FASTTAX CODE: 999	4.604	121.37-	121.37	
	TOTAL PIMCO MULTISECTOR BOND ACTV ETF	4.604	121.37-	121.37	
TOTAL PURCHASES AND REINVESTMENTS			1,295.13-	1,295.13	
07/31/25	BALANCES CARRIED FORWARD		$6,432.11	$1,274,239.40	

ASSET SUMMARY

DESCRIPTION	BEGINNING MARKET	ENDING MARKET	ADJUSTED COST	UNREALIZED GAIN / LOSS
MUTUAL FUNDS	179,226.41	178,560.76	176,420.96	2,139.80
UNIT INVESTMENT TRUSTS	1,155,889.75	1,163,019.56	1,097,818.44	65,201.12
CASH	5,600.02	6,432.11		
TOTAL INVESTMENTS	1,340,716.18	1,348,012.43	1,274,239.40	67,340.92

ASSET DETAIL

SHARES/ UNITS	DESCRIPTION	BEGINNING MARKET	ENDING MARKET	ADJUSTED COST	UNREALIZED GAIN / LOSS
	MUTUAL FUNDS				
16,641.264	PIMCO INCM FD INST CL TICKER: PIMIX MONTH END PRICE 10.7300	179,226.41	178,560.76	176,420.96	2,139.80
		179,226.41	178,560.76	176,420.96	2,139.80
	UNIT INVESTMENT TRUSTS				
926.228	BLACKROCK US EQY FCTR ROTN ETF TICKER: DYNF MONTH END PRICE 55.9900	50,442.37	51,859.50	47,774.61	4,084.89
3,547.868	FIDELITY TOTAL BOND ETF TICKER: FBND MONTH END PRICE 45.5300	161,692.13	161,534.44	160,405.22	1,129.22
1,035.161	ISHARES CORE MSCI EMERGING ETF TICKER: IEMG MONTH END PRICE 60.3300	62,140.73	62,451.28	56,323.84	6,127.44
343.421	ISHARES CORE S&P 500 ETF TICKER: IVV MONTH END PRICE 634.9000	213,229.97	218,037.87	196,118.33	21,919.54
1,571.532	ISHARES MSCI EAFE VALUE ETF TICKER: EFV MONTH END PRICE 63.3300	99,760.86	99,525.13	92,512.57	7,012.56
1,075.618	ISHARES TOTAL USD BOND MARKET ETF TICKER: IUSB MONTH END PRICE 45.9900	49,551.29	49,467.68	49,400.00	67.68
1,009.500	ISHARES US INFRASTRUCTURE ETF TICKER: IFRA MONTH END PRICE 50.5900	49,657.31	51,070.61	47,975.02	3,095.59
481.383	ISHARS EDG MSCI USA QLTY FCTR ETF TICKER: QUAL MONTH END PRICE 184.1200	88,006.48	88,632.27	84,782.37	3,849.90
584.608	JANUS HENDERSON AAA CLO ETF IV TICKER: JAAA MONTH END PRICE 50.7900	29,538.43	29,692.23	29,751.37	59.14-
823.000	JP MORGAN EXCHG BETABUILDERS JP ETF TICKER: BBJP MONTH END PRICE 60.7900	50,844.94	50,030.17	47,960.73	2,069.44
1,178.359	JPMORGAN INCOME ETF TICKER: JPIE MONTH END PRICE 46.2000	54,331.64	54,440.20	53,642.84	797.36
938.216	PIMCO MULTISECTOR BOND ACTV ETF TICKER: PYLD MONTH END PRICE 26.4300	24,778.05	24,797.05	24,321.68	475.37
355.209	SPDR S&P 500 GROWTH ETF TICKER: SPYG MONTH END PRICE 98.5600	33,858.48	35,009.36	30,299.16	4,710.20
1,349.495	SPDR S&P 500 VALUE ETF TICKER: SPYV MONTH END PRICE 52.8300	70,632.57	71,293.82	67,353.17	3,940.65
51.054	VANGUARD INFORMATION TECHNOLOGY ETF TICKER: VGT MONTH END PRICE 690.4700	33,863.30	35,251.46	30,064.31	5,187.15
927.222	VANGUARD INTL DIVIDEND APRECTN ETF TICKER: VIGI MONTH END PRICE 86.2000	83,561.20	79,926.49	79,133.22	793.27
		1,155,889.75	1,163,019.56	1,097,818.44	65,201.12

Charles Schwab Trust Bank, 2360 Corporate Circle, Henderson, NV 89074
Investment and Insurance Products: Not a Deposit • Not FDIC Insured • Not Insured by any Federal Government Agency • No Bank Guarantee • May Lose Value

ASSET DETAIL

SHARES/ UNITS	DESCRIPTION	BEGINNING MARKET	ENDING MARKET	ADJUSTED COST	UNREALIZED GAIN / LOSS
	TOTAL	1,335,116.16	1,341,580.32	1,274,239.40	67,340.92
	CASH	5,600.02	6,432.11		
	NET ASSETS	1,340,716.18	1,348,012.43		

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

August 08, 2025

LAIF Home
PMIA Average Monthly Yields

CITY OF BELL

CITY TREASURER
6330 PINE AVENUE
BELL, CA 90201

Tran Type Definitions

Account Number: [redacted]

July 2025 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
7/15/2025	7/14/2025	QRD	1779788	N/A	SYSTEM	234,767.64
7/21/2025	7/21/2025	RW	1780512	N/A	SHEETAL TALWAR	-5,000,000.00
7/30/2025	7/29/2025	RW	1780878	N/A	SHEETAL TALWAR	-5,000,000.00

Account Summary

Total Deposit:	234,767.64	Beginning Balance:	23,533,893.08
Total Withdrawal:	-10,000,000.00	Ending Balance:	13,768,660.72

PMIA/LAIF Performance Report as of 08/06/25

Quarterly Performance Quarter Ended 6/30/25

LAIF Apportionment Rate[2]:	4.40
LAIF Earnings Ratio[2]:	0.00012059828906715
LAIF Administrative Cost[1]*:	0.18
LAIF Fair Value Factor[1]:	1.001198310
PMIA Daily[1]:	4.26
PMIA Quarter to Date[1]:	4.27
PMIA Average Life[1]:	248

PMIA Average Monthly Effective Yields[1]

July	**4.258**
June	4.269
May	4.272
April	4.281
March	4.313
February	4.333

Pooled Money Investment Account Monthly Portfolio Composition [1] 6/30/25 $178.1 billion

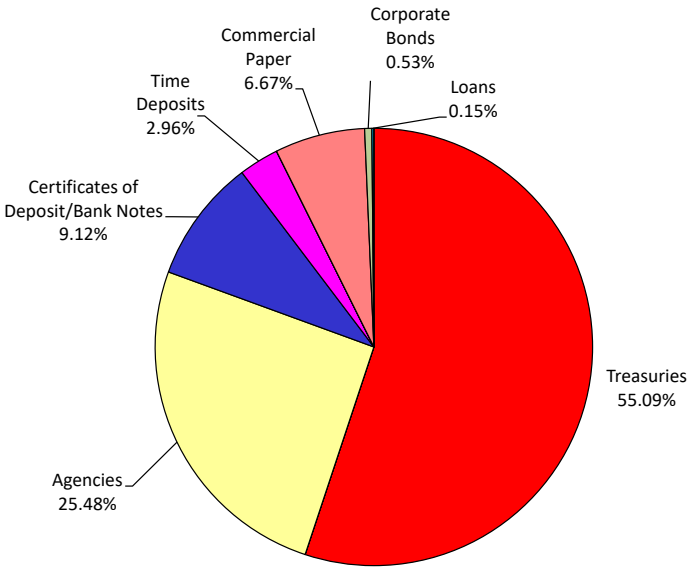


Chart does not include $1,063,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of California, Office of the Controller

Commercial Checking Acct Public Funds

Account number: [redacted] ■ July 1, 2025 - July 31, 2025 ■ Page 1 of 2
Prior account number: **145998008**

CITY OF BELL
SUCCESSOR AGENCY
ATTN CITY TREASURER
6330 PINE AVE
BELL CA 90201-1221

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$3,681,969.80	$303,916.45	-$435,736.87	$3,550,149.38

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/18	3,000.00	Cash Vault Deposit
	07/30	300,916.45	WT Seq452799 City of Bell, General F /Org=City of Bell Srf# Trnsfter to Cra Trn#250730452799 Rfb# 3046
		$303,916.45	**Total electronic deposits/bank credits**
		$303,916.45	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	07/23	429,568.50	WT Seq454141 City of Bell, General F /Bnf=City of Bell, General Fund Operating Srf# Gb00000077962548 Trn#250723454141 Rfb# 3043
		$429,568.50	**Total electronic debits/bank debits**

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*
6182	1,339.97	07/01	6185*	4,828.40	07/28
		$6,168.37	**Total checks paid**		

** Gap in check sequence.*

$435,736.87	**Total debits**

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Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
06/30	3,681,969.80	07/18	3,683,629.83	07/28	3,249,232.93
07/01	3,680,629.83	07/23	3,254,061.33	07/30	3,550,149.38

Average daily ledger balance **$3,576,062.17**

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California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

August 08, 2025

LAIF Home
PMIA Average Monthly Yields

S/A CITY OF BELL FOR CITY OF BELL
COMMUNITY REDEVELOPMENT AGENCY
FINANCE DIRECTOR
6330 PINE AVENUE
BELL, CA 90201

Tran Type Definitions

Account Number: [redacted]

July 2025 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
7/15/2025	7/14/2025	QRD	1778878	N/A	SYSTEM	7,820.32

Account Summary

Total Deposit:	7,820.32	Beginning Balance:	713,790.98
Total Withdrawal:	0.00	Ending Balance:	721,611.30

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of Bell | Account # [redacted] | As of July 31, 2025

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

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

Custodian:

US Bank

PORTFOLIO SUMMARY

City of Bell | Account # [redacted] | As of July 31, 2025

Portfolio Characteristics

Average Modified Duration	1.84
Average Coupon	3.72%
Average Purchase YTM	4.09%
Average Market YTM	4.18%
Average Credit Quality*	AA+
Average Final Maturity	2.19
Average Life	1.89

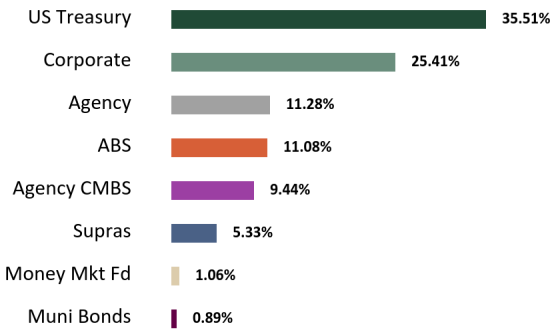
Account Summary

	End Values as of 06/30/2025	End Values as of 07/31/2025
Market Value	11,684,512.16	11,674,979.11
Accrued Interest	83,134.19	95,411.08
Total Market Value	**11,767,646.35**	**11,770,390.19**
Income Earned	39,888.94	39,717.27
Cont/WD	0.00	0.00
Par	11,709,916.18	11,733,219.33
Book Value	11,630,105.45	11,656,501.15
Cost Value	11,561,818.34	11,592,141.46

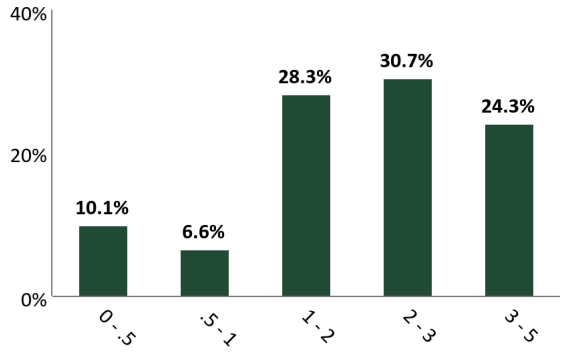
Top Issuers

Government of The United States	35.51%
FHLMC	9.44%
Federal Home Loan Banks	5.48%
Farm Credit System	3.89%
International Bank for Recon and Dev	2.79%
FNMA	1.91%
American Express Credit Master Trust	1.86%
Inter-American Development Bank	1.85%

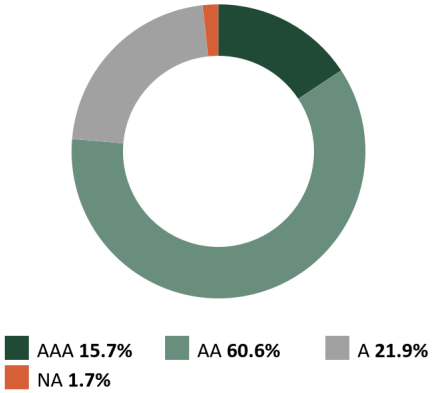
Sector Allocation



Maturity Distribution



Credit Quality (S&P)



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (07/01/17)
City of Bell	0.03%	0.62%	3.11%	4.78%	5.25%	3.89%	1.80%	--	2.16%
Benchmark Return	(0.05%)	0.34%	2.73%	4.43%	4.89%	3.29%	1.34%	--	1.84%

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

STATEMENT OF COMPLIANCE

City of Bell | Account #[redacted] | As of July 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	100.0	9.4	Compliant	
Max Maturity (Years)	5.0	3.5	Compliant	
ASSET BACKED SECURITIES				
Max % (MV; Non Agency ABS & MBS)	20.0	11.1	Compliant	
Max % Issuer (MV)	5.0	1.9	Compliant	
Max Maturity (Years)	5.0	4.8	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
CERTIFICATES OF DEPOSIT				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1, A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.4	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	11.3	Compliant	
Max % Issuer (MV)	25.0	5.5	Compliant	
Max Maturity (Years)	5	3	Compliant	

STATEMENT OF COMPLIANCE

City of Bell | Account #[redacted] | As of July 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV; Money Market Fund & Mutual Fund)	20.0	1.1	Compliant	
Max % Issuer (MV)	20.0	1.1	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (ALL STATES)				
Max % (MV)	30.0	0.9	Compliant	
Max % Issuer (MV)	5.0	0.9	Compliant	
Max Maturity (Years)	5.0	3.2	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV; Money Market Fund & Mutual Fund)	20.0	1.1	Compliant	
Max % Issuer (MV)	10.0	1.1	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	5.3	Compliant	
Max % Issuer (MV)	10.0	2.8	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	35.5	Compliant	

STATEMENT OF COMPLIANCE

City of Bell | Account #[redacted] | As of July 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of Bell | Account #[redacted] | As of July 31, 2025

Maturities / Calls

Month to Date	**(280,000.00)**
Fiscal Year to Date	**(280,000.00)**

Principal Paydowns

Month to Date	**(27,193.43)**
Fiscal Year to Date	**(27,193.43)**

Purchases

Month to Date	**600,628.58**
Fiscal Year to Date	**600,628.58**

Sales

Month to Date	**(270,606.56)**
Fiscal Year to Date	**(270,606.56)**

Interest Received

Month to Date	**23,954.39**
Fiscal Year to Date	**23,954.39**

Purchased / Sold Interest

Month to Date	**(28.43)**
Fiscal Year to Date	**(28.43)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	11,630,105.45	11,630,105.45
Maturities/Calls	(280,000.00)	(280,000.00)
Principal Paydowns	(27,193.43)	(27,193.43)
Purchases	600,628.58	600,628.58
Sales	(270,606.56)	(270,606.56)
Change in Cash, Payables, Receivables	52.66	52.66
Amortization/Accretion	3,514.42	3,514.42
Realized Gain (Loss)	0.03	0.03
Ending Book Value	11,656,501.15	11,656,501.15

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	11,684,512.16	11,684,512.16
Maturities/Calls	(280,000.00)	(280,000.00)
Principal Paydowns	(27,193.43)	(27,193.43)
Purchases	600,628.58	600,628.58
Sales	(270,606.56)	(270,606.56)
Change in Cash, Payables, Receivables	52.66	52.66
Amortization/Accretion	3,514.42	3,514.42
Change in Net Unrealized Gain (Loss)	(35,928.75)	(35,928.75)
Realized Gain (Loss)	0.03	0.03
Ending Market Value	11,674,979.11	11,674,979.11

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									
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	1,383.45	02/15/2022 0.28%	1,383.25 1,383.43	99.88 4.95%	1,381.83 1.16	0.01% (1.60)	Aaa/AAA NA	0.79 0.04
43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	5,120.91	08/15/2022 3.87%	5,120.61 5,120.85	99.87 4.70%	5,114.03 6.90	0.04% (6.82)	NA/AAA AAA	0.97 0.14
47787JAC2	JDOT 2022 A3 2.32 09/15/2026	3,568.20	03/10/2022 2.34%	3,567.42 3,568.06	99.79 3.92%	3,560.80 3.68	0.03% (7.26)	Aaa/NA AAA	1.13 0.13
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	4,459.86	08/08/2023 5.38%	4,459.33 4,459.65	100.15 4.52%	4,466.46 7.33	0.04% 6.81	NA/AAA AAA	1.31 0.16
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	12,051.97	07/12/2022 3.77%	12,050.82 12,051.65	99.69 4.62%	12,014.32 20.03	0.10% (37.33)	Aaa/NA AAA	1.55 0.36
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	65,000.00	02/08/2024 5.09%	64,991.88 64,995.71	100.23 4.62%	65,147.86 101.09	0.56% 152.15	NA/AAA AAA	1.64 0.43
448979AD6	HART 2023-A A3 4.58 04/15/2027	22,807.33	04/04/2023 5.14%	22,805.10 22,806.38	100.01 4.59%	22,809.60 46.43	0.20% 3.22	NA/AAA AAA	1.71 0.32
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	6,666.52	07/06/2022 3.93%	6,666.48 6,666.51	99.81 4.69%	6,653.68 10.11	0.06% (12.83)	Aaa/NA AAA	1.71 0.19
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	12,456.99	02/16/2023 5.09%	12,454.68 12,456.04	100.19 4.61%	12,480.99 17.44	0.11% 24.95	Aaa/NA AAA	1.72 0.40
38012QAD0	GMALT 2024-3 A3 4.21 10/20/2027	30,000.00	09/24/2024 4.61%	29,996.45 29,997.42	99.78 4.47%	29,934.20 38.59	0.26% (63.21)	NA/AAA AAA	2.22 0.97
58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	16,036.11	01/18/2023 4.56%	16,034.18 16,035.22	100.01 4.53%	16,037.85 32.14	0.14% 2.63	NA/AAA AAA	2.29 0.47
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	45,000.00	09/17/2024 4.24%	44,992.43 44,994.33	99.78 4.46%	44,898.87 84.60	0.38% (95.46)	NA/AAA AAA	2.54 1.14
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	26,168.55	04/04/2023 4.51%	26,167.83 26,168.18	100.12 4.27%	26,200.27 48.74	0.22% 32.09	Aaa/AAA NA	2.55 0.49
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	96,034.16	09/12/2023 5.55%	96,027.57 96,030.21	100.79 4.68%	96,789.11 233.90	0.83% 758.90	Aaa/NA AAA	2.79 0.91
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	35,000.00	11/01/2023 5.74%	34,993.84 34,996.15	100.91 4.56%	35,316.93 55.13	0.30% 320.78	Aaa/NA AAA	2.89 0.75
096912AD2	BMWLT 2025-1 A3 4.43 06/26/2028	30,000.00	06/03/2025 4.82%	29,999.34 29,999.37	100.20 4.36%	30,059.66 22.15	0.26% 60.29	NA/AAA AAA	2.91 1.73
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	45,000.00	11/07/2023 5.61%	44,995.15 44,996.90	101.10 4.39%	45,492.80 110.80	0.39% 495.90	NA/AAA AAA	3.04 0.90

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
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2026	115,000.00	09/12/2023 5.29%	114,994.86 114,998.07	100.96 4.39%	116,106.88 267.31	0.99% 1,108.80	NA/AAA AAA	1.13 1.07
89238DAD0	TAOT 2024-A A3 4.83 10/16/2028	60,000.00	01/23/2024 4.89%	59,987.99 59,991.82	100.44 4.41%	60,261.40 128.80	0.52% 269.58	Aaa/AAA NA	3.21 0.93
448973AD9	HART 2024-A A3 4.99 02/15/2029	45,000.00	03/11/2024 5.05%	44,990.08 44,992.84	100.70 4.39%	45,315.39 99.80	0.39% 322.55	NA/AAA AAA	3.54 1.08
92970QAA3	WFCIT 2024-1 A 4.94 02/15/2029	100,000.00	05/21/2025 4.40%	100,968.75 100,860.43	101.00 4.31%	101,000.20 219.56	0.87% 139.77	Aaa/AAA AAA	3.54 1.45
44934QAD3	HART 2024-B A3 4.84 03/15/2029	30,000.00	07/16/2024 5.45%	29,995.47 29,996.47	100.64 4.40%	30,193.19 64.53	0.26% 196.73	NA/AAA AAA	3.62 1.32
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	100,000.00	04/16/2024 5.30%	99,979.50 99,984.74	101.63 4.28%	101,628.10 232.44	0.87% 1,643.36	NA/AAA AAA	3.71 1.60
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	60,000.00	05/14/2025 4.66%	59,992.69 59,993.06	100.66 4.36%	60,394.80 122.93	0.52% 401.74	NA/AAA AAA	3.71 2.19
448976AD2	HART 2024-C A3 4.41 05/15/2029	50,000.00	10/08/2024 4.46%	49,996.34 49,996.97	100.20 4.32%	50,102.12 98.00	0.43% 105.14	NA/AAA AAA	3.79 1.58
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	35,000.00	10/08/2024 4.32%	34,993.26 34,994.36	100.12 4.35%	35,043.65 64.17	0.30% 49.29	Aaa/AAA NA	4.04 1.33
437921AD1	HAROT 252 A3 4.15 10/15/2029	35,000.00	04/29/2025 4.15%	34,996.09 34,996.30	99.84 4.26%	34,945.27 64.56	0.30% (51.03)	Aaa/NA AAA	4.21 2.00
89231HAD8	TAOT 2025-B A3 4.34 11/15/2029	35,000.00	04/24/2025 4.82%	34,997.99 34,998.10	100.25 4.25%	35,086.14 67.51	0.30% 88.03	NA/AAA AAA	4.29 1.86
44935XAD7	HART 2025-B A3 4.36 12/17/2029	45,000.00	06/03/2025 4.36%	44,995.94 44,996.07	100.24 4.28%	45,107.66 87.20	0.39% 111.59	NA/AAA AAA	4.38 2.00
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	30,000.00	05/06/2025 4.71%	29,995.58 29,995.77	100.06 4.29%	30,017.05 53.50	0.26% 21.27	Aaa/AAA NA	4.71 1.81
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	90,000.00	06/03/2025 4.33%	89,998.51 89,998.55	100.30 4.26%	90,265.83 173.60	0.77% 267.28	NA/AAA AAA	4.79 2.57
Total ABS		**1,286,754.07**	**4.85%**	**1,287,589.39 1,287,519.60**	**100.55 4.40%**	**1,293,826.92 2,584.12**	**11.08% 6,307.32**		**3.13 1.32**
AGENCY									
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	225,000.00	11/18/2020 0.52%	224,768.25 224,987.48	98.97 4.40%	222,681.64 262.50	1.91% (2,305.84)	Aa1/AA+ AA+	0.27 0.26
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	200,000.00	10/21/2024 4.00%	199,998.00 199,998.79	99.89 4.09%	199,782.40 2,488.89	1.71% (216.39)	Aa1/AA+ AA+	1.19 1.14

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
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	160,000.00	11/16/2023 4.69%	159,716.80 159,877.78	100.65 4.10%	161,036.33 1,521.11	1.38% 1,158.55	Aa1/AA+ AA+	1.30 1.24
3133ERDS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027	225,000.00	06/25/2024 4.55%	226,206.00 225,742.78	101.27 3.99%	227,864.93 2,523.44	1.95% 2,122.15	Aa1/AA+ AA+	1.76 1.66
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	115,000.00	05/23/2024 4.79%	114,070.80 114,440.44	100.89 3.98%	116,022.17 1,020.63	0.99% 1,581.73	Aa1/AA+ AA+	1.80 1.70
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	275,000.00	03/21/2023 3.99%	281,206.75 278,255.55	101.41 3.93%	278,868.36 4,846.88	2.39% 612.81	Aa1/AA+ AA+	2.61 2.40
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	110,000.00	12/28/2023 3.89%	111,789.70 111,216.17	100.66 4.04%	110,722.51 597.36	0.95% (493.65)	Aa1/AA+ AA+	3.38 3.10
Total Agency		**1,310,000.00**	**3.65%**	**1,317,756.30 1,314,518.98**	**100.54 4.08%**	**1,316,978.33 13,260.80**	**11.28% 2,459.35**		**1.69 1.58**
AGENCY CMBS									
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	153,584.26	02/15/2023 4.65%	145,839.06 152,450.27	99.04 4.57%	152,107.18 351.32	1.30% (343.09)	Aa1/AA+ AAA	0.49 0.43
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	110,000.00	02/06/2024 4.48%	106,811.72 108,437.53	98.65 4.33%	108,513.22 314.42	0.93% 75.69	Aa1/AA+ AAA	1.49 1.29
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	160,000.00	05/24/2023 4.34%	153,775.00 156,722.32	97.91 4.22%	156,652.93 446.67	1.34% (69.39)	Aa1/AA+ AAA	2.49 2.24
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	110,000.00	01/23/2024 4.45%	107,567.97 108,399.19	99.13 4.18%	109,038.80 359.88	0.93% 639.61	Aaa/AA+ AA+	2.99 2.75
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	105,000.00	09/15/2023 4.86%	100,553.91 102,257.79	99.04 4.18%	103,995.95 341.25	0.89% 1,738.16	Aa1/AA+ AAA	3.07 2.81
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	110,000.00	10/03/2023 5.30%	94,625.78 100,331.06	93.61 4.22%	102,968.34 186.18	0.88% 2,637.28	Aa1/AA+ AAA	3.15 2.95
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	100,000.00	03/13/2024 4.53%	97,941.41 98,574.92	99.41 4.20%	99,413.82 337.50	0.85% 838.90	Aa1/AA+ AAA	3.15 2.89
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	54,000.00	09/20/2024 3.81%	54,141.33 54,110.84	99.06 4.19%	53,491.82 176.40	0.46% (619.02)	Aa1/AA+ AAA	3.15 2.84
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	110,000.00	01/18/2024 4.43%	106,343.36 107,466.92	98.24 4.20%	108,069.40 338.25	0.93% 602.48	Aaa/AA+ AA+	3.49 3.14
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	115,000.00	04/11/2024 4.94%	102,174.81 105,692.24	93.71 4.24%	107,761.81 216.58	0.92% 2,069.57	Aa1/AA+ AAA	3.49 3.20
Total Agency CMBS		**1,127,584.26**	**4.61%**	**1,069,774.35 1,094,443.07**	**97.78 4.27%**	**1,102,013.26 3,068.45**	**9.44% 7,570.19**		**2.57 2.34**

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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
CASH									
CCYUSD	Receivable	323.82	--	323.82 323.82	1.00 0.00%	323.82 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**323.82**		**323.82** **323.82**	**1.00** **0.00%**	**323.82** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
CORPORATE									
931142EW9	WALMART INC 3.9 09/09/2025	30,000.00	09/06/2022 3.92%	29,979.00 29,999.37	99.92 4.56%	29,977.12 461.50	0.26% (22.25)	Aa2/AA AA	0.11 0.11
437076CR1	HOME DEPOT INC 4.0 09/15/2025	40,000.00	09/12/2022 4.01%	39,985.60 39,999.50	99.92 4.57%	39,968.92 604.44	0.34% (30.57)	A2/A A	0.13 0.12
20030NCS8	COMCAST CORP 3.95 10/15/2025	140,000.00	03/11/2024 4.94%	137,895.80 139,728.37	99.83 4.73%	139,761.11 1,628.28	1.20% 32.74	A3/A- A-	0.21 0.20
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	135,000.00	08/24/2023 5.19%	128,866.95 133,277.23	99.16 4.49%	133,866.35 1,105.50	1.15% 589.12	A2/A A	0.76 0.73
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	80,000.00	12/08/2023 4.96%	80,172.00 80,066.25	100.74 4.30%	80,590.81 1,919.00	0.69% 524.56	A1/A+ NA	1.03 0.97
931142ER0	WALMART INC 1.05 09/17/2026	25,000.00	09/08/2021 1.09%	24,952.75 24,989.34	96.65 4.12%	24,161.65 97.71	0.21% (827.68)	Aa2/AA AA	1.13 1.10
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	55,000.00	12/04/2023 5.26%	55,000.00 55,000.00	101.10 4.42%	55,605.41 402.11	0.48% 605.41	A2/A- AA-	1.36 1.29
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	105,000.00	01/10/2024 4.88%	104,973.75 104,987.16	100.79 4.31%	105,826.43 170.63	0.91% 839.27	A1/A AA-	1.47 1.40
037833CJ7	APPLE INC 3.35 02/09/2027	150,000.00	01/24/2023 4.09%	145,929.00 148,462.68	98.86 4.13%	148,290.64 2,400.83	1.27% (172.04)	Aaa/AA+ NA	1.53 1.44
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	60,000.00	02/21/2024 4.85%	59,922.00 59,959.15	100.96 4.16%	60,574.04 1,240.00	0.52% 614.89	A1/AA- NA	1.57 1.39
857477CL5	STATE STREET CORP 4.993 03/18/2027	125,000.00	03/13/2024 4.99%	125,000.00 125,000.00	101.14 4.26%	126,423.31 2,305.80	1.08% 1,423.31	Aa3/A AA-	1.63 1.45
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	150,000.00	09/28/2022 4.74%	145,396.50 148,230.26	99.63 4.21%	149,451.95 1,350.00	1.28% 1,221.68	A2/A+ A+	1.77 1.68
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	140,000.00	05/21/2024 4.93%	140,257.04 140,154.08	101.31 4.23%	141,827.68 1,497.22	1.21% 1,673.60	A2/A A+	1.79 1.68

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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
63743HFT4	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027	140,000.00	11/18/2024 4.61%	138,184.20 138,633.31	99.67 4.28%	139,537.89 2,163.00	1.20% 904.58	A2/A- A	2.13 1.98
89236TMS1	TOYOTA MOTOR CREDIT CORP 4.35 10/08/2027	140,000.00	02/24/2025 4.46%	139,610.80 139,674.78	100.12 4.29%	140,167.41 1,911.58	1.20% 492.62	A1/A+ A+	2.19 2.04
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	95,000.00	01/06/2025 4.66%	94,971.50 94,976.82	101.18 4.14%	96,118.36 294.50	0.82% 1,141.54	A1/A A+	2.44 2.28
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	125,000.00	02/13/2023 4.44%	127,803.75 126,401.09	101.70 4.24%	127,123.15 2,853.13	1.09% 722.06	A2/A A	2.54 2.24
02665WFX4	AMERICAN HONDA FINANCE CORP 4.55 03/03/2028	120,000.00	03/28/2025 4.57%	119,918.40 119,927.80	100.19 4.47%	120,222.31 2,214.33	1.03% 294.51	A3/A- NA	2.59 2.37
00287YDY2	ABBVIE INC 4.65 03/15/2028	70,000.00	02/18/2025 4.70%	69,906.90 69,919.95	100.91 4.28%	70,639.93 1,401.46	0.61% 719.98	A3/A- NA	2.62 2.33
79466LAF1	SALESFORCE INC 3.7 04/11/2028	140,000.00	08/21/2024 4.10%	138,121.20 138,607.88	99.05 4.08%	138,663.36 1,582.78	1.19% 55.48	A1/A+ NA	2.70 2.51
64110LAS5	NETFLIX INC 4.875 04/15/2028	140,000.00	06/17/2025 4.30%	142,119.60 142,029.23	101.58 4.25%	142,211.06 2,009.58	1.22% 181.83	A3/A NA	2.71 2.48
58933YBH7	MERCK & CO INC 4.05 05/17/2028	30,000.00	05/08/2023 4.07%	29,975.70 29,986.43	99.88 4.10%	29,963.20 249.75	0.26% (23.23)	Aa3/A+ NA	2.80 2.60
87612EBU9	TARGET CORP 4.35 06/15/2028	45,000.00	06/05/2025 4.35%	44,999.55 44,999.57	100.29 4.24%	45,128.89 277.31	0.39% 129.32	A2/A A	2.88 2.59
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	65,000.00	01/16/2025 4.92%	65,000.00 65,000.00	101.09 4.64%	65,707.01 62.12	0.56% 707.01	A1/A AA-	3.48 2.31
46647PAR7	JPMORGAN CHASE & CO 4.005 04/23/2029	35,000.00	05/09/2025 4.59%	34,436.85 34,479.20	98.89 4.76%	34,611.56 381.59	0.30% 132.36	A1/A AA-	3.73 2.53
09247XAP6	BLACKROCK FINANCE INC 3.25 04/30/2029	150,000.00	07/29/2024 4.58%	141,568.50 143,351.99	96.94 4.14%	145,403.15 1,232.29	1.25% 2,051.15	Aa3/AA- NA	3.75 3.45
06051GMT3	BANK OF AMERICA CORP 4.623 05/09/2029	150,000.00	05/08/2025 4.86%	149,680.50 149,699.25	100.42 4.71%	150,631.40 1,579.53	1.29% 932.14	A1/A- AA-	3.77 2.55
437076DC3	HOME DEPOT INC 4.75 06/25/2029	75,000.00	-- 4.79%	74,851.75 74,885.56	101.62 4.29%	76,218.12 356.25	0.65% 1,332.56	A2/A A	3.90 3.45
69371RT48	PACCAR FINANCIAL CORP 4.0 09/26/2029	70,000.00	09/23/2024 4.05%	69,855.80 69,880.20	99.17 4.22%	69,422.05 972.22	0.59% (458.15)	A1/A+ NA	4.16 3.73
26444HAH4	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029	150,000.00	12/16/2024 4.72%	135,454.50 137,278.71	92.61 4.39%	138,908.58 625.00	1.19% 1,629.87	A1/A NA	4.34 4.02

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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
Total Corporate		**2,975,000.00**	**4.61%**	**2,934,789.89** **2,949,585.18**	**99.77** **4.32%**	**2,967,002.85** **35,349.44**	**25.41%** **17,417.67**		**2.30** **2.04**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	123,557.18	-- 3.92%	123,557.18 123,557.18	1.00 3.92%	123,557.18 0.00	1.06% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**123,557.18**	**3.92%**	**123,557.18** **123,557.18**	**1.00** **3.92%**	**123,557.18** **0.00**	**1.06%** **0.00**		**0.00** **0.00**
MUNICIPAL BONDS									
13063D7D4	CALIFORNIA STATE 5.5 10/01/2028	100,000.00	10/04/2023 5.12%	101,634.00 101,040.47	103.57 4.28%	103,568.50 1,833.33	0.89% 2,528.03	Aa2/AA- AA	3.17 2.84
Total Municipal Bonds		**100,000.00**	**5.12%**	**101,634.00** **101,040.47**	**103.57** **4.28%**	**103,568.50** **1,833.33**	**0.89%** **2,528.03**		**3.17** **2.84**
SUPRANATIONAL									
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	80,000.00	11/29/2023 4.49%	79,739.20 79,877.86	100.39 4.10%	80,311.58 155.59	0.69% 433.72	Aaa/AAA NA	1.46 1.40
4581X0EM6	INTER-AMERICAN DEVELOPMENT BANK 4.375 02/01/2027	215,000.00	12/05/2023 4.41%	214,817.25 214,912.53	100.40 4.10%	215,864.40 4,703.13	1.85% 951.87	Aaa/AAA NA	1.51 1.44
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	140,000.00	09/07/2023 4.54%	133,740.60 136,186.23	98.78 3.94%	138,295.29 258.61	1.18% 2,109.06	Aaa/AAA NA	2.95 2.77
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	115,000.00	-- 4.92%	113,575.80 114,108.54	101.91 3.94%	117,200.27 2,659.38	1.00% 3,091.73	Aaa/AAA NA	3.00 2.78
459058LR2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030	70,000.00	03/14/2025 4.20%	69,750.10 69,768.44	100.64 3.97%	70,449.40 1,050.73	0.60% 680.96	Aaa/AAA NA	4.64 4.13
Total Supranational		**620,000.00**	**4.52%**	**611,622.95** **614,853.61**	**100.35** **4.02%**	**622,120.94** **8,827.43**	**5.33%** **7,267.34**		**2.46** **2.29**

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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
US TREASURY									
912828K74	UNITED STATES TREASURY 2.0 08/15/2025	150,000.00	11/18/2024 4.44%	147,363.28 149,862.77	99.90 4.46%	149,855.46 1,383.98	1.28% (7.32)	Aa1/AA+ AA+	0.04 0.04
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	150,000.00	12/30/2024 4.26%	149,208.98 149,862.03	99.93 4.04%	149,890.87 1,983.02	1.28% 28.84	Aa1/AA+ AA+	0.13 0.12
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	175,000.00	12/09/2020 0.41%	174,699.22 174,979.96	98.69 4.40%	172,701.76 111.17	1.48% (2,278.20)	Aa1/AA+ AA+	0.33 0.33
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	275,000.00	-- 3.11%	268,007.23 273,556.82	98.68 4.28%	271,372.36 2,079.41	2.32% (2,184.45)	Aa1/AA+ AA+	0.67 0.64
912828R36	UNITED STATES TREASURY 1.625 05/15/2026	265,000.00	-- 2.74%	256,468.75 262,885.29	98.03 4.19%	259,773.75 912.74	2.23% (3,111.53)	Aa1/AA+ AA+	0.79 0.77
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	100,000.00	10/21/2024 4.04%	100,125.00 100,066.14	99.93 4.20%	99,928.71 529.71	0.86% (137.43)	Aa1/AA+ AA+	0.87 0.84
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	200,000.00	12/28/2021 1.24%	203,531.25 200,864.51	97.16 4.14%	194,328.12 1,092.21	1.66% (6,536.38)	Aa1/AA+ AA+	1.17 1.13
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	265,000.00	03/29/2022 2.55%	258,602.73 263,218.15	97.38 4.11%	258,043.75 1,123.37	2.21% (5,174.40)	Aa1/AA+ AA+	1.29 1.25
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	200,000.00	05/25/2022 2.73%	197,890.63 199,276.62	97.60 4.00%	195,203.12 1,680.33	1.67% (4,073.49)	Aa1/AA+ AA+	1.67 1.59
91282CKJ9	UNITED STATES TREASURY 4.5 04/15/2027	140,000.00	02/24/2025 4.19%	140,880.47 140,703.02	100.83 3.99%	141,159.38 1,859.02	1.21% 456.36	Aa1/AA+ AA+	1.71 1.61
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	275,000.00	-- 2.96%	267,540.04 272,303.20	97.25 3.98%	267,437.50 1,384.34	2.29% (4,865.70)	Aa1/AA+ AA+	1.79 1.72
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	260,000.00	10/26/2022 4.19%	259,278.91 259,683.34	100.43 3.92%	261,107.03 3,604.30	2.24% 1,423.69	Aa1/AA+ AA+	2.17 2.03
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	300,000.00	-- 4.18%	297,187.51 297,924.05	99.93 3.90%	299,800.78 1,010.87	2.57% 1,876.73	Aa1/AA+ AA+	2.42 2.28
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	240,000.00	04/19/2023 3.73%	238,828.13 239,368.99	99.34 3.89%	238,415.63 2,923.77	2.04% (953.37)	Aa1/AA+ AA+	2.67 2.48
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	300,000.00	04/14/2025 3.91%	298,687.50 298,814.67	99.63 3.90%	298,875.00 3,319.67	2.56% 60.33	Aa1/AA+ AA+	2.71 2.52
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	200,000.00	12/30/2024 4.32%	197,953.13 198,294.54	100.32 3.88%	200,648.44 695.65	1.72% 2,353.90	Aa1/AA+ AA+	2.92 2.72
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	270,000.00	07/15/2025 3.93%	269,578.13 269,584.29	99.97 3.89%	269,915.76 483.32	2.31% 331.47	Aa1/AA+ AA+	2.96 2.76

HOLDINGS REPORT

City of Bell | Account #[redacted] | As of July 31, 2025

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
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	250,000.00	06/03/2025 3.96%	243,339.84 243,646.42	97.64 3.90%	244,091.80 1,655.91	2.09% 445.38	Aa1/AA+ AA+	3.29 3.07
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	175,000.00	09/25/2024 3.51%	175,922.85 175,764.43	98.88 3.92%	173,038.09 2,654.72	1.48% (2,726.34)	Aa1/AA+ AA+	4.08 3.70
Total US Treasury		**4,190,000.00**	**3.39%**	**4,145,093.58** **4,170,659.24**	**98.95** **4.03%**	**4,145,587.30** **30,487.51**	**35.51%** **(25,071.94)**		**1.88** **1.76**
Total Portfolio		**11,733,219.33**	**4.09%**	**11,592,141.46** **11,656,501.15**	**98.48** **4.18%**	**11,674,979.11** **95,411.08**	**100.00%** **18,477.96**		**2.19** **1.84**
Total Market Value + Accrued						**11,770,390.19**			

TRANSACTION LEDGER

City of Bell | Account #[redacted] | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/02/2025	31846V203	271.16	FIRST AMER:GVT OBLG Y	1.000	3.95%	(271.16)	0.00	(271.16)	0.00
Purchase	07/07/2025	31846V203	2,184.21	FIRST AMER:GVT OBLG Y	1.000	3.91%	(2,184.21)	0.00	(2,184.21)	0.00
Purchase	07/14/2025	31846V203	2,450.00	FIRST AMER:GVT OBLG Y	1.000	3.90%	(2,450.00)	0.00	(2,450.00)	0.00
Purchase	07/15/2025	31846V203	1,320.83	FIRST AMER:GVT OBLG Y	1.000	3.91%	(1,320.83)	0.00	(1,320.83)	0.00
Purchase	07/15/2025	31846V203	242,713.22	FIRST AMER:GVT OBLG Y	1.000	3.91%	(242,713.22)	0.00	(242,713.22)	0.00
Purchase	07/16/2025	91282CNM9	270,000.00	UNITED STATES TREASURY 3.875 07/15/2028	99.844	3.93%	(269,578.13)	(28.43)	(269,606.56)	0.00
Purchase	07/16/2025	31846V203	4,899.56	FIRST AMER:GVT OBLG Y	1.000	3.93%	(4,899.56)	0.00	(4,899.56)	0.00
Purchase	07/17/2025	31846V203	61,403.70	FIRST AMER:GVT OBLG Y	1.000	3.92%	(61,403.70)	0.00	(61,403.70)	0.00
Purchase	07/18/2025	31846V203	1,689.94	FIRST AMER:GVT OBLG Y	1.000	3.92%	(1,689.94)	0.00	(1,689.94)	0.00
Purchase	07/21/2025	31846V203	2,559.38	FIRST AMER:GVT OBLG Y	1.000	3.90%	(2,559.38)	0.00	(2,559.38)	0.00
Purchase	07/21/2025	31846V203	3,287.81	FIRST AMER:GVT OBLG Y	1.000	3.90%	(3,287.81)	0.00	(3,287.81)	0.00
Purchase	07/24/2025	31846V203	1,500.01	FIRST AMER:GVT OBLG Y	1.000	3.88%	(1,500.01)	0.00	(1,500.01)	0.00
Purchase	07/25/2025	31846V203	2,568.84	FIRST AMER:GVT OBLG Y	1.000	3.89%	(2,568.84)	0.00	(2,568.84)	0.00
Purchase	07/25/2025	31846V203	4,201.79	FIRST AMER:GVT OBLG Y	1.000	3.89%	(4,201.79)	0.00	(4,201.79)	0.00
Total Purchase			**601,050.45**				**(600,628.58)**	**(28.43)**	**(600,657.01)**	**0.00**
TOTAL ACQUISITIONS			**601,050.45**				**(600,628.58)**	**(28.43)**	**(600,657.01)**	**0.00**
DISPOSITIONS										
Maturity	07/15/2025	91282CEY3	(220,000.00)	UNITED STATES TREASURY 3.0 07/15/2025	100.000	4.71%	220,000.00	0.00	220,000.00	0.00
Total Maturity			**(220,000.00)**				**220,000.00**	**0.00**	**220,000.00**	**0.00**
Sale	07/07/2025	31846V203	(1,000.00)	FIRST AMER:GVT OBLG Y	1.000	3.91%	1,000.00	0.00	1,000.00	0.00
Sale	07/16/2025	31846V203	(269,606.56)	FIRST AMER:GVT OBLG Y	1.000	3.93%	269,606.56	0.00	269,606.56	0.00
Total Sale			**(270,606.56)**				**270,606.56**	**0.00**	**270,606.56**	**0.00**
TOTAL DISPOSITIONS			**(490,606.56)**				**490,606.56**	**0.00**	**490,606.56**	**0.00**

TRANSACTION LEDGER

City of Bell | Account #[redacted] | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Call Redemption	07/17/2025	61747YET8	(60,000.00)	MORGAN STANLEY 4.679 07/17/2026	100.000	4.68%	60,000.00	0.00	60,000.00	0.00
Total Call Redemption			**(60,000.00)**				**60,000.00**	**0.00**	**60,000.00**	**0.00**
Coupon	07/01/2025	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		5.30%	186.18	0.00	186.18	0.00
Coupon	07/01/2025	3137H5YC5	0.00	FHMS K-748 A2 2.26 01/25/2029		4.94%	216.58	0.00	216.58	0.00
Coupon	07/01/2025	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.86%	341.25	0.00	341.25	0.00
Coupon	07/01/2025	3137BNGT5	0.00	FHMS K-054 A2 2.745 01/25/2026		4.65%	359.39	0.00	359.39	0.00
Coupon	07/01/2025	3137FJXV6	0.00	FHMS K-083 A2 4.05 09/25/2028		4.53%	337.50	0.00	337.50	0.00
Coupon	07/01/2025	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.48%	314.42	0.00	314.42	0.00
Coupon	07/01/2025	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		4.45%	359.88	0.00	359.88	0.00
Coupon	07/01/2025	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.43%	338.25	0.00	338.25	0.00
Coupon	07/01/2025	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.34%	446.67	0.00	446.67	0.00
Coupon	07/01/2025	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		3.81%	176.40	0.00	176.40	0.00
Coupon	07/07/2025	24422EXZ7	0.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		4.66%	2,184.21	0.00	2,184.21	0.00
Coupon	07/12/2025	459058KT9	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4.54%	2,450.00	0.00	2,450.00	0.00
Coupon	07/15/2025	89239FAD4	0.00	TAOT 2023-D A3 5.54 08/15/2028		5.61%	207.75	0.00	207.75	0.00

TRANSACTION LEDGER

City of Bell | Account #[redacted] | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/15/2025	47787CAC7	0.00	JDOT 2023-C A3 5.48 05/15/2028		5.55%	465.23	0.00	465.23	0.00
Coupon	07/15/2025	44934QAD3	0.00	HART 2024-B A3 4.84 03/15/2029		5.45%	121.00	0.00	121.00	0.00
Coupon	07/15/2025	02582JKH2	0.00	AMXCA 2024-1 A 5.23 04/16/2029		5.30%	435.83	0.00	435.83	0.00
Coupon	07/15/2025	02582JKD1	0.00	AMXCA 2023-3 A 5.23 09/15/2026		5.29%	501.21	0.00	501.21	0.00
Coupon	07/15/2025	448979AD6	0.00	HART 2023-A A3 4.58 04/15/2027		5.14%	99.12	0.00	99.12	0.00
Coupon	07/15/2025	448973AD9	0.00	HART 2024-A A3 4.99 02/15/2029		5.05%	187.12	0.00	187.12	0.00
Coupon	07/15/2025	89238DAD0	0.00	TAOT 2024-A A3 4.83 10/16/2028		4.89%	241.50	0.00	241.50	0.00
Coupon	07/15/2025	89231HAD8	0.00	TAOT 2025-B A3 4.34 11/15/2029		4.82%	126.58	0.00	126.58	0.00
Coupon	07/15/2025	91282CEY3	0.00	UNITED STATES TREASURY 3.0 07/15/2025		4.71%	3,300.00	0.00	3,300.00	0.00
Coupon	07/15/2025	58768YAD7	0.00	MBALT 2025-A A3 4.61 04/16/2029		4.66%	230.50	0.00	230.50	0.00
Coupon	07/15/2025	58770AAC7	0.00	MBART 2023-1 A3 4.51 11/15/2027		4.56%	66.12	0.00	66.12	0.00
Coupon	07/15/2025	45950KDF4	0.00	INTERNATIONAL FINANCE CORP 4.375 01/15/2027		4.49%	1,750.40	0.00	1,750.40	0.00
Coupon	07/15/2025	448976AD2	0.00	HART 2024-C A3 4.41 05/15/2029		4.46%	183.75	0.00	183.75	0.00
Coupon	07/15/2025	92970QAA3	0.00	WFCIT 2024-1 A 4.94 02/15/2029		4.40%	411.67	0.00	411.67	0.00
Coupon	07/15/2025	44935XAD7	0.00	HART 2025-B A3 4.36 12/17/2029		4.36%	185.30	0.00	185.30	0.00
Coupon	07/15/2025	92970QAJ4	0.00	WFCIT 2025-1 A 4.34 05/15/2030		4.33%	379.75	0.00	379.75	0.00
Coupon	07/15/2025	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.24%	158.63	0.00	158.63	0.00

TRANSACTION LEDGER

City of Bell | Account #[redacted] | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/15/2025	437921AD1	0.00	HAROT 252 A3 4.15 10/15/2029		4.15%	121.04	0.00	121.04	0.00
Coupon	07/15/2025	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.77%	41.21	0.00	41.21	0.00
Coupon	07/15/2025	47787JAC2	0.00	JDOT 2022 A3 2.32 09/15/2026		2.34%	9.01	0.00	9.01	0.00
Coupon	07/15/2025	43815BAC4	0.00	HAROT 2022-1 A3 1.88 05/15/2026		0.28%	5.27	0.00	5.27	0.00
Coupon	07/16/2025	362549AD9	0.00	GMCAR 2025-2 A3 4.28 04/16/2030		4.71%	107.00	0.00	107.00	0.00
Coupon	07/16/2025	362583AD8	0.00	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	105.84	0.00	105.84	0.00
Coupon	07/16/2025	38014AAD3	0.00	GMCAR 2024-4 A3 4.4 08/16/2029		4.32%	128.33	0.00	128.33	0.00
Coupon	07/16/2025	36265WAD5	0.00	GMCAR 2022-3 A3 3.64 04/16/2027		3.93%	24.64	0.00	24.64	0.00
Coupon	07/16/2025	380146AC4	0.00	GMCAR 2022-1 A3 1.26 11/16/2026		1.24%	0.81	0.00	0.81	0.00
Coupon	07/16/2025	362554AC1	0.00	GMCAR 2021-4 A3 0.68 09/16/2026		0.68%	0.04	0.00	0.04	0.00
Coupon	07/17/2025	61747YET8	0.00	MORGAN STANLEY 4.679 07/17/2026		4.68%	1,403.70	0.00	1,403.70	0.00
Coupon	07/18/2025	43815PAC3	0.00	HAROT 2022-2 A3 3.73 07/20/2026		3.87%	21.10	0.00	21.10	0.00
Coupon	07/19/2025	78016HZT0	0.00	ROYAL BANK OF CANADA 4.875 01/19/2027		4.88%	2,559.38	0.00	2,559.38	0.00
Coupon	07/20/2025	379929AD4	0.00	GMALT 2023-3 A3 5.38 11/20/2026		5.38%	25.37	0.00	25.37	0.00
Coupon	07/20/2025	36269FAD8	0.00	GMALT 2024-1 A3 5.09 03/22/2027		5.09%	275.71	0.00	275.71	0.00
Coupon	07/20/2025	38012QAD0	0.00	GMALT 2024-3 A3 4.21 10/20/2027		4.61%	105.25	0.00	105.25	0.00
Coupon	07/21/2025	438123AC5	0.00	HAROT 2023-4 A3 5.67 06/21/2028		5.74%	165.38	0.00	165.38	0.00

TRANSACTION LEDGER

City of Bell | Account #[redacted] | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/21/2025	43815JAC7	0.00	HAROT 2023-1 A3 5.04 04/21/2027		5.09%	58.45	0.00	58.45	0.00
Coupon	07/24/2025	46647PEU6	0.00	JPMORGAN CHASE & CO 4.915 01/24/2029		4.92%	1,597.38	0.00	1,597.38	0.00
Coupon	07/25/2025	096912AD2	0.00	BMWLT 2025-1 A3 4.43 06/26/2028		4.82%	166.13	0.00	166.13	0.00
Total Coupon			**0.00**				**23,683.23**	**0.00**	**23,683.23**	**0.00**
Custody Fee	07/24/2025	CCYUSD	(97.37)	Cash		0.00%	(97.37)	0.00	(97.37)	0.00
Total Custody Fee			**(97.37)**				**(97.37)**	**0.00**	**(97.37)**	**0.00**
Dividend	07/31/2025	31846V203	0.00	FIRST AMER:GVT OBLG Y		3.94%	323.82	0.00	323.82	0.00
Total Dividend			**0.00**				**323.82**	**0.00**	**323.82**	**0.00**
Management Fee	07/07/2025	CCYUSD	(1,000.00)	Cash		0.00%	(1,000.00)	0.00	(1,000.00)	0.00
Total Management Fee			**(1,000.00)**				**(1,000.00)**	**0.00**	**(1,000.00)**	**0.00**
Principal Paydown	07/01/2025	3137BNGT5	3,527.98	FHMS K-054 A2 2.745 01/25/2026		4.65%	3,527.98	--	3,527.98	(0.00)
Principal Paydown	07/15/2025	47787CAC7	5,841.67	JDOT 2023-C A3 5.48 05/15/2028		5.55%	5,841.67	--	5,841.67	0.00
Principal Paydown	07/15/2025	448979AD6	3,163.89	HART 2023-A A3 4.58 04/15/2027		5.14%	3,163.89	--	3,163.89	(0.00)
Principal Paydown	07/15/2025	58770AAC7	1,557.00	MBART 2023-1 A3 4.51 11/15/2027		4.56%	1,557.00	--	1,557.00	0.00
Principal Paydown	07/15/2025	47800AAC4	1,171.34	JDOT 2022-B A3 3.74 02/16/2027		3.77%	1,171.34	--	1,171.34	0.00
Principal Paydown	07/15/2025	47787JAC2	1,091.14	JDOT 2022 A3 2.32 09/15/2026		2.34%	1,091.14	--	1,091.14	0.01
Principal Paydown	07/15/2025	43815BAC4	1,981.02	HAROT 2022-1 A3 1.88 05/15/2026		0.28%	1,981.02	--	1,981.02	0.00
Principal Paydown	07/16/2025	362583AD8	2,245.22	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	2,245.22	--	2,245.22	0.00
Principal Paydown	07/16/2025	36265WAD5	1,454.93	GMCAR 2022-3 A3 3.64 04/16/2027		3.93%	1,454.93	--	1,454.93	0.00

TRANSACTION LEDGER

City of Bell | Account #[redacted] | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Principal Paydown	07/16/2025	380146AC4	769.73	GMCAR 2022-1 A3 1.26 11/16/2026		1.24%	769.73	--	769.73	(0.01)
Principal Paydown	07/16/2025	362554AC1	63.02	GMCAR 2021-4 A3 0.68 09/16/2026		0.68%	63.02	--	63.02	0.01
Principal Paydown	07/18/2025	43815PAC3	1,668.84	HAROT 2022-2 A3 3.73 07/20/2026		3.87%	1,668.84	--	1,668.84	(0.00)
Principal Paydown	07/20/2025	379929AD4	1,197.91	GMALT 2023-3 A3 5.38 11/20/2026		5.38%	1,197.91	--	1,197.91	0.00
Principal Paydown	07/21/2025	43815JAC7	1,459.74	HAROT 2023-1 A3 5.04 04/21/2027		5.09%	1,459.74	--	1,459.74	0.00
Total Principal Paydown			**27,193.43**				**27,193.43**	**--**	**27,193.43**	**0.03**
TOTAL OTHER TRANSACTIONS			**(33,903.94)**				**110,103.11**	**0.00**	**110,103.11**	**0.03**

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V203	FIRST AMER:GVT OBLG Y	123,557.18	63,113.29 331,050.45 (270,606.56) 123,557.18	0.00 271.16 0.00 271.16	0.00 0.00 0.00 271.16	271.16
CCYUSD	Receivable	323.82	271.16 0.00 0.00 323.82	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**123,881.00**	**63,384.45** **331,050.45** **(270,606.56)** **123,881.00**	**0.00** **271.16** **0.00** **271.16**	**0.00** **0.00** **0.00** **271.16**	**271.16**
FIXED INCOME						
00287YDY2	ABBVIE INC 4.65 03/15/2028	02/18/2025 02/26/2025 70,000.00	69,917.36 0.00 0.00 69,919.95	1,130.21 0.00 1,401.46 271.25	2.59 0.00 2.59 273.84	273.84
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	08/24/2023 08/28/2023 135,000.00	133,083.03 0.00 0.00 133,277.23	728.63 0.00 1,105.50 376.88	194.20 0.00 194.20 571.08	571.08
02582JKD1	AMXCA 2023-3 A 5.23 09/15/2026	09/12/2023 09/19/2023 115,000.00	114,997.92 0.00 0.00 114,998.07	267.31 501.21 267.31 501.21	0.15 0.00 0.15 501.36	501.36
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	04/16/2024 04/23/2024 100,000.00	99,984.39 0.00 0.00 99,984.74	232.44 435.83 232.44 435.83	0.35 0.00 0.35 436.18	436.18
02665WFX4	AMERICAN HONDA FINANCE CORP 4.55 03/03/2028	03/28/2025 03/31/2025 120,000.00	119,925.43 0.00 0.00 119,927.80	1,759.33 0.00 2,214.33 455.00	2.37 0.00 2.37 457.37	457.37

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037833CJ7	APPLE INC 3.35 02/09/2027	01/24/2023 01/26/2023 150,000.00	148,377.12 0.00 0.00 148,462.68	1,982.08 0.00 2,400.83 418.75	85.56 0.00 85.56 504.31	504.31
06051GMT3	BANK OF AMERICA CORP 4.623 05/09/2029	05/08/2025 05/09/2025 150,000.00	149,692.33 0.00 0.00 149,699.25	1,001.65 0.00 1,579.53 577.88	6.92 0.00 6.92 584.80	584.80
09247XAP6	BLACKROCK FINANCE INC 3.25 04/30/2029	07/29/2024 07/30/2024 150,000.00	143,201.34 0.00 0.00 143,351.99	826.04 0.00 1,232.29 406.25	150.65 0.00 150.65 556.90	556.90
096912AD2	BMWLT 2025-1 A3 4.43 06/26/2028	06/03/2025 06/10/2025 30,000.00	29,999.35 0.00 0.00 29,999.37	77.53 166.13 22.15 110.76	0.02 0.00 0.02 110.77	110.77
13063D7D4	CALIFORNIA STATE 5.5 10/01/2028	10/04/2023 10/11/2023 100,000.00	101,068.35 0.00 0.00 101,040.47	1,375.00 0.00 1,833.33 458.33	0.00 (27.88) (27.88) 430.46	430.46
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	05/21/2024 05/23/2024 140,000.00	140,161.42 0.00 0.00 140,154.08	913.89 0.00 1,497.22 583.33	0.00 (7.34) (7.34) 576.00	576.00
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	02/21/2024 02/26/2024 60,000.00	59,956.94 0.00 0.00 59,959.15	1,000.00 0.00 1,240.00 240.00	2.21 0.00 2.21 242.21	242.21
20030NCS8	COMCAST CORP 3.95 10/15/2025	03/11/2024 03/13/2024 140,000.00	139,616.10 0.00 0.00 139,728.37	1,167.44 0.00 1,628.28 460.83	112.27 0.00 112.27 573.11	573.11
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	01/06/2025 01/09/2025 95,000.00	94,976.01 0.00 0.00 94,976.82	2,110.58 2,184.21 294.50 368.13	0.81 0.00 0.81 368.94	368.94

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26444HAH4	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029	12/16/2024 12/17/2024 150,000.00	137,029.59 0.00 0.00 137,278.71	312.50 0.00 625.00 312.50	249.12 0.00 249.12 561.62	561.62
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	03/21/2023 03/22/2023 275,000.00	278,361.56 0.00 0.00 278,255.55	3,815.63 0.00 4,846.88 1,031.25	0.00 (106.01) (106.01) 925.24	925.24
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	11/16/2023 11/17/2023 160,000.00	159,869.77 0.00 0.00 159,877.78	904.44 0.00 1,521.11 616.67	8.01 0.00 8.01 624.68	624.68
3130B3A29	FEDERAL HOME LOAN BANKS 4.0 10/09/2026	10/21/2024 10/22/2024 200,000.00	199,998.70 0.00 0.00 199,998.79	1,822.22 0.00 2,488.89 666.67	0.09 0.00 0.09 666.75	666.75
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	12/28/2023 12/29/2023 110,000.00	111,246.77 0.00 0.00 111,216.17	207.78 0.00 597.36 389.58	0.00 (30.60) (30.60) 358.98	358.98
3133ERDS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027	06/25/2024 06/26/2024 225,000.00	225,778.59 0.00 0.00 225,742.78	1,632.81 0.00 2,523.44 890.63	0.00 (35.81) (35.81) 854.81	854.81
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	05/23/2024 05/24/2024 115,000.00	114,414.03 0.00 0.00 114,440.44	589.38 0.00 1,020.63 431.25	26.40 0.00 26.40 457.65	457.65
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	11/18/2020 11/19/2020 225,000.00	224,983.52 0.00 0.00 224,987.48	168.75 0.00 262.50 93.75	3.96 0.00 3.96 97.71	97.71
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	02/15/2023 02/21/2023 153,584.26	155,717.16 0.00 (3,527.98) 152,450.27	359.39 359.39 351.32 351.32	261.09 0.00 261.09 612.41	612.41

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3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	02/06/2024 02/09/2024 110,000.00	108,344.02 0.00 0.00 108,437.53	314.42 314.42 314.42 314.42	93.51 0.00 93.51 407.93	407.93
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	05/24/2023 05/30/2023 160,000.00	156,607.25 0.00 0.00 156,722.32	446.67 446.67 446.67 446.67	115.07 0.00 115.07 561.74	561.74
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	01/23/2024 01/26/2024 110,000.00	108,352.59 0.00 0.00 108,399.19	359.88 359.88 359.88 359.88	46.60 0.00 46.60 406.48	406.48
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	09/15/2023 09/20/2023 105,000.00	102,180.22 0.00 0.00 102,257.79	341.25 341.25 341.25 341.25	77.56 0.00 77.56 418.81	418.81
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	09/20/2024 09/25/2024 54,000.00	54,113.89 0.00 0.00 54,110.84	176.40 176.40 176.40 176.40	0.00 (3.05) (3.05) 173.35	173.35
3137FJXV6	FHMS K-083 A2 4.05 09/25/2028	03/13/2024 03/18/2024 100,000.00	98,535.72 0.00 0.00 98,574.92	337.50 337.50 337.50 337.50	39.20 0.00 39.20 376.70	376.70
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	01/18/2024 01/25/2024 110,000.00	107,404.05 0.00 0.00 107,466.92	338.25 338.25 338.25 338.25	62.87 0.00 62.87 401.12	401.12
3137H4BY5	FHMS K-746 A2 2.031 09/25/2028	10/03/2023 10/06/2023 110,000.00	100,065.10 0.00 0.00 100,331.06	186.18 186.18 186.18 186.18	265.96 0.00 265.96 452.14	452.14
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	04/11/2024 04/16/2024 115,000.00	105,461.22 0.00 0.00 105,692.24	216.58 216.58 216.58 216.58	231.02 0.00 231.02 447.60	447.60

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362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	05/06/2025 05/14/2025 30,000.00	29,995.70 0.00 0.00 29,995.77	53.50 107.00 53.50 107.00	0.08 0.00 0.08 107.08	107.08
362554AC1	GMCAR 2021-4 A3 0.68 09/16/2026	10/13/2021 10/21/2021 0.00	63.01 0.00 (63.01) 0.00	0.02 0.04 0.00 0.02	0.00 0.00 0.00 0.02	0.02
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	04/04/2023 04/12/2023 26,168.55	28,413.35 0.00 (2,245.22) 26,168.18	52.92 105.84 48.74 101.66	0.05 0.00 0.05 101.70	101.70
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	07/06/2022 07/13/2022 6,666.52	8,121.43 0.00 (1,454.93) 6,666.51	12.32 24.64 10.11 22.43	0.00 0.00 0.00 22.44	22.44
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	02/08/2024 02/15/2024 65,000.00	64,995.49 0.00 0.00 64,995.71	101.09 275.71 101.09 275.71	0.22 0.00 0.22 275.93	275.93
379929AD4	GMALT 2023-3 A3 5.38 11/20/2026	08/08/2023 08/16/2023 4,459.86	5,657.48 0.00 (1,197.91) 4,459.65	9.30 25.37 7.33 23.40	0.08 0.00 0.08 23.48	23.48
38012QAD0	GMALT 2024-3 A3 4.21 10/20/2027	09/24/2024 10/02/2024 30,000.00	29,997.32 0.00 0.00 29,997.42	38.59 105.25 38.59 105.25	0.10 0.00 0.10 105.35	105.35
380146AC4	GMCAR 2022-1 A3 1.26 11/16/2026	01/11/2022 01/19/2022 0.00	769.73 0.00 (769.74) 0.00	0.40 0.81 0.00 0.41	0.01 0.00 0.01 0.42	0.42
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	10/08/2024 10/16/2024 35,000.00	34,994.25 0.00 0.00 34,994.36	64.17 128.33 64.17 128.33	0.12 0.00 0.12 128.45	128.45

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437076CR1	HOME DEPOT INC 4.0 09/15/2025	09/12/2022 09/19/2022 40,000.00	39,999.15 0.00 0.00 39,999.50	471.11 0.00 604.44 133.33	0.35 0.00 0.35 133.68	133.68
437076DC3	HOME DEPOT INC 4.75 06/25/2029	75,000.00	74,883.13 0.00 0.00 74,885.56	59.38 0.00 356.25 296.88	5.48 (3.05) 2.43 299.30	299.30
437921AD1	HAROT 252 A3 4.15 10/15/2029	04/29/2025 05/08/2025 35,000.00	34,996.22 0.00 0.00 34,996.30	64.56 121.04 64.56 121.04	0.07 0.00 0.07 121.11	121.11
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	11/01/2023 11/08/2023 35,000.00	34,996.04 0.00 0.00 34,996.15	55.13 165.38 55.13 165.38	0.11 0.00 0.11 165.49	165.49
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	02/15/2022 02/23/2022 1,383.45	3,364.40 0.00 (1,981.02) 1,383.43	2.81 5.27 1.16 3.61	0.04 0.00 0.04 3.66	3.66
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	02/16/2023 02/24/2023 12,456.99	13,915.61 0.00 (1,459.74) 12,456.04	19.48 58.45 17.44 56.41	0.16 0.00 0.16 56.57	56.57
43815PAC3	HAROT 2022-2 A3 3.73 07/20/2026	08/15/2022 08/24/2022 5,120.91	6,789.66 0.00 (1,668.84) 5,120.85	9.15 21.10 6.90 18.85	0.03 0.00 0.03 18.88	18.88
438516CJ3	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028	02/13/2023 02/15/2023 125,000.00	126,449.51 0.00 0.00 126,401.09	2,337.50 0.00 2,853.13 515.63	0.00 (48.42) (48.42) 467.20	467.20
448973AD9	HART 2024-A A3 4.99 02/15/2029	03/11/2024 03/20/2024 45,000.00	44,992.67 0.00 0.00 44,992.84	99.80 187.12 99.80 187.12	0.17 0.00 0.17 187.29	187.29

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448976AD2	HART 2024-C A3 4.41 05/15/2029	10/08/2024 10/16/2024 50,000.00	49,996.90 0.00 0.00 49,996.97	98.00 183.75 98.00 183.75	0.07 0.00 0.07 183.82	183.82
448979AD6	HART 2023-A A3 4.58 04/15/2027	04/04/2023 04/12/2023 22,807.33	25,970.09 0.00 (3,163.89) 22,806.38	52.87 99.12 46.43 92.68	0.18 0.00 0.18 92.86	92.86
44934QAD3	HART 2024-B A3 4.84 03/15/2029	07/16/2024 07/24/2024 30,000.00	29,996.38 0.00 0.00 29,996.47	64.53 121.00 64.53 121.00	0.08 0.00 0.08 121.08	121.08
44935XAD7	HART 2025-B A3 4.36 12/17/2029	06/03/2025 06/11/2025 45,000.00	44,995.99 0.00 0.00 44,996.07	109.00 185.30 87.20 163.50	0.08 0.00 0.08 163.58	163.58
4581X0EM6	INTER-AMERICAN DEVELOPMENT BANK 4.375 02/01/2027	12/05/2023 12/12/2023 215,000.00	214,907.59 0.00 0.00 214,912.53	3,919.27 0.00 4,703.13 783.85	4.94 0.00 4.94 788.79	788.79
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	09/07/2023 09/11/2023 140,000.00	136,076.36 0.00 0.00 136,186.23	2,300.28 2,450.00 258.61 408.33	109.88 0.00 109.88 518.21	518.21
459058KW2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028	115,000.00	114,083.33 0.00 0.00 114,108.54	2,216.15 0.00 2,659.38 443.23	25.21 0.00 25.21 468.44	468.44
459058LR2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030	03/14/2025 03/20/2025 70,000.00	69,764.20 0.00 0.00 69,768.44	810.10 0.00 1,050.73 240.63	4.24 0.00 4.24 244.87	244.87
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	11/29/2023 12/06/2023 80,000.00	79,870.75 0.00 0.00 79,877.86	1,614.26 1,750.40 155.59 291.73	7.12 0.00 7.12 298.85	298.85

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46647PAR7	JPMORGAN CHASE & CO 4.005 04/23/2029	05/09/2025 05/12/2025 35,000.00	34,462.99 0.00 0.00 34,479.20	264.78 0.00 381.59 116.81	16.21 0.00 16.21 133.02	133.02
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	01/16/2025 01/24/2025 65,000.00	65,000.00 0.00 0.00 65,000.00	1,393.27 1,597.38 62.12 266.23	0.00 0.00 0.00 266.23	266.23
47787CAC7	JDOT 2023-C A3 5.48 05/15/2028	09/12/2023 09/19/2023 96,034.16	101,871.51 0.00 (5,841.67) 96,030.21	248.12 465.23 233.90 451.00	0.37 0.00 0.37 451.37	451.37
47787JAC2	JDOT 2022 A3 2.32 09/15/2026	03/10/2022 03/16/2022 3,568.20	4,659.14 0.00 (1,091.14) 3,568.06	4.80 9.01 3.68 7.88	0.06 0.00 0.06 7.94	7.94
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	07/12/2022 07/20/2022 12,051.97	13,222.93 0.00 (1,171.34) 12,051.65	21.98 41.21 20.03 39.26	0.05 0.00 0.05 39.31	39.31
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	05/14/2025 05/21/2025 60,000.00	59,992.90 0.00 0.00 59,993.06	122.93 230.50 122.93 230.50	0.16 0.00 0.16 230.66	230.66
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	09/17/2024 09/25/2024 45,000.00	44,994.14 0.00 0.00 44,994.33	84.60 158.63 84.60 158.63	0.19 0.00 0.19 158.82	158.82
58770AAC7	MBART 2023-1 A3 4.51 11/15/2027	01/18/2023 01/25/2023 16,036.11	17,592.09 0.00 (1,557.00) 16,035.22	35.26 66.12 32.14 63.00	0.12 0.00 0.12 63.12	63.12
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/08/2023 05/17/2023 30,000.00	29,986.02 0.00 0.00 29,986.43	148.50 0.00 249.75 101.25	0.41 0.00 0.41 101.66	101.66

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61747YET8	MORGAN STANLEY 4.679 07/17/2026	07/18/2022 07/20/2022 0.00	60,000.00 0.00 (60,000.00) 0.00	1,278.93 1,403.70 0.00 124.77	0.00 0.00 0.00 124.77	124.77
63743HFT4	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027	11/18/2024 11/19/2024 140,000.00	138,578.71 0.00 0.00 138,633.31	1,682.33 0.00 2,163.00 480.67	54.60 0.00 54.60 535.26	535.26
64110LAS5	NETFLIX INC 4.875 04/15/2028	06/17/2025 06/18/2025 140,000.00	142,092.90 0.00 0.00 142,029.23	1,440.83 0.00 2,009.58 568.75	0.00 (63.67) (63.67) 505.08	505.08
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	09/28/2022 09/30/2022 150,000.00	148,145.47 0.00 0.00 148,230.26	850.00 0.00 1,350.00 500.00	84.79 0.00 84.79 584.79	584.79
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	12/08/2023 12/13/2023 80,000.00	80,071.74 0.00 0.00 80,066.25	1,582.33 0.00 1,919.00 336.67	0.00 (5.49) (5.49) 331.18	331.18
69371RT48	PACCAR FINANCIAL CORP 4.0 09/26/2029	09/23/2024 09/26/2024 70,000.00	69,877.75 0.00 0.00 69,880.20	738.89 0.00 972.22 233.33	2.45 0.00 2.45 235.78	235.78
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	01/10/2024 01/19/2024 105,000.00	104,986.42 0.00 0.00 104,987.16	2,303.44 2,559.38 170.63 426.57	0.74 0.00 0.74 427.31	427.31
79466LAF1	SALESFORCE INC 3.7 04/11/2028	08/21/2024 08/22/2024 140,000.00	138,564.02 0.00 0.00 138,607.88	1,151.11 0.00 1,582.78 431.67	43.86 0.00 43.86 475.52	475.52
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 125,000.00	125,000.00 0.00 0.00 125,000.00	1,785.69 0.00 2,305.80 520.10	0.00 0.00 0.00 520.10	520.10

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
87612EBU9	TARGET CORP 4.35 06/15/2028	06/05/2025 06/10/2025 45,000.00	44,999.56 0.00 0.00 44,999.57	114.19 0.00 277.31 163.13	0.01 0.00 0.01 163.14	163.14
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	12/04/2023 12/11/2023 55,000.00	55,000.00 0.00 0.00 55,000.00	160.84 0.00 402.11 241.27	0.00 0.00 0.00 241.27	241.27
89231HAD8	TAOT 2025-B A3 4.34 11/15/2029	04/24/2025 04/30/2025 35,000.00	34,998.06 0.00 0.00 34,998.10	67.51 126.58 67.51 126.58	0.04 0.00 0.04 126.62	126.62
89236TMS1	TOYOTA MOTOR CREDIT CORP 4.35 10/08/2027	02/24/2025 02/25/2025 140,000.00	139,662.15 0.00 0.00 139,674.78	1,404.08 0.00 1,911.58 507.50	12.63 0.00 12.63 520.13	520.13
89238DAD0	TAOT 2024-A A3 4.83 10/16/2028	01/23/2024 01/30/2024 60,000.00	59,991.60 0.00 0.00 59,991.82	128.80 241.50 128.80 241.50	0.22 0.00 0.22 241.72	241.72
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	11/07/2023 11/14/2023 45,000.00	44,996.81 0.00 0.00 44,996.90	110.80 207.75 110.80 207.75	0.09 0.00 0.09 207.84	207.84
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	06/03/2025 06/04/2025 250,000.00	243,482.56 0.00 0.00 243,646.42	997.79 0.00 1,655.91 658.12	163.86 0.00 163.86 821.98	821.98
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	275,000.00	273,371.95 0.00 0.00 273,556.82	1,555.33 0.00 2,079.41 524.08	221.17 (36.30) 184.87 708.95	708.95
912828K74	UNITED STATES TREASURY 2.0 08/15/2025	11/18/2024 11/19/2024 150,000.00	149,558.91 0.00 0.00 149,862.77	1,127.07 0.00 1,383.98 256.91	303.86 0.00 303.86 560.77	560.77

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
912828R36	UNITED STATES TREASURY 1.625 05/15/2026	 265,000.00	262,656.87 0.00 0.00 262,885.29	549.98 0.00 912.74 362.75	292.00 (63.58) 228.42 591.17	591.17
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	03/29/2022 03/30/2022 265,000.00	263,100.87 0.00 0.00 263,218.15	676.90 0.00 1,123.37 446.47	117.28 0.00 117.28 563.74	563.74
912828X88	UNITED STATES TREASURY 2.375 05/15/2027	 275,000.00	272,174.98 0.00 0.00 272,303.20	834.15 0.00 1,384.34 550.19	128.22 0.00 128.22 678.41	678.41
912828YG9	UNITED STATES TREASURY 1.625 09/30/2026	12/28/2021 12/29/2021 200,000.00	200,927.56 0.00 0.00 200,864.51	816.94 0.00 1,092.21 275.27	0.00 (63.06) (63.06) 212.22	212.22
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	12/09/2020 12/10/2020 175,000.00	174,974.82 0.00 0.00 174,979.96	55.58 0.00 111.17 55.58	5.13 0.00 5.13 60.72	60.72
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	05/25/2022 05/26/2022 200,000.00	199,239.67 0.00 0.00 199,276.62	1,256.83 0.00 1,680.33 423.50	36.94 0.00 36.94 460.44	460.44
91282CEY3	UNITED STATES TREASURY 3.0 07/15/2025	06/23/2023 06/26/2023 0.00	219,864.45 0.00 (220,000.00) 0.00	3,044.75 3,300.00 0.00 255.25	135.55 0.00 135.55 390.80	390.80
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	12/30/2024 12/31/2024 150,000.00	149,766.99 0.00 0.00 149,862.03	1,540.76 0.00 1,983.02 442.26	95.05 0.00 95.05 537.30	537.30
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	10/26/2022 10/27/2022 260,000.00	259,670.92 0.00 0.00 259,683.34	2,695.90 0.00 3,604.30 908.40	12.43 0.00 12.43 920.83	920.83

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	 300,000.00	297,851.09 0.00 0.00 297,924.05	31.59 0.00 1,010.87 979.28	72.96 0.00 72.96 1,052.24	1,052.24
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	04/19/2023 04/20/2023 240,000.00	239,348.89 0.00 0.00 239,368.99	2,186.89 0.00 2,923.77 736.89	20.10 0.00 20.10 756.99	756.99
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	10/21/2024 10/22/2024 100,000.00	100,072.59 0.00 0.00 100,066.14	180.33 0.00 529.71 349.39	0.00 (6.45) (6.45) 342.94	342.94
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	12/30/2024 12/31/2024 200,000.00	198,244.85 0.00 0.00 198,294.54	21.74 0.00 695.65 673.91	49.69 0.00 49.69 723.60	723.60
91282CKJ9	UNITED STATES TREASURY 4.5 04/15/2027	02/24/2025 02/25/2025 140,000.00	140,738.06 0.00 0.00 140,703.02	1,325.41 0.00 1,859.02 533.61	0.00 (35.04) (35.04) 498.57	498.57
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	09/25/2024 09/26/2024 175,000.00	175,780.32 0.00 0.00 175,764.43	2,120.33 0.00 2,654.72 534.39	0.00 (15.89) (15.89) 518.50	518.50
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	04/14/2025 04/17/2025 300,000.00	298,777.48 0.00 0.00 298,814.67	2,366.80 0.00 3,319.67 952.87	37.19 0.00 37.19 990.06	990.06
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	07/15/2025 07/16/2025 270,000.00	0.00 269,578.13 0.00 269,584.29	0.00 (28.43) 483.32 454.89	6.16 0.00 6.16 461.06	461.06
92970QAA3	WFCIT 2024-1 A 4.94 02/15/2029	05/21/2025 05/22/2025 100,000.00	100,907.73 0.00 0.00 100,860.43	219.56 411.67 219.56 411.67	0.00 (47.29) (47.29) 364.38	364.38

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	06/03/2025 06/10/2025 90,000.00	89,998.53 0.00 0.00 89,998.55	227.85 379.75 173.60 325.50	0.03 0.00 0.03 325.53	325.53
931142ER0	WALMART INC 1.05 09/17/2026	09/08/2021 09/17/2021 25,000.00	24,988.54 0.00 0.00 24,989.34	75.83 0.00 97.71 21.88	0.80 0.00 0.80 22.68	22.68
931142EW9	WALMART INC 3.9 09/09/2025	09/06/2022 09/09/2022 30,000.00	29,998.87 0.00 0.00 29,999.37	364.00 0.00 461.50 97.50	0.50 0.00 0.50 98.00	98.00
Total Fixed Income		**11,609,338.33**	**11,566,721.00** **269,578.13** **(307,193.40)** **11,532,620.15**	**83,134.19** **23,654.80** **95,411.08** **35,931.69**	**4,113.35** **(598.93)** **3,514.42** **39,446.11**	**39,446.11**
TOTAL PORTFOLIO		**11,733,219.33**	**11,630,105.45** **600,628.58** **(577,799.96)** **11,656,501.15**	**83,134.19** **23,925.96** **95,411.08** **36,202.85**	**4,113.35** **(598.93)** **3,514.42** **39,717.27**	**39,717.27**

CASH FLOW REPORT

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
AUGUST 2025							
08/01/2025	Dividend	31846V203	0.00	FIRST AMER:GVT OBLG Y	323.82		323.82
08/01/2025	Coupon	4581X0EM6	0.00	INTER-AMERICAN DEVELOPMENT BANK 4.375 02/01/2027		4,703.13	4,703.13
08/01/2025	Coupon	459058KW2	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028		2,659.95	2,659.95
08/11/2025	Coupon	037833CJ7	150,000.00	APPLE INC 3.35 02/09/2027		2,512.50	2,512.50
08/11/2025	Coupon	69371RS56	80,000.00	PACCAR FINANCIAL CORP 5.05 08/10/2026		2,020.00	2,020.00
08/15/2025	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
08/15/2025	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
08/15/2025	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
08/15/2025	Coupon	43815BAC4	1,383.45	HAROT 2022-1 A3 1.88 05/15/2026		2.17	2.17
08/15/2025	Effective Maturity	43815BAC4	1,383.45	HAROT 2022-1 A3 1.88 05/15/2026	1,383.45		1,383.45
08/15/2025	Coupon	438516CJ3	125,000.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		3,093.75	3,093.75
08/15/2025	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		187.13	187.13
08/15/2025	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
08/15/2025	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		87.05	87.05
08/15/2025	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,851.06		2,851.06
08/15/2025	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
08/15/2025	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
08/15/2025	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		430.79	430.79
08/15/2025	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,535.69		5,535.69
08/15/2025	Coupon	47787JAC2	3,568.20	JDOT 2022 A3 2.32 09/15/2026		6.45	6.45
08/15/2025	Principal Paydown	47787JAC2	3,568.20	JDOT 2022 A3 2.32 09/15/2026	1,237.76		1,237.76
08/15/2025	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		37.56	37.56
08/15/2025	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,169.66		1,169.66
08/15/2025	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
08/15/2025	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		158.63	158.63
08/15/2025	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		63.84	63.84
08/15/2025	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,341.66		1,341.66
08/15/2025	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/15/2025	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		241.50	241.50
08/15/2025	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		207.75	207.75
08/15/2025	Coupon	912828K74	150,000.00	UNITED STATES TREASURY 2.0 08/15/2025		1,500.00	1,500.00
08/15/2025	Final Maturity	912828K74	150,000.00	UNITED STATES TREASURY 2.0 08/15/2025	150,000.00		150,000.00
08/15/2025	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
08/15/2025	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
08/18/2025	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
08/18/2025	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		97.48	97.48
08/18/2025	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	2,081.85		2,081.85
08/18/2025	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		22.17	22.17
08/18/2025	Principal Paydown	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	1,350.95		1,350.95
08/18/2025	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
08/18/2025	Coupon	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026		16.53	16.53
08/18/2025	Principal Paydown	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026	1,428.90		1,428.90
08/20/2025	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		275.71	275.71
08/20/2025	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	6,919.61		6,919.61
08/20/2025	Coupon	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026		21.16	21.16
08/20/2025	Principal Paydown	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026	1,118.01		1,118.01
08/20/2025	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
08/21/2025	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		165.38	165.38
08/21/2025	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,932.13		1,932.13
08/21/2025	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		54.53	54.53
08/21/2025	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,424.32		1,424.32
08/25/2025	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
08/25/2025	Coupon	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026		351.32	351.32
08/25/2025	Principal Paydown	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026	3,527.98		3,527.98
08/25/2025	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
08/25/2025	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
08/25/2025	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
08/25/2025	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
08/25/2025	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
08/25/2025	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/25/2025	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
08/25/2025	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
08/25/2025	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
08/26/2025	Coupon	17275RBQ4	60,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		1,440.00	1,440.00
August 2025 Total					**183,626.86**	**26,154.02**	**209,780.87**
SEPTEMBER 2025							
09/02/2025	Coupon	91282CLK5	175,000.00	UNITED STATES TREASURY 3.625 08/31/2029		3,171.88	3,171.88
09/03/2025	Coupon	02665WFX4	120,000.00	AMERICAN HONDA FINANCE CORP 4.55 03/03/2028		2,699.67	2,699.67
09/09/2025	Coupon	931142EW9	30,000.00	WALMART INC 3.9 09/09/2025		585.00	585.00
09/09/2025	Final Maturity	931142EW9	30,000.00	WALMART INC 3.9 09/09/2025	30,000.00		30,000.00
09/10/2025	Coupon	3130ATS57	275,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		6,187.50	6,187.50
09/15/2025	Coupon	00287YDY2	70,000.00	ABBVIE INC 4.65 03/15/2028		1,799.29	1,799.29
09/15/2025	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
09/15/2025	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
09/15/2025	Coupon	437076CR1	40,000.00	HOME DEPOT INC 4.0 09/15/2025		800.00	800.00
09/15/2025	Final Maturity	437076CR1	40,000.00	HOME DEPOT INC 4.0 09/15/2025	40,000.00		40,000.00
09/15/2025	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
09/15/2025	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		187.13	187.13
09/15/2025	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
09/15/2025	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		76.17	76.17
09/15/2025	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,804.14		2,804.14
09/15/2025	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
09/15/2025	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
09/15/2025	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		405.51	405.51
09/15/2025	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	4,477.86		4,477.86
09/15/2025	Coupon	47787JAC2	3,568.20	JDOT 2022 A3 2.32 09/15/2026		4.06	4.06
09/15/2025	Principal Paydown	47787JAC2	3,568.20	JDOT 2022 A3 2.32 09/15/2026	1,205.56		1,205.56
09/15/2025	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		33.92	33.92
09/15/2025	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,244.58		1,244.58
09/15/2025	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
09/15/2025	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		158.63	158.63

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2025	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		58.80	58.80
09/15/2025	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,302.29		1,302.29
09/15/2025	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
09/15/2025	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		241.50	241.50
09/15/2025	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		207.75	207.75
09/15/2025	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	353.48		353.48
09/15/2025	Coupon	91282CFK2	150,000.00	UNITED STATES TREASURY 3.5 09/15/2025		2,625.00	2,625.00
09/15/2025	Final Maturity	91282CFK2	150,000.00	UNITED STATES TREASURY 3.5 09/15/2025	150,000.00		150,000.00
09/15/2025	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
09/15/2025	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
09/16/2025	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
09/16/2025	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		89.72	89.72
09/16/2025	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	2,044.44		2,044.44
09/16/2025	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		18.08	18.08
09/16/2025	Principal Paydown	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	1,321.56		1,321.56
09/16/2025	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
09/16/2025	Coupon	63743HFT4	140,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027		2,884.00	2,884.00
09/17/2025	Coupon	931142ER0	25,000.00	WALMART INC 1.05 09/17/2026		131.25	131.25
09/18/2025	Coupon	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026		12.09	12.09
09/18/2025	Principal Paydown	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026	1,394.51		1,394.51
09/18/2025	Coupon	857477CL5	125,000.00	STATE STREET CORP 4.993 03/18/2027		3,120.63	3,120.63
09/22/2025	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		246.36	246.36
09/22/2025	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	5,690.74		5,690.74
09/22/2025	Coupon	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026		16.15	16.15
09/22/2025	Principal Paydown	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026	1,287.15		1,287.15
09/22/2025	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
09/22/2025	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		156.25	156.25
09/22/2025	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	2,001.07		2,001.07
09/22/2025	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		48.55	48.55
09/22/2025	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,390.22		1,390.22

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/22/2025	Coupon	459058LR2	70,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030		1,443.75	1,443.75
09/25/2025	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
09/25/2025	Coupon	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026		350.63	350.63
09/25/2025	Principal Paydown	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026	301.64		301.64
09/25/2025	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
09/25/2025	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
09/25/2025	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
09/25/2025	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
09/25/2025	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
09/25/2025	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
09/25/2025	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
09/25/2025	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
09/25/2025	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
09/26/2025	Coupon	69371RT48	70,000.00	PACCAR FINANCIAL CORP 4.0 09/26/2029		1,400.00	1,400.00
09/30/2025	Coupon	9128286L9	275,000.00	UNITED STATES TREASURY 2.25 03/31/2026		3,093.75	3,093.75
09/30/2025	Coupon	912828YG9	200,000.00	UNITED STATES TREASURY 1.625 09/30/2026		1,625.00	1,625.00
09/30/2025	Coupon	91282CEF4	200,000.00	UNITED STATES TREASURY 2.5 03/31/2027		2,500.00	2,500.00
09/30/2025	Coupon	91282CFM8	260,000.00	UNITED STATES TREASURY 4.125 09/30/2027		5,362.50	5,362.50
09/30/2025	Coupon	91282CGT2	240,000.00	UNITED STATES TREASURY 3.625 03/31/2028		4,350.00	4,350.00
September 2025 Total					**246,819.23**	**51,888.02**	**298,707.25**
OCTOBER 2025							
10/01/2025	Coupon	13063D7D4	100,000.00	CALIFORNIA STATE 5.5 10/01/2028		2,750.00	2,750.00
10/08/2025	Coupon	89236TMS1	140,000.00	TOYOTA MOTOR CREDIT CORP 4.35 10/08/2027		3,045.00	3,045.00
10/09/2025	Coupon	3130B3A29	200,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		4,000.00	4,000.00
10/14/2025	Coupon	79466LAF1	140,000.00	SALESFORCE INC 3.7 04/11/2028		2,590.00	2,590.00
10/15/2025	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
10/15/2025	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
10/15/2025	Coupon	20030NCS8	140,000.00	COMCAST CORP 3.95 10/15/2025		2,765.00	2,765.00
10/15/2025	Final Maturity	20030NCS8	140,000.00	COMCAST CORP 3.95 10/15/2025	140,000.00		140,000.00
10/15/2025	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/15/2025	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		187.13	187.13
10/15/2025	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
10/15/2025	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		65.46	65.46
10/15/2025	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,695.34		2,695.34
10/15/2025	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
10/15/2025	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
10/15/2025	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		385.06	385.06
10/15/2025	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,233.54		5,233.54
10/15/2025	Coupon	47787JAC2	3,568.20	JDOT 2022 A3 2.32 09/15/2026		1.73	1.73
10/15/2025	Effective Maturity	47787JAC2	3,568.20	JDOT 2022 A3 2.32 09/15/2026	892.66		892.66
10/15/2025	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		30.04	30.04
10/15/2025	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,467.56		1,467.56
10/15/2025	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
10/15/2025	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		158.63	158.63
10/15/2025	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		53.90	53.90
10/15/2025	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,252.55		1,252.55
10/15/2025	Coupon	64110LAS5	140,000.00	NETFLIX INC 4.875 04/15/2028		3,412.50	3,412.50
10/15/2025	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
10/15/2025	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		241.50	241.50
10/15/2025	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	3,456.77		3,456.77
10/15/2025	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		206.12	206.12
10/15/2025	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,619.58		2,619.58
10/15/2025	Coupon	91282CKJ9	140,000.00	UNITED STATES TREASURY 4.5 04/15/2027		3,150.00	3,150.00
10/15/2025	Coupon	91282CMW8	300,000.00	UNITED STATES TREASURY 3.75 04/15/2028		5,625.00	5,625.00
10/15/2025	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
10/15/2025	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
10/16/2025	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
10/16/2025	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		82.11	82.11
10/16/2025	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,957.36		1,957.36
10/16/2025	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		14.07	14.07
10/16/2025	Principal Paydown	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	1,237.79		1,237.79
10/16/2025	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/20/2025	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		222.22	222.22
10/20/2025	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	7,604.81		7,604.81
10/20/2025	Coupon	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026		10.38	10.38
10/20/2025	Principal Paydown	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026	1,204.45		1,204.45
10/20/2025	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
10/20/2025	Coupon	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026		7.75	7.75
10/20/2025	Principal Paydown	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026	1,343.45		1,343.45
10/21/2025	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		146.79	146.79
10/21/2025	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,921.97		1,921.97
10/21/2025	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		42.71	42.71
10/21/2025	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,338.65		1,338.65
10/23/2025	Coupon	46647PAR7	35,000.00	JPMORGAN CHASE & CO 4.005 04/23/2029		700.88	700.88
10/27/2025	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
10/27/2025	Coupon	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026		349.94	349.94
10/27/2025	Principal Paydown	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026	2,042.49		2,042.49
10/27/2025	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
10/27/2025	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
10/27/2025	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
10/27/2025	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
10/27/2025	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
10/27/2025	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
10/27/2025	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
10/27/2025	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
10/27/2025	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
10/30/2025	Coupon	09247XAP6	150,000.00	BLACKROCK FINANCE INC 3.25 04/30/2029		2,437.50	2,437.50
October 2025 Total					**176,268.94**	**38,478.95**	**214,747.89**
NOVEMBER 2025							
11/03/2025	Coupon	00440EAV9	135,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026		2,261.25	2,261.25
11/06/2025	Coupon	3133ERDS7	225,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027		5,343.75	5,343.75
11/07/2025	Coupon	3135G06G3	225,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025		562.50	562.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/07/2025	Final Maturity	3135G06G3	225,000.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	225,000.00		225,000.00
11/10/2025	Coupon	06051GMT3	150,000.00	BANK OF AMERICA CORP 4.623 05/09/2029		3,467.25	3,467.25
11/10/2025	Coupon	665859AW4	150,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		3,000.00	3,000.00
11/14/2025	Coupon	14913UAL4	140,000.00	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027		3,500.00	3,500.00
11/17/2025	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
11/17/2025	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
11/17/2025	Coupon	3130AXU63	160,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026		3,700.00	3,700.00
11/17/2025	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
11/17/2025	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		74.82	74.82
11/17/2025	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,689.55		1,689.55
11/17/2025	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		10.31	10.31
11/17/2025	Principal Paydown	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	1,170.11		1,170.11
11/17/2025	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
11/17/2025	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
11/17/2025	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		187.13	187.13
11/17/2025	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
11/17/2025	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		55.18	55.18
11/17/2025	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,551.05		2,551.05
11/17/2025	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
11/17/2025	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
11/17/2025	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		361.16	361.16
11/17/2025	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,608.32		5,608.32
11/17/2025	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		25.46	25.46
11/17/2025	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,557.71		1,557.71
11/17/2025	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
11/17/2025	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		158.63	158.63
11/17/2025	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		49.20	49.20
11/17/2025	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,225.36		1,225.36
11/17/2025	Coupon	58933YBH7	30,000.00	MERCK & CO INC 4.05 05/17/2028		607.50	607.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/17/2025	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
11/17/2025	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		227.59	227.59
11/17/2025	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	3,373.42		3,373.42
11/17/2025	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		194.02	194.02
11/17/2025	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,551.77		2,551.77
11/17/2025	Coupon	9128285M8	250,000.00	UNITED STATES TREASURY 3.125 11/15/2028		3,906.25	3,906.25
11/17/2025	Coupon	912828R36	265,000.00	UNITED STATES TREASURY 1.625 05/15/2026		2,153.13	2,153.13
11/17/2025	Coupon	912828U24	265,000.00	UNITED STATES TREASURY 2.0 11/15/2026		2,650.00	2,650.00
11/17/2025	Coupon	912828X88	275,000.00	UNITED STATES TREASURY 2.375 05/15/2027		3,265.63	3,265.63
11/17/2025	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
11/17/2025	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
11/18/2025	Coupon	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026		3.58	3.58
11/18/2025	Effective Maturity	43815PAC3	5,120.91	HAROT 2022-2 A3 3.73 07/20/2026	1,150.33		1,150.33
11/20/2025	Coupon	3133ERFJ5	115,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		2,587.50	2,587.50
11/20/2025	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		189.96	189.96
11/20/2025	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	7,086.65		7,086.65
11/20/2025	Coupon	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026		4.98	4.98
11/20/2025	Effective Maturity	379929AD4	4,459.86	GMALT 2023-3 A3 5.38 11/20/2026	1,111.18		1,111.18
11/20/2025	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
11/21/2025	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		137.71	137.71
11/21/2025	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,871.89		1,871.89
11/21/2025	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		37.09	37.09
11/21/2025	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,176.52		1,176.52
11/25/2025	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
11/25/2025	Coupon	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026		345.27	345.27
11/25/2025	Principal Paydown	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026	6,386.37		6,386.37
11/25/2025	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
11/25/2025	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
11/25/2025	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
11/25/2025	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
11/25/2025	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2025	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
11/25/2025	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
11/25/2025	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
11/25/2025	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
November 2025 Total					**263,510.22**	**44,864.37**	**308,374.59**
DECEMBER 2025							
12/01/2025	Coupon	26444HAH4	150,000.00	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029		1,875.00	1,875.00
12/01/2025	Coupon	91282CAZ4	175,000.00	UNITED STATES TREASURY 0.375 11/30/2025		328.13	328.13
12/01/2025	Final Maturity	91282CAZ4	175,000.00	UNITED STATES TREASURY 0.375 11/30/2025	175,000.00		175,000.00
12/11/2025	Coupon	89115A2V3	55,000.00	TORONTO-DOMINION BANK 5.264 12/11/2026		1,447.60	1,447.60
12/15/2025	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
12/15/2025	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
12/15/2025	Coupon	3133EPN50	110,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		2,337.50	2,337.50
12/15/2025	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
12/15/2025	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		187.13	187.13
12/15/2025	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
12/15/2025	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		45.44	45.44
12/15/2025	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,301.76		2,301.76
12/15/2025	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
12/15/2025	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
12/15/2025	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		335.55	335.55
12/15/2025	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	4,164.78		4,164.78
12/15/2025	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		20.61	20.61
12/15/2025	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,162.18		1,162.18
12/15/2025	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
12/15/2025	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		158.63	158.63
12/15/2025	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		44.59	44.59
12/15/2025	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,166.56		1,166.56
12/15/2025	Coupon	87612EBU9	45,000.00	TARGET CORP 4.35 06/15/2028		1,005.94	1,005.94
12/15/2025	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/15/2025	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		214.01	214.01
12/15/2025	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	3,186.41		3,186.41
12/15/2025	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		182.24	182.24
12/15/2025	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,413.93		2,413.93
12/15/2025	Coupon	91282CHH7	100,000.00	UNITED STATES TREASURY 4.125 06/15/2026		2,062.50	2,062.50
12/15/2025	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
12/15/2025	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
12/16/2025	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
12/16/2025	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		68.52	68.52
12/16/2025	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,595.15		1,595.15
12/16/2025	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		6.76	6.76
12/16/2025	Principal Paydown	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	1,112.53		1,112.53
12/16/2025	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
12/22/2025	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		159.90	159.90
12/22/2025	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	6,386.16		6,386.16
12/22/2025	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
12/22/2025	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		128.86	128.86
12/22/2025	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,775.29		1,775.29
12/22/2025	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		32.15	32.15
12/22/2025	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,123.32		1,123.32
12/25/2025	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
12/25/2025	Coupon	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026		330.66	330.66
12/25/2025	Principal Paydown	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026	40,731.04		40,731.04
12/25/2025	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
12/25/2025	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
12/25/2025	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
12/25/2025	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
12/25/2025	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
12/25/2025	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
12/25/2025	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
12/25/2025	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
12/25/2025	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/26/2025	Coupon	437076DC3	75,000.00	HOME DEPOT INC 4.75 06/25/2029		1,781.25	1,781.25
12/31/2025	Coupon	91282CGC9	300,000.00	UNITED STATES TREASURY 3.875 12/31/2027		5,812.50	5,812.50
12/31/2025	Coupon	91282CHK0	200,000.00	UNITED STATES TREASURY 4.0 06/30/2028		4,000.00	4,000.00
December 2025 Total					**242,119.11**	**28,363.01**	**270,482.12**
JANUARY 2026							
01/07/2026	Coupon	24422EXZ7	95,000.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		2,208.75	2,208.75
01/12/2026	Coupon	459058KT9	140,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		2,450.00	2,450.00
01/15/2026	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
01/15/2026	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
01/15/2026	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
01/15/2026	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		187.13	187.13
01/15/2026	Principal Paydown	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029	1,345.31		1,345.31
01/15/2026	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
01/15/2026	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		36.66	36.66
01/15/2026	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,262.59		2,262.59
01/15/2026	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
01/15/2026	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
01/15/2026	Coupon	45950KDF4	80,000.00	INTERNATIONAL FINANCE CORP 4.375 01/15/2027		1,750.40	1,750.40
01/15/2026	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		316.53	316.53
01/15/2026	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	6,025.38		6,025.38
01/15/2026	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		16.99	16.99
01/15/2026	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,922.48		1,922.48
01/15/2026	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
01/15/2026	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		158.63	158.63
01/15/2026	Principal Paydown	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028	3,374.40		3,374.40
01/15/2026	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		40.21	40.21
01/15/2026	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,146.57		1,146.57
01/15/2026	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
01/15/2026	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		201.18	201.18

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2026	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	3,026.96		3,026.96
01/15/2026	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		171.10	171.10
01/15/2026	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,262.88		2,262.88
01/15/2026	Coupon	91282CNM9	270,000.00	UNITED STATES TREASURY 3.875 07/15/2028		5,231.25	5,231.25
01/15/2026	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
01/15/2026	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
01/16/2026	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
01/16/2026	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		62.58	62.58
01/16/2026	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,564.96		1,564.96
01/16/2026	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		3.39	3.39
01/16/2026	Principal Paydown	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	1,091.33		1,091.33
01/16/2026	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
01/20/2026	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		132.82	132.82
01/20/2026	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	6,508.62		6,508.62
01/20/2026	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
01/20/2026	Coupon	78016HZT0	105,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		2,559.38	2,559.38
01/21/2026	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		120.48	120.48
01/21/2026	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,739.47		1,739.47
01/21/2026	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		27.43	27.43
01/21/2026	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,098.72		1,098.72
01/26/2026	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
01/26/2026	Coupon	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026		237.49	237.49
01/26/2026	Final Maturity	3137BNGT5	150,056.28	FHMS K-054 A2 2.745 01/25/2026	103,820.75		103,820.75
01/26/2026	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
01/26/2026	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
01/26/2026	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
01/26/2026	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
01/26/2026	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
01/26/2026	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
01/26/2026	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
01/26/2026	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
01/26/2026	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/26/2026	Coupon	46647PEU6	65,000.00	JPMORGAN CHASE & CO 4.915 01/24/2029		1,597.38	1,597.38
January 2026 Total					**137,190.42**	**23,307.29**	**160,497.70**
FEBRUARY 2026							
02/02/2026	Coupon	4581X0EM6	215,000.00	INTER-AMERICAN DEVELOPMENT BANK 4.375 02/01/2027		4,703.13	4,703.13
02/02/2026	Coupon	459058KW2	115,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.625 08/01/2028		2,659.38	2,659.38
02/09/2026	Coupon	037833CJ7	150,000.00	APPLE INC 3.35 02/09/2027		2,512.50	2,512.50
02/10/2026	Coupon	69371RS56	80,000.00	PACCAR FINANCIAL CORP 5.05 08/10/2026		2,020.00	2,020.00
02/16/2026	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
02/16/2026	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		56.75	56.75
02/16/2026	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,544.73		1,544.73
02/16/2026	Coupon	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027		0.08	0.08
02/16/2026	Effective Maturity	36265WAD5	6,666.52	GMCAR 2022-3 A3 3.64 04/16/2027	25.58		25.58
02/16/2026	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
02/16/2026	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
02/16/2026	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		181.53	181.53
02/16/2026	Principal Paydown	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029	2,429.28		2,429.28
02/16/2026	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
02/16/2026	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		28.02	28.02
02/16/2026	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,233.14		2,233.14
02/16/2026	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
02/16/2026	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
02/16/2026	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		289.02	289.02
02/16/2026	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,484.92		5,484.92
02/16/2026	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		11.00	11.00
02/16/2026	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,606.57		1,606.57
02/16/2026	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
02/16/2026	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		146.73	146.73
02/16/2026	Principal Paydown	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028	3,538.95		3,538.95
02/16/2026	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		35.90	35.90
02/16/2026	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,132.19		1,132.19

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/16/2026	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
02/16/2026	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		189.00	189.00
02/16/2026	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	2,814.89		2,814.89
02/16/2026	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		160.65	160.65
02/16/2026	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,128.35		2,128.35
02/17/2026	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
02/17/2026	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
02/17/2026	Coupon	438516CJ3	125,000.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		3,093.75	3,093.75
02/17/2026	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
02/17/2026	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
02/20/2026	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		105.21	105.21
02/20/2026	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	6,872.27		6,872.27
02/20/2026	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
02/23/2026	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		112.26	112.26
02/23/2026	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,712.05		1,712.05
02/23/2026	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		22.81	22.81
02/23/2026	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,078.18		1,078.18
02/25/2026	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
02/25/2026	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
02/25/2026	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
02/25/2026	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
02/25/2026	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
02/25/2026	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
02/25/2026	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
02/25/2026	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
02/25/2026	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
02/25/2026	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
02/26/2026	Coupon	17275RBQ4	60,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		1,440.00	1,440.00
February 2026 Total					**32,601.10**	**23,565.24**	**56,166.34**
MARCH 2026							

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/02/2026	Coupon	91282CLK5	175,000.00	UNITED STATES TREASURY 3.625 08/31/2029		3,171.88	3,171.88
03/03/2026	Coupon	02665WFX4	120,000.00	AMERICAN HONDA FINANCE CORP 4.55 03/03/2028		2,730.00	2,730.00
03/10/2026	Coupon	3130ATS57	275,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		6,187.50	6,187.50
03/16/2026	Coupon	00287YDY2	70,000.00	ABBVIE INC 4.65 03/15/2028		1,627.50	1,627.50
03/16/2026	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
03/16/2026	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
03/16/2026	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
03/16/2026	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		51.00	51.00
03/16/2026	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,461.70		1,461.70
03/16/2026	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
03/16/2026	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
03/16/2026	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		171.43	171.43
03/16/2026	Principal Paydown	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029	2,352.48		2,352.48
03/16/2026	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
03/16/2026	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		19.50	19.50
03/16/2026	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,176.81		2,176.81
03/16/2026	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
03/16/2026	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
03/16/2026	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		263.97	263.97
03/16/2026	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	4,526.43		4,526.43
03/16/2026	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		5.99	5.99
03/16/2026	Principal Paydown	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	1,350.49		1,350.49
03/16/2026	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
03/16/2026	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		134.26	134.26
03/16/2026	Principal Paydown	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028	3,681.19		3,681.19
03/16/2026	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		31.64	31.64
03/16/2026	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,102.19		1,102.19
03/16/2026	Coupon	63743HFT4	140,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.12 09/16/2027		2,884.00	2,884.00
03/16/2026	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
03/16/2026	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		177.67	177.67

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/16/2026	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	2,729.29		2,729.29
03/16/2026	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		150.83	150.83
03/16/2026	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,064.88		2,064.88
03/16/2026	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
03/16/2026	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
03/17/2026	Coupon	931142ER0	25,000.00	WALMART INC 1.05 09/17/2026		131.25	131.25
03/18/2026	Coupon	857477CL5	125,000.00	STATE STREET CORP 4.993 03/18/2027		3,120.63	3,120.63
03/20/2026	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		76.06	76.06
03/20/2026	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	7,370.98		7,370.98
03/20/2026	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		105.25	105.25
03/20/2026	Principal Paydown	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027	2,738.00		2,738.00
03/20/2026	Coupon	459058LR2	70,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030		1,443.75	1,443.75
03/23/2026	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		104.17	104.17
03/23/2026	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,660.93		1,660.93
03/23/2026	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		18.28	18.28
03/23/2026	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,046.74		1,046.74
03/25/2026	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
03/25/2026	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
03/25/2026	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
03/25/2026	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
03/25/2026	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
03/25/2026	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
03/25/2026	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
03/25/2026	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
03/25/2026	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
03/25/2026	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
03/26/2026	Coupon	69371RT48	70,000.00	PACCAR FINANCIAL CORP 4.0 09/26/2029		1,400.00	1,400.00
03/31/2026	Coupon	9128286L9	275,000.00	UNITED STATES TREASURY 2.25 03/31/2026		3,093.75	3,093.75
03/31/2026	Final Maturity	9128286L9	275,000.00	UNITED STATES TREASURY 2.25 03/31/2026	275,000.00		275,000.00
03/31/2026	Coupon	912828YG9	200,000.00	UNITED STATES TREASURY 1.625 09/30/2026		1,625.00	1,625.00
03/31/2026	Coupon	91282CEF4	200,000.00	UNITED STATES TREASURY 2.5 03/31/2027		2,500.00	2,500.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/31/2026	Coupon	91282CFM8	260,000.00	UNITED STATES TREASURY 4.125 09/30/2027		5,362.50	5,362.50
03/31/2026	Coupon	91282CGT2	240,000.00	UNITED STATES TREASURY 3.625 03/31/2028		4,350.00	4,350.00
March 2026 Total					**309,262.11**	**46,630.08**	**355,892.19**
APRIL 2026							
04/01/2026	Coupon	13063D7D4	100,000.00	CALIFORNIA STATE 5.5 10/01/2028		2,750.00	2,750.00
04/08/2026	Coupon	89236TMS1	140,000.00	TOYOTA MOTOR CREDIT CORP 4.35 10/08/2027		3,045.00	3,045.00
04/09/2026	Coupon	3130B3A29	200,000.00	FEDERAL HOME LOAN BANKS 4.0 10/09/2026		4,000.00	4,000.00
04/13/2026	Coupon	79466LAF1	140,000.00	SALESFORCE INC 3.7 04/11/2028		2,590.00	2,590.00
04/15/2026	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
04/15/2026	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
04/15/2026	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
04/15/2026	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		161.65	161.65
04/15/2026	Principal Paydown	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029	2,475.50		2,475.50
04/15/2026	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
04/15/2026	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		11.19	11.19
04/15/2026	Principal Paydown	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	2,221.93		2,221.93
04/15/2026	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
04/15/2026	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
04/15/2026	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		243.30	243.30
04/15/2026	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,683.10		5,683.10
04/15/2026	Coupon	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027		1.78	1.78
04/15/2026	Effective Maturity	47800AAC4	12,051.97	JDOT 2022-B A3 3.74 02/16/2027	570.75		570.75
04/15/2026	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
04/15/2026	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		121.28	121.28
04/15/2026	Principal Paydown	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028	4,266.27		4,266.27
04/15/2026	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		27.50	27.50
04/15/2026	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,131.94		1,131.94
04/15/2026	Coupon	64110LAS5	140,000.00	NETFLIX INC 4.875 04/15/2028		3,412.50	3,412.50
04/15/2026	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
04/15/2026	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		166.68	166.68
04/15/2026	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	2,852.53		2,852.53
04/15/2026	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		141.29	141.29

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2026	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,152.98		2,152.98
04/15/2026	Coupon	91282CKJ9	140,000.00	UNITED STATES TREASURY 4.5 04/15/2027		3,150.00	3,150.00
04/15/2026	Coupon	91282CMW8	300,000.00	UNITED STATES TREASURY 3.75 04/15/2028		5,625.00	5,625.00
04/15/2026	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
04/15/2026	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
04/16/2026	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
04/16/2026	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		45.55	45.55
04/16/2026	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,451.30		1,451.30
04/16/2026	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
04/20/2026	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		44.79	44.79
04/20/2026	Principal Paydown	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	7,991.64		7,991.64
04/20/2026	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		95.64	95.64
04/20/2026	Principal Paydown	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027	4,147.20		4,147.20
04/21/2026	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		96.32	96.32
04/21/2026	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,701.57		1,701.57
04/21/2026	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		13.89	13.89
04/21/2026	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,056.56		1,056.56
04/23/2026	Coupon	46647PAR7	35,000.00	JPMORGAN CHASE & CO 4.005 04/23/2029		700.88	700.88
04/27/2026	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
04/27/2026	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
04/27/2026	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
04/27/2026	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
04/27/2026	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
04/27/2026	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
04/27/2026	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
04/27/2026	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
04/27/2026	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
04/27/2026	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
04/30/2026	Coupon	09247XAP6	150,000.00	BLACKROCK FINANCE INC 3.25 04/30/2029		2,437.50	2,437.50
April 2026 Total					**37,703.28**	**34,574.04**	**72,277.31**
MAY 2026							
05/04/2026	Coupon	00440EAV9	135,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026		2,261.25	2,261.25

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/04/2026	Final Maturity	00440EAV9	135,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	135,000.00		135,000.00
05/06/2026	Coupon	3133ERDS7	225,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027		5,343.75	5,343.75
05/11/2026	Coupon	06051GMT3	150,000.00	BANK OF AMERICA CORP 4.623 05/09/2029		3,467.25	3,467.25
05/11/2026	Coupon	665859AW4	150,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		3,000.00	3,000.00
05/14/2026	Coupon	14913UAL4	140,000.00	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027		3,500.00	3,500.00
05/15/2026	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
05/15/2026	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
05/15/2026	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
05/15/2026	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		151.35	151.35
05/15/2026	Principal Paydown	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029	2,373.54		2,373.54
05/15/2026	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
05/15/2026	Coupon	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027		2.71	2.71
05/15/2026	Effective Maturity	448979AD6	22,807.33	HART 2023-A A3 4.58 04/15/2027	709.52		709.52
05/15/2026	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		121.00	121.00
05/15/2026	Principal Paydown	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029	1,404.93		1,404.93
05/15/2026	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
05/15/2026	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		217.35	217.35
05/15/2026	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,884.72		5,884.72
05/15/2026	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
05/15/2026	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		106.24	106.24
05/15/2026	Principal Paydown	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028	3,629.08		3,629.08
05/15/2026	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		23.25	23.25
05/15/2026	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,092.94		1,092.94
05/15/2026	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
05/15/2026	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		155.20	155.20
05/15/2026	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	2,739.80		2,739.80
05/15/2026	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		131.35	131.35
05/15/2026	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,068.48		2,068.48
05/15/2026	Coupon	9128285M8	250,000.00	UNITED STATES TREASURY 3.125 11/15/2028		3,906.25	3,906.25
05/15/2026	Coupon	912828R36	265,000.00	UNITED STATES TREASURY 1.625 05/15/2026		2,153.13	2,153.13

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2026	Final Maturity	912828R36	265,000.00	UNITED STATES TREASURY 1.625 05/15/2026	265,000.00		265,000.00
05/15/2026	Coupon	912828U24	265,000.00	UNITED STATES TREASURY 2.0 11/15/2026		2,650.00	2,650.00
05/15/2026	Coupon	912828X88	275,000.00	UNITED STATES TREASURY 2.375 05/15/2027		3,265.63	3,265.63
05/15/2026	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
05/15/2026	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50
05/18/2026	Coupon	3130AXU63	160,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026		3,700.00	3,700.00
05/18/2026	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
05/18/2026	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		40.15	40.15
05/18/2026	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,394.01		1,394.01
05/18/2026	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
05/18/2026	Coupon	58933YBH7	30,000.00	MERCK & CO INC 4.05 05/17/2028		607.50	607.50
05/20/2026	Coupon	3133ERFJ5	115,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		2,587.50	2,587.50
05/20/2026	Coupon	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027		10.89	10.89
05/20/2026	Effective Maturity	36269FAD8	65,000.00	GMALT 2024-1 A3 5.09 03/22/2027	2,568.52		2,568.52
05/20/2026	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		81.09	81.09
05/20/2026	Principal Paydown	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027	4,208.96		4,208.96
05/21/2026	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		88.28	88.28
05/21/2026	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,637.72		1,637.72
05/21/2026	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		9.45	9.45
05/21/2026	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	1,018.64		1,018.64
05/25/2026	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
05/25/2026	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
05/25/2026	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
05/25/2026	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
05/25/2026	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
05/25/2026	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
05/25/2026	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
05/25/2026	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
05/25/2026	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
05/25/2026	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
May 2026 Total					**430,730.86**	**43,151.86**	**473,882.72**
JUNE 2026							
06/01/2026	Coupon	26444HAH4	150,000.00	DUKE ENERGY FLORIDA LLC 2.5 12/01/2029		1,875.00	1,875.00
06/11/2026	Coupon	89115A2V3	55,000.00	TORONTO-DOMINION BANK 5.264 12/11/2026		1,447.60	1,447.60
06/15/2026	Coupon	02582JKD1	115,000.00	AMXCA 2023-3 A 5.23 09/15/2026		501.21	501.21
06/15/2026	Coupon	02582JKH2	100,000.00	AMXCA 2024-1 A 5.23 04/16/2029		435.83	435.83
06/15/2026	Coupon	3133EPN50	110,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		2,337.50	2,337.50
06/15/2026	Coupon	437921AD1	35,000.00	HAROT 252 A3 4.15 10/15/2029		121.04	121.04
06/15/2026	Coupon	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029		141.48	141.48
06/15/2026	Principal Paydown	448973AD9	45,000.00	HART 2024-A A3 4.99 02/15/2029	2,337.29		2,337.29
06/15/2026	Coupon	448976AD2	50,000.00	HART 2024-C A3 4.41 05/15/2029		183.75	183.75
06/15/2026	Coupon	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029		115.33	115.33
06/15/2026	Principal Paydown	44934QAD3	30,000.00	HART 2024-B A3 4.84 03/15/2029	1,696.24		1,696.24
06/15/2026	Coupon	44935XAD7	45,000.00	HART 2025-B A3 4.36 12/17/2029		163.50	163.50
06/15/2026	Coupon	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028		190.47	190.47
06/15/2026	Principal Paydown	47787CAC7	96,034.16	JDOT 2023-C A3 5.48 05/15/2028	5,082.97		5,082.97
06/15/2026	Coupon	58768YAD7	60,000.00	MBALT 2025-A A3 4.61 04/16/2029		230.50	230.50
06/15/2026	Coupon	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028		93.45	93.45
06/15/2026	Principal Paydown	58769GAD5	45,000.00	MBALT 2024-B A3 4.23 02/15/2028	3,423.49		3,423.49
06/15/2026	Coupon	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027		19.14	19.14
06/15/2026	Principal Paydown	58770AAC7	16,036.11	MBART 2023-1 A3 4.51 11/15/2027	1,073.67		1,073.67
06/15/2026	Coupon	87612EBU9	45,000.00	TARGET CORP 4.35 06/15/2028		978.75	978.75
06/15/2026	Coupon	89231HAD8	35,000.00	TAOT 2025-B A3 4.34 11/15/2029		126.58	126.58
06/15/2026	Coupon	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028		144.18	144.18
06/15/2026	Principal Paydown	89238DAD0	60,000.00	TAOT 2024-A A3 4.83 10/16/2028	2,695.82		2,695.82
06/15/2026	Coupon	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028		121.80	121.80
06/15/2026	Principal Paydown	89239FAD4	45,000.00	TAOT 2023-D A3 5.54 08/15/2028	2,035.01		2,035.01
06/15/2026	Coupon	91282CHH7	100,000.00	UNITED STATES TREASURY 4.125 06/15/2026		2,062.50	2,062.50
06/15/2026	Final Maturity	91282CHH7	100,000.00	UNITED STATES TREASURY 4.125 06/15/2026	100,000.00		100,000.00
06/15/2026	Coupon	92970QAA3	100,000.00	WFCIT 2024-1 A 4.94 02/15/2029		411.67	411.67
06/15/2026	Coupon	92970QAJ4	90,000.00	WFCIT 2025-1 A 4.34 05/15/2030		325.50	325.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/16/2026	Coupon	362549AD9	30,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		107.00	107.00
06/16/2026	Coupon	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028		34.95	34.95
06/16/2026	Principal Paydown	362583AD8	26,168.55	GMCAR 2023-2 A3 4.47 02/16/2028	1,371.39		1,371.39
06/16/2026	Coupon	38014AAD3	35,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		128.33	128.33
06/22/2026	Coupon	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027		66.33	66.33
06/22/2026	Principal Paydown	38012QAD0	30,000.00	GMALT 2024-3 A3 4.21 10/20/2027	4,003.05		4,003.05
06/22/2026	Coupon	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028		80.54	80.54
06/22/2026	Principal Paydown	438123AC5	35,000.00	HAROT 2023-4 A3 5.67 06/21/2028	1,361.91		1,361.91
06/22/2026	Coupon	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027		5.17	5.17
06/22/2026	Principal Paydown	43815JAC7	12,456.99	HAROT 2023-1 A3 5.04 04/21/2027	994.41		994.41
06/25/2026	Coupon	096912AD2	30,000.00	BMWLT 2025-1 A3 4.43 06/26/2028		119.25	119.25
06/25/2026	Coupon	3137BVZ82	110,000.00	FHMS K-063 A2 3.43 01/25/2027		314.42	314.42
06/25/2026	Coupon	3137FETN0	160,000.00	FHMS K-073 A2 3.35 01/25/2028		446.67	446.67
06/25/2026	Coupon	3137FHPJ6	110,000.00	FHMS K-080 A2 3.926 07/25/2028		359.88	359.88
06/25/2026	Coupon	3137FJEH8	105,000.00	FHMS K-081 A2 3.9 08/25/2028		341.25	341.25
06/25/2026	Coupon	3137FJKE8	54,000.00	FHMS K-082 A2 3.92 09/25/2028		176.40	176.40
06/25/2026	Coupon	3137FJXV6	100,000.00	FHMS K-083 A2 4.05 09/25/2028		337.50	337.50
06/25/2026	Coupon	3137FKZZ2	110,000.00	FHMS K-088 A2 3.69 01/25/2029		338.25	338.25
06/25/2026	Coupon	3137H4BY5	110,000.00	FHMS K-746 A2 2.031 09/25/2028		186.18	186.18
06/25/2026	Coupon	3137H5YC5	115,000.00	FHMS K-748 A2 2.26 01/25/2029		216.58	216.58
06/25/2026	Coupon	437076DC3	75,000.00	HOME DEPOT INC 4.75 06/25/2029		1,781.25	1,781.25
06/30/2026	Coupon	91282CGC9	300,000.00	UNITED STATES TREASURY 3.875 12/31/2027		5,812.50	5,812.50
06/30/2026	Coupon	91282CHK0	200,000.00	UNITED STATES TREASURY 4.0 06/30/2028		4,000.00	4,000.00
June 2026 Total					**126,075.25**	**26,879.24**	**152,954.50**
Grand Total			**49,337,218.95**		**2,185,907.38**	**387,856.11**	**2,573,763.49**

IMPORTANT DISCLOSURES

City of Bell | Account #[redacted] | As of July 31, 2025

Chandler Asset Management, Inc. ("Chandler") is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

Information contained in this monthly statement is confidential and is provided for informational purposes only and should not be construed as specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of this statement, but may become outdated or superseded at any time without notice.

Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

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

Performance: 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.

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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.

Ratings: 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.

BENCHMARK INDEX & DISCLOSURES

City of Bell | Account #[redacted] | As of July 31, 2025

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.

MINUTES OF THE REGULAR JOINT MEETING OF THE

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/Bell Public Finance Authority

June 25, 2025

5:00 P.M. Closed Session
7:00 P.M. Regular Meeting

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the mayor calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, June 25, 2025. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at http://www.cityofbell.org/?NavID=101

Call to Order

Mayor Saleh called the meeting to order at 5:15 p.m.

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

PRESENT: Councilmember Flores, Quintana, and Mayor Saleh

ABSENT: Vice-Mayor Arroyo and Councilmember Romero

Staff Present: City Manager Michael L. Antwine II, City Attorney Dave Aleshire, Assistant to the City Manager Javier Ochiqui, and Deputy Director of Human Resources and Risk Management Gina Skibar.

Communications from the Public on Closed Session Items

This is the time for members of the public to address the City Council and related Authorities and Agencies only on items that are listed under Closed Session.

There were no public comments. Mayor Saleh closed the public comment period.

City Manager Michael L. Antwine requested that 4570 Gage Avenue be added to closed session agenda.

It was moved by Councilmember Flores and seconded by Councilmember Quintana to add 4570 Gage Avenue to the Closed Session. The motion carried with the following roll call vote:

Roll Call Vote: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo.

Motion Passed.

Mayor Saleh recessed the meeting to closed session at 5:17 p.m.

Closed Session

The City Council and the related Authorities and Agencies will recess to closed session to confer with legal counsel regarding the following matters:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 7030 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4400-4410 Gage Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6502 Flora Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4738 Florence Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: APN 6226-005-900,901,902,903
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: APN 6226-006-900,901,902,903
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

g. Conference with Legal Counsel – Existing Litigation, Government Code Section

54956.9(d)(1), Quintero vs City of Bell, (ADJ#17522498, ADJ17822363

h. Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Esquivel vs City of Bell, (ADJ#1842280

i. Conference with Legal Counsel – Existing Litigation, Government Code Section 54956.9(d)(1), Perez, et. al vs City of Bell, (Case no. 3038839)

Reconvene Regular City Council Meeting

Mayor Saleh called the meeting at 7:05 p.m.

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

PRESENT: Councilmember Flores, Quintana, and Mayor Saleh

ABSENT: Vice-Mayor Arroyo and Councilmember Romero

Pledge of Allegiance was led by Mayor Saleh

City Attorney Report

The City Attorney will report on any action(s) to be taken by the City Council/Agencies on Closed Session matters.

City Attorney Dave Aleshire reported out the following: Items A, B, D, E, F) related to real property were discussed; no reportable action taken. Item C) was not discussed. Items G-H) were discussed; no reportable action was taken. Item I) was not discussed. The added real property item 4570 Gage was discussed; no reportable action was taken.

Presentations and Recognitions

a. Mayor Citizens Award
This item was continued to the next meeting.

b. Proclamation declaring July as Parks and Recreation Month
Mayor Saleh read the proclamation.

c. Proclamation declaring June as LGBTQ Pride Month
Mayor Saleh read the proclamation.

d. Retirement of Bell Police Captain Jose Jiminez
The council presented a plaque of recognition to Captain Jiminez. Police Chief Carlos Islas and City Manager Michael L. Antwine II spoke and thanked Captain Jiminez.

Communications from the Public

During this time members of the public addressed the City Council and related Authorities and Agencies on items that are on the agenda and non-agenda items that are under the subject matter jurisdiction of City Council and/or its related authorities and agencies. Luis Mesa, Jesse

Salazar, Terell Jones, George Magallanes, Mandy, Rigorberto Banderas, Nora Saenz, Antonio Robles, and Anthony Centeno. Ofelia Medina (e-mail), Merli Abizures (e-mail), and Michael Leyva (email).

Mayor and City Council Communications

Pursuant to Assembly Bill 1234, this is the time and place to provide a brief report on meetings, seminars and conferences attended by the Mayor and City Councilmembers.

Councilmember Quintana made a comment.
Councilmember Flores made a comment.
Mayor Saleh made a comment.
City Manager Michael L. Antwine read a comment on behalf of Vice-Mayor Arroyo.

City Manager Report

In this portion of the agenda, the City Manager will provide a brief report on items of interest to the City Council and/or the community. City Manager Michael L. Antwine II had nothing to report.

Public Hearings

1. Proposition 218 Public Hearing Adopting Changes to Sewer Rates. *(City Council)*

   Recommendation: It is recommended that the City Council:

   1. Conduct a public hearing pursuant to Section 6(a)(2) of Article D of the California Constitution regarding the proposed changes to the sewer rates;

   2. During the Public Hearing, consider all protests of the proposed changes to the sewer rates;

   3. Close the Public Hearing; and

   4. If written protests of the proposed sewer rates are presented by less than a majority owners of the affected parcels of real property, take the following actions:

      Read by title only, waive further reading and adopt Resolution 2025-31 titled:

      "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING SEWER RATES FOR THE NEXT FIVE YEARS, COMMENCING JULY 1, 2025, AND MAKING CERTAIN FINDINGS IN CONECTION THEREWITH."

      AND

      Read by title only, waive further reading and Introduce Ordinance No. 1294 titled:

      "AN ORDINANCE OF THE CITY OF BELL ADOPTING SEWER RATES FOR THE NEXT FIVE YEARS, COMMENCING JULY 1, 2025, AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH"

Interim Public Works Director John Oskoui provided an introduction on the item.

Consultant Chris Fisher from Wildan Financial Services provided a PowerPoint presentation.

City Manager Michael L. Antwine II provided additional information.

Mayor Saleh opened the Public Hearing.

Public Speakers in Favor
None

Public Speakers Opposed
Nora Saenz
Gerardo Zuniga

Mayor Saleh closed the Public Hearing.

City Clerk Angela Bustamante announced that there were 9 oppositions.

City Attorney Dave Aleshire read the title of the resolution.

It was moved by Councilmember Quintana to approve agenda item no. 1, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

City Attorney Dave Aleshire read the title of the ordinance.

It was moved by Councilmember Quintana to approve agenda item no. 1.2, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

2. Public Hearing: City Vacancies Report Pursuant to Assembly Bill 2561. *(City Council)*

   ***Recommendation**: It is recommended that the City Council conduct a public hearing to receive the City Vacancies Report pursuant to Assembly Bill 2561 and allow for any presentations from the City's represented bargaining units. This item is informational only; no Council action or resolution is required.*

Human Resources and Risk Manager Gina Skibar provided a report on the item.

Mayor Saleh opened the public hearing.

Public Speakers
None

Mayor Saleh closed the public hearing.

It was moved by Councilmember Flores to approve agenda item no. 2, as recommended. Motion was seconded by Councilmember Quintana which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

3. Adoption of the Recommended Budget for Fiscal Year 2025-2026. *(City Council)*

   ***Recommendation**: It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2025-27 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING THE CITY BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2025, AND ENDING JUNE 30, 2026

Finance Director Rickey Manbahal provided a PowerPoint presentation on the item.

City Manager Michael L. Antwine II provided a additional information on the item.

Discussion ensued amongst the staff and council.

Mayor Saleh opened the public hearing.

Public Speakers
None

Mayor Saleh closed the public hearing.

City Attorney Dave Aleshire read the title of the resolution.

It was moved by Councilmember Quintana to approve agenda item no. 3, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

Business Session

4. Adopting a List of Projects for Fiscal Year 2025-2026 for the use of funds from the Road Repair and Accountability Act of 2017 (SB-1). *(City Council)*

   ***Recommendation**: It is recommended that Council read by title only, waive further reading and adopt Resolution No. 2025-32 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-2026 TOTALLY OR PARTIALLY FUNDED BY SB-1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 (SB 1)

City Engineer Rey Alfonso provided a report on the item.

City Attorney Dave Aleshire read the title of the resolution.

It was moved by Councilmember Quintana to approve agenda item no. 4, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

5. Street Improvement Project Fiscal Year 2024-2025 – Award of Contract. *(City Council)*

   ***Recommendation**: It is recommended that Council:*

   1. Award a construction contract in the amount of $970,144.10 to Sequel Contractors, Inc. for the Street Improvement Project Fiscal Year 2024-2025; and

   2. Authorize the City Manager to execute contract change orders in a total amount not to exceed $97,014.41 (ten percent of the bid amount) for any necessary additional work.

This item was continued to the next meeting.

6. Consideration to Approve an Agreement between the City of Bell and Salazar Landscaping dba SLA, Inc. (SLA) for Citywide Landscape Maintenance Services. *(City Council)*

   ***Recommendation**: It is recommended that the City Council approve a Public Works Agreement between the City of Bell and SLA Inc, for Citywide Landscape Maintenance Services in an amount not-to-exceed $131,040 annually for a term of 3 years with the option to extend it by 2 additional one-year terms.*

Interim Public Works Director John Oskoui provided a report on the item.

Councilmember Quintana inquired about the terms of the agreement.

Discussion ensued amongst the staff and council.

Representative from Salazar Landscaping dba SLA, Inc. provided additional information.

City Attorney Dave Aleshire revised Exhibit B, Section 3.4, to read "In the event the term is extended at the City's option, the rates shall be increased by the increase in CPI occurring over the prior twelve months."

Councilmember Quintana requested that the contract be brought back in final form to the consent calendar.

It was moved by Councilmember Flores to approve agenda item no. 6, with City Attorney's recommendation. Motion was seconded by Councilmember Quintana which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

7. Amended and Restated Joint Exercise of Powers Authority Agreement with Gateway Water Management Authority. *(City Council)*

   ***Recommendation**: It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-33 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING THE AMENDED AND RESTATED JOINT EXERCISE OF POWERS AUTHORITY AGREEMENT, AS PRESENTED

Interim Public Works Director Joh Oskoui provided a report on the item.

City Attorney Dave Aleshire read the title of the resolution.

It was moved by Councilmember Quintana to approve agenda item no. 7, as recommended. Motion was seconded by Councilmember Flores which carried with the following voice vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

8. Appointments to the Governing Board of the Los Angeles Gateway Region Integrated Regional Water Management Authority. *(City Council)*

   ***Recommendation**: It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-34:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING A MEMBER AND ALTERNATE TO THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY GOVERNING BOARD

Interim Public Works Director John Oskoui provided a report on the item.

The City Council appointed Associate Civil Engineer German Alvarez as member and Public Works Manager Kenneth Jones as an alternate.

It was moved by Councilmember Quintana to approve agenda item no. 8, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

9. Approval of Amendment No. 7 to the Agreement with Willdan Engineering for Professional Engineering Services. *(City Council)*

   ***Recommendation**: It is recommended that the City Council approve Amendment No. 7 to the Agreement for Contract Services between the City of Bell and Willdan Engineering with the following key terms:*

   1. Extend the term of the Agreement to June 30, 2026, with an option to renew for an additional one-year to June 30, 2027; and

   2. Maintain current hourly rates at the July 1, 2020 pricing.

This item was continued to the next meeting.

10. Approval of a Purchase and Sale Agreement between the City of Bell and Mr. Mohamad and Mrs. Cecilia Khalil for certain real property located at 6502 Flora Avenue. *(City Council)*

    ***Recommendation**: It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-35 titled:*

    A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY OF BELL APPROVING A PURCHASE AND SALE AGREEMENT

WITH MUHAMMAD KHALI AND CECILIA KHALIL FOR CERTAIN PROPERTY LOCATED AT 6502 FLORA AVENUE IN THE CITY OF BELL

This item was continued to the next meeting.

11. Authorization for the Purchase of Microsoft Office 365. *(City Council)*

    ***Recommendation**: It is recommended that the city council authorize the purchase of Microsoft Office 365, through Intelli-Tech for the period of June 2025 to June 2026. This acquisition will continue to enhance our productivity, improve collaboration, and ensure we have access to the latest tools and security features.*

Assistant to the City Manager Javier Ochiqui provided a report on the item.

It was moved by Councilmember Flores to approve agenda item no. 11, as recommended. Motion was seconded by Councilmember Quintana which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed.

12. Consideration to Approve Amendment No. 1 with Municipal Translation Inc. for Translation and Interpretation Services at Council and Commission meetings. *(City Council)*

    ***Recommendation**: It is recommended that the City Council approve Amendment No. 1 to the agreement with Municipal Translation Inc. for translation and interpretation services, extending the term of the agreement from July 1, 2025 to June 30, 2026.*

Item was continued to the next city council meeting.

13. Second Amendment to City of Bell 2022 City Manager Employment Agreement. *(City Council)*

    ***Recommendation**: It is recommended that the City Council approve the Second Amendment to the City of Bell 2022 employment agreement for Michael L. Antwine II as the City Manager.*

Deputy Director of Human Resources and Risk Management Gina Skibar provided a report on the item.

It was moved by Councilmember Flores to approve agenda item no. 13, as recommended. Motion was seconded by Councilmember Quintana which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None

ABSENT: Councilmember Romero and Vice-Mayor Arroyo

Motion Passed

14. Consider Contingent Approval of Appointment of Damian A. Velasco as Chief of Police and Approval of Chief of Police Employment Agreement. *(City Council)*

    ***Recommendation**: It is recommended that the City Council approve the appointment of Damian A. Velasco as Chief of Police, contingent upon his successful completion of the standard POST pre-employment screening/background investigation and authorize the City Manager to execute the Chief of Police Employment Agreement.*

    City Manager Michael L. Antwine II provided a report on the item.

    City Attorney Dave Aleshire read the terms of the employment agreement and the title of Resolution 2025-37:

    "A Resolution of the City Council of the City of Bell Contingently Approving the Appointment of Daman A. Velasco to the Position of Chief of Police and Authorizing the City Manager to Execute Employment Agreement"

    Police Chief Damien Velasco spoke.

    It was moved by Councilmember Quintana to approve agenda item no. 14, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

    Roll Call: 3-0-0-2
    YES: Councilmembers Flores, Quintana, and Mayor Saleh
    NOES: None
    ABSTAIN: None
    ABSENT: Councilmember Romero and Vice-Mayor Arroyo

    Motion Passed

15. Approval of a Fiscal Year 2024/25 Budget Amendment to Transfer $250,000 from General Fund Reserves to the Community Development Department's Professional Services Fund

    ***Recommendation:** It is recommended that City Council read by title only, waive further reading and adopt Resolution 2025-36 titled:*

    A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING A FISCAL YEAR 2024-25 BUDGET AMENDMENT TO TRANSFER $250,000 FROM THE GENERAL FUND RESERVES TO THE COMMUNITY DEVELOPMENT DEPARTMENTS PROFESSIONAL SERVICES ACCOUNT

    This item was continued to the next meeting.

Consent Calendar

The following Consent Calendar items are expected to be routine and non-controversial. They are acted upon by the City Council and related authorities at one time without discussion. The

reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

Recommendation: Approve agenda items 16 through 18.

It was moved by Councilmember Flores to approve agenda items 16 through 18. Motion was seconded by Councilmember Quintana which carried with the following voice vote:

Roll Call: 3-0-0-2
YES: Councilmembers Flores, Quintana, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Romero and Vice-Mayor Arroyo

16. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of June 25, 2025. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

17. Receive and File Donations Report for the month of May 2025. *(City Council)*

18. Receive and File City of Bell's and the Bell Successor Agency Investment Report as of May 2025. *(City Council)*

Pending Items – None

Annual Reorganization of the City Council

The Reorganization of the Bell City Council for the year of 2025 in accordance with Bell Municipal Code Section 2.04.030(b).

a) Election of Mayor
b) Election of Vice Mayor

This item was continued to the next meeting.

July 9, 2025 Regular City Council Meeting Cancelled
Next Regular Meeting Wednesday, July 23, 2025

Mayor Saleh adjourned the meeting at 9:57 p.m.

I, Angela Bustamante, City Clerk of the City of Bell, certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on August 27, 2025.

_____
Angela Bustamante, City Clerk

_____
Ali Saleh, Mayor

MINUTES OF THE REGULAR JOINT MEETING OF THE

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/Bell Public Finance Authority

July 23, 2025

5:00 P.M. Closed Session
7:00 P.M. Regular Meeting

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the mayor calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, July 23, 2025. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at http://www.cityofbell.org/?NavID=101

Call to Order

Mayor Saleh called the meeting to order at 5:16 p.m.

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

PRESENT: Councilmember Flores, Romero, Vice-Mayor Arroyo, and Mayor Saleh

ABSENT: Councilmember Quintana

Staff Present: City Manager Michael L. Antwine, City Attorney Dave Aleshire, and Assistant to the City Manager Javier Ochiqui.

Communications from the Public on Closed Session Items

This is the time for members of the public to address the City Council and related Authorities and Agencies only on items that are listed under Closed Session.

There were no public comments. Mayor Saleh closed the public comment period.

City Manager Michael L. Antwine requested that 4570 Gage Avenue be added to closed session agenda.

It was moved by Councilmember Romero and seconded by Councilmember Flores to add 4570 Gage Avenue to the Closed Session. The motion carried with the following voice vote:

Voice Vote: 4-0-0-1

AYES: Councilmembers Flores, Romero, Vice-Mayor Arroyo and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana

Motion Passed.

Mayor Saleh recessed the meeting to closed session at 5:18 p.m.

The City Council and the related Authorities and Agencies will recess to closed session to confer with legal counsel regarding the following matters:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6502 Flora Street Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

b. Anticipated Initiation of Litigation pursuant to Government Code Section 54956.9 (d)(3) regarding significant exposure to litigation in one case.

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 6400 Atlantic Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code section 54956.8)
Property: 4738 Florence Avenue, Bell CA 90201
Agency negotiators: Michael L. Antwine II (City Manager), and Dave Aleshire (City Attorney)
Negotiating parties: To be Determined

Mayor Saleh reconvened the Regular City Council Meeting at 7:03 p.m.

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo, and Mayor Saleh

PRESENT: Councilmember Flores, Romero, Vice-Mayor Arroyo, and Mayor Saleh (4)

ABSENT: Councilmember Quintana (1)

Staff Present: City Manager Michael L. Antwine, City Attorney Dave Aleshire, Chief of Police Damian Velasco, Deputy City Engineer Rey Alfonso, Interim Community Development Director Guillermo Arreola, Interim Public Works Director John Oskoui, Assistant to the City Manager Javier Ochiqui, Finance Director Rickey Manbahal, Deputy Director of Human Resources and Risk Management Gina Skibar, Community Services Director Janine Andrade, Community Services Deputy Director Rebbeca Silva-Barron, Assistant City Clerk Marisa Craft, and City Clerk Angela Bustamante.

Pledge of Allegiance was led by Chief of Police Damian Velasco.

City Attorney Report

City Attorney Dave Aleshire reported the following from closed session: Items (a) through (d) were discussed, with no reportable action taken. Mayor Saleh did not participate in item (a).

Presentations and Recognitions

a. Swearing-In and Pinning Ceremony for Incoming Chief Velasco was presented by Mayor Saleh.

Mayor Saleh recessed the meeting at 7:23 p.m.
Mayor Saleh and Councilmembers reconvened at 7:52 p.m.

Communications from the Public

This is the time members of the public may address the City Council and related Authorities and Agencies on items that are on the agenda and non-agenda items that are under the subject matter jurisdiction of City Council and/or its related authorities and agencies. (Each speaker is limited to three minutes)

There were no Speakers.

Mayor and City Council Communications

Pursuant to Assembly Bill 1234, this is the time and place to provide a brief report on meetings, seminars and conferences attended by the Mayor and City Councilmembers.

No Comments from the Council.

City Manager Report

In this portion of the agenda, the City Manager will provide a brief report on items of interest to the City Council and/or the community.

No Comments from the City Manager.

Public Hearings

1. Approving the Engineer's Report, Confirming the Assessments and Ordering the Levying of Assessments with No Increase for the Landscape and Lighting Maintenance District for Fiscal Year 2025/2026. *(City Council)*

   ***Recommendation**: It is recommended that the City Council:*

   1. Conduct a Public Hearing regarding the City of Bell Landscape and Lighting Maintenance District Fiscal Year 2025/2026 Engineer's Report; and

   2. Read by title only, waive further reading and adopt Resolution No. 2025-38 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

BELL, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND ORDERING THE LEVYING OF ASSESSMENTS WITHIN THE CITY OF BELL LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2025/2026

Assistant City Engineer Rey Alfonso provided a report on the item.

Mayor Saleh opened the public hearing.

Public Speakers
None

Seeing no speakers, Mayor Saleh closed the public comment period.

City Attorney Dave Aleshire read the title of the resolution.

It was moved by Vice-Mayor Arroyo to approve agenda item 1, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 4-0-0-1
AYES: Councilmembers Flores, Romero, Vice-Mayor Arroyo and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana

Motion Passed.

Business Session

2. Approval of Professional Services Agreement for Appraisals services related to the following APNs: 6327-002-900, 6327-002-901; 6226-005-900 through 6226-006-903. *(Bell Housing Authority)*

   ***Recommendation**: It is recommended that the Chair and Members of the Board:*

   1. Read by title only, waive further reading, and adopt Resolution No. 2025-39 titled:

      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING FY 2025-26 BUDGET AMENDMENT TO TRANSFER $199,500.00 FROM THE BELL COMMUNITY HOUSING AUTHORUTY (BCHA) FUND BALANCE RESERVE TO THE BCHA ACCOUNT AND APPROVE AN AGREEMENT WITH GW APPRAISAL FOR APPRAISAL SERVICES FOR APNS: 6327-002-900, 901, 6226-005-900-903, 6226-006-900, 6226-006-901, 6226-006-902, AND 6226-006-903

   2. It is recommended that the City Council approve an agreement with GW Appraisers to provide appraisal services for the following APNs: 6327-002-900, 901, 6226-005-900-903, 6226-006-900, 6226-006-901, 6226-006-902, and 6226-006-903.

Assistant to the City Manager Javier Ochiqui provided a report on the item.

It was moved by Councilmember Romero to approve agenda item no. 2, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 4-0-0-1
AYES: Councilmembers Flores, Romero, Vice-Mayor Arroyo and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana

Motion Passed.

Mayor Saleh left the meeting at 8:01 p.m.

Vice-Mayor Arroyo chaired the meeting.

3. Approval of a Purchase and Sale Agreement between the City of Bell and Muhammad Khalil and Cecilia Khalil for certain real property located at 6502-06 Flora Avenue. *(City Council)*

   ***Recommendation**: It is recommended that Council read by title only, waive further reading and adopt Resolution 2025-47 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE OF THE CITY OF BELL, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH MUHAMMAD KHALI AND CECILIA KHALIL FOR CERTAIN PROPERTY LOCATED AT 6502-06 FLORA AVENUE IN THE CITY OF BELL

City Manager Michael L. Antwine II presented a report on the item, noting two corrections: (1) the purchase price should reflect $1,090,000, and (2) the Council is considering the item, and if approved, it would be in their capacity as the Bell Community Housing Authority, not the City Council.

It was moved by Councilmember Romero to approve agenda item no. 3, with the noted revisions. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Vice-Mayor Arroyo
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana and Mayor Saleh

Motion Passed.

4. Consideration to approve Amendment No. 1 with HF&H Consultants, LLC, for Solid Waste Consulting/SB 1383 Compliance/Contract Management Assistance Services. *(City Council)*

   ***Recommendation**: It is recommended that the City Council:*

   1. Approve Amendment No. 1 with HF&H Consultants, LLC for Solid Waste Consulting/SB 1383 Compliance Assistance Services; and

2. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-40 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING FY 2025-26 BUDGET AMENDMENT TO TRANSFER $150,000 FROM THE SANITATION FUND BALANCE RESERVE TO THE SANITATION ACCOUNT FOR OUTSIDE PROFESSIONAL SERVICES

Assistant to the City Manager Javier Ochiqui presented a report on the item.

It was moved by Councilmember Romero to approve agenda item no. 4, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Vice-Mayor Arroyo
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana and Mayor Saleh

Motion Passed.

5. A Resolution of the City Council of the City of Bell Approving A Fiscal Year 2024-2025 Budget Amendment to Transfer $250,000 from the General Fund Reserves to the Community Development Department Professional Services Account and Issue a Purchase Order to Transtech in the amount of $250,000. *(City Council)*

   ***Recommendation**: It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-36 titled:*

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPROVING A FISCAL YEAR 2024-2025 BUDGET AMENDMENT TO TRANSFER $250,000 FROM THE GENERAL FUND RESERVES TO THE COMMUNITY DEVELOPMENT DEPARTMENT PROFESSIONAL SERVICES ACCOUNT AND ISSUE A PURCHASE ORDER TO TRANSTECH IN THE AMOUNT OF $250,000

City Manager Michael L. Antwine II presented a report on the item.

It was moved by Councilmember Romero to approve agenda item no. 5, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Vice-Mayor Arroyo
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana and Mayor Saleh

Motion Passed.

Mayor Saleh returned to the meeting at 8:25 p.m.

6. Approval of the Right-Of-Way Use Agreement between the City of Bell and the Gateway Council of Governments for the Gateway Cities Regional Fiber Optic Network. *(City Council)*

   ***Recommendation**: It is recommended that the City Council:*

   1. Approve the Right-of-Way (ROW) Use Agreement between the City of Bell and the Gateway Cities Council of Governments for the installation, maintenance, and operation of the Gateway Cities Regional Fiber Optic Network on the City's rights-of-way; and

   2. Authorize the City Manager or his designee to administer the Agreement, including approving finalized plans and any other actions in connection with the Agreement.

Interim Public Works Director John Oskoui presented a report on the item. City Manager Michael L. Antwine provided additional information.

It was moved by Councilmember Romero to approve agenda item no. 6, as recommended. Motion was seconded by Vice-Mayor Arroyo which carried with the following roll call vote:

Roll Call: 4-0-0-1
AYES: Councilmembers Flores, Romero, Vice-Mayor Arroyo, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana

Motion Passed.

7. Consideration to Approve a Public Works Agreement between the City of Bell and Graffiti Protective Coatings, Inc. for Citywide Graffiti Abatement Services. *(City Council)*

   ***Recommendation**: It is recommended that the City Council approve a Public Works Agreement between the City of Bell and Graffiti Protective Coatings, Inc. (GPC) for Graffiti Abatement Services in an amount not-to-exceed $244,460 annually for a term of 3 years with the option to extend it by 2 additional one-year terms.*

Interim Public Works Director John Oskoui presented a report on the item.

It was moved by Councilmember Romero to approve agenda item no. 7, as recommended. Motion was seconded by Vice-Mayor Arroyo which carried with the following roll call vote:

Roll Call: 4-0-0-1
AYES: Councilmembers Flores, Romero, Vice-Mayor Arroyo, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana

Motion Passed.

Vice-Mayor Arroyo left the meeting at 8:34 p.m. due to illness.

8. Consideration To Approve a Public Works Agreement between the City of Bell and West

Coast Arborists, Inc. for City-Wide Tree Maintenance Services. *(City Council)*

***Recommendation**: It is recommended that the City Council approve a Public Works Agreement between the City of Bell and West Coast Arborists, Inc, (WCA) for City-Wide Tree Trimming Maintenance Services in an amount not-to-exceed $150,000 annually for a term of three (3) years with the option to extend the term of the Agreement by two (2) additional one-year terms.*

Interim Public Works Director John Oskoui presented a report on the item.

A revised agreement was distributed to the Council.

It was moved by Councilmember Flores to approve agenda item no. 8. Motion was seconded by Councilmember Romero which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana and Vice-Mayor Arroyo

Motion Passed.

9. Street Improvement Project Fiscal Year 2024-2025 – Award of Contract. *(City Council)*

***Recommendation**: It is recommended that the City Council:*

1. Award a construction contract in the amount of $970,144.10 to Sequel Contractors, Inc. for the Street Improvement Project Fiscal Year 2024-2025; and

2. Authorize the City Manager to execute change orders to the project in a total amount not to exceed $97,014.41 (ten percent of the bid amount) for any necessary additional work.

Assistant City Engineer Rey Alfonso presented a report on the item.

Mayor Saleh asked to recuse himself from the discussion and action due to a conflict of interest.

City Attorney Dave Aleshire advised that the Mayor remain at the dais to maintain quorum, with the minutes noting that he did not participate in the discussion or vote.

Councilmember Romero presided over this portion of the meeting.

It was moved by Councilmember Flores to approve agenda item no. 9, as recommended. Motion was seconded by Councilmember Romero which carried with the following roll call vote:

Roll Call: 2-0-1-1
AYES: Councilmembers Flores, and Romero
NOES: None
ABSTAIN: Mayor Saleh
ABSENT: Councilmember Quintana

Motion Passed.

10. Approval of Amendment No. 7 to the Agreement with Willdan Engineering for Professional Engineering Services. *(City Council)*

    Recommendation: *It is recommended that the City Council approve Amendment No. 7 to the Agreement for Contract Services between the City of Bell and Willdan Engineering with following key terms:*

    1. Extend the term of the Agreement to June 30, 2026, with an option to renew for an additional one-year to June 30, 2027, and

    2. Maintain current hourly rates at the July 1, 2020 level.

Interim Public Works Director John Oskoui provided staff report.

Mayor Saleh requested that the agreement for the one-year option be removed and that the city go out to bid at the end of the FY 25/26 Fiscal Year.

It was moved by Councilmember Flores to approve agenda item no. 10, with Mayors recommendation. Motion was seconded by Councilmember Romero which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana and Vice-Mayor Arroyo

Motion Passed.

Consent Calendar

The following Consent Calendar items are expected to be routine and non-controversial. They are acted upon by the City Council and related authorities at one time without discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

Recommendation: Approve agenda items 11 through 24.

It was moved by Councilmember Romero to approve agenda items 11 through 24. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana and Vice-Mayor Arroyo

Motion Passed.

11. Receive and File Donations Report for the month of June 2025. *(City Council)*

12. Approval of Proposed Stipulations and Award for Police Officer Cynthia Esquivel, Claim No. 22-167242, WCAB No. ADJ18422808. *(City Council)*

13. Approval of Proposed Stipulations and Award for Police Officer Javier Quintero, Worker's Compensation Claim Nos. 20-152660; 23-172663, WCAB Nos. ADJ17522498; ADJ17822363. *(City Council)*

14. Receive and File the Bell & Bell Successor Agency Investment Reports as of June 2025. *(City Council and Successor Agency to the Bell Community Redevelopment Agency)*

15. It is recommended that the City Council read by title only, waive further reading and adopt Resolution No. 2025-41 titled:

    A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL APPOINTING SHEETAL TALWAR, ACCOUNTING MANAGER, TO SERVE AS THE CITY TREASURER

16. It is recommended that the City Council read by title only, waive further reading and adopt the following resolutions:

    1. Resolution No. 2025-42 -- **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING AND RE-ESTABLISHING THE FISCAL YEAR 2025-26 ANNUAL LEVY RATE TO MEET THE CITY OF BELL GENERAL OBLIGATION BONDS, SERIES 2018A AND SERIES 2018B.**

    2. Resolution No. 2025-43 -- **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL ADOPTING AND RE-ESTABLISHING THE FISCAL YEAR 2025-26 RATE OF ANNUAL VOTER-APPROVED PROPERTY TAX OVERRIDE TO FUND PENSION AND OTHER RETIREE OBLIGATIONS.**

17. It is recommended that the City Council read by the title only, waive further reading and adopt Resolution No. 2025-44 titled:

    A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AMENDING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25 AND DETERMINING AND ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26 IN ACCORDANCE WITH ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION AND GOVERNMENT CODE SECTION 7910

18. It is recommended that the City Council read by title only, waive further reading and adopt Ordinance 1294 titled:

    AN ORDINANCE OF THE CITY OF BELL CITY COUNCIL ADOPTING SEWER RATES FOR THE NEXT FIVE YEARS, COMMENCING JULY 1, 2025, AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

19. It is recommended that the City Council approve Amendment No. 1 to the agreement with Municipal Translation Inc. for translation and interpretation services, extending the term of the agreement from July 1, 2025 to June 30, 2026. *(City Council)*

20. It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-45 titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, AUTHORIZING THE SUBMISSION OF A NOTICE OF INTENT TO WITHDRAW FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA) LIABILITY, CYBER, AND TERRORISM PROGRAMS

21. It is recommended that the City Council:

    1. Approve the acceptance of the CHP CTFGP grant

    2. Read by title only, waive further reading and adopt Resolution 2025-46 titled:

    A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL AUTHORIZING AN INTER-FUND ADVANCEMENT, INTHE AMOUNT OF $110,000 FROM THE GENERAL FUND UNRESTRICTED FUND BALANCE TO THE POLICE DEPARTMENT'S CALIFORNIA STATE GRANTS FUND ACCOUNT FOR THE PURPOSE OF PROVIDING OVERTIME TO REDUCE TRAFFIC COLLISIONS

22. Letter of Support for Assembly Bill 63 (M.Rodriguez) – Restoring a Compassionate, Victim-Centered Tool to Assist Individuals at Risk of Trafficking or Exploitation. *(City Council)*

23. General Warrants, Successor Agency to the Bell Community Redevelopment Agency and Community Housing Authority Warrants of July 23, 2025. (*Council/Successor Agency to the Bell Community Redevelopment Agency/Bell Community Housing Authority*).

24. Minutes for the Regular City Council Meeting of June 11, 2025. *(City Council)*

Pending Items – None

Annual Reorganization of the City Council

The Reorganization of the Bell City Council for the year of 2025 in accordance with Bell Municipal Code Section 2.04.030(b).

a) Election of Mayor
b) Election of Vice Mayor

City Clerk Angela Bustamante presented a staff report. She declared the offices of Mayor and Vice-Mayor vacant and proceeded with the nomination for Mayor.

Councilmember Flores nominated Councilmember Saleh for Mayor.

Hearing no further nominations, City Clerk Bustamante called the roll for the nomination of Councilmember Saleh:

Roll Call: 3-0-0-2
AYES: Councilmembers Flores, Romero, and Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmembers Quintana and Arroyo

Councilmember Saleh was appointed Mayor.

Mayor Saleh then proceeded with the nomination of Vice-Mayor.

Councilmember Flores nominated Councilmember Arroyo.

Councilmember Romero nominated Councilmember Quintana.

Hearing no further nominations, City Clerk Bustamante called the roll for the nomination of Councilmember Arroyo.

Roll Call: 2-1-0-2
AYES: Councilmembers Flores and Saleh
NOES: Councilmember Romero
ABSTAIN: None
ABSENT: Councilmembers Quintana and Arroyo

Councilmember Arroyo was appointed Vice-Mayor.

August 13, 2025 Regular City Council Meeting Cancelled
Next Regular Meeting Wednesday, August 27, 2025

Mayor Saleh adjourned the meeting at 8:57 p.m.

I, Angela Bustamante, City Clerk of the City of Bell, certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on August 27, 2025.

_____
Angela Bustamante, City Clerk

_____
Ali Saleh, Mayor

MINUTES OF THE SPECIAL JOINT MEETING OF THE

Bell City Council/Bell Community Housing Authority/Successor Agency to the Bell Community Redevelopment Agency/Bell Public Finance Authority

Wednesday, July 23, 2025

6:30 P.M. Open Meeting

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the mayor calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, July 23, 2025. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

Call to Order

Mayor Saleh called the meeting to order at 6:37 p.m.

Roll Call of the City Council in their capacities as Councilmembers/Members of all Related Agencies: Councilmembers Flores, Quintana, Romero, Vice-Mayor Arroyo and Mayor Saleh

PRESENT: Councilmember Flores, Romero*, Vice-Mayor Arroyo, and Mayor Saleh

ABSENT: Councilmember Quintana

*Councilmember Romero arrived at 6:38 p.m.

Communications from the Public

This is the time members of the public may address the City Council and related Authorities and Agencies on items that are listed on the agenda only. (Each speaker is limited to three minutes)

There were no public comments. Mayor Saleh closed the public comment period.

Public Hearing(s)

The following item has been posted as a Public Hearing as required by law. The Mayor will open the Public Hearing(s) to receive public testimony only on the item(s) listed under this section.

1. Consideration of a Resolution of the City Council of the City of Bell Authorizing the Recording of Liens Against Various Real Properties in the City for Delinquent Rubbish Collection Charges. *(City Council)*

   Recommendation: *It is recommended that the City Council read by title only, waive further reading and adopt Resolution 2025-37 titled:*

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

BELL, CALIFORNIA AUTHORIZING THE RECORDING OF LIENS AGAINST VARIOUS REAL PROPERTIES IN THE CITY OF BELL FOR DELINQUENT RUBBISH COLLECTION CHARGES"

Finance Director Rickey Manbahal provided a report on the item.

Mayor Saleh opened the public hearing.

Public Speakers
None

Seeing no speakers, Mayor Saleh closed the public comment period.

City Attorney Dave Aleshire read the title of the resolution.

It was moved by Vice-Mayor Arroyo to approve agenda item 1, as recommended. Motion was seconded by Councilmember Flores which carried with the following roll call vote:

Roll Call: 4-0-0-1
AYES: Councilmembers Flores, Romero, Vice-Mayor Arroyo and Mayor Saleh
NOES: None
ABSTAIN: None
ABSENT: Councilmember Quintana

Motion Passed.

Mayor Saleh adjourned the meeting at 6:40 p.m.

I, Angela Bustamante, City Clerk of the City of Bell, certify that the foregoing minutes were approved by the City Council of the City of Bell at a regular meeting held on August 27, 2025.

_____
Angela Bustamante, City Clerk

_____
Ali Saleh, Mayor

AGENDA ITEM 13

City of Bell
Agenda Report

DATE: August 27, 2025

TO: Mayor and Members of the City Council

FROM: Gina Skibar
Deputy Director of Human Resources and Risk Management

APPROVED BY:
Michael L. Antwine II, City Manager

SUBJECT: Approval of Updated Classification Specification – Housing Specialist

RECOMMENDATION:

It is recommended that the City Council approve the revised classification specification for the position of Housing Coordinator to Housing Specialist and authorize staff to incorporate the updated specification into the City's Classification Plan.

DISCUSSION:

The Housing Coordinator classification was reviewed to ensure alignment with the City's operational needs, compliance with state and local housing program requirements, and current best practices in property and program management. The updated specification reflects the expanded duties and responsibilities necessary to support the City's housing-related services.

Key updates to the Housing Coordinator specification include:

- Rename of the position from Housing Coordinator to Housing Specialist
- Manages the Bell Shelter Program and coordinate all activities with the Salvation Army
- Clarification of the role in assisting and administering the City's economic development housing programs, including mobile home parks, residential apartments, First-Time Homebuyer assistance, Residential Rehabilitation Program, and homeless services.
- Expanded responsibility for accounts payable, budget preparation, property management assistance, rent collection, property maintenance oversight, oversee landscape and maintenance and tenant conflict-issue resolution.
- Strengthened requirements for compliance with State and Federal housing regulations, including the Mobile Home Residency Law.
- Inclusion of program administration support for the Bell Community Housing Authority (BCHA).

- Assist with administration of various economic development programs, projects and activities related to housing

- Updated qualifications to reflect the need for experience in housing, property management, and economic/community development programs within local or state government.

These changes ensure that the classification accurately reflects the scope of work performed, provides clear guidelines for recruitment and selection, and supports operational efficiency.

Approval of the updated Housing Specialist classification specification will align the City's classification plan with operational needs, ensure consistency with housing program requirements, and provide a clear framework for recruitment, performance, and accountability.

FISCAL IMPACT:

There is no fiscal impact associated with approval of the updated Housing Specialist classification specification.

STRATEGIC PLAN 2023-25:

Target 1: Energizing Economic Potential
Goal 4: Sell Surplus Land
Action Item 1: Update Tenant Relocation Plan
Target 4: Fostering Financial Resilience
Goal 4: Evaluate the Sale of City owned properties and conduct a revenue search to enhance the City's economic development

ATTACHMENT(S):

1. Revised Housing Specialist Classification Specification

ATTACHMENT 1

CLASSIFICATION SPECIFICATION

CITY OF BELL

HOUSING ~~COORDINATOR~~ SPECIALIST

DEFINITION

Performs a variety of technical duties in support of the City's Economic Development and Housing programs, projects, initiatives, which include a mobile home park and residential apartment units; collects and accounts for rent monies received from tenants; ensures all units are properly maintained; researches and resolves tenant issues; and performs related work as required, assist with First Time Homebuyer program and Residential Rehab Program, ~~homeless~~ Homeless program services and projects

SUPERVISION RECEIVED AND EXERCISED

Receives direction from higher level supervisory and management staff.

ESSENTIAL DUTIES

Duties may include, but are not limited to, the following:

- Performs a variety of technical duties in support of the City's housing programs
- Administers the Bell Shelter Homeless Program
- Manages all Homeless Related Programs, Services and Initiatives
- Prepares the budget; forecasts the need for changes in funding for staff, equipment, materials and supplies; monitors and approves expenditures.
- Assumes responsibility for collecting and accounting for monies received for rents and leases; prepares receipts; ~~performs journal data entry; reconciles and balances monies received and prepares deposit slips for action by staff within~~ and submit to the Finance Department.
- Reviews and prepared ~~monthly~~ billing statements for accuracy, and ~~distributes~~distribute same to all tenants.
- Review and ~~approves~~processes applications for City's Housing and Economic Development programs.
- Receives applications from potential tenants; screens applicants' financial and credit reports to determine general eligibility for the City's housing programs; ~~once all documents are complete, screens based on criteria applications for approval.~~

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- Ensures proper maintenance, upkeep and repair of City owned properties and common areas; reviews situation and assesses level of repair needed; determines most appropriate service provider; monitors on site repairs and ensures all are performed consistent with City standards of workmanship and quality; reviews utility service provider bills for accuracy and rectifies any differences.
- Administers professional service agreements with various vendors for Housing and Economic Development related services and activities. Reviews monthly reports from property management companies on unit vacancy and tenant currency in rent payments; determines purpose of rent delinquency and works with tenants, where possible, to put a payment plan into place.
- Coordinates rent payment, monitors delinquency and violations of city rules, ordinances and policies actions with other City departments including Legal, Bell Police Department, and Code Enforcement; prepares documentation for legal notices.
- ~~Recommends tenants for eviction, coordinates the eviction process based upon established criteria with the City Attorney, and appears in court proceedings as necessary.~~
- Ensures City is compliant with Mobile Home Residency Law and HCD guidelines.
- Provides direction and Customer service support to the resident ~~and property~~ for all housing units by City and Bell Community Housing Authority (BCHA) ~~managers for the management of mobile home parks.~~
- ~~Maintains 24/7 availability to respond to tenant calls, or for maintenance purposes.~~
- Preparation of Memorandums and Staff Reports
- Research and Analysis
- Performs other duties as assigned.

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QUALIFICATIONS GUIDELINES

To qualify for this position, an individual must possess a combination of experience, education, and/or training that would likely produce the knowledge and abilities required to perform the work. A desirable combination of qualifications is described as follows:

Education:

Equivalent to a High School Diploma or GED, supplemented by specialized training in housing program administration or property management.

Experience:

Three (3) years of experience performing technical related duties in a housing or property management, Economic programs or community development projects , local and state government

REQUIRED KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Operations, services and activities of a housing programs ~~that includes City owned properties such as mobile home parks and apartment units~~.
- Methods, techniques and standards for screening and assessing applications for housing program eligibility.
- ~~The local~~The local and state housing program policies, practices and procedures.
- Principles and practices of property management and administration.
- Knowledge of the ~~process and~~process and procedures with respect to legal notices for all tenant and landlord rights filings for delinquent rents.
- ~~Business letter writing and the standard format for reports and correspondence.~~ Preparation of Memorandums and Staff Reports
- Principles and practices of data collection and report preparation.
- Computer applications related to the work, including word processing, database, and spreadsheet applications.
-
-
- Methods and techniques of providing quality customer service to
- Federal, State, and local laws, ordinances and regulations related to Housing services program projects assigned area of responsibility.

Ability to:

- Perform housing program technical support duties including, but not limited to, rent collection, maintenance and repair assessment and residential property management tasks.
- Collect, reconcile and balance rent payments.
- Ensure proper process actions in dealing with legal tenant issues or other matters
- Develop, interpret, apply, and explain a wide variety of technical policies and procedures, and communicate difficult procedures and regulations to those encountered in the course of work.
- Research, compile and summarize information and data.
- Organize, maintain, and update office database and records systems.

- Enter and retrieve data from a computer with sufficient speed and accuracy.
- Organize own work, coordinate projects, set priorities, meet critical time deadlines, and follow-up on assignments with a minimum of direction.
- ~~Operate office~~Operate office equipment including computer equipment and software programs.
- Communicate clearly and effectively, both verbally and in writing.
- Use sound, independent judgment within established policy and procedural guidelines.
- Establish and maintain effective working relationships with those contacted in the course of work.
- ~~Respond quickly to emergency situations.~~

LICENSE, CERTIFICATE, AND REGISTRATION REQUIREMENTS:

Some positions require the possession of, or the ability to obtain and retain, a California Class C driver's license by the time of appointment. Individuals who do not meet this requirement due to a disability will be reviewed on a case-by-case basis.

PHYSICAL AND MENTAL REQUIREMENTS

Mobility –standing or sitting for extended periods; frequent walking; occasional driving may be required depending upon assignment; occasional pushing/pulling; occasional bending, kneeling, squatting and crawling. Lifting – occasional lifting. Vision – constant use of good overall vision for reading/close up work; frequent use of color perception and eye/hand coordination; occasional use of depth perception and peripheral vision. Dexterity – frequent repetitive motion from writing and using a computer keyboard; occasional grasping, holding and reaching. Hearing/Talking - frequent hearing/talking to others on the telephone and in person; occasional hearing of faint sounds. Emotional/Psychological – frequent decision making and concentration; frequent public contact; occasional working alone.

WORKING CONDITIONS

Work is typically performed in an indoor office environment, but frequently requires travel to other locations off site . Work environments may occasionally be noisy.

City Council Meeting of

August 27, 2025

City of Bell

Warrants for Payment Demands and Bank Wire Transfers

City Council Meeting August 27, 2025

Category	Check/Wire Number		Total Checks	Total Invoices	Total Amount
General Checking Account	85965-86197		233	574	$ 1,383,178.85
General Checking Account Wire Transfers	W02237-W02261			25	$ 7,519,082.67
Successor Agency Checking Account	6186-6188		3	5	$ 2,622.02
Successor Agency Checking Account Wire Transfers		-			$ -
Bell Community Housing Authority (BCHA) Checking Account	8940-8966		27	62	$ 132,493.95
Bell Community Housing Authority (BCHA) Wire Transfers		-			$ -
	Total		**263**	**666**	**$ 9,037,377.49**

Respectfully submitted,

Rickey Manbahal
Finance Director

General Warrant

(07/18/2025-08/22/2025)

City Council Meeting

August 27, 2025

General Fund Warrants
City Council Meeting August 27, 2025

Warrants- 7/18/2025-8/22/2025

Category	Check Number	Total Amount	Total Invoices
Forthwith General Accounts Payable	85965-85966	$ 109,205.72	3
Warrant General Accounts Payable	85967-85970	$ 216,746.93	9
Forthwith General Accounts Payable	85971-85979	$ 6,566.36	16
Forthwith General Accounts Payable	85980-85986	$ 11,825.58	35
Forthwith General Accounts Payable	85987-85995	$ 16,946.80	28
Payroll Accounts Payable	85996	$ 188.69	1
Forthwith General Accounts Payable	85997-86003	$ 6,749.08	30
Forthwith General Accounts Payable	86004	$ 11,800.00	1
Forthwith General Accounts Payable	86005-86009	$ 6,338.40	14
Forthwith General Accounts Payable	86010-86016	$ 27,078.94	22
Warrant General Accounts Payable	86017-86019	$ 91,725.35	23
Warrant General Accounts Payable	86020-86024	$ 114,460.97	6
Warrant General Accounts Payable	86025-86060	$ 60,918.50	76
Warrant General Accounts Payable	86061-86092	$ 61,557.63	75
Warrant General Accounts Payable	86093	$ 10,495.00	1
Forthwith General Accounts Payable	86094	$ 17,712.01	1
Payroll Accounts Payable	86095	$ 188.69	1
Forthwith General Accounts Payable	86096-86112	$ 37,239.50	61
Forthwith General Accounts Payable	86113	$ 2,612.50	1
Forthwith General Accounts Payable	86114-86115	$ 9,248.60	4
Warrant General Accounts Payable	86116-86141	$ 27,019.67	41
Warrant General Accounts Payable	86142-86167	$ 28,981.67	57
Warrant General Accounts Payable	86168-86172	$ 246,938.96	10
Warrant General Accounts Payable	86173-86175	$ 115,542.25	7
Forthwith General Accounts Payable	86176-86189	$ 28,440.93	37
Warrant General Accounts Payable	86190-86191	$ 6,226.75	2
Forthwith General Accounts Payable	86192-86196	$ 3,934.05	11
Forthwith General Accounts Payable	86197	$ 106,489.32	1
	Total	**$ 1,383,178.85**	**574**

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:17PM

CITY of BELL

Check Number	Check Date			Amount
01597 - VV&G CONSTRUCTION Line Item Account				
85965	07/30/2025			
Inv 425-5-248:1				
Line Item Date	Line Item Description		Line Item Account	
06/12/2025	COMMERCIAL REHAB PROJECT: 6507-11 ATLANTIC AVE RE		300-00-00-0000-000-2015	-4,607.00
06/12/2025	COMMERCIAL REHAB PROJECT: 6507-11 ATLANTIC AVE		300-70-77-2090-000-4376	69,900.00
06/12/2025	COMMERCIAL REHAB PROJECT: 6507-11 ATLANTIC AVE		300-70-77-2090-000-4376	22,240.00
Inv 425-5-248:1 Total				87,533.00
85965 Total:				87,533.00
01597 - VV&G CONSTRUCTION Total:				87,533.00
5011 - WORLD PRIVATE SECURITY, INC. Line Item Account				
85966	07/30/2025			
Inv 31043				
Line Item Date	Line Item Description		Line Item Account	
05/31/2025	CROSSING GUARD SERVICES 5/16/25-5/31/25		001-80-80-7401-000-6100	12,851.92
Inv 31043 Total				12,851.92
Inv 31077				
Line Item Date	Line Item Description		Line Item Account	
06/15/2025	CROSSING GUARD SERVICES 6/1/25-6/15/25		001-80-80-7401-000-6100	8,820.80
Inv 31077 Total				8,820.80
85966 Total:				21,672.72
5011 - WORLD PRIVATE SECURITY, INC. Total:				21,672.72
Total:				109,205.72

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:21PM

CITY of BELL

Check Number	Check Date			Amount
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Line Item Account				
85967	07/30/2025			
Inv 97411				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0001-GENERAL 6/30/2025		001-45-00-0000-000-6105	12,404.50
Inv 97411 Total				12,404.50
Inv 97414				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0004-PERSONNEL 6/30/2025		001-45-00-0000-000-6105	4,212.00
Inv 97414 Total				4,212.00
Inv 97421				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0014-REFUSE 6/30/2025		108-45-00-0000-000-6105	729.10
Inv 97421 Total				729.10
Inv 97423				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0019-RISK MANAGEMENT 6/30/2025		850-45-91-0000-000-6105	896.80
Inv 97423 Total				896.80
Inv 97500				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0037-POLICE LITIGATION 6/30/2025		001-45-00-0000-000-6105	118.00
Inv 97500 Total				118.00
Inv 97501				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0082-DOWNTOWN 6/30/2025		001-45-00-0000-000-6105	1,066.00
Inv 97501 Total				1,066.00
85967 Total:				19,426.40
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Total:				19,426.40

Check Number	Check Date			Amount
00168 - COUNTY OF LOS ANGELES-ANIMAL CARE & CONTROL Line Item Account				
85968	07/30/2025			
Inv	JUNE2025			
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	ANIMAL CARE AND CONTROL FIELD SERVICES JUNE 2025		001-60-62-0000-000-6415	15,152.95
Inv JUNE2025 Total				15,152.95
85968 Total:				15,152.95
00168 - COUNTY OF LOS ANGELES-ANIMAL CARE & CONTROL Total:				15,152.95
5511 - KASA CONSTRUCTION INC. Line Item Account				
85969	07/30/2025			
Inv	8r1			
Line Item Date	Line Item Description		Line Item Account	
06/12/2025	PRITCHARD FIELD IMPROVEMENT PROJECT PHASE 1 5/1/2:		610-60-00-3062-237-9300	31,923.83
06/12/2025	PRITCHARD FIELD IMPROVEMENT PROJECT PHASE 1 5/1/2:		610-00-00-0000-000-2015	-7,348.53
06/12/2025	PRITCHARD FIELD IMPROVEMENT PROJECT PHASE 1 5/1/2:		610-60-00-3062-237-9300	115,046.83
Inv 8r1 Total				139,622.13
85969 Total:				139,622.13
5511 - KASA CONSTRUCTION INC. Total:				139,622.13
5512 - RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC. Line Item Account				
85970	07/30/2025			
Inv	1940084829			
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	ECRG-2023-01806 ENVIRONMENTAL SERVICES MAY - JUNE		332-70-71-1806-000-6100	42,545.45
Inv 1940084829 Total				42,545.45
85970 Total:				42,545.45
5512 - RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC. Total:				42,545.45
Total:				216,746.93

Accounts Payable

Check Detail

User: fgonzalez
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Check Number	Check Date			Amount
3469 - AMAZON CAPITAL SERVICES INC Line Item Account				
85971	07/31/2025			
Inv 137Y-L4XY-DKTX				
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	OFFICE SUPPLIES- CMO		001-15-00-0000-000-7700	51.34
Inv 137Y-L4XY-DKTX Total				51.34
Inv 17J9-4HQ4-TJTW				
Line Item Date	Line Item Description		Line Item Account	
07/15/2025	HR OFFICE SUPPLIES		001-25-00-0000-000-7700	351.68
Inv 17J9-4HQ4-TJTW Total				351.68
Inv 1LHN-PXDF-XH77				
Line Item Date	Line Item Description		Line Item Account	
07/11/2025	OFFICE SUPPLIES		001-70-72-0000-000-7700	294.74
Inv 1LHN-PXDF-XH77 Total				294.74
Inv 1WQL-G4R3-MVMJ				
Line Item Date	Line Item Description		Line Item Account	
07/09/2025	HR OFFICE SUPPLIES		001-25-00-0000-000-7700	258.99
Inv 1WQL-G4R3-MVMJ Total				258.99
85971 Total:				956.75
3469 - AMAZON CAPITAL SERVICES INC Total:				956.75
01305 - CANON FINANCIAL SERVICES, INC. Line Item Account				
85972	07/31/2025			
Inv 41498174				
Line Item Date	Line Item Description		Line Item Account	
07/13/2025	CANON MONTHLY LEASE PAYMENTS JULY 2025		001-00-00-0000-000-9194	1,950.43
Inv 41498174 Total				1,950.43
85972 Total:				1,950.43

Check Number	Check Date			Amount
01305 - CANON FINANCIAL SERVICES, INC. Total:				1,950.43
00936 - CHARTER COMMUNICATIONS Line Item Account				
85973	07/31/2025			
Inv	554801-070725			
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	187554801- CITY HALL 7/12/25-8/1/25		001-74-69-0000-000-7000	1,800.35
07/07/2025	187554801- CSD 7/12/25-8/1/25		001-60-60-0000-000-7000	129.80
07/07/2025	187554801- BELL HOUSE 7/12/25-8/1/25		001-74-69-0000-000-7000	490.13
Inv 554801-070725 Total				2,420.28
85973 Total:				2,420.28
00936 - CHARTER COMMUNICATIONS Total:				2,420.28
3184 - DIAMOND ENVIRONMENTAL SERVICES LP Line Item Account				
85974	07/31/2025			
Inv	0006343140			
Line Item Date	Line Item Description		Line Item Account	
07/10/2025	DIAMOND RESTROOM DAMAGE FEE		001-60-62-0000-000-7760	65.00
Inv 0006343140 Total				65.00
85974 Total:				65.00
3184 - DIAMOND ENVIRONMENTAL SERVICES LP Total:				65.00
4662 - GENESIS PUENTE-PETTY CASH FUND Line Item Account				
85975	07/31/2025			
Inv	7/1/25-7/15/25			
Line Item Date	Line Item Description		Line Item Account	
07/15/2025	PETTY CASH REIMB.- VARIOUS EXPENSES AT BCC FROM 7/		001-60-62-0000-000-6100	20.00
07/15/2025	PETTY CASH REIMB.- VARIOUS EXPENSES AT BCC FROM 7/		001-60-62-0000-000-6100	9.75
07/15/2025	PETTY CASH REIMB.- VARIOUS EXPENSES AT BCC FROM 7/		001-60-62-0000-000-7453	70.00
07/15/2025	PETTY CASH REIMB.- VARIOUS EXPENSES AT BCC FROM 7/		001-60-62-0000-000-7453	70.00
07/15/2025	PETTY CASH REIMB.- VARIOUS EXPENSES AT BCC FROM 7/		001-60-62-0000-000-7453	70.00
Inv 7/1/25-7/15/25 Total				239.75
85975 Total:				239.75
4662 - GENESIS PUENTE-PETTY CASH FUND Total:				239.75
5652 - LEDON VENTURA, MARIA ISABEL Line Item Account				
85976	07/31/2025			

Check Number	Check Date			Amount
Inv 1045372.002				
Line Item Date	Line Item Description		Line Item Account	
07/14/2025	ACTIVITY#8104, 8112, 8105, 8113 REFUND FOR FUN CAMP PI		001-00-00-0000-086-4452	205.12
Inv 1045372.002 Total				205.12
85976 Total:				205.12
5652 - LEDON VENTURA, MARIA ISABEL Total:				205.12
5653 - SOTO, RUTH Line Item Account				
85977	07/31/2025			
Inv 1044697.002				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	PERMIT#R5550 REFUND FOR HALL RESERVATION		001-00-00-0000-000-2923	300.00
Inv 1044697.002 Total				300.00
85977 Total:				300.00
5653 - SOTO, RUTH Total:				300.00
00951 - STAPLES ADVANTAGE, DEPT. LA Line Item Account				
85978	07/31/2025			
Inv 6036529122				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	VETS PARK SUPPLIES		001-60-62-0000-000-7760	21.83
Inv 6036529122 Total				21.83
85978 Total:				21.83
00951 - STAPLES ADVANTAGE, DEPT. LA Total:				21.83
00604 - VISION SERVICE PLAN (CA) Line Item Account				
85979	07/31/2025			
Inv 823208128				
Line Item Date	Line Item Description		Line Item Account	
07/05/2025	VISION INSURANCE FOR JULY 2025		610-74-74-0000-237-5931	0.21
07/05/2025	VISION INSURANCE FOR JULY 2025		610-60-61-0000-000-5931	0.42
07/05/2025	VISION INSURANCE FOR JULY 2025		001-40-00-0000-000-5931	25.32
07/05/2025	VISION INSURANCE FOR JULY 2025		001-10-00-0000-000-5931	20.70
07/05/2025	VISION INSURANCE FOR JULY 2025		104-74-74-0000-000-5931	5.40
07/05/2025	VISION INSURANCE FOR JULY 2025		720-80-80-0000-000-5931	4.15
07/05/2025	VISION INSURANCE FOR JULY 2025		001-25-00-0000-000-5931	6.64
07/05/2025	VISION INSURANCE FOR JULY 2025		001-15-00-0000-000-5931	7.47
07/05/2025	VISION INSURANCE FOR JULY 2025		450-74-74-0000-000-5931	2.03
07/05/2025	VISION INSURANCE FOR JULY 2025		001-60-62-0000-000-5931	15.77

Check Number	Check Date		Amount
07/05/2025	VISION INSURANCE FOR JULY 2025	001-80-80-0000-000-5931	132.80
07/05/2025	VISION INSURANCE FOR JULY 2025	108-15-00-0000-000-5931	0.21
07/05/2025	VISION INSURANCE FOR JULY 2025	650-40-00-0000-000-5931	1.25
07/05/2025	VISION INSURANCE FOR JULY 2025	001-80-75-0000-000-5931	12.45
07/05/2025	VISION INSURANCE FOR JULY 2025	001-80-86-0000-000-5931	8.30
07/05/2025	VISION INSURANCE FOR JULY 2025	001-60-60-0000-000-5931	18.68
07/05/2025	VISION INSURANCE FOR JULY 2025	001-74-74-0000-000-5931	1.08
07/05/2025	VISION INSURANCE FOR JULY 2025	680-40-00-0000-000-5931	1.45
07/05/2025	VISION INSURANCE FOR JULY 2025	700-60-00-0000-000-5931	2.49
07/05/2025	VISION INSURANCE FOR JULY 2025	001-74-68-0000-000-5931	4.15
07/05/2025	VISION INSURANCE FOR JULY 2025	650-74-74-0000-000-5931	1.99
07/05/2025	VISION INSURANCE FOR JULY 2025	109-74-74-0000-000-5931	3.03
07/05/2025	VISION INSURANCE FOR JULY 2025	220-15-00-0000-000-5931	0.42
07/05/2025	VISION INSURANCE FOR JULY 2025	850-40-00-0000-000-5931	0.42
07/05/2025	VISION INSURANCE FOR JULY 2025	108-74-74-0000-000-5931	6.93
07/05/2025	VISION INSURANCE FOR JULY 2025	100-80-80-0000-000-5931	4.15
07/05/2025	VISION INSURANCE FOR JULY 2025	001-60-61-0000-000-5931	2.08
07/05/2025	VISION INSURANCE FOR JULY 2025	680-74-74-0000-000-5931	0.87
07/05/2025	VISION INSURANCE FOR JULY 2025	001-70-70-0000-000-5931	3.53
07/05/2025	VISION INSURANCE FOR JULY 2025	001-70-71-0000-000-5931	1.04
07/05/2025	VISION INSURANCE FOR JULY 2025	305-70-70-0000-000-5931	1.87
07/05/2025	VISION INSURANCE FOR JULY 2025	001-50-00-0000-000-5931	8.30
07/05/2025	VISION INSURANCE FOR JULY 2025	106-25-91-0000-000-5931	53.95
07/05/2025	VISION INSURANCE FOR JULY 2025	001-74-73-0000-000-5931	0.21
07/05/2025	VISION INSURANCE FOR JULY 2025	670-74-74-0000-000-5931	3.15
07/05/2025	VISION INSURANCE FOR JULY 2025	001-80-87-0000-000-5931	37.35
07/05/2025	VISION INSURANCE FOR JULY 2025	001-70-72-0000-000-5931	4.86
07/05/2025	VISION INSURANCE FOR JULY 2025	620-60-60-0000-000-5931	2.08
Inv 823208128 Total			407.20
85979 Total:			407.20
00604 - VISION SERVICE PLAN (CA) Total:			407.20
Total:			6,566.36

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 2:35PM

CITY of BELL

Check Number	Check Date	Amount

00085 - DELTA DENTAL OF CALIFORNIA Line Item Account

85980 07/31/2025

Inv BE006643207A

Line Item Date	Line Item Description	Line Item Account	
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-80-80-0000-000-5932	361.02
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	305-70-70-0000-000-5932	4.92
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-70-71-0000-000-5932	2.74
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	670-74-74-0000-000-5932	8.31
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	300-70-76-2090-000-5932	3.83
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	220-15-00-0000-000-5932	1.09
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-80-87-0000-000-5932	98.46
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-60-60-0000-000-5932	49.23
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	680-74-74-0000-000-5932	2.30
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-74-68-0000-000-5932	10.94
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	650-40-00-0000-000-5932	3.28
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	610-74-74-0000-237-5932	0.55
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	610-60-61-0000-000-5932	1.09
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	620-60-60-0000-000-5932	5.47
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-15-00-0000-000-5932	19.69
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-60-62-0000-000-5932	41.57
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	300-70-76-2061-000-5932	3.83
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-80-86-0000-000-5932	21.88
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	850-40-00-0000-000-5932	1.09
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-40-00-0000-000-5932	66.73
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	700-60-00-0000-000-5932	6.56
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	104-74-74-0000-000-5932	15.53
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-50-00-0000-000-5932	21.88
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-70-70-0000-000-5932	9.30
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-74-74-0000-000-5932	2.84
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	680-40-00-0000-000-5932	3.83
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-60-61-0000-000-5932	5.47
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	106-25-91-0000-000-5932	153.16
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-10-00-0000-000-5932	54.72
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-74-73-0000-000-5932	0.55
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	450-74-74-0000-000-5932	5.36
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	650-74-74-0000-000-5932	5.25
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	108-15-00-0000-000-5932	0.55
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	720-80-80-0000-000-5932	10.94
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	100-80-80-0000-000-5932	10.94
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-70-72-0000-000-5932	12.80
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	108-74-74-0000-000-5932	16.96
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-80-75-0000-000-5932	32.82
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	109-74-74-0000-000-5932	7.99
06/30/2025	DENTAL INSURANCE ADMIN FEES JUNE 2025	001-25-00-0000-000-5932	17.50

Inv BE006643207A Total 1,102.97

Check Number	Check Date			Amount
Inv BE006643207C				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		305-70-70-0000-000-5932	9.28
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-80-80-0000-000-5932	2,206.20
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-10-00-0000-000-5932	174.00
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-40-00-0000-000-5932	165.30
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-60-60-0000-000-5932	257.60
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-70-70-0000-000-5932	18.56
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		106-25-91-0000-000-5932	2,310.40
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-70-72-0000-000-5932	15.78
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-80-87-0000-000-5932	338.00
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		001-70-71-0000-000-5932	23.20
Inv BE006643207C Total				5,518.32
85980 Total:				6,621.29
00085 - DELTA DENTAL OF CALIFORNIA Total:				6,621.29
4662 - GENESIS PUENTE-PETTY CASH FUND Line Item Account				
85981	07/31/2025			
Inv 4/24/25-6/24/25				
Line Item Date	Line Item Description		Line Item Account	
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7453	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-74-74-0000-000-7317	60.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7755	10.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7755	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-60-0000-000-7310	4.12
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7755	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7755	19.99
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-60-0000-000-7770	31.26
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7453	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7453	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7453	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7760	15.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7755	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7453	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-6100	250.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-6100	14.75
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-7453	70.00
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-60-62-0000-000-6100	8.50
06/24/2025	PETTY CASH REIM. FOR VARIOUS EXPENSES FOR BCC 4/24		001-74-74-0000-000-7317	50.00
Inv 4/24/25-6/24/25 Total				1,093.62
85981 Total:				1,093.62
4662 - GENESIS PUENTE-PETTY CASH FUND Total:				1,093.62
00235 - HOME DEPOT CREDIT SERVICES Line Item Account				
85982	07/31/2025			

Check Number	Check Date		Amount
Inv 2165613			
Line Item Date	Line Item Description	Line Item Account	
06/28/2025	VETS PARK SUPPLIES	001-60-60-0000-000-7770	18.08
Inv 2165613 Total			18.08
Inv 2380781			
Line Item Date	Line Item Description	Line Item Account	
06/28/2025	VETS PARK SUPPLIES	001-60-60-0000-000-7770	236.34
Inv 2380781 Total			236.34
Inv 3235866			
Line Item Date	Line Item Description	Line Item Account	
06/17/2025	DEBS PARK MAINTENANCE	001-60-60-0000-000-7770	172.79
Inv 3235866 Total			172.79
Inv 3670908			
Line Item Date	Line Item Description	Line Item Account	
06/17/2025	DEBS PARK MAINTENANCE	001-60-60-0000-000-7770	438.96
Inv 3670908 Total			438.96
Inv 3904378			
Line Item Date	Line Item Description	Line Item Account	
06/27/2025	VETS PARK SUPPLIES	001-60-60-0000-000-7770	77.31
Inv 3904378 Total			77.31
Inv 4225426			
Line Item Date	Line Item Description	Line Item Account	
06/16/2025	DEBS PARK MAINTENANCE	001-60-60-0000-000-7770	38.39
Inv 4225426 Total			38.39
Inv 6902481			
Line Item Date	Line Item Description	Line Item Account	
06/24/2025	EVENT SUPPLIES	001-60-62-0000-000-7760	13.16
Inv 6902481 Total			13.16
85982 Total:			995.03
00235 - HOME DEPOT CREDIT SERVICES Total:			995.03

01086 - SOUTHERN CALIFORNIA EDISON Line Item Account

85983 07/31/2025

Inv 353035-071725

Line Item Date	Line Item Description	Line Item Account

Check Number	Check Date			Amount
07/17/2025	700081353035- 6901 1/2 RIVER DR 6/16/25-7/16/25	001-74-74-0000-000-7000		6.85
Inv 353035-071725 Total				6.85
Inv 467966-071625				
Line Item Date	Line Item Description	Line Item Account		
07/16/2025	700431467966- 6800 OTIS AVE TC1 6/13/25-7/15/25	001-74-74-0000-000-7000		96.38
Inv 467966-071625 Total				96.38
Inv 510279-071625				
Line Item Date	Line Item Description	Line Item Account		
07/16/2025	700892510279- 4410 GAGE AVE 6/13/25-7/15/25	001-74-74-0000-000-7000		7.86
Inv 510279-071625 Total				7.86
85983 Total:				111.09
01086 - SOUTHERN CALIFORNIA EDISON Total:				111.09
00951 - STAPLES ADVANTAGE, DEPT. LA Line Item Account				
85984	07/31/2025			
Inv 6035822992				
Line Item Date	Line Item Description	Line Item Account		
06/30/2025	VETS PARK SUPPLIES	001-60-60-0000-000-7700		254.17
Inv 6035822992 Total				254.17
Inv 6035822993				
Line Item Date	Line Item Description	Line Item Account		
06/30/2025	VETS PARK SUPPLIES	001-60-60-0000-000-7700		15.79
Inv 6035822993 Total				15.79
85984 Total:				269.96
00951 - STAPLES ADVANTAGE, DEPT. LA Total:				269.96
02015 - VERIZON WIRELESS Line Item Account				
85985	07/31/2025			
Inv 6117006188				
Line Item Date	Line Item Description	Line Item Account		
06/26/2025	STAFF CELLPHONES COMMUNITY SERVICES DEPARTMEN	001-60-62-0000-000-6100		616.63
06/26/2025	STAFF CELLPHONES COMMUNITY DEVELOPMENT DPT (VI	001-70-71-0000-000-7755		109.75
06/26/2025	STAFF CELLPHONES PUBLIC WORKS- 5/27/25-6/26/25	450-74-74-0000-000-7755		360.88
06/26/2025	STAFF CELLPHONES HOMELESS SERVICES LIASON 5/27/25-	332-70-76-0000-238-6800		4.97
06/26/2025	STAFF CELLPHONES FINANCE DEPARTMENT (RM.ST) 5/27/2	001-00-00-0000-000-7000		82.72
06/26/2025	STAFF CELLPHONES COMMUNITY DEVELOPMENT DPT (VI	001-70-71-0000-000-7755		30.59
06/26/2025	STAFF CELLPHONES COMMUNITY SERVICES DEPARTMEN	001-60-62-0000-000-6100		61.99
06/26/2025	STAFF CELLPHONES HOMELESS SERVICES LIASON 5/27/25-	332-70-76-0000-238-6800		41.39

Check Number	Check Date			Amount
	06/26/2025	STAFF CELLPHONES COMMUNITY DEVELOPMENT DPT (MI	001-70-71-0000-000-7755	87.72
	Inv 6117006188 Total			1,396.64
85985 Total:				1,396.64
02015 - VERIZON WIRELESS Total:				1,396.64

00604 - VISION SERVICE PLAN (CA) Line Item Account

85986 07/31/2025

Inv 823116293

Line Item Date	Line Item Description	Line Item Account	
06/28/2025	VISION INSURANCE CLAIMS FOR JUNE 2025	001-80-80-0000-000-5931	468.04
06/28/2025	VISION INSURANCE CLAIMS FOR JUNE 2025	001-80-86-0000-000-5931	282.83
06/28/2025	VISION INSURANCE CLAIMS FOR JUNE 2025	220-15-00-0000-000-5931	24.77
06/28/2025	VISION INSURANCE CLAIMS FOR JUNE 2025	001-15-00-0000-000-5931	198.16
06/28/2025	VISION INSURANCE CLAIMS FOR JUNE 2025	106-25-91-0000-000-5931	364.15
Inv 823116293 Total			1,337.95
85986 Total:			1,337.95
00604 - VISION SERVICE PLAN (CA) Total:			1,337.95
Total:			11,825.58

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:19PM



CITY of BELL

Check Number	Check Date	Amount

3469 - AMAZON CAPITAL SERVICES INC Line Item Account

85987 07/31/2025

Inv 13DM-PYRJ-XCKD

Line Item Date	Line Item Description	Line Item Account	
07/15/2025	CLB OFFICE SUPPLIES	001-60-60-0000-000-7700	177.96

Inv 13DM-PYRJ-XCKD Total 177.96

Inv 17F9-414X-4TG1

Line Item Date	Line Item Description	Line Item Account	
07/14/2025	UNEXPECTED ITEMS	001-60-62-0000-000-7758	50.47

Inv 17F9-414X-4TG1 Total 50.47

Inv 1CP9-CVXT-4LDW

Line Item Date	Line Item Description	Line Item Account	
07/10/2025	EVENT SUPPLIES	001-60-62-0000-000-7760	96.59

Inv 1CP9-CVXT-4LDW Total 96.59

Inv 1DKY-DP7W-3T4F

Line Item Date	Line Item Description	Line Item Account	
07/16/2025	SPECIAL EVENTS PENNANT	001-60-62-0000-000-7760	26.87

Inv 1DKY-DP7W-3T4F Total 26.87

Inv 1G9F-7FCY-MNRG

Line Item Date	Line Item Description	Line Item Account	
07/25/2025	HR OFFICE SUPPLIES	001-25-00-0000-000-7700	115.13

Inv 1G9F-7FCY-MNRG Total 115.13

Inv 1GR9-CJ7T-6HFJ

Line Item Date	Line Item Description	Line Item Account	
07/16/2025	SUMMER CONCERTS CARNIVAL GAME REPLACEMENTS	001-60-62-0000-000-7760	232.87

Inv 1GR9-CJ7T-6HFJ Total 232.87

Inv 1T9W-7NY3-9JCM

Line Item Date	Line Item Description	Line Item Account	
07/10/2025	SUMMER CONCERTS	001-60-62-0000-000-7760	164.57

Inv 1T9W-7NY3-9JCM Total 164.57

Check Number	Check Date		Amount
Inv 1VVV-9VFK-LM1K			
Line Item Date	Line Item Description	Line Item Account	
07/03/2025	EVENT SUPPLIES	001-60-62-0000-000-7760	96.20
Inv 1VVV-9VFK-LM1K Total			96.20
Inv 1VYM-G796-Y6MW			
Line Item Date	Line Item Description	Line Item Account	
07/16/2025	SUMMER CONCERTS PICNIC TABLE COVERS	001-60-62-0000-000-7760	137.16
Inv 1VYM-G796-Y6MW Total			137.16
85987 Total:			1,097.82
3469 - AMAZON CAPITAL SERVICES INC Total:			1,097.82
2606 - AT&T Line Item Account			
85988	07/31/2025		
Inv 808016-071625			
Line Item Date	Line Item Description	Line Item Account	
07/16/2025	148808016- 6330 PINE AVE 7/17/25-8/16/25	001-74-69-0000-000-7000	129.44
Inv 808016-071625 Total			129.44
85988 Total:			129.44
2606 - AT&T Total:			129.44
3494 - AULA ATHLETIC CLUB Line Item Account			
85989	07/31/2025		
Inv 4-BYSWEEK7&8			
Line Item Date	Line Item Description	Line Item Account	
07/14/2025	YOUTH SOCCER SEASON REFEREE SERVICES WEEK 7 & 8	001-60-60-0000-000-6100	1,485.00
Inv 4-BYSWEEK7&8 Total			1,485.00
85989 Total:			1,485.00
3494 - AULA ATHLETIC CLUB Total:			1,485.00
00936 - CHARTER COMMUNICATIONS Line Item Account			
85990	07/31/2025		
Inv 322201-072125			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	188322201- 3700 GAGE AVE 7/24/25-8/23/25	001-60-60-0000-000-7000	619.11

Check Number	Check Date		Amount
Inv 322201-072125 Total			619.11
Inv 323301-072125			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	188323301- 5320 GAGE AVE 7/24/25-8/23/25	108-74-74-0000-000-7000	619.11
Inv 323301-072125 Total			619.11
Inv 324601-072125			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	188324601- 6704 ORCHARD AVE 7/24/25-8/23/25	001-60-60-0000-000-7000	619.11
Inv 324601-072125 Total			619.11
Inv 325301-072125			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	188325301- 6500 WILCOX AVE 7/24/25-8/23/25	001-60-60-0000-000-7000	619.11
Inv 325301-072125 Total			619.11
85990 Total:			2,476.44
00936 - CHARTER COMMUNICATIONS Total:			2,476.44
5655 - GENTEFY INC. Line Item Account			
85991	07/31/2025		
Inv BELL-001			
Line Item Date	Line Item Description	Line Item Account	
07/16/2025	SUMMER CONCERTS BEER VENDOR INSURANCE	001-60-62-0000-000-7760	202.00
Inv BELL-001 Total			202.00
85991 Total:			202.00
5655 - GENTEFY INC. Total:			202.00
00459 - GOLDEN STATE WATER COMPANY Line Item Account			
85992	07/31/2025		
Inv 297665-072225			
Line Item Date	Line Item Description	Line Item Account	
07/22/2025	29766510647- FLORENCE AVE & KING AVE IRR 6/19/25-7 21/2	001-74-74-0000-000-7000	149.48
Inv 297665-072225 Total			149.48
Inv 397207-072325			
Line Item Date	Line Item Description	Line Item Account	
07/23/2025	39720763349- 4410 GAGE AVE FP 6/19/25-7/22/25	001-74-74-0000-000-7000	42.13
Inv 397207-072325 Total			42.13

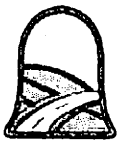
Check Number	Check Date			Amount
Inv 769813-072225				
Line Item Date	Line Item Description		Line Item Account	
07/22/2025	76981366339- N/E/C MAYFLOWER AVE & FLORENCE 6/19/25-		001-74-74-0000-000-7000	242.30
Inv 769813-072225 Total				242.30
Inv 966296-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	96629642842- 4410 GAGE AVE 6/19/25-7/22/25		001-74-74-0000-000-7000	311.34
Inv 966296-072325 Total				311.34
85992 Total:				745.25
00459 - GOLDEN STATE WATER COMPANY Total:				745.25
00235 - HOME DEPOT CREDIT SERVICES Line Item Account				
85993	07/31/2025			
Inv 0512343				
Line Item Date	Line Item Description		Line Item Account	
07/10/2025	MOBILE STAGE EQUIPMENT		001-60-60-0000-000-7310	93.85
Inv 0512343 Total				93.85
Inv 7545824				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	MOBILE STAGE EQUIPMENT		001-60-60-0000-000-7310	260.43
Inv 7545824 Total				260.43
85993 Total:				354.28
00235 - HOME DEPOT CREDIT SERVICES Total:				354.28
5542 - NATIONAL TRAINING CONCEPTS, INC. Line Item Account				
85994	07/31/2025			
Inv 25-105				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	TUITION FOR: LESS LETHAL INSTRUCTOR 8/20-21/2025		001-80-87-0000-000-7900	630.00
Inv 25-105 Total				630.00
85994 Total:				630.00
5542 - NATIONAL TRAINING CONCEPTS, INC. Total:				630.00

Check Number	Check Date		Amount
01086 - SOUTHERN CALIFORNIA EDISON Line Item Account			
85995	07/31/2025		
Inv 188664-072225			
Line Item Date	Line Item Description	Line Item Account	
07/22/2025	700116188664- 5320 GAGE AVE 6/19/25-7/21/25	108-74-74-0000-000-7000	666.10
Inv 188664-072225 Total			666.10
Inv 381741-072425			
Line Item Date	Line Item Description	Line Item Account	
07/24/2025	700524381741- 5007 FLORENCE AVE PED 6/23/25-7/23/25	001-74-74-0000-000-7000	103.49
Inv 381741-072425 Total			103.49
Inv 440363-072225			
Line Item Date	Line Item Description	Line Item Account	
07/22/2025	700332440363- 6250 PINE AVE 6/19/25-7/21/25	001-60-60-0000-000-7000	4,535.72
Inv 440363-072225 Total			4,535.72
Inv 810393-072125			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	700420810393- 4357 GAGE AVE 6/18/25-7/20/25	001-60-60-0000-000-7000	1,204.58
Inv 810393-072125 Total			1,204.58
Inv 870860-072225			
Line Item Date	Line Item Description	Line Item Account	
07/22/2025	700306870860- PD 6/19/25-7/21/25	001-74-69-0000-000-7000	3,316.68
Inv 870860-072225 Total			3,316.68
85995 Total:			9,826.57
01086 - SOUTHERN CALIFORNIA EDISON Total:			9,826.57
Total:			16,946.80

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:18PM



CITY of BELL

Check Number	Check Date			Amount
01847 - FRANCHISE TAX BOARD Line Item Account				
85996	08/01/2025			
Inv				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	PR Batch 00004.07.2025 FTB GARNISHMENT		001-00-00-0000-000-2280	188.69
Inv Total				188.69
85996 Total:				188.69
01847 - FRANCHISE TAX BOARD Total:				188.69
Total:				188.69

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:21PM

Check Number	Check Date	Amount
3469 - AMAZON CAPITAL SERVICES INC Line Item Account		
85997	07/31/2025	
Inv 13KL-DJM4-9JY9		
Line Item Date: 07/02/2025 — Line Item Description: VETS PARK SUPPLIES — Line Item Account: 001-60-60-0000-000-7700		177.20
Inv 13KL-DJM4-9JY9 Total		177.20
Inv 1C37-T6KT-11DF		
Line Item Date: 07/02/2025 — Line Item Description: OFFICE SUPPLIES — Line Item Account: 001-60-60-0000-000-7700		27.42
Inv 1C37-T6KT-11DF Total		27.42
Inv 1VVV-9VFK-TXR6		
Line Item Date: 07/05/2025 — Line Item Description: BCC SUPPLIES — Line Item Account: 001-60-60-0000-000-7700		296.30
Inv 1VVV-9VFK-TXR6 Total		296.30
Inv 1VW9-NY1G-9VYF		
Line Item Date: 07/02/2025 — Line Item Description: JR CHEF SUPPLIES — Line Item Account: 001-60-62-0000-000-7758		39.50
Inv 1VW9-NY1G-9VYF Total		39.50
Inv 1VX4-GN41-K7XM		
Line Item Date: 07/03/2025 — Line Item Description: FUN CAMP SUPPLIES — Line Item Account: 001-60-62-0000-000-7758		826.71
Inv 1VX4-GN41-K7XM Total		826.71
Inv 1XM6-NQP9-THQP		
Line Item Date: 07/09/2025 — Line Item Description: BCC SUPPLIES — Line Item Account: 001-60-60-0000-000-7700		29.41
Inv 1XM6-NQP9-THQP Total		29.41
85997 Total:		1,396.54
3469 - AMAZON CAPITAL SERVICES INC Total:		1,396.54

Check Number	Check Date	Amount

2218 - ANGELA RUIZ - PETTY CASH REIMB Line Item Account

85998 07/31/2025

Inv 5/29/25-6/26/25

Line Item Date	Line Item Description	Line Item Account	
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	30.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	5.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	5.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	10.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	5.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7700	55.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	10.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	12.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	720-80-80-0000-000-7755	40.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	75.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	5.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	12.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	50.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	40.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	6.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	6.00
06/26/2025	PETTY CASH REIMB. FOR CARIOUS EXPENSES FOR PD 5/29	001-80-80-0000-000-7315	50.00

Inv 5/29/25-6/26/25 Total 416.00

85998 Total: 416.00

2218 - ANGELA RUIZ - PETTY CASH REIMB Total: 416.00

5658 - DEL CARMEN URQUIDEZ, ROSITA Line Item Account

85999 07/31/2025

Inv 1045340.002

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	PERMIT #R5617 REFUND FOR TREDER PARK PAVILION	001-00-00-0000-080-4450	118.68
07/29/2025	PERMIT #R5617 REFUND FOR TREDER PARK PAVILION	001-00-00-0000-000-2923	100.00
07/29/2025	PERMIT #R5617 REFUND FOR TREDER PARK PAVILION	520-60-00-0000-000-4459	2.96

Inv 1045340.002 Total 221.64

85999 Total: 221.64

5658 - DEL CARMEN URQUIDEZ, ROSITA Total: 221.64

00170 - DEPARTMENT OF JUSTICE Line Item Account

86000 07/31/2025

Inv 828955

Line Item Date	Line Item Description	Line Item Account	
06/30/2025	LIVESCAN SERVICES HR JUNE 2025	001-25-00-0000-000-6100	162.00
06/30/2025	LIVESCAN SERVICES CS JUNE 2025	001-60-60-0000-000-6410	192.00
06/30/2025	LIVESCAN SERVICES PD JUNE 2025	001-80-86-0000-000-6100	130.00

Check Number	Check Date		Amount
Inv 828955 Total			484.00
86000 Total:			484.00
00170 - DEPARTMENT OF JUSTICE Total:			484.00

00467 - SOCALGAS Line Item Account

86001 07/31/2025

Inv 198599-072325

Line Item Date	Line Item Description	Line Item Account	
07/23/2025	06501198599- 6330 PINE AVE 6/17/25-7/17/25	001-74-69-0000-000-7000	16.96
07/23/2025	06501198599- 6250 PINE AVE 6/17/25-7/17/25	001-60-60-0000-000-7000	62.65
07/23/2025	06501198599- 3700 GAGE AVE 6/17/25-7/17/25	001-60-60-0000-000-7000	16.27
Inv 198599-072325 Total			95.88
86001 Total:			95.88
00467 - SOCALGAS Total:			95.88

01086 - SOUTHERN CALIFORNIA EDISON Line Item Account

86002 07/31/2025

Inv 137608-072225

Line Item Date	Line Item Description	Line Item Account	
07/22/2025	700285137608- 6330 PINE AVE CII 6/19/25-7/21/25	001-74-69-0000-000-7000	3,738.01
Inv 137608-072225 Total			3,738.01
86002 Total:			3,738.01
01086 - SOUTHERN CALIFORNIA EDISON Total:			3,738.01

00951 - STAPLES ADVANTAGE, DEPT. LA Line Item Account

86003 07/31/2025

Inv 6035822989

Line Item Date	Line Item Description	Line Item Account	
06/30/2025	DEPARTMENT SUPPLIES	001-80-87-0000-000-7700	23.15
06/30/2025	DEPARTMENT SUPPLIES	001-80-86-0000-000-7700	11.58
06/30/2025	DEPARTMENT SUPPLIES	001-80-80-0000-000-7700	35.01
06/30/2025	DEPARTMENT SUPPLIES	001-80-86-0000-000-7755	124.03
Inv 6035822989 Total			193.77

Inv 6035822990

Line Item Date	Line Item Description	Line Item Account	
06/30/2025	DEPARTMENT SUPPLIES	001-80-86-0000-000-7755	116.32
Inv 6035822990 Total			116.32

Check Number	Check Date			Amount
Inv 6035822991				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DEPARTMENT SUPPLIES		001-80-80-0000-000-7700	34.77
06/30/2025	DEPARTMENT SUPPLIES		001-80-87-0000-000-7700	34.77
06/30/2025	DEPARTMENT SUPPLIES		001-80-86-0000-000-7700	17.38
Inv 6035822991 Total				86.92
86003 Total:				397.01
00951 - STAPLES ADVANTAGE, DEPT. LA Total:				397.01
Total:				6,749.08

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:22PM

CITY of BELL

Check Number	Check Date			Amount
3200 - PASSAGE ENTERTAINMENT INC. Line Item Account				
86004	08/06/2025			
Inv 07242025CCPE11				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	SUMMER CONCERTS SERIES WEEK #4 AND WEEK #5 SOUN		001-60-62-0000-000-7760	11,800.00
Inv 07242025CCPE11 Total				11,800.00
86004 Total:				11,800.00
3200 - PASSAGE ENTERTAINMENT INC. Total:				11,800.00
Total:				11,800.00

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:21PM

CITY of BELL

Check Number	Check Date	Amount

3469 - AMAZON CAPITAL SERVICES INC Line Item Account

86005 08/06/2025

Inv 1L46-FYXG-9NWJ

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	HR OFFICE SUPPLIES	001-25-00-0000-000-7700	402.95
Inv 1L46-FYXG-9NWJ Total			402.95
86005 Total:			402.95
3469 - AMAZON CAPITAL SERVICES INC Total:			402.95

2218 - ANGELA RUIZ - PETTY CASH REIMB Line Item Account

86006 08/06/2025

Inv 7/1/25-7/24/25

Line Item Date	Line Item Description	Line Item Account	
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-80-0000-000-7315	5.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-80-0000-000-7315	6.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-80-0000-000-7315	72.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	720-80-80-0000-000-7755	27.30
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-80-0000-000-7315	6.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	720-80-80-0000-000-7755	22.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-86-0000-000-7700	30.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-80-0000-000-7315	6.00
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-86-0000-000-7700	4.39
07/24/2025	PETTY CASH REIMB. FOR VARIOUS EXPENSES FOR PD FRO	001-80-80-0000-000-7315	18.00
Inv 7/1/25-7/24/25 Total			196.69
86006 Total:			196.69
2218 - ANGELA RUIZ - PETTY CASH REIMB Total:			196.69

00231 - FEDEX Line Item Account

86007 08/06/2025

Inv 8-934-64965

Line Item Date	Line Item Description	Line Item Account	
07/25/2025	SHIPPING FOR GRANICUS CONTRACT	001-50-00-0000-000-7700	26.19
Inv 8-934-64965 Total			26.19

Check Number	Check Date			Amount
86007 Total:				26.19
00231 - FEDEX Total:				26.19
5655 - GENTEFY INC. Line Item Account				
86008	08/06/2025			
Inv	BELL-002			
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	EVENT SERVICES FOR SUMMER CONCERTS		001-60-62-0000-000-7760	626.00
Inv BELL-002 Total				626.00
86008 Total:				626.00
5655 - GENTEFY INC. Total:				626.00
5585 - LOPEZ, ANTONIO Line Item Account				
86009	08/06/2025			
Inv	AUGUST2025			
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	REISSUE CHECK#85945- ADVANCE DISABILITY PENSION P/		001-80-00-0000-000-5992	5,086.57
Inv AUGUST2025 Total				5,086.57
86009 Total:				5,086.57
5585 - LOPEZ, ANTONIO Total:				5,086.57
Total:				6,338.40

Accounts Payable

Check Detail

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Printed: 08/22/2025 - 12:27PM



Check Number	Check Date			Amount
3469 - AMAZON CAPITAL SERVICES INC Line Item Account				
86010	08/11/2025			
Inv 13LG-GKQF-9WWF				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	YOUTH SOCCER SUPPLIES		001-60-60-0000-000-7770	131.70
Inv 13LG-GKQF-9WWF Total				131.70
Inv 1DLG-YLV3-TNR7				
Line Item Date	Line Item Description		Line Item Account	
07/01/2025	VETS PARK SUPPLIES		001-60-60-0000-000-7310	320.27
Inv 1DLG-YLV3-TNR7 Total				320.27
Inv 1NHQ-QWFK-PHXN				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	VETS PARK SUPPLIES		001-60-60-0000-000-7700	40.75
Inv 1NHQ-QWFK-PHXN Total				40.75
Inv 1PVW-KXY1-YQY9				
Line Item Date	Line Item Description		Line Item Account	
05/23/2025	DEPARTMENT SUPPLIES- PD		001-80-86-0000-000-7755	189.58
Inv 1PVW-KXY1-YQY9 Total				189.58
Inv 1R9M-MW1X-LKKM				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	VETS CLUBHOUSE EQUIPMENT		001-60-60-0000-000-7700	757.99
Inv 1R9M-MW1X-LKKM Total				757.99
Inv 1V39-4KD4-HW4P				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	SNACK BAR EQUIPMENT		001-60-60-0000-000-7700	85.76
Inv 1V39-4KD4-HW4P Total				85.76
Inv 1V4N-VJ9D-WWV6				
Line Item Date	Line Item Description		Line Item Account	
06/29/2025	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7700	10.96
Inv 1V4N-VJ9D-WWV6 Total				10.96

Check Number	Check Date		Amount
86010 Total:			1,537.01
3469 - AMAZON CAPITAL SERVICES INC Total:			1,537.01

01061 - AT&T MOBILITY Line Item Account

86011 08/11/2025

Inv 611220X07162025

Line Item Date	Line Item Description	Line Item Account	
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-70-72-0000-000-7700	46.09
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	450-74-74-0000-000-6100	87.08
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-80-86-0000-000-7000	1,066.53
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-50-00-0000-000-7755	12.46
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-00-00-0000-000-6100	80.48
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-80-87-0000-000-7000	851.64
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-50-00-0000-000-7755	38.70
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-10-00-0000-000-7755	253.14
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-00-00-0000-000-7755	46.09
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25	001-25-00-0000-000-6100	46.09
Inv 611220X07162025 Total			2,528.30

Inv 867X07012025

Line Item Date	Line Item Description	Line Item Account	
06/23/2025	991767867- PD CIRCUIT, CITY IPADS, CELL PHONE 5/24/25/6/	001-00-00-0000-000-7000	55.23
06/23/2025	991767867- PD CIRCUIT, CITY IPADS, CELL PHONE 5/24/25/6/	001-80-87-0000-000-7000	614.14
Inv 867X07012025 Total			669.37
86011 Total:			3,197.67
01061 - AT&T MOBILITY Total:			3,197.67

5664 - AVINA, MARICELA Line Item Account

86012 08/11/2025

Inv 1045281.002

Line Item Date	Line Item Description	Line Item Account	
07/31/2025	PERMIT #R5610 REFUND FOR CLB LODGE	001-00-00-0000-000-2923	100.00
Inv 1045281.002 Total			100.00
86012 Total:			100.00
5664 - AVINA, MARICELA Total:			100.00

01086 - SOUTHERN CALIFORNIA EDISON Line Item Account

86013 08/11/2025

Check Number	Check Date			Amount
Inv 210243-073025				
Line Item Date	Line Item Description		Line Item Account	
07/30/2025	700995210243- 4809 EASTERN AVE TRAFFIC SIGNAL/ILLUM.		450-74-74-0000-000-7000	4,418.04
Inv 210243-073025 Total				4,418.04
86013 Total:				4,418.04
01086 - SOUTHERN CALIFORNIA EDISON Total:				4,418.04
00951 - STAPLES ADVANTAGE, DEPT. LA Line Item Account				
86014	08/11/2025			
Inv 6017258720				
Line Item Date	Line Item Description		Line Item Account	
11/07/2024	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7000	67.84
Inv 6017258720 Total				67.84
Inv 6027362481				
Line Item Date	Line Item Description		Line Item Account	
03/18/2025	DEPARTMENT SUPPLIES- PD		001-80-87-0000-000-7700	22.08
03/18/2025	DEPARTMENT SUPPLIES- PD		001-80-86-0000-000-7700	11.04
03/18/2025	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7700	22.08
Inv 6027362481 Total				55.20
Inv 6031437977				
Line Item Date	Line Item Description		Line Item Account	
05/02/2025	DEPARTMENT SUPPLIES- PD		001-80-87-0000-000-7700	329.34
Inv 6031437977 Total				329.34
Inv 6031437978				
Line Item Date	Line Item Description		Line Item Account	
05/02/2025	DEPARTMENT SUPPLIES- PD		001-80-86-0000-000-7700	11.07
05/02/2025	DEPARTMENT SUPPLIES- PD		001-80-87-0000-000-7700	22.13
05/02/2025	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7700	22.12
Inv 6031437978 Total				55.32
Inv 6033003357				
Line Item Date	Line Item Description		Line Item Account	
05/22/2025	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7700	352.71
Inv 6033003357 Total				352.71
Inv 6033003358				
Line Item Date	Line Item Description		Line Item Account	
05/22/2025	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7700	258.37
Inv 6033003358 Total				258.37

Check Number	Check Date		Amount
Inv 6033003359			
Line Item Date	Line Item Description	Line Item Account	
05/19/2025	DEPARTMENT SUPPLIES- PD	001-80-80-0000-000-7700	55.29
Inv 6033003359 Total			55.29
Inv 6033003360			
Line Item Date	Line Item Description	Line Item Account	
05/20/2025	DEPARTMENT SUPPLIES- PD	001-80-87-0000-000-7700	466.33
Inv 6033003360 Total			466.33
Inv 6033003361			
Line Item Date	Line Item Description	Line Item Account	
05/21/2025	DEPARTMENT SUPPLIES- PD	001-80-87-0000-000-7700	60.32
Inv 6033003361 Total			60.32
86014 Total:			1,700.72
00951 - STAPLES ADVANTAGE, DEPT. LA Total:			1,700.72
01597 - VV&G CONSTRUCTION Line Item Account			
86015	08/11/2025		
Inv RETENTION			
Line Item Date	Line Item Description	Line Item Account	
06/12/2025	COMMERCIAL REHAB PROGRAM 6507-6511 ATLANTIC RET	300-00-00-0000-000-2015	4,607.00
06/12/2025	COMMERCIAL REHAB PROGRAM 6507-6511 ATLANTIC RET	300-00-00-0000-000-2015	5,182.50
Inv RETENTION Total			9,789.50
86015 Total:			9,789.50
01597 - VV&G CONSTRUCTION Total:			9,789.50
00484 - WEST COAST ARBORISTS INC. Line Item Account			
86016	08/11/2025		
Inv 230765			
Line Item Date	Line Item Description	Line Item Account	
06/27/2025	EMERGENCY SERVICES- CLB PARK & LODGE- AESTHETIC	450-74-74-0000-000-6100	6,336.00
Inv 230765 Total			6,336.00
86016 Total:			6,336.00
00484 - WEST COAST ARBORISTS INC. Total:			6,336.00

Check Number	Check Date	Amount
Total:		27,078.94

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:23PM



CITY of BELL

Check Number	Check Date		Amount
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Line Item Account			
86017	08/12/2025		
Inv 93027			
Line Item Date	Line Item Description	Line Item Account	
02/21/2025	LEGAL SERVICES-0003-LITIGATION 1/31/2025	001-45-00-0000-000-6105	2,073.24
Inv 93027 Total			2,073.24
Inv 93046			
Line Item Date	Line Item Description	Line Item Account	
02/21/2025	LEGAL SERVICES-0038-LABOR 1/31/2025	850-45-91-0000-000-6105	473.10
Inv 93046 Total			473.10
Inv 93685			
Line Item Date	Line Item Description	Line Item Account	
03/27/2025	LEGAL SERVICES-0038-LABOR 2/28/2025	850-45-91-0000-000-6105	494.00
Inv 93685 Total			494.00
Inv 94372			
Line Item Date	Line Item Description	Line Item Account	
03/27/2025	LEGAL SERVICES-0019-RISK MANAGEMENT 2/28/2025	850-45-91-0000-000-6105	259.60
Inv 94372 Total			259.60
Inv 94947			
Line Item Date	Line Item Description	Line Item Account	
04/11/2025	LEGAL SERVICES-0004-PERSONNEL 3/31/2025	850-45-91-0000-000-6105	1,040.00
Inv 94947 Total			1,040.00
Inv 96600			
Line Item Date	Line Item Description	Line Item Account	
06/18/2025	LEGAL SERVICES-0005-PLANNING 5/31/2025	001-45-00-0000-000-6105	800.00
Inv 96600 Total			800.00
Inv 96601			
Line Item Date	Line Item Description	Line Item Account	
06/18/2025	LEGAL SERVICES-0006-PUBLIC WORKS / ENGINEERING 5/3	001-45-00-0000-000-6105	720.00
Inv 96601 Total			720.00

Check Number	Check Date		Amount
Inv 96617			
Line Item Date	Line Item Description	Line Item Account	
06/18/2025	LEGAL SERVICES-0092-CITY VENTURES 5/31/25	001-45-00-0000-000-6105	2,704.00
Inv 96617 Total			2,704.00
Inv 96743			
Line Item Date	Line Item Description	Line Item Account	
06/18/2025	LEGAL SERVICES-0008-ASSESSMENT/BOND 5/31/25	001-45-00-0000-000-6105	2,028.00
Inv 96743 Total			2,028.00
Inv 97415			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	LEGAL SERVICES-0005-PLANNING 6/30/2025	001-45-00-0000-000-6105	2,885.40
Inv 97415 Total			2,885.40
Inv 97416			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	LEGAL SERVICES-0006-PUBLIC WORKS/ENGINEERING 6/30/	001-45-00-0000-000-6105	3,228.90
Inv 97416 Total			3,228.90
Inv 97417			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	LEGAL SERVICES-0007-FINANCE 6/30/2025	001-45-00-0000-000-6105	755.70
Inv 97417 Total			755.70
Inv 97418			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	LEGAL SERVICES-0010-POLICE 6/30/2025	001-45-00-0000-000-6105	1,600.80
Inv 97418 Total			1,600.80
Inv 97419			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	LEGAL SERVICES-0011-CODE ENFORCEMENT 6/30/25	001-45-00-0000-000-6105	938.27
Inv 97419 Total			938.27
Inv 97427			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	LEGAL SERVICES-0041-POLICE PERSONNEL 6/30/2025	001-45-00-0000-000-6105	23,627.20
Inv 97427 Total			23,627.20
Inv 97428			
Line Item Date	Line Item Description	Line Item Account	

Check Number	Check Date			Amount
07/18/2025	LEGAL SERVICES-EAST YARD COMMUNITIES; MARK L. 6/3	001-45-00-0000-000-6105		13,504.20
Inv 97428 Total				13,504.20
Inv 97430				
Line Item Date	Line Item Description	Line Item Account		
07/18/2025	LEGAL SERVICES-0092- CITY VENTURES 6/30/2025	001-45-00-0000-000-6105		1,482.00
Inv 97430 Total				1,482.00
Inv 97499				
Line Item Date	Line Item Description	Line Item Account		
07/18/2025	LEGAL SERVICES-008-ASSESSMENT/BOND 6/30/2025	001-45-00-0000-000-6105		598.00
Inv 97499 Total				598.00
Inv 97502				
Line Item Date	Line Item Description	Line Item Account		
06/30/2025	LEGAL SERVICES-0005-PLANNING 5/31/2025	001-45-00-0000-000-6105		2,600.00
Inv 97502 Total				2,600.00
Inv 97509				
Line Item Date	Line Item Description	Line Item Account		
04/11/2025	LEGAL SERVICES-0011-CODE ENFORCEMENT 3/31/2025	001-45-00-0000-000-6105		70.80
Inv 97509 Total				70.80
86017 Total:				61,883.21
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Total:				61,883.21
5579 - REZEK, RONALD Line Item Account				
86018	08/12/2025			
Inv SD1010156				
Line Item Date	Line Item Description	Line Item Account		
06/25/2025	LIGHTS FOR BELL FAMILY NIGHT MARKETt.	001-70-70-2093-000-6100		17,258.14
Inv SD1010156 Total				17,258.14
86018 Total:				17,258.14
5579 - REZEK, RONALD Total:				17,258.14
00484 - WEST COAST ARBORISTS INC. Line Item Account				
86019	08/12/2025			
Inv 229679				
Line Item Date	Line Item Description	Line Item Account		
05/31/2025	24-25 REQUESTED MAINTENANCE ITEMS E-N 5/16/25-5/31/2	450-74-74-0000-000-6100		4,520.00

Check Number	Check Date			Amount
	05/31/2025	24-25 REQUESTED MAINTENANCE ITEMS E-N 5/16/25-5/31/2	450-74-74-0000-000-6100	1,200.00
	Inv 229679 Total			5,720.00
	Inv 230410			
	Line Item Date	Line Item Description	Line Item Account	
	06/15/2025	24-25 REQUESTED MAINTENANCE ITEMS E-N 6/1/25-6/15/25	450-74-74-0000-000-6100	350.00
	06/15/2025	24-25 REQUESTED MAINTENANCE ITEMS E-N 6/1/25-6/15/25	450-74-74-0000-000-6100	6,336.00
	06/15/2025	24-25 REQUESTED MAINTENANCE ITEMS E-N 6/1/25-6/15/25	450-74-74-0000-000-6100	178.00
	Inv 230410 Total			6,864.00
86019 Total:				12,584.00
00484 - WEST COAST ARBORISTS INC. Total:				12,584.00
Total:				91,725.35

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:23PM

CITY of BELL

Check Number	Check Date			Amount
3815 - COSTAR REALTY INFORMATION, INC. Line Item Account				
86020	08/12/2025			
Inv 122381272				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	1 YEAR SUBSCRIPTION FOR CO-STAR 7/1/25-6/30/26		001-70-71-0000-000-6100	10,740.36
Inv 122381272 Total				10,740.36
86020 Total:				10,740.36
3815 - COSTAR REALTY INFORMATION, INC. Total:				10,740.36
5445 - EXPRESS TRANSPORTATION SERVICES Line Item Account				
86021	08/12/2025			
Inv BEX07312025				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	TRANSPORTATION SERVICES - DIAL A RIDE & LA CAMPANA		700-60-00-4020-000-6100	43,742.61
Inv BEX07312025 Total				43,742.61
86021 Total:				43,742.61
5445 - EXPRESS TRANSPORTATION SERVICES Total:				43,742.61
00384 - SUN RIDGE SYSTEMS INC. Line Item Account				
86022	08/12/2025			
Inv 8631				
Line Item Date	Line Item Description		Line Item Account	
07/01/2025	RIMS ANNUAL SUPPORT SERVICES 7/1/25-6/30/26		001-80-87-0000-000-7300	27,867.00
Inv 8631 Total				27,867.00
86022 Total:				27,867.00
00384 - SUN RIDGE SYSTEMS INC. Total:				27,867.00
3298 - THE PUN GROUP LLP Line Item Account				
86023	08/12/2025			

Check Number	Check Date			Amount
Inv 115430				
Line Item Date	Line Item Description		Line Item Account	
07/01/2025	AUDIT FOR YEAR END JUNE 30, 2025 PROGESS BILLING #2		001-40-00-0000-000-6100	20,000.00
Inv 115430 Total				20,000.00
86023 Total:				20,000.00
3298 - THE PUN GROUP LLP Total:				20,000.00
5650 - WITT O'BRIEN'S LLC Line Item Account				
86024	08/12/2025			
Inv 507-101089				
Line Item Date	Line Item Description		Line Item Account	
06/12/2025	LOCAL HAZARDOUS MITIGATION SITE PLAN APRIL 14- MA		850-95-90-0000-000-6100	10,516.00
Inv 507-101089 Total				10,516.00
Inv 507-101316				
Line Item Date	Line Item Description		Line Item Account	
07/14/2025	LOCAL HAZARDOUS MITIGATION SITE PLAN JUNE 2025		850-95-90-0000-000-6100	1,595.00
Inv 507-101316 Total				1,595.00
86024 Total:				12,111.00
5650 - WITT O'BRIEN'S LLC Total:				12,111.00
Total:				114,460.97

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:23PM

CITY of BELL

Check Number	Check Date			Amount
00065 - ANAYA'S SERVICE CENTER Line Item Account				
86025	08/12/2025			
Inv 41617				
Line Item Date	Line Item Description		Line Item Account	
05/14/2025	VEHICLE MAINTENANCE- OLD BOOM TUCK UNIT #7409		001-74-74-0000-000-7315	999.05
Inv 41617 Total				999.05
Inv 41749				
Line Item Date	Line Item Description		Line Item Account	
06/13/2025	POLICE VEHICLE MAINTENANCE		001-80-80-0000-000-7315	88.09
Inv 41749 Total				88.09
Inv 41777				
Line Item Date	Line Item Description		Line Item Account	
06/19/2025	POLICE VEHICLE MAINTENANCE		001-80-80-0000-000-7315	213.37
Inv 41777 Total				213.37
Inv 41785				
Line Item Date	Line Item Description		Line Item Account	
06/23/2025	POLICE VEHICLE MAINTENANCE		001-80-80-0000-000-7315	108.66
Inv 41785 Total				108.66
86025 Total:				1,409.17
00065 - ANAYA'S SERVICE CENTER Total:				1,409.17
5346 - ANGULO, ALFREDO Line Item Account				
86026	08/12/2025			
Inv INV0407				
Line Item Date	Line Item Description		Line Item Account	
05/06/2025	RESTROOM SUPPLIES		001-74-68-0000-000-6100	250.00
Inv INV0407 Total				250.00
86026 Total:				250.00

Check Number	Check Date			Amount
5346 - ANGULO, ALFREDO Total:				250.00
5279 - BANKS CONSULTING Line Item Account				
86027	08/12/2025			
Inv 13				
Line Item Date	Line Item Description		Line Item Account	
07/09/2025	PLANNING AND PROJECT MANAGEMENT SERVICES JUNE		001-70-70-0000-000-6100	2,062.50
Inv 13 Total				2,062.50
86027 Total:				2,062.50
5279 - BANKS CONSULTING Total:				2,062.50
5611 - BLUETRITON BRANDS INC. Line Item Account				
86028	08/12/2025			
Inv 05F8710091969				
Line Item Date	Line Item Description		Line Item Account	
06/06/2025	FILTRATION SYSTEM RENTAL- PD 5/5/25-6/4/25		001-80-86-0000-000-7000	434.66
Inv 05F8710091969 Total				434.66
Inv 05G8710091969				
Line Item Date	Line Item Description		Line Item Account	
07/08/2025	FILTRATION SYSTEM RENTAL- PD 6/5/25-7/4/25		001-80-86-0000-000-7000	560.68
Inv 05G8710091969 Total				560.68
86028 Total:				995.34
5611 - BLUETRITON BRANDS INC. Total:				995.34
01591 - C.A.T. SPECIALTIES INC. Line Item Account				
86029	08/12/2025			
Inv 42152				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DEPARTMENT ATTIRE		108-74-74-0000-000-7790	232.92
Inv 42152 Total				232.92
Inv 42153				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DEPARTMENT ATTIRE		001-15-00-0000-000-7700	232.11
Inv 42153 Total				232.11
Inv 42154				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date			Amount
06/30/2025		DEPARTMENT ATTIRE	001-25-00-0000-000-7700	232.11
Inv 42154 Total				232.11
86029 Total:				697.14
01591 - C.A.T. SPECIALTIES INC. Total:				697.14
2771 - CINTAS Line Item Account				
86030	08/12/2025			
Inv 5276484503				
Line Item Date		Line Item Description	Line Item Account	
06/18/2025		MEDICAL SUPPLIES REFILL FOR PUBLIC WORKS	001-74-74-0000-000-7755	466.51
Inv 5276484503 Total				466.51
86030 Total:				466.51
2771 - CINTAS Total:				466.51
01025 - CLARK, GREGORY Line Item Account				
86031	08/12/2025			
Inv APRIL2025				
Line Item Date		Line Item Description	Line Item Account	
07/23/2025		HEALTH REIMBURSEMENT- APRIL 2025	106-25-90-0000-000-5930	1,290.04
Inv APRIL2025 Total				1,290.04
Inv MARCH2025				
Line Item Date		Line Item Description	Line Item Account	
07/23/2025		HEALTH REIMBURSEMENT- MARCH 2025	106-25-90-0000-000-5930	1,290.04
Inv MARCH2025 Total				1,290.04
Inv MAY2025				
Line Item Date		Line Item Description	Line Item Account	
07/23/2025		HEALTH REIMBURSEMENT- MAY 2025	106-25-90-0000-000-5930	1,290.04
Inv MAY2025 Total				1,290.04
86031 Total:				3,870.12
01025 - CLARK, GREGORY Total:				3,870.12
3099 - COMMLINE INC. Line Item Account				
86032	08/12/2025			

Check Number	Check Date			Amount
Inv 0499611-IN				
Line Item Date	Line Item Description		Line Item Account	
06/26/2025	VEHICLE SUPPLIES		001-80-80-0000-000-7315	87.36
Inv 0499611-IN Total				87.36
Inv 0503699-IN				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	VEHICLE SUPPLIES		001-80-80-0000-000-7315	125.25
Inv 0503699-IN Total				125.25
Inv 0503700-IN				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	VEHICLE SUPPLIES		001-80-80-0000-000-7315	538.07
Inv 0503700-IN Total				538.07
86032 Total:				750.68
3099 - COMMLINE INC. Total:				750.68
4626 - DEL AMO MOTORSPORTS LOS ANGELES Line Item Account				
86033	08/12/2025			
Inv 9147				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	898.64
Inv 9147 Total				898.64
Inv 9335				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	338.61
Inv 9335 Total				338.61
86033 Total:				1,237.25
4626 - DEL AMO MOTORSPORTS LOS ANGELES Total:				1,237.25
00186 - DUNN-EDWARDS CORPORATION Line Item Account				
86034	08/12/2025			
Inv 2009A49827				
Line Item Date	Line Item Description		Line Item Account	
06/20/2025	BELL HOUSE REPAIRS		001-74-69-0000-000-7900	134.77
Inv 2009A49827 Total				134.77

Check Number	Check Date			Amount
Inv 2009A49828				
Line Item Date	Line Item Description		Line Item Account	
06/20/2025	BELL HOUSE REPAIRS		001-74-69-0000-000-7900	17.90
Inv 2009A49828 Total				17.90
86034 Total:				152.67
00186 - DUNN-EDWARDS CORPORATION Total:				152.67
00189 - ENTENMANN-ROVIN CO. Line Item Account				
86035	08/12/2025			
Inv 0186684-IN				
Line Item Date	Line Item Description		Line Item Account	
03/04/2025	POCKET ID HOLDER		001-80-80-0000-000-7755	63.34
Inv 0186684-IN Total				63.34
86035 Total:				63.34
00189 - ENTENMANN-ROVIN CO. Total:				63.34
00330 - GALLS, LLC Line Item Account				
86036	08/12/2025			
Inv 031718392				
Line Item Date	Line Item Description		Line Item Account	
06/23/2025	POLICE RECRUIT UNIFORMS- S. MARMOLEJO		001-80-80-0000-000-5420	14.35
Inv 031718392 Total				14.35
Inv 031718418				
Line Item Date	Line Item Description		Line Item Account	
06/23/2025	POLICE RECRUIT UNIFORMS- S. MARMOLEJO		001-80-80-0000-000-5420	256.34
Inv 031718418 Total				256.34
Inv 031746422				
Line Item Date	Line Item Description		Line Item Account	
06/25/2025	POLICE RECRUIT UNIFORMS- S. MARMOLEJO		001-80-80-0000-000-5420	907.60
Inv 031746422 Total				907.60
Inv 031746439				
Line Item Date	Line Item Description		Line Item Account	
06/25/2025	POLICE RECRUIT UNIFORMS- CHIEF VELASCO		001-80-80-0000-000-5420	21.94
Inv 031746439 Total				21.94

Check Number	Check Date			Amount
Inv 031769176				
Line Item Date	Line Item Description		Line Item Account	
06/27/2025	POLICE RECRUIT UNIFORMS- S. MARMOLEJO		001-80-80-0000-000-5420	48.61
Inv 031769176 Total				48.61
Inv 031771602				
Line Item Date	Line Item Description		Line Item Account	
06/27/2025	POLICE RECRUIT UNIFORMS- CHIEF VALASCO		001-80-80-0000-000-5420	826.83
Inv 031771602 Total				826.83
Inv 031794651				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	POLICE RECRUIT UNIFORMS- CHIEF VALASCO		001-80-80-0000-000-5420	26.33
Inv 031794651 Total				26.33
86036 Total:				2,102.00
00330 - GALLS, LLC Total:				2,102.00
2597 - GOVERNMENT FINANCE OFFICERS ASSOCIATION Line Item Account				
86037	08/12/2025			
Inv CASH-300069790				
Line Item Date	Line Item Description		Line Item Account	
12/05/2024	ACCOUNT #300069790- MEMBERSHIP DUES BASE FEE		001-40-00-0000-000-7850	250.00
Inv CASH-300069790 Total				250.00
86037 Total:				250.00
2597 - GOVERNMENT FINANCE OFFICERS ASSOCIATION Total:				250.00
2605 - GRAINGER Line Item Account				
86038	08/12/2025			
Inv 866287634				
Line Item Date	Line Item Description		Line Item Account	
05/22/2025	SUPPLIES FOR PARK RESTROOMS- CITYWIDE		001-74-68-0000-000-7310	174.92
Inv 866287634 Total				174.92
86038 Total:				174.92
2605 - GRAINGER Total:				174.92
5662 - HILTON, DOUGLAS G. Line Item Account				

Check Number	Check Date			Amount
86039	08/12/2025			
Inv BELL001				
Line Item Date	Line Item Description		Line Item Account	
06/18/2025	MOTOROLA RADIOS, FIRMWARE & UPDATES		001-80-80-0000-000-7755	977.25
Inv BELL001 Total				977.25
Inv BELL002				
Line Item Date	Line Item Description		Line Item Account	
06/29/2025	MOTOROLA RADIOS, FIRMWARE & UPDATES		001-80-80-0000-000-7755	996.45
Inv BELL002 Total				996.45
Inv BELL003				
Line Item Date	Line Item Description		Line Item Account	
06/18/2025	MOTOROLA RADIOS, FIRMWARE & UPDATES		001-80-80-0000-000-7755	928.63
Inv BELL003 Total				928.63
86039 Total:				2,902.33
5662 - HILTON, DOUGLAS G. Total:				2,902.33
5596 - HIRSCH & SUPPLY CO INC. Line Item Account				
86040	08/12/2025			
Inv 1253294				
Line Item Date	Line Item Description		Line Item Account	
06/17/2025	DRINKING FOUNTAIN VALVE- PARKS		001-74-68-0000-000-7300	289.35
Inv 1253294 Total				289.35
86040 Total:				289.35
5596 - HIRSCH & SUPPLY CO INC. Total:				289.35
4703 - INFINITY TECHNOLOGIES Line Item Account				
86041	08/12/2025			
Inv 3958				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	MONTHLY GIS SERVICES JUNE 2025		104-74-74-0000-000-6100	1,800.00
Inv 3958 Total				1,800.00
86041 Total:				1,800.00
4703 - INFINITY TECHNOLOGIES Total:				1,800.00

Check Number	Check Date			Amount
01107 - LACMTA Line Item Account				
86042	08/12/2025			
Inv 6025384				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	BUS PASS SUBSIDY PROGRAM JUNE 2025		700-60-00-4050-000-6100	652.80
Inv 6025384 Total				652.80
86042 Total:				652.80
01107 - LACMTA Total:				652.80
4759 - LEE LIGHTING AND ELECTRIC Line Item Account				
86043	08/12/2025			
Inv 1188				
Line Item Date	Line Item Description		Line Item Account	
02/05/2025	ELECTRICIANS LABOR AT PD		001-74-69-0000-000-7900	250.00
Inv 1188 Total				250.00
Inv 1199				
Line Item Date	Line Item Description		Line Item Account	
03/03/2025	ELECTRICIANS LABOR AT CLB PARK		001-74-68-0000-000-6100	505.00
Inv 1199 Total				505.00
86043 Total:				755.00
4759 - LEE LIGHTING AND ELECTRIC Total:				755.00
4751 - LONG BEACH BMW MOTORCYCLES Line Item Account				
86044	08/12/2025			
Inv 50411				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	748.25
Inv 50411 Total				748.25
Inv 50412				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	398.39
Inv 50412 Total				398.39
Inv 51109				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	268.35
Inv 51109 Total				268.35

Inv 53173

Line Item Date	Line Item Description	Line Item Account	
07/21/2025	MOTORCYCLE SERVICE	001-80-80-0000-000-7315	759.00

Inv 53173 Total 759.00

Inv 53177

Line Item Date	Line Item Description	Line Item Account	
07/21/2025	MOTORCYCLE SERVICE	001-80-80-0000-000-7315	759.00

Inv 53177 Total 759.00

86044 Total: 2,932.99

4751 - LONG BEACH BMW MOTORCYCLES Total: 2,932.99

3032 - LOPEZ, ESTRELLA Line Item Account

86045 08/12/2025

Inv WINTER2025

Line Item Date	Line Item Description	Line Item Account	
07/01/2025	TUITION REIMBURSEMENT- BAM540- PRJ MNGMT WINTER	001-25-00-0000-000-7908	675.00
07/01/2025	TUITION REIMBURSEMENT- BAM547- CONFLICT MNGMT V	001-25-00-0000-000-7908	675.00

Inv WINTER2025 Total 1,350.00

86045 Total: 1,350.00

3032 - LOPEZ, ESTRELLA Total: 1,350.00

00147 - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT Line Item Account

86046 08/12/2025

Inv 253203BL

Line Item Date	Line Item Description	Line Item Account	
06/18/2025	JAIL FOOD SERVICES- MAY 2025	001-80-87-0000-000-6415	657.93

Inv 253203BL Total 657.93

Inv 253569BL

Line Item Date	Line Item Description	Line Item Account	
07/10/2025	JAIL FOOD SERVICES- JUNE 2025	001-80-87-0000-000-6415	106.83
07/10/2025	JAIL FOOD SERVICES- JUNE 2025	001-80-87-0000-000-6415	399.71

Inv 253569BL Total 506.54

86046 Total: 1,164.47

Check Number	Check Date			Amount
00147 - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT Total:				1,164.47
3675 - MARIPOSA LANDSCAPES INC Line Item Account				
86047	08/12/2025			
Inv 114571				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	SHRUB/GROUND FLORENCE AVENUE BANKS JUNE 2025		104-74-74-0000-000-6100	1,268.50
06/30/2025	TURF MOWING/EDGING MAINTENANCE		450-74-74-0000-000-6100	1,140.58
06/30/2025	SHRUB/GROUND GAGE AVENUE BANKS JUNE 2025		104-74-74-0000-000-6100	1,450.18
06/30/2025	TURF MOWING/EDGING MAINTENANCE		450-74-74-0000-000-6100	185.98
06/30/2025	SHRUB/GROUND VETERAN'S MEMORIAL PARK JUNE 2025		450-74-74-0000-000-6100	532.13
06/30/2025	SHRUB/GROUND ATLANTIC AVENUE MEDIAN JUNE 2025		104-74-74-0000-000-6100	1,142.73
06/30/2025	SHRUB/GROUND EASTERN AVENUE MEDIAN JUNE 2025		104-74-74-0000-000-6100	96.75
06/30/2025	SHRUB/GROUND CAMP LITTLE BEAR PARK JUNE 2025		450-74-74-0000-000-6100	181.68
06/30/2025	TURF MOWING/EDGING MAINTENANCE		450-74-74-0000-000-6100	743.90
06/30/2025	SHRUB/GROUND BANDINI BLVD MEDIAN JUNE 2025		104-74-74-0000-000-6100	1,199.70
06/30/2025	TURF MOWING/EDGING MAINTENANCE		450-74-74-0000-000-6100	1,248.08
06/30/2025	SHRUB/GROUND CIVIC CENTER JUNE 2025		450-74-74-0000-000-6100	181.68
06/30/2025	SHRUB/GROUND TREDER PARK JUNE 2025		450-74-74-0000-000-6100	108.58
Inv 114571 Total				9,480.47
86047 Total:				9,480.47
3675 - MARIPOSA LANDSCAPES INC Total:				9,480.47
5536 - MORA, SALVADOR Line Item Account				
86048	08/12/2025			
Inv 22575-1				
Line Item Date	Line Item Description		Line Item Account	
06/04/2025	PURCHASE OF TREES		450-74-74-0000-000-7300	685.58
Inv 22575-1 Total				685.58
Inv 22579-1				
Line Item Date	Line Item Description		Line Item Account	
06/05/2025	PURCHASE OF TREES		450-74-74-0000-000-7300	608.82
Inv 22579-1 Total				608.82
86048 Total:				1,294.40
5536 - MORA, SALVADOR Total:				1,294.40
01392 - NORTHGATE GONZALEZ, LLC Line Item Account				
86049	08/12/2025			
Inv 010-102-2725				
Line Item Date	Line Item Description		Line Item Account	
10/26/2024	CREAMER FOR FACILITY		001-60-62-0000-000-6100	6.99

Check Number	Check Date		Amount
Inv 010-102-2725 Total			6.99
Inv 010-103-7782			
Line Item Date	Line Item Description	Line Item Account	
11/28/2024	JUNIOR CHEF ITEMS	001-60-62-0000-000-6100	34.19
Inv 010-103-7782 Total			34.19
Inv 010-106-1898			
Line Item Date	Line Item Description	Line Item Account	
08/18/2023	JUNIOR CHEF ITEMS	001-60-62-0000-000-6100	71.86
Inv 010-106-1898 Total			71.86
Inv 010-107-2493			
Line Item Date	Line Item Description	Line Item Account	
07/19/2023	JUNIOR CHEF ITEMS	001-60-62-0000-000-6100	73.97
Inv 010-107-2493 Total			73.97
Inv 010-109-7082			
Line Item Date	Line Item Description	Line Item Account	
06/06/2025	JUNIOR CHEF ITEMS	001-60-62-0000-000-6100	71.15
Inv 010-109-7082 Total			71.15
86049 Total:			258.16
01392 - NORTHGATE GONZALEZ, LLC Total:			258.16
5612 - PEREZ, CELENE Line Item Account			
86050	08/12/2025		
Inv 6/30/2025			
Line Item Date	Line Item Description	Line Item Account	
06/30/2025	REIMB. FOR: POLICE ACADEMY SUPPLY PURCHASES MAR	001-80-80-0000-000-7700	1,418.56
Inv 6/30/2025 Total			1,418.56
86050 Total:			1,418.56
5612 - PEREZ, CELENE Total:			1,418.56
2141 - PVP COMMUNICATIONS Line Item Account			
86051	08/12/2025		
Inv 136513			
Line Item Date	Line Item Description	Line Item Account	
05/30/2025	MOTOR HELMET & ACCESSORIES- JW	001-80-80-0000-000-7755	64.53
05/30/2025	MOTOR HELMET & ACCESSORIES- JW	001-80-80-0000-000-7755	4,537.69

Check Number	Check Date			Amount
05/30/2025		MOTOR HELMET & ACCESSORIES- JW	001-80-80-0000-000-7755	654.81
Inv 136513 Total				5,257.03
86051 Total:				5,257.03
2141 - PVP COMMUNICATIONS Total:				5,257.03

5574 - RCR TRAFFIC SPECIALIST Line Item Account

86052 08/12/2025

Inv 12091

Line Item Date	Line Item Description	Line Item Account	
06/10/2025	TEMPORARY NO PARKING SIGNS- PRE 5K/ OPEN STREET E	670-74-74-0000-000-7310	1,500.00
Inv 12091 Total			1,500.00
86052 Total:			1,500.00
5574 - RCR TRAFFIC SPECIALIST Total:			1,500.00

3327 - SHOETERIA, INC. Line Item Account

86053 08/12/2025

Inv 0087590-IN

Line Item Date	Line Item Description	Line Item Account	
06/26/2025	PW SHOES- A. GONZALEZ 6/25/2025	109-74-74-0000-000-7790	250.00
Inv 0087590-IN Total			250.00

Inv 0087851-IN

Line Item Date	Line Item Description	Line Item Account	
07/03/2025	PW SHOES- L. DANGLA 6/27/2025	109-74-74-0000-000-7790	250.00
Inv 0087851-IN Total			250.00
86053 Total:			500.00
3327 - SHOETERIA, INC. Total:			500.00

3326 - TANKO LIGHTING Line Item Account

86054 08/12/2025

Inv 70234

Line Item Date	Line Item Description	Line Item Account	
06/30/2025	TANKO LIGHTING MONTHLY PER FIXTURE: 900 JUNE 2025	460-74-73-0000-000-6100	900.00
Inv 70234 Total			900.00

Check Number	Check Date			Amount
Inv 70255				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	RD-846 REGULAR DISPATCH 6/26/2025		460-74-73-0000-000-6100	1,302.50
Inv 70255 Total				1,302.50
Inv 70256				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	EMD-582 EMERGENCY RESPONSE 6/26/2025 ATLANTIC AVE		460-74-73-0000-000-6100	4,646.25
Inv 70256 Total				4,646.25
86054 Total:				6,848.75
3326 - TANKO LIGHTING Total:				6,848.75
4871 - THE ALPHA & OMEGA GROUP SECURITY SERVICES INC. Line Item Account				
86055	08/12/2025			
Inv 8260				
Line Item Date	Line Item Description		Line Item Account	
07/14/2025	PRIVATE EVENT SECURITY- JUNE 7 & JUNE 28 2025		001-60-62-0000-000-6100	1,245.49
Inv 8260 Total				1,245.49
86055 Total:				1,245.49
4871 - THE ALPHA & OMEGA GROUP SECURITY SERVICES INC. Total:				1,245.49
5513 - TOM MALLOY CORPORATION Line Item Account				
86056	08/12/2025			
Inv R120527043				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	RENTAL EQUIPMENT 6/18/25-7/15/25		001-74-74-0000-000-7755	585.20
Inv R120527043 Total				585.20
86056 Total:				585.20
5513 - TOM MALLOY CORPORATION Total:				585.20
4811 - UNIFIRST CORPORATION Line Item Account				
86057	08/12/2025			
Inv 2190349849				
Line Item Date	Line Item Description		Line Item Account	
05/27/2025	WEEKLY UNIFORM SERVICE FOR PW EMPLOYEES- 5/27/202		108-74-74-0000-000-7790	138.90
Inv 2190349849 Total				138.90

Inv 2190356162

Line Item Date	Line Item Description	Line Item Account	
06/10/2025	WEEKLY UNIFORM SERVICE FOR PW EMPLOYEES- 6/10/202	108-74-74-0000-000-7790	90.57

Inv 2190356162 Total 90.57

Inv 2190359358

Line Item Date	Line Item Description	Line Item Account	
06/17/2025	WEEKLY UNIFORM SERVICE FOR PW EMPLOYEES- 6/17/202	108-74-74-0000-000-7790	253.26

Inv 2190359358 Total 253.26

Inv 2190362947

Line Item Date	Line Item Description	Line Item Account	
06/24/2025	WEEKLY UNIFORM SERVICE FOR PW EMPLOYEES- 6/24/202	108-74-74-0000-000-7790	90.83

Inv 2190362947 Total 90.83

86057 Total: 573.56

4811 - UNIFIRST CORPORATION Total: 573.56

00506 - WELLS LOCK & KEY Line Item Account

86058 08/12/2025

Inv 1247

Line Item Date	Line Item Description	Line Item Account	
05/20/2025	KEYS FOR PD	001-80-80-0000-000-7755	133.00

Inv 1247 Total 133.00

Inv 1248

Line Item Date	Line Item Description	Line Item Account	
05/30/2025	KEYS FOR PD	001-80-80-0000-000-7755	24.00

Inv 1248 Total 24.00

86058 Total: 157.00

00506 - WELLS LOCK & KEY Total: 157.00

5260 - WHITTIER FERTILIZER COMPANY Line Item Account

86059 08/12/2025

Inv 426046

Line Item Date	Line Item Description	Line Item Account	
06/10/2025	10 YARDS TOP SOIL	450-74-74-0000-000-7310	373.15

Inv 426046 Total 373.15

Check Number	Check Date			Amount
Inv 426139				
Line Item Date	Line Item Description		Line Item Account	
06/12/2025	10 YARDS TOP SOIL		450-74-74-0000-000-7310	373.15
Inv 426139 Total				373.15
86059 Total:				746.30
5260 - WHITTIER FERTILIZER COMPANY Total:				746.30
3603 - ZAMORA, CHRISTOPHER Line Item Account				
86060	08/12/2025			
Inv SPRING2025				
Line Item Date	Line Item Description		Line Item Account	
05/27/2025	TUITION REIMB. FOR BAM540-PRJ MNMGT SPRING 2025		001-25-00-0000-000-7908	675.00
05/27/2025	TUITION REIMB. FOR BAM530- BUSINESS ETHICS SPRING 2		001-25-00-0000-000-7908	675.00
05/27/2025	TUITION REIMB. FOR BAM509- MNMGT INFO SYSTEMS SPI		001-25-00-0000-000-7908	675.00
Inv SPRING2025 Total				2,025.00
Inv SUMMER2025				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	TUITION REIMB. FOR BAM570- E-COMMERCE MNGMT SUM		001-25-00-0000-000-7908	675.00
06/30/2025	TUITION REIMB. FOR BAM550- LEASERSHIP SUMMER 2025		001-25-00-0000-000-7908	675.00
06/30/2025	TUITION REIMB. FOR BAM560- STRATEGIC MNGMT SUMM		001-25-00-0000-000-7908	675.00
05/27/2025	TUITION REIMB. FOR GEM597- RESEARCH PROCESS SUMM		001-25-00-0000-000-7908	675.00
Inv SUMMER2025 Total				2,700.00
86060 Total:				4,725.00
3603 - ZAMORA, CHRISTOPHER Total:				4,725.00
Total:				60,918.50

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:24PM

CITY of BELL

Check Number	Check Date			Amount
01435 - 4IMPRINT INC. Line Item Account				
86061	08/13/2025			
Inv 29728451				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	COLLAPSIBLE KOOZIE, FRESH LIGHT SUNGLASSES, COMP		001-25-00-0000-000-7755	2,468.15
Inv 29728451 Total				2,468.15
86061 Total:				2,468.15
01435 - 4IMPRINT INC. Total:				2,468.15
3536 - ADOBE INC. Line Item Account				
86062	08/13/2025			
Inv 3139426630				
Line Item Date	Line Item Description		Line Item Account	
06/24/2025	CREATIVE AND STOCK ALL MLP LICENSE SUBSCRIPTION 6		001-00-00-0000-000-7851	628.98
Inv 3139426630 Total				628.98
86062 Total:				628.98
3536 - ADOBE INC. Total:				628.98
00065 - ANAYA'S SERVICE CENTER Line Item Account				
86063	08/13/2025			
Inv 41828				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	POLICE VEHICLE MAINTEANANCE		001-80-80-0000-000-7315	649.10
Inv 41828 Total				649.10
Inv 41839				
Line Item Date	Line Item Description		Line Item Account	
07/08/2025	POLICE VEHICLE MAINTEANANCE		001-80-80-0000-000-7315	809.35
Inv 41839 Total				809.35
Inv 41855				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date		Amount
07/08/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	993.82
Inv 41855 Total			993.82
Inv 41870			
Line Item Date	Line Item Description	Line Item Account	
07/10/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	657.12
Inv 41870 Total			657.12
Inv 41876			
Line Item Date	Line Item Description	Line Item Account	
07/11/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	918.15
Inv 41876 Total			918.15
Inv 41881			
Line Item Date	Line Item Description	Line Item Account	
07/14/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	964.55
Inv 41881 Total			964.55
Inv 41913			
Line Item Date	Line Item Description	Line Item Account	
07/18/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	539.63
Inv 41913 Total			539.63
Inv 41931			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	250.51
Inv 41931 Total			250.51
Inv 41934			
Line Item Date	Line Item Description	Line Item Account	
07/22/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	253.58
Inv 41934 Total			253.58
Inv 41935			
Line Item Date	Line Item Description	Line Item Account	
07/22/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	50.00
Inv 41935 Total			50.00
Inv 41950			
Line Item Date	Line Item Description	Line Item Account	
07/25/2025	POLICE VEHICLE MAINTEANANCE	001-80-80-0000-000-7315	108.66
Inv 41950 Total			108.66

Check Number	Check Date			Amount
Inv 41951				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	POLICE VEHICLE MAINTEANANCE		001-80-80-0000-000-7315	147.04
Inv 41951 Total				147.04
Inv 41952				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	POLICE VEHICLE MAINTEANANCE		001-80-80-0000-000-7315	873.82
Inv 41952 Total				873.82
Inv 41953				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	POLICE VEHICLE MAINTEANANCE		001-80-80-0000-000-7315	823.08
Inv 41953 Total				823.08
86063 Total:				8,038.41
00065 - ANAYA'S SERVICE CENTER Total:				8,038.41
3953 - AT&T Line Item Account				
86064	08/13/2025			
Inv 4464654015				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	831-001-3832126- DIAL A RIDE LINE BCC		001-60-61-0000-000-6100	153.05
Inv 4464654015 Total				153.05
86064 Total:				153.05
3953 - AT&T Total:				153.05
3739 - AVENU INSIGHTS & ANALYSTICS LLC Line Item Account				
86065	08/13/2025			
Inv INV06-021410				
Line Item Date	Line Item Description		Line Item Account	
08/05/2025	PROPERTY TAX- SERVICE FEE- Q3, 2025		001-40-00-0000-000-6100	1,998.14
Inv INV06-021410 Total				1,998.14
86065 Total:				1,998.14
3739 - AVENU INSIGHTS & ANALYSTICS LLC Total:				1,998.14
01527 - BURRO CANYON ENT Line Item Account				

Check Number	Check Date			Amount
86066	08/13/2025			
Inv 3552				
Line Item Date	Line Item Description		Line Item Account	
07/11/2025	RANGE FEES FOR: 7/11/2025		001-80-87-0000-000-7749	80.00
Inv 3552 Total				80.00
86066 Total:				80.00
01527 - BURRO CANYON ENT Total:				80.00
01668 - BUSTAMANTE, ANGELA Line Item Account				
86067	08/13/2025			
Inv 07/23/2025				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	REIMBURSEMENT- CITY COUNCIL DINNER- JULY 23, 2025 F		001-10-00-0000-000-7755	251.03
Inv 07/23/2025 Total				251.03
86067 Total:				251.03
01668 - BUSTAMANTE, ANGELA Total:				251.03
3372 - CALIFORNIA CONSULTING, INC. Line Item Account				
86068	08/13/2025			
Inv 7241				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	GRANT WRITING SERVICES AUGUST 2025		001-15-00-0000-000-6100	4,000.00
Inv 7241 Total				4,000.00
86068 Total:				4,000.00
3372 - CALIFORNIA CONSULTING, INC. Total:				4,000.00
2771 - CINTAS Line Item Account				
86069	08/13/2025			
Inv 5281074904				
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	MEDICAL SUPPLIES REFILL FOR CITY HALL/PUBLIC WORK		001-00-00-0000-000-7755	457.93
07/16/2025	MEDICAL SUPPLIES REFILL FOR CITY HALL/PUBLIC WORK		001-74-74-0000-000-7755	19.99
Inv 5281074904 Total				477.92
86069 Total:				477.92

Check Number	Check Date			Amount
2771 - CINTAS Total:				477.92
01025 - CLARK, GREGORY Line Item Account				
86070	08/13/2025			
Inv	AUGUST2025			
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	HEALTH REIMBURSEMENT- AUGUST 2025		106-25-90-0000-000-5930	1,290.04
Inv AUGUST2025 Total				1,290.04
Inv	JULY2025			
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	HEALTH REIMBURSEMENT- JULY 2025		106-25-90-0000-000-5930	1,290.04
Inv JULY2025 Total				1,290.04
Inv	JUNE2025			
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	HEALTH REIMBURSEMENT- JUNE 2025		106-25-90-0000-000-5930	1,290.04
Inv JUNE2025 Total				1,290.04
86070 Total:				3,870.12
01025 - CLARK, GREGORY Total:				3,870.12
00247 - DAILY JOURNAL CORPORATION Line Item Account				
86071	08/13/2025			
Inv	B3927735			
Line Item Date	Line Item Description		Line Item Account	
05/29/2025	BUDGET FY 25-26 HRG NOTICE OF HEARING		001-50-00-0000-000-7510	339.98
Inv B3927735 Total				339.98
86071 Total:				339.98
00247 - DAILY JOURNAL CORPORATION Total:				339.98
01276 - DAIOHS USA, INC. Line Item Account				
86072	08/13/2025			
Inv	LA-538734			
Line Item Date	Line Item Description		Line Item Account	
07/14/2025	COFFEE SUPPLIES		001-80-86-0000-000-7700	58.57
07/14/2025	COFFEE SUPPLIES		001-80-80-0000-000-7700	117.15
07/14/2025	COFFEE SUPPLIES		001-80-87-0000-000-7700	117.15
Inv LA-538734 Total				292.87

Check Number	Check Date		Amount
Inv LA-598123			
Line Item Date	Line Item Description	Line Item Account	
08/02/2025	COFFEE SUPPLIES	001-60-61-0000-000-6100	40.00
Inv LA-598123 Total			40.00
86072 Total:			332.87
01276 - DAIOHS USA, INC. Total:			332.87

01451 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC Line Item Account

86073 08/13/2025

Inv 900065005

Line Item Date	Line Item Description	Line Item Account	
07/24/2025	ARCGIS FY25-26	109-74-74-0000-000-6100	830.00
07/24/2025	ARCGIS FY25-26	108-74-74-0000-000-6100	830.00
07/24/2025	ARCGIS FY25-26	001-70-71-0000-000-6100	830.00
07/24/2025	ARCGIS FY25-26	104-74-74-0000-000-6100	830.00
07/24/2025	ARCGIS FY25-26	001-70-70-0000-000-6100	830.00
Inv 900065005 Total			4,150.00
86073 Total:			4,150.00
01451 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC Total:			4,150.00

3324 - ESCOBEDO, FRANCISCO Line Item Account

86074 08/13/2025

Inv 1

Line Item Date	Line Item Description	Line Item Account	
08/01/2025	CITY EMPLOYEE FITNESS PROGRAM- JULY 2025	850-90-91-0000-000-6100	2,520.00
Inv 1 Total			2,520.00
86074 Total:			2,520.00
3324 - ESCOBEDO, FRANCISCO Total:			2,520.00

00330 - GALLS, LLC Line Item Account

86075 08/13/2025

Inv 031818320

Line Item Date	Line Item Description	Line Item Account	
07/02/2025	POLICE RECRUIT UNIFORMS- VELASCO	001-80-80-0000-000-5420	480.51
Inv 031818320 Total			480.51

Inv 031830573

Line Item Date	Line Item Description	Line Item Account

Check Number	Check Date			Amount
07/03/2025	POLICE RECRUIT UNIFORMS- VELASCO	001-80-80-0000-000-5420		83.40
Inv 031830573 Total				83.40
Inv 031832373				
Line Item Date	Line Item Description	Line Item Account		
07/03/2025	POLICE RECRUIT UNIFORMS- VELASCO	001-80-80-0000-000-5420		-85.59
Inv 031832373 Total				-85.59
Inv 031875900				
Line Item Date	Line Item Description	Line Item Account		
07/09/2025	POLICE RECRUIT UNIFORMS- VELASCO	001-80-80-0000-000-5420		19.74
Inv 031875900 Total				19.74
Inv 031888377				
Line Item Date	Line Item Description	Line Item Account		
07/10/2025	POLICE RECRUIT UNIFORMS- VELASCO	001-80-80-0000-000-5420		402.15
Inv 031888377 Total				402.15
86075 Total:				900.21
00330 - GALLS, LLC Total:				900.21
5370 - HEALTH AND HUMAN RESOURCE CENTER INC. Line Item Account				
86076	08/13/2025			
Inv E0351299				
Line Item Date	Line Item Description	Line Item Account		
08/05/2025	CAPITATION FOR PERIOD OF SEPTEMBER 2025	850-95-91-0000-000-6100		359.10
Inv E0351299 Total				359.10
86076 Total:				359.10
5370 - HEALTH AND HUMAN RESOURCE CENTER INC. Total:				359.10
3452 - INFORMER SYSTEMS LLC Line Item Account				
86077	08/13/2025			
Inv 6332				
Line Item Date	Line Item Description	Line Item Account		
07/01/2025	SCHEDULE EXPRESS 7/1/25-6/30/26- SCHEDULING SOFTWAI	001-80-80-0000-000-6100		4,836.00
Inv 6332 Total				4,836.00
86077 Total:				4,836.00

Check Number	Check Date			Amount
3452 - INFORMER SYSTEMS LLC Total:				4,836.00
01963 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS Line Item Account				
86078	08/13/2025			
Inv 7/10/2025				
Line Item Date	Line Item Description		Line Item Account	
07/10/2025	ID #48468 ANNUAL MEMBERSHIP FEE		001-50-00-0000-000-7900	135.00
Inv 7/10/2025 Total				135.00
86078 Total:				135.00
01963 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS Total:				135.00
01760 - JCL TRAFFIC SERVICES Line Item Account				
86079	08/13/2025			
Inv 130009				
Line Item Date	Line Item Description		Line Item Account	
07/03/2025	MULTIPLE TRAFFIC SIGNS		104-74-74-0000-000-7320	255.03
Inv 130009 Total				255.03
Inv 130010				
Line Item Date	Line Item Description		Line Item Account	
07/03/2025	PAINT PURCHASE		104-74-74-0000-000-7320	820.53
Inv 130010 Total				820.53
86079 Total:				1,075.56
01760 - JCL TRAFFIC SERVICES Total:				1,075.56
5142 - JUST PRINTING, LLC. Line Item Account				
86080	08/13/2025			
Inv 1565				
Line Item Date	Line Item Description		Line Item Account	
07/08/2025	PRINTING SERVICE FOR RESIDENTIAL REHAB PROGRAM		001-70-71-0000-000-7700	153.30
Inv 1565 Total				153.30
Inv 1580				
Line Item Date	Line Item Description		Line Item Account	
08/07/2025	MARKETING MERCHANDISE FOR BELL FAMILY NIGHT MA		001-70-71-0000-000-6100	2,872.19
Inv 1580 Total				2,872.19
Inv 1581				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date			Amount
08/07/2025		MARKETING MERCHANDISE FOR BELL FAMILY NIGHT MA	001-70-71-0000-000-6100	825.06
Inv 1581 Total				825.06
86080 Total:				3,850.55
5142 - JUST PRINTING, LLC. Total:				3,850.55
01107 - LACMTA Line Item Account				
86081	08/13/2025			
Inv 6025503				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	BUS PASS SUBSIDY PROGRAM- JULY 2025		700-60-00-4050-000-6100	710.40
Inv 6025503 Total				710.40
86081 Total:				710.40
01107 - LACMTA Total:				710.40
4751 - LONG BEACH BMW MOTORCYCLES Line Item Account				
86082	08/13/2025			
Inv 54107				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	907.67
Inv 54107 Total				907.67
Inv 54115				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	MOTORCYCLE SERVICE		001-80-80-0000-000-7315	755.59
Inv 54115 Total				755.59
86082 Total:				1,663.26
4751 - LONG BEACH BMW MOTORCYCLES Total:				1,663.26
5585 - LOPEZ, ANTONIO Line Item Account				
86083	08/13/2025			
Inv SEPTEMBER2025				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	ADVANCE DISABILITY PAYMENT- SEPTEMBER 2025		001-80-00-0000-000-5992	5,086.57
Inv SEPTEMBER2025 Total				5,086.57
86083 Total:				5,086.57

Check Number	Check Date			Amount
5585 - LOPEZ, ANTONIO Total:				5,086.57
2346 - LOS ANGELES COUNTY AUDITOR-CONTROLLER Line Item Account				
86084	08/13/2025			
Inv 2025-26				
Line Item Date	Line Item Description		Line Item Account	
06/27/2025	LOCAL AGENCY FORMATION COMMISSION CHARGES / FY		001-10-00-0000-000-6100	1,015.24
Inv 2025-26 Total				1,015.24
86084 Total:				1,015.24
2346 - LOS ANGELES COUNTY AUDITOR-CONTROLLER Total:				1,015.24
01569 - MARRS FABULOUS CLEANERS & LAUNDRY, INC. Line Item Account				
86085	08/13/2025			
Inv 14482				
Line Item Date	Line Item Description		Line Item Account	
07/10/2025	JAIL DRY CLEANING SERVICES 7/10/2025		001-80-86-0000-000-7300	60.00
Inv 14482 Total				60.00
86085 Total:				60.00
01569 - MARRS FABULOUS CLEANERS & LAUNDRY, INC. Total:				60.00
01392 - NORTHGATE GONZALEZ, LLC Line Item Account				
86086	08/13/2025			
Inv 010-104-4986				
Line Item Date	Line Item Description		Line Item Account	
07/19/2025	DEBS WATERS		001-60-60-0000-000-7765	47.18
Inv 010-104-4986 Total				47.18
Inv 010-105-3771				
Line Item Date	Line Item Description		Line Item Account	
07/15/2025	DEBS WATERS		001-60-60-0000-000-7765	40.44
Inv 010-105-3771 Total				40.44
Inv 010-106-5190				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	DEBS WATERS		001-60-60-0000-000-7765	47.18
Inv 010-106-5190 Total				47.18

Check Number	Check Date			Amount
Inv 010-109-4107				
Line Item Date	Line Item Description		Line Item Account	
07/30/2025	SENIOR BIRTHDAY CAKE		001-60-62-0000-000-7453	36.99
Inv 010-109-4107 Total				36.99
Inv 010-109-5080				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	DEBS PARK WATERS		001-60-60-0000-000-7765	47.18
Inv 010-109-5080 Total				47.18
Inv 010-111-9220				
Line Item Date	Line Item Description		Line Item Account	
07/09/2025	DEBS WATERS		001-60-60-0000-000-7765	47.18
Inv 010-111-9220 Total				47.18
86086 Total:				266.15
01392 - NORTHGATE GONZALEZ, LLC Total:				266.15
3981 - R.P. LAURAIN & ASSOCIATES, INC. Line Item Account				
86087	08/13/2025			
Inv 10286				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	APPRAISEL STUDY: 6411-6429 WOODWARD AVE		090-70-76-5103-000-6100	7,250.00
Inv 10286 Total				7,250.00
86087 Total:				7,250.00
3981 - R.P. LAURAIN & ASSOCIATES, INC. Total:				7,250.00
5567 - SAVALA, LARRY Line Item Account				
86088	08/13/2025			
Inv 7282025				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	CITY COUNCIL STREAMING SERVICES- REG. MEETING 7/23		001-50-00-0000-000-6100	1,000.00
Inv 7282025 Total				1,000.00
86088 Total:				1,000.00
5567 - SAVALA, LARRY Total:				1,000.00
5661 - TALWAR, SHEETAL Line Item Account				

Check Number	Check Date			Amount
86089	08/13/2025			
Inv 7/30/2025				
Line Item Date	Line Item Description		Line Item Account	
07/30/2025	REIMBURSEMENT FOR LICENSE RENEWAL, PARKING AND		001-40-00-0000-000-7900	49.00
07/30/2025	REIMBURSEMENT FOR LICENSE RENEWAL, PARKING AND		001-40-00-0000-000-7900	340.00
07/30/2025	REIMBURSEMENT FOR LICENSE RENEWAL, PARKING AND		001-40-00-0000-000-7900	40.50
Inv 7/30/2025 Total				429.50
86089 Total:				429.50
5661 - TALWAR, SHEETAL Total:				429.50
4055 - THE HITT COMPANIES, INC. Line Item Account				
86090	08/13/2025			
Inv OE-142908				
Line Item Date	Line Item Description		Line Item Account	
07/30/2025	COMMISSIONER NAME PLATE		001-60-61-0000-000-6100	41.44
Inv OE-142908 Total				41.44
86090 Total:				41.44
4055 - THE HITT COMPANIES, INC. Total:				41.44
3876 - TIERRA WEST ADVISORS, INC. Line Item Account				
86091	08/13/2025			
Inv BE-0525B				
Line Item Date	Line Item Description		Line Item Account	
06/26/2025	REVIEW AND COMPLETE ANNUAL ROPS & ADMIN- MAY 2(		001-40-00-0000-000-6100	1,646.25
Inv BE-0525B Total				1,646.25
Inv BE-0625B				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	ROPS: TASK C- CITY LOAN REPAYMENT JUNE 2025		001-40-00-0000-000-6100	1,443.75
Inv BE-0625B Total				1,443.75
86091 Total:				3,090.00
3876 - TIERRA WEST ADVISORS, INC. Total:				3,090.00
00506 - WELLS LOCK & KEY Line Item Account				
86092	08/13/2025			
Inv 1249				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	KEYS		001-80-80-0000-000-7755	15.00

Check Number	Check Date			Amount
Inv 1249 Total				15.00
Inv 1250				
Line Item Date	Line Item Description		Line Item Account	
07/08/2025	KEYS		001-80-80-0000-000-7755	397.00
Inv 1250 Total				397.00
Inv 1251				
Line Item Date	Line Item Description		Line Item Account	
07/09/2025	KEYS		001-80-80-0000-000-7755	45.00
Inv 1251 Total				45.00
Inv 1252				
Line Item Date	Line Item Description		Line Item Account	
07/11/2025	KEYS		001-80-80-0000-000-7755	7.00
Inv 1252 Total				7.00
Inv 1253				
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	KEYS		001-80-80-0000-000-7755	16.00
Inv 1253 Total				16.00
86092 Total:				480.00
00506 - WELLS LOCK & KEY Total:				480.00
Total:				61,557.63

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:24PM

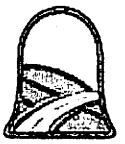
CITY of BELL

Check Number	Check Date			Amount
4629 - COMMERCIAL BUILDING MANAGEMENT SERVICES INC. Line Item Account				
86093	08/14/2025			
Inv 70854				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	CITY WIDE JANITORIAL SERVICES- JULY 2025		001-60-65-0000-000-6100	10,495.00
Inv 70854 Total				10,495.00
86093 Total:				10,495.00
4629 - COMMERCIAL BUILDING MANAGEMENT SERVICES INC. Total:				10,495.00
Total:				10,495.00

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:24PM



CITY of BELL

Check Number	Check Date			Amount
01086 - SOUTHERN CALIFORNIA EDISON Line Item Account				
86094	08/14/2025			
Inv 372845-080125				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	700405372845- OPTION E LED/ LAFCO 7/1/25-7/31/25		460-74-74-0000-000-7000	15,321.76
08/01/2025	700405372845- VARIOUS SAFETY LIGHTS 7/1/25-7/31/25		450-74-74-0000-000-7000	2,390.25
Inv 372845-080125 Total				17,712.01
86094 Total:				17,712.01
01086 - SOUTHERN CALIFORNIA EDISON Total:				17,712.01
Total:				17,712.01

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:25PM

CITY of BELL

Check Number	Check Date			Amount
01847 - FRANCHISE TAX BOARD Line Item Account				
86095	08/15/2025			
Inv				
Line Item Date	Line Item Description		Line Item Account	
08/14/2025	PR Batch 00001.08.2025 FTB GARNISHMENT		001-00-00-0000-000-2280	188.69
Inv Total				188.69
86095 Total:				188.69
01847 - FRANCHISE TAX BOARD Total:				188.69
Total:				188.69

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:26PM

CITY of BELL

Check Number	Check Date	Amount

3469 - AMAZON CAPITAL SERVICES INC Line Item Account

86096 08/14/2025

Inv 13RT-X7N6-KM1L

Line Item Date	Line Item Description	Line Item Account	
07/30/2025	DEPARTMENT SUPPLIES- EVENT SUPPLIES	001-60-62-0000-000-7760	182.12
Inv 13RT-X7N6-KM1L Total			182.12

Inv 14D7-LD6T-T61Y

Line Item Date	Line Item Description	Line Item Account	
07/22/2025	DEPARTMENT SUPPLIES- PD	001-80-80-0000-000-7700	135.53
Inv 14D7-LD6T-T61Y Total			135.53

Inv 1HPK-C6FJ-K9PF

Line Item Date	Line Item Description	Line Item Account	
07/30/2025	BACKPACK GIVEAWAYS	001-60-62-0000-000-7760	1,940.25
07/30/2025	BACKPACKS GIVEAWAY	001-60-62-0000-000-7760	85.54
Inv 1HPK-C6FJ-K9PF Total			2,025.79

Inv 1LFJ-WM6N-DQRC

Line Item Date	Line Item Description	Line Item Account	
08/08/2025	DEPARTMENT SUPPLIES- CM OFFICE	001-15-00-0000-000-7700	59.28
Inv 1LFJ-WM6N-DQRC Total			59.28

Inv 1MTQ-Q7DL-RVJ3

Line Item Date	Line Item Description	Line Item Account	
07/22/2025	DEPARTMENT SUPPLIES- PD	001-80-86-0000-000-7700	15.63
Inv 1MTQ-Q7DL-RVJ3 Total			15.63

Inv 1MVF-F3CM-NX3D

Line Item Date	Line Item Description	Line Item Account	
08/05/2025	DEPARTMENT SUPPLIES- BASEBALL EQUIPMENT	001-60-60-0000-000-7310	60.66
Inv 1MVF-F3CM-NX3D Total			60.66

Inv 1NHR-9911-DH17

Line Item Date	Line Item Description	Line Item Account	
08/06/2025	DEPARTMENT SUPPLIES- HR	001-25-00-0000-000-7700	95.63

Check Number	Check Date		Amount
Inv 1NHR-9911-DH17 Total			95.63
Inv 1WMJ-VQJ1-9FDT			
Line Item Date	Line Item Description	Line Item Account	
08/06/2025	DEPARTMENT SUPPLIES- DEBS	001-60-60-0000-000-7310	78.24
Inv 1WMJ-VQJ1-9FDT Total			78.24
Inv 1YJW-3MPR-HYD4			
Line Item Date	Line Item Description	Line Item Account	
08/01/2025	DEPARTMENT SUPPLIES- FUN CAMP SUPPLIES	001-60-62-0000-000-7758	269.61
Inv 1YJW-3MPR-HYD4 Total			269.61
Inv 1YKT-FGXY-HW7D			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	DEPARTMENT SUPPLIES- PD	001-80-86-0000-000-7700	20.84
Inv 1YKT-FGXY-HW7D Total			20.84
86096 Total:			2,943.33
3469 - AMAZON CAPITAL SERVICES INC Total:			2,943.33
00381 - AT&T Line Item Account			
86097	08/14/2025		
Inv 275551-080225			
Line Item Date	Line Item Description	Line Item Account	
08/02/2025	96044996275551- 6330 PINE AVE 8/2/25-9/1/25	001-74-69-0000-000-7000	110.77
Inv 275551-080225 Total			110.77
86097 Total:			110.77
00381 - AT&T Total:			110.77
3494 - AULA ATHLETIC CLUB Line Item Account			
86098	08/14/2025		
Inv 5-BELLYSWEEK7&8			
Line Item Date	Line Item Description	Line Item Account	
07/30/2025	YOUTH SOCCER SEASON REFEREE SERVICES WEEK 7 & 8	001-60-60-0000-000-6100	1,620.00
Inv 5-BELLYSWEEK7&8 Total			1,620.00
86098 Total:			1,620.00
3494 - AULA ATHLETIC CLUB Total:			1,620.00

Check Number	Check Date			Amount
5611 - BLUETRITON BRANDS INC. Line Item Account				
86099	08/14/2025			
Inv 05H8710091948				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	WATER FOR CITY HALL 7/5/25-8/4/25		001-00-00-0000-000-7755	182.80
Inv 05H8710091948 Total				182.80
86099 Total:				182.80
5611 - BLUETRITON BRANDS INC. Total:				182.80
00093 - CALIFORNIA WATER SERVICE Line Item Account				
86100	08/14/2025			
Inv 346267-072525				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	3462677777- BNDNI-AMELIA EARHART 6/26/25-7/24/25		001-74-74-0000-000-7000	129.12
Inv 346267-072525 Total				129.12
Inv 402819-072525				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	4028194241- EASTERN & S/O RICKENBACKER IRR 6/26/25-7/		001-74-74-0000-000-7000	166.73
Inv 402819-072525 Total				166.73
Inv 680807-072525				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	6808079412- EASTERN & N/O RICKENBACKER IRR 6/26/25-7/		001-74-74-0000-000-7000	145.09
Inv 680807-072525 Total				145.09
86100 Total:				440.94
00093 - CALIFORNIA WATER SERVICE Total:				440.94
2473 - EMPLOYMENT DEVELOPMENT DEPT Line Item Account				
86101	08/14/2025			
Inv L0392704976				
Line Item Date	Line Item Description		Line Item Account	
08/05/2025	UNEMPLOYMENT INSURANCE PERIOD ENDING JULY 30, 2(		001-00-00-0000-000-5940	7,417.00
Inv L0392704976 Total				7,417.00
86101 Total:				7,417.00

Check Number	Check Date		Amount
2473 - EMPLOYMENT DEVELOPMENT DEPT Total:			7,417.00
00231 - FEDEX Line Item Account			
86102	08/14/2025		
Inv 8-921-07281			
Line Item Date	Line Item Description	Line Item Account	
07/11/2025	DELIVERY SERVICES-PD	001-80-80-0000-000-6100	16.27
Inv 8-921-07281 Total			16.27
Inv 8-934-64965			
Line Item Date	Line Item Description	Line Item Account	
07/25/2025	DELIVERY SERVICES-ENGINEERING	600-74-74-7058-000-9300	8.01
Inv 8-934-64965 Total			8.01
Inv 8-942-36974			
Line Item Date	Line Item Description	Line Item Account	
08/01/2025	DELIVERY SERVICES-HR	001-25-00-0000-000-7700	18.52
08/01/2025	DELIVERY SERVICES-ENGINEERING	650-74-74-7151-000-9300	7.61
Inv 8-942-36974 Total			26.13
86102 Total:			50.41
00231 - FEDEX Total:			50.41
5015 - GARDA CL WEST, INC. Line Item Account			
86103	08/14/2025		
Inv 10825332			
Line Item Date	Line Item Description	Line Item Account	
08/01/2025	ARMORED CARRIER SERVICE AUGUST 2025	001-40-00-0000-000-6100	1,037.29
Inv 10825332 Total			1,037.29
86103 Total:			1,037.29
5015 - GARDA CL WEST, INC. Total:			1,037.29
00459 - GOLDEN STATE WATER COMPANY Line Item Account			
86104	08/14/2025		
Inv 008638-072825			
Line Item Date	Line Item Description	Line Item Account	
07/28/2025	00863802856- 4357 GAGE AVE 6/25/25-7/28/25	001-60-64-0000-000-7000	58.54
Inv 008638-072825 Total			58.54

Check Number	Check Date			Amount
Inv 050173-072825				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	05017375899- 4001 FLORENCE AVE IRR 6/25/25-7/28/25		001-74-74-0000-000-7000	392.32
Inv 050173-072825 Total				392.32
Inv 099331-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	09933100001- 6330 PINE AVE (NORTH/SIDE) 6/26/25-7/28/25		001-74-69-0000-000-7000	525.86
Inv 099331-072925 Total				525.86
Inv 099720-072425				
Line Item Date	Line Item Description		Line Item Account	
07/24/2025	09972096847- 4901 FLORENCE AVE IRR 6/23/25-7/23/25		001-74-74-0000-000-7000	142.33
Inv 099720-072425 Total				142.33
Inv 100699-072425				
Line Item Date	Line Item Description		Line Item Account	
07/24/2025	10069940533- 7010 WALKER IRR 6/23/25-7/23/25		001-60-60-0000-000-7000	663.64
Inv 100699-072425 Total				663.64
Inv 135222-072425				
Line Item Date	Line Item Description		Line Item Account	
07/24/2025	13522251324- 5097 FLORENCE AVE IRR 6/23/25-7/23/25		001-74-74-0000-000-7000	199.46
Inv 135222-072425 Total				199.46
Inv 150611-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	15061100002- 5320 GAGE AVE 6/26/25-7/28/25		108-74-74-0000-000-7000	439.03
Inv 150611-072925 Total				439.03
Inv 157141-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	15714100003- 4403 GAGE AVE 6/26/25-7/28/25		001-74-69-0000-000-7000	668.78
Inv 157141-072925 Total				668.78
Inv 174986-072825				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	17498682644- 4333 FLORENCE IRR 6/25/25-7/25/25		001-74-74-0000-000-7000	149.48
Inv 174986-072825 Total				149.48
Inv 237141-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	23714100007- ATLANTIC & BECK 6/26/25-7/29/25		001-74-74-0000-000-7000	408.94

Inv 237141-072925 Total 408.94

Inv 237583-072925

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	23758300000- 6702 ORCHARD FP 6/26/25-7/28/25	001-60-60-0000-000-7000	60.51

Inv 237583-072925 Total 60.51

Inv 257141-072925

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	35714100001- 6250 PINE AVE 6/26/25-7/28/25	001-60-60-0000-000-7000	460.90
07/29/2025	25714100002- 6330 PINE AVE (SOUTH/SIDE) 6/26/25-7/28/25	001-74-69-0000-000-7000	785.70

Inv 257141-072925 Total 1,246.60

Inv 277141-072925

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	27714100008- 3700 GAGE AVE 6/26/25-7/28/25	001-60-60-0000-000-7000	473.90

Inv 277141-072925 Total 473.90

Inv 335925-073025

Line Item Date	Line Item Description	Line Item Account	
07/30/2025	33592551718- 6522 ATLANTIC (IRRIG) 6/26/25-7/30/25	001-74-74-0000-000-7000	688.47

Inv 335925-073025 Total 688.47

Inv 457141-072925

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	4571410000- 6301 CLARKSON 6/26/25-7/28/25	001-60-60-0000-000-7000	964.56

Inv 457141-072925 Total 964.56

Inv 567141-072925

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	56714100007- 4200 GAGE AVE IRR 6/26/25-7/28/25	001-74-74-0000-000-7000	187.95

Inv 567141-072925 Total 187.95

Inv 737141-072925

Line Item Date	Line Item Description	Line Item Account	
07/29/2025	73714100002- 6500 WILCOX AVE (VETS) 6/26/25-7/28/25	001-60-60-0000-000-7000	480.39

Inv 737141-072925 Total 480.39

Inv 800327-072425

Line Item Date	Line Item Description	Line Item Account	
07/24/2025	80032773345- 7010 WALKER AVE 6/23/25-7/23/25	001-60-60-0000-000-7000	99.14

Inv 800327-072425 Total 99.14

Check Number	Check Date			Amount
Inv 865736-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	86573677571- 3901 FLORENCE AVE IRR 6/26/25-7/28/25		001-74-74-0000-000-7000	149.48
Inv 865736-072925 Total				149.48
Inv 879433-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	87943300001- 6500 WILCOX AVE FP 6/26/25-7/29/25		001-60-60-0000-000-7000	42.13
Inv 879433-072925 Total				42.13
Inv 910634-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	91063400005- FLORENCE AVE & CHANSLOR 6/26/25-7/28/25		001-74-74-0000-000-7000	281.98
Inv 910634-072925 Total				281.98
Inv 981183-072925				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	98118300007- 6707 BEAR AVE IRR 6/26/25-7/28/25		001-60-60-0000-000-7000	463.85
Inv 981183-072925 Total				463.85
86104 Total:				8,787.34
00459 - GOLDEN STATE WATER COMPANY Total:				8,787.34
4848 - GOTO COMMUNICATIONS, INC. Line Item Account				
86105	08/14/2025			
Inv IN7104110729				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	PHONE SERVICES AUGUST 2025		001-40-41-0000-000-7320	2,807.33
Inv IN7104110729 Total				2,807.33
86105 Total:				2,807.33
4848 - GOTO COMMUNICATIONS, INC. Total:				2,807.33
00235 - HOME DEPOT CREDIT SERVICES Line Item Account				
86106	08/14/2025			
Inv 1535365				
Line Item Date	Line Item Description		Line Item Account	
07/29/2025	DEBS PARK MAINTENANCE		001-60-60-0000-000-7310	222.82
Inv 1535365 Total				222.82

Check Number	Check Date			Amount
86106 Total:				222.82
00235 - HOME DEPOT CREDIT SERVICES Total:				222.82

01500 - LOS ANGELES COUNTY POLICE CHIEFS ASSOCIATION Line Item Account

86107 08/14/2025

Inv 7/31/2025

Line Item Date	Line Item Description	Line Item Account	
07/31/2025	TRAINING REGISTRATION FEE- STRATEGIC PLANNING WO	001-80-87-0000-000-7900	300.00
Inv 7/31/2025 Total			300.00
86107 Total:			300.00
01500 - LOS ANGELES COUNTY POLICE CHIEFS ASSOCIATION Total:			300.00

01298 - QUADIENT FINANCING USA INC Line Item Account

86108 08/14/2025

Inv 7/15/2025

Line Item Date	Line Item Description	Line Item Account	
07/15/2025	CITY HALL POSTAGE 7/15/2025	001-00-00-0000-000-6900	1,000.00
Inv 7/15/2025 Total			1,000.00
86108 Total:			1,000.00
01298 - QUADIENT FINANCING USA INC Total:			1,000.00

01086 - SOUTHERN CALIFORNIA EDISON Line Item Account

86109 08/14/2025

Inv 510279-073025

Line Item Date	Line Item Description	Line Item Account	
07/30/2025	700892510279- 4410 GAGE AVE 7/16/25-7/29/25	001-74-74-0000-000-7000	15.07
Inv 510279-073025 Total			15.07

Inv 545731-080525

Line Item Date	Line Item Description	Line Item Account	
08/05/2025	700179545731- 6590 WILCOX AVE PED 7/3/25-8/4/25	001-60-60-0000-000-7000	109.69
Inv 545731-080525 Total			109.69

Inv 985615-080125

Line Item Date	Line Item Description	Line Item Account	
08/01/2025	700195985615- BELL LIGHTING DISTRICT 7/1/25-7/31/25	460-74-74-0000-000-7000	5,672.33
Inv 985615-080125 Total			5,672.33

Check Number	Check Date	Amount
86109 Total:		5,797.09
01086 - SOUTHERN CALIFORNIA EDISON Total:		5,797.09

00995 - STANDARD INSURANCE COMPANY Line Item Account

86110 08/14/2025

Inv AUGUST2025

Line Item Date	Line Item Description	Line Item Account	
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-40-00-0000-000-5933	114.84
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-80-75-0000-000-5933	54.60
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	108-74-74-0000-000-5933	30.39
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-74-68-0000-000-5933	18.20
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	104-74-74-0000-000-5933	23.66
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	610-74-74-0000-237-5933	0.91
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	700-60-00-0000-000-5933	10.92
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-80-87-0000-000-5933	127.40
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-74-73-0000-000-5933	0.91
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-10-00-0000-000-5933	91.00
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	720-80-80-0000-000-5933	9.10
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	680-74-74-0000-000-5933	3.82
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-74-74-0000-000-5933	4.73
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-70-72-0000-000-5933	18.20
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	650-40-00-0000-000-5933	5.46
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	220-15-00-0000-000-5933	1.82
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-60-61-0000-000-5933	9.10
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	108-15-00-0000-000-5933	0.91
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	850-40-00-0000-000-5933	1.82
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-70-70-0000-000-5933	11.83
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-60-60-0000-000-5933	54.60
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-80-86-0000-000-5933	27.30
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-60-62-0000-000-5933	87.36
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	109-74-74-0000-000-5933	13.29
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-50-00-0000-000-5933	36.40
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	610-60-61-0000-000-5933	1.82
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	670-74-74-0000-000-5933	13.83
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	450-74-74-0000-000-5933	8.92
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	305-70-70-0000-000-5933	6.37
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-25-00-0000-000-5933	29.12
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-80-80-0000-000-5933	300.30
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	680-40-00-0000-000-5933	21.66
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	650-74-74-0000-000-5933	8.74
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	001-15-00-0000-000-5933	50.96
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025	100-80-80-0000-000-5933	18.20
Inv AUGUST2025 Total			1,218.49

Inv JULY2025

Line Item Date	Line Item Description	Line Item Account	
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	680-74-74-0000-000-5933	3.82
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	610-74-74-0000-237-5933	0.91
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-80-75-0000-000-5933	54.60
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-60-61-0000-000-5933	9.10
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	108-74-74-0000-000-5933	30.39

Check Number	Check Date			Amount
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-80-80-0000-000-5933		300.30
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	720-80-80-0000-000-5933		9.10
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-74-73-0000-000-5933		0.91
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-10-00-0000-000-5933		91.00
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-60-60-0000-000-5933		54.60
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	700-60-00-0000-000-5933		10.92
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-70-70-0000-000-5933		11.83
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	610-60-61-0000-000-5933		1.82
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-80-86-0000-000-5933		27.30
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-25-00-0000-000-5933		29.12
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-80-87-0000-000-5933		127.40
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	650-74-74-0000-000-5933		8.74
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-50-00-0000-000-5933		36.40
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	670-74-74-0000-000-5933		13.83
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	220-15-00-0000-000-5933		1.82
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	100-80-80-0000-000-5933		18.20
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	104-74-74-0000-000-5933		23.66
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	650-40-00-0000-000-5933		5.46
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-40-00-0000-000-5933		114.84
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	109-74-74-0000-000-5933		13.29
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	850-40-00-0000-000-5933		1.82
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-15-00-0000-000-5933		50.96
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	305-70-70-0000-000-5933		6.37
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	680-40-00-0000-000-5933		21.66
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	108-15-00-0000-000-5933		0.91
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-70-72-0000-000-5933		18.20
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-60-62-0000-000-5933		87.36
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-74-68-0000-000-5933		18.20
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	001-74-74-0000-000-5933		4.73
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025	450-74-74-0000-000-5933		8.92
Inv JULY2025 Total				1,218.49
86110 Total:				2,436.98
00995 - STANDARD INSURANCE COMPANY Total:				2,436.98

00951 - STAPLES ADVANTAGE, DEPT. LA Line Item Account

86111 08/14/2025

Inv 6036529123

Line Item Date	Line Item Description	Line Item Account	
07/07/2025	DEPARTMENT SUPPLIES- PD	001-80-86-0000-000-7755	231.89
07/07/2025	DEPARTMENT SUPPLIES- PD	001-80-87-0000-000-7700	109.54
Inv 6036529123 Total			341.43

Inv 6036529124

Line Item Date	Line Item Description	Line Item Account	
07/07/2025	DEPARTMENT SUPPLIES- PD	001-80-80-0000-000-7700	272.06
Inv 6036529124 Total			272.06

Check Number	Check Date			Amount
Inv 6036529125				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	DEPARTMENT SUPPLIES- PD		001-80-80-0000-000-7700	62.88
Inv 6036529125 Total				62.88
Inv 6036529126				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	DEPARTMENT SUPPLIES- PD		001-80-86-0000-000-7700	272.06
Inv 6036529126 Total				272.06
86111 Total:				948.43
00951 - STAPLES ADVANTAGE, DEPT. LA Total:				948.43
00604 - VISION SERVICE PLAN (CA) Line Item Account				
86112	08/14/2025			
Inv 823306480				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	VISION INSURANCE CLAIMS FOR JULY 2025 (GEN)		106-25-91-0000-000-5931	609.50
07/28/2025	VISION INSURANCE CLAIMS FOR JULY 2025 (GEN)		001-80-80-0000-000-5931	147.00
Inv 823306480 Total				756.50
Inv 823401925				
Line Item Date	Line Item Description		Line Item Account	
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		620-60-60-0000-000-5931	2.08
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-15-00-0000-000-5931	7.47
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		700-60-00-0000-000-5931	2.49
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-70-70-0000-000-5931	1.87
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		220-15-00-0000-000-5931	0.42
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		650-40-00-0000-000-5931	1.25
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		680-40-00-0000-000-5931	1.45
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-60-60-0000-000-5931	2.08
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		108-15-00-0000-000-5931	0.21
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		680-74-74-0000-000-5931	0.87
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-80-87-0000-000-5931	24.90
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		610-60-61-0000-000-5931	0.42
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-70-72-0000-000-5931	3.44
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-70-71-0000-000-5931	-1.04
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		106-25-91-0000-000-5931	53.95
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		650-74-74-0000-000-5931	1.99
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		108-74-74-0000-000-5931	6.93
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-74-68-0000-000-5931	4.15
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		450-74-74-0000-000-5931	2.03
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-10-00-0000-000-5931	20.71
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		720-80-80-0000-000-5931	4.15
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-60-61-0000-000-5931	2.08
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		109-74-74-0000-000-5931	3.03
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		305-70-70-0000-000-5931	1.04
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		001-25-00-0000-000-5931	10.79
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)		670-74-74-0000-000-5931	3.15

Check Number	Check Date			Amount
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	850-40-00-0000-000-5931		0.42
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-80-75-0000-000-5931		12.45
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-50-00-0000-000-5931		8.30
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	610-74-74-0000-237-5931		0.21
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-40-00-0000-000-5931		25.32
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-80-86-0000-000-5931		12.45
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-74-74-0000-000-5931		1.08
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-74-73-0000-000-5931		0.21
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	100-80-80-0000-000-5931		4.15
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-80-80-0000-000-5931		132.80
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	104-74-74-0000-000-5931		5.40
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (GEN)	001-60-62-0000-000-5931		15.77
Inv 823401925 Total				380.47
86112 Total:				1,136.97
00604 - VISION SERVICE PLAN (CA) Total:				1,136.97
Total:				37,239.50

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:26PM



Check Number	Check Date			Amount
01597 - VV&G CONSTRUCTION Line Item Account				
86113	08/14/2025			
Inv 425-5-247:2				
Line Item Date	Line Item Description		Line Item Account	
06/12/2025	COMMERCIAL REHABILITATION (4320 GAGE AVE)		300-70-77-2090-000-7402	2,750.00
06/12/2025	COMMERCIAL REHABILITATION (4320 GAGE AVE)		300-00-00-0000-000-2015	-137.50
Inv 425-5-247:2 Total				2,612.50
86113 Total:				2,612.50
01597 - VV&G CONSTRUCTION Total:				2,612.50
Total:				2,612.50

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:26PM

CITY of BELL

Check Number	Check Date			Amount
01086 - SOUTHERN CALIFORNIA EDISON Line Item Account				
86114	08/14/2025			
Inv 433314-080825				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	700302433314- 6510 CLARKSON AVE 3/14/25-7/15/25		001-74-74-0000-000-7000	0.85
Inv 433314-080825 Total				0.85
86114 Total:				0.85
01086 - SOUTHERN CALIFORNIA EDISON Total:				0.85
01597 - VV&G CONSTRUCTION Line Item Account				
86115	08/14/2025			
Inv RETENTION				
Line Item Date	Line Item Description		Line Item Account	
05/12/2025	COMMERCIAL REHAB (4320 GAGE AVE) INVOICE#425-5-247		300-00-00-0000-000-2015	3,883.50
06/04/2025	COMMERCIAL REHAB (4320 GAGE AVE) INVOICE#425-5-247		300-00-00-0000-000-2015	5,226.75
06/12/2025	COMMERCIAL REHAB (4320 GAGE AVE) INVOICE#425-5-247		300-00-00-0000-000-2015	137.50
Inv RETENTION Total				9,247.75
86115 Total:				9,247.75
01597 - VV&G CONSTRUCTION Total:				9,247.75
Total:				9,248.60

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:28PM

CITY of BELL

Check Number	Check Date			Amount
3536 - ADOBE INC. Line Item Account				
86116	08/21/2025			
Inv 3114845107				
Line Item Date	Line Item Description		Line Item Account	
05/29/2025	REISSUE CK#85672- ADOBE SUBSCRIPTION SERVICES 5/29/:		001-00-00-0000-000-7851	6,338.40
Inv 3114845107 Total				6,338.40
86116 Total:				6,338.40
3536 - ADOBE INC. Total:				6,338.40
01414 - AGUILAR, MATTHEW Line Item Account				
86117	08/21/2025			
Inv 06/23/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: STANDARDIZED FIELD SOBRIETY TESTING 6/		810-80-80-0000-295-7900	152.52
Inv 06/23/2025 Total				152.52
Inv 4/17/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 4/17/205		001-80-87-0000-000-7900	105.44
Inv 4/17/2025 Total				105.44
86117 Total:				257.96
01414 - AGUILAR, MATTHEW Total:				257.96
3033 - ARUTUNIAN, ANGELA Line Item Account				
86118	08/21/2025			
Inv 6/9/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIRST AID/CPR/AED 6/9/2025		001-80-87-0000-000-7900	50.84
Inv 6/9/2025 Total				50.84
86118 Total:				50.84

Check Number	Check Date			Amount
3033 - ARUTUNIAN, ANGELA Total:				50.84
3304 - AVILA, JAVIER Line Item Account				
86119	08/21/2025			
Inv 5/19/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 5/19/2025		001-80-87-0000-000-7900	105.44
Inv 5/19/2025 Total				105.44
86119 Total:				105.44
3304 - AVILA, JAVIER Total:				105.44
01380 - BALTAZAR, JAIME Line Item Account				
86120	08/21/2025			
Inv 4/24/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 4/24/2025		001-80-87-0000-000-7900	105.44
Inv 4/24/2025 Total				105.44
86120 Total:				105.44
01380 - BALTAZAR, JAIME Total:				105.44
5279 - BANKS CONSULTING Line Item Account				
86121	08/21/2025			
Inv 13				
Line Item Date	Line Item Description		Line Item Account	
08/13/2025	PLANNING AND PROJECT MNGMT SERVICES 6/19/25-8/13/25		001-70-70-0000-000-6100	4,042.50
Inv 13 Total				4,042.50
86121 Total:				4,042.50
5279 - BANKS CONSULTING Total:				4,042.50
5672 - BORJAS, ROBERTO Line Item Account				
86122	08/21/2025			
Inv CR 62801				
Line Item Date	Line Item Description		Line Item Account	
05/06/2025	6600 HELOPTROPE ZON CLEARANCE APPLICANT REFUND,		001-00-00-0000-019-4315	158.09
05/06/2025	6600 HELOPTROPE ZON CLEARANCE APPLICANT REFUND,		001-00-00-0000-017-4328	26.70
Inv CR 62801 Total				184.79

Check Number	Check Date			Amount
86122 Total:				184.79
5672 - BORJAS, ROBERTO Total:				184.79
01381 - CARRANZA, ROLANDO Line Item Account				
86123	08/21/2025			
Inv 4/24/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 4/24/2025		001-80-87-0000-000-7900	105.44
Inv 4/24/2025 Total				105.44
86123 Total:				105.44
01381 - CARRANZA, ROLANDO Total:				105.44
3639 - DURAN, ESTHER Line Item Account				
86124	08/21/2025			
Inv 6/16/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: ICI CHILD ABUSE- SEXUAL 6/16-18/2025		001-80-87-0000-000-7900	135.00
Inv 6/16/2025 Total				135.00
Inv 6/24/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: ICI ADVANCED CHILD ABUSE- PHYSICAL ABU		001-80-87-0000-000-7900	135.00
Inv 6/24/2025 Total				135.00
86124 Total:				270.00
3639 - DURAN, ESTHER Total:				270.00
2409 - ELMASSIAN, GILBERT Line Item Account				
86125	08/21/2025			
Inv 6/9/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIRST AID/CPR/AED 6/9/2025		001-80-87-0000-000-7900	50.84
Inv 6/9/2025 Total				50.84
86125 Total:				50.84
2409 - ELMASSIAN, GILBERT Total:				50.84

Check Number	Check Date		Amount

01199 - GARCIA, JOSE Line Item Account

86126 08/21/2025

Inv 4/17/2025

Line Item Date	Line Item Description	Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 4/17/2025	001-80-87-0000-000-7900	105.44
Inv 4/17/2025 Total			105.44
86126 Total:			105.44
01199 - GARCIA, JOSE Total:			105.44

4789 - INFINITY AIR HVAC, LLC Line Item Account

86127 08/21/2025

Inv 3265

Line Item Date	Line Item Description	Line Item Account	
04/11/2025	HVAC REPAIRS 6326 PINE AVE	001-74-68-0000-000-7755	695.00
Inv 3265 Total			695.00

Inv 3266

Line Item Date	Line Item Description	Line Item Account	
04/11/2025	HVAC REPAIRS 6500 WILCOX AVE	001-74-68-0000-000-7755	975.00
Inv 3266 Total			975.00

Inv 3267

Line Item Date	Line Item Description	Line Item Account	
04/11/2025	HVAC REPAIRS 6500 WILCOX AVE	001-74-68-0000-000-7755	645.00
Inv 3267 Total			645.00

Inv 3343

Line Item Date	Line Item Description	Line Item Account	
05/13/2025	HVAC REPAIRS 3700 GAGE AVE	001-74-68-0000-000-7755	965.00
Inv 3343 Total			965.00

Inv 3394

Line Item Date	Line Item Description	Line Item Account	
06/02/2025	DISCONNECT BOX REPLACEMENT	001-74-68-0000-000-6100	550.00
06/02/2025	EMERGENCY REPAIR TO RESTORE HVAC SYSTEM 6326 PIN	001-74-74-0000-000-7755	3,895.00
Inv 3394 Total			4,445.00

Inv 3408

Line Item Date	Line Item Description	Line Item Account	
06/03/2025	HVAC REPAIRS 6500 WILCOX AVE	001-74-68-0000-000-6100	275.00

Check Number	Check Date			Amount
Inv 3408 Total				275.00
86127 Total:				8,000.00
4789 - INFINITY AIR HVAC, LLC Total:				8,000.00
5055 - IXCOY, JAMES Line Item Account				
86128	08/21/2025			
Inv 6/20-21/25				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: ADVANCED ROADSIDE IMPAIRED DRIVING EI		810-80-80-0000-295-7900	34.08
Inv 6/20-21/25 Total				34.08
86128 Total:				34.08
5055 - IXCOY, JAMES Total:				34.08
01209 - JARA, GILBERT Line Item Account				
86129	08/21/2025			
Inv 5/19/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: ICI CHILD ABUSE 5/19-23/25		001-80-87-0000-000-7900	225.00
Inv 5/19/2025 Total				225.00
Inv 6/9/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: ICI SEXUAL ASSAULT 6/9-13/2025		001-80-87-0000-000-7900	225.00
Inv 6/9/2025 Total				225.00
86129 Total:				450.00
01209 - JARA, GILBERT Total:				450.00
3604 - KAI, JOSEPH Line Item Account				
86130	08/21/2025			
Inv 5/12/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 5/12/2025		001-80-87-0000-000-7900	105.44
Inv 5/12/2025 Total				105.44
Inv 5/29/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: SUPERVISORY LEASDERSHIP INSTITUTE SESS		001-80-87-0000-000-7900	167.62

Check Number	Check Date			Amount
Inv 5/29/2025 Total				167.62
Inv 6/26/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: SUPERVISORY LEASDERSHIP INSTITUTE SESS		001-80-87-0000-000-7900	167.62
Inv 6/26/2025 Total				167.62
86130 Total:				440.68
3604 - KAI, JOSEPH Total:				440.68
01408 - LOMELI, MARISOL Line Item Account				
86131	08/21/2025			
Inv 5/19/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 5/19/2025		001-80-87-0000-000-7900	15.00
Inv 5/19/2025 Total				15.00
Inv 5/29/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: SUPERVISORY LEADERSHIP INSTITUTE SESSI		001-80-87-0000-000-7900	135.00
Inv 5/29/2025 Total				135.00
Inv 6/26/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: SUPERVISORY LEADERSHIP INSTITUTE SESSI		001-80-87-0000-000-7900	135.00
Inv 6/26/2025 Total				135.00
86131 Total:				285.00
01408 - LOMELI, MARISOL Total:				285.00
3032 - LOPEZ, ESTRELLA Line Item Account				
86132	08/21/2025			
Inv 5/12/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 5/12/2025		001-80-87-0000-000-7900	15.00
Inv 5/12/2025 Total				15.00
86132 Total:				15.00

Check Number	Check Date		Amount
3032 - LOPEZ, ESTRELLA Total:			15.00
3675 - MARIPOSA LANDSCAPES INC Line Item Account			
86133	08/21/2025		
Inv 114499			
Line Item Date	Line Item Description	Line Item Account	
06/24/2025	EXTRA WORK- JUNE 2025- BELL HOUSE (3 CORNERS FLOW	104-74-74-0000-000-6100	2,000.00
Inv 114499 Total			2,000.00
86133 Total:			2,000.00
3675 - MARIPOSA LANDSCAPES INC Total:			2,000.00
3467 - MARROQUIN, CARLOS Line Item Account			
86134	08/21/2025		
Inv 5/29/2025			
Line Item Date	Line Item Description	Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 5/29/2025	001-80-87-0000-000-7900	105.44
Inv 5/29/2025 Total			105.44
86134 Total:			105.44
3467 - MARROQUIN, CARLOS Total:			105.44
5303 - O'CONNOR, BLAKE Line Item Account			
86135	08/21/2025		
Inv 11/14/2024			
Line Item Date	Line Item Description	Line Item Account	
12/11/2024	REIMB. FOR: TACTICAL EMERGENCY CASUALTY CARE 11/	001-80-87-0000-000-7900	3.08
Inv 11/14/2024 Total			3.08
Inv 12/10/2024			
Line Item Date	Line Item Description	Line Item Account	
12/11/2024	REIMB. FOR: BREATH ALCOHOL TERSTING DEVICE 12/10/2(	001-80-87-0000-000-7900	8.44
Inv 12/10/2024 Total			8.44
Inv 6/23/2025			
Line Item Date	Line Item Description	Line Item Account	
08/08/2025	REIMB. FOR: STANDARD FIELD SOBRIETY TESTING 6/23-25	810-80-80-0000-000-7900	152.52
Inv 6/23/2025 Total			152.52
86135 Total:			164.04

Check Number	Check Date		Amount
5303 - O'CONNOR, BLAKE Total:			164.04
01913 - SBRK FINANCE HOLDINGS, INC. Line Item Account			
86136	08/21/2025		
Inv TM INV-009629			
Line Item Date	Line Item Description	Line Item Account	
07/31/2025	STANDARD PROFESSINOAL SERVICES- JUNE 2025	100-40-00-2106-000-9300	47.25
Inv TM INV-009629 Total			47.25
Inv TM INV-009630			
Line Item Date	Line Item Description	Line Item Account	
07/31/2025	STANDARD PROFESSINOAL SERVICES- MAY 2025	100-40-00-2106-000-9300	94.50
Inv TM INV-009630 Total			94.50
86136 Total:			141.75
01913 - SBRK FINANCE HOLDINGS, INC. Total:			141.75
5048 - STACY MEDICAL CENTER Line Item Account			
86137	08/21/2025		
Inv 10543-57052			
Line Item Date	Line Item Description	Line Item Account	
07/07/2025	CUSTODY BLOOD DRAW 6/12/25-6/16/25	001-80-87-0000-000-6100	775.00
Inv 10543-57052 Total			775.00
86137 Total:			775.00
5048 - STACY MEDICAL CENTER Total:			775.00
5054 - TREVINO, LEE Line Item Account			
86138	08/21/2025		
Inv 5/12/2025			
Line Item Date	Line Item Description	Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 5/12/2025	001-80-87-0000-000-7900	105.44
Inv 5/12/2025 Total			105.44
86138 Total:			105.44
5054 - TREVINO, LEE Total:			105.44
01346 - WALKER, JONATHAN Line Item Account			
86139	08/21/2025		

Check Number	Check Date			Amount
Inv 4/24/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 4/24/2025		001-80-87-0000-000-7900	15.00
Inv 4/24/2025 Total				15.00
86139 Total:				15.00
01346 - WALKER, JONATHAN Total:				15.00
3075 - WILLDAN ENGINEERING Line Item Account				
86140	08/21/2025			
Inv 007-14301				
Line Item Date	Line Item Description		Line Item Account	
11/22/2024	CDBG ADMIN SERVICES 10/25/2024		300-70-75-2069-000-6100	2,856.15
Inv 007-14301 Total				2,856.15
86140 Total:				2,856.15
3075 - WILLDAN ENGINEERING Total:				2,856.15
3603 - ZAMORA, CHRISTOPHER Line Item Account				
86141	08/21/2025			
Inv 4/17/2025				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	REIMB. FOR: FIREARMS/TACTICAL HANDGUN 4/17/2025		001-80-87-0000-000-7900	15.00
Inv 4/17/2025 Total				15.00
86141 Total:				15.00
3603 - ZAMORA, CHRISTOPHER Total:				15.00
Total:				27,019.67

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:28PM

CITY of BELL

Check Number	Check Date			Amount
01501 - 2010 OFFICE FURNITURE, INC. Line Item Account				
86142	08/21/2025			
Inv 22666				
Line Item Date	Line Item Description		Line Item Account	
07/17/2025	U SHAPE DESK- PERSONAL CABINET- PD		001-80-80-0000-000-7755	2,593.41
Inv 22666 Total				2,593.41
86142 Total:				2,593.41
01501 - 2010 OFFICE FURNITURE, INC. Total:				2,593.41
01084 - ADMIN SURE INC. Line Item Account				
86143	08/21/2025			
Inv 18115				
Line Item Date	Line Item Description		Line Item Account	
08/15/2025	WORKERS COMPENSATION CLAIMS ADMINISTRATION- SE		850-95-90-0000-000-6100	2,100.00
Inv 18115 Total				2,100.00
86143 Total:				2,100.00
01084 - ADMIN SURE INC. Total:				2,100.00
00065 - ANAYA'S SERVICE CENTER Line Item Account				
86144	08/21/2025			
Inv 41966				
Line Item Date	Line Item Description		Line Item Account	
07/30/2025	POLICE VEHICLE MAINTENANCE		001-80-80-0000-000-7315	272.66
Inv 41966 Total				272.66
Inv 41982				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	POLICE VEHICLE MAINTENANCE		001-80-80-0000-000-7315	674.52
Inv 41982 Total				674.52
86144 Total:				947.18

Check Number	Check Date			Amount
00065 - ANAYA'S SERVICE CENTER Total:				947.18
4639 - BEDIER, RIHAN Line Item Account				
86145	08/21/2025			
Inv 8/6/2025				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	ATTENDED REGULAR PLANNING COMMISSION MEETING 8		001-70-70-0000-000-6100	50.00
Inv 8/6/2025 Total				50.00
86145 Total:				50.00
4639 - BEDIER, RIHAN Total:				50.00
3127 - CALIFORNIA CITY MANAGEMENT FOUNDATION Line Item Account				
86146	08/21/2025			
Inv 2025-26				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	STANDARD MEMBERSHIP RENEWAL- MICHAEL L. ANTWIN		001-00-00-0000-000-7850	400.00
Inv 2025-26 Total				400.00
86146 Total:				400.00
3127 - CALIFORNIA CITY MANAGEMENT FOUNDATION Total:				400.00
00189 - ENTENMANN-ROVIN CO. Line Item Account				
86147	08/21/2025			
Inv 0189935-IN				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	DOME AND FLAT BADGE- CHIEF		001-80-80-0000-000-7755	590.16
Inv 0189935-IN Total				590.16
86147 Total:				590.16
00189 - ENTENMANN-ROVIN CO. Total:				590.16
00330 - GALLS, LLC Line Item Account				
86148	08/21/2025			
Inv 031929551				
Line Item Date	Line Item Description		Line Item Account	
07/15/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	43.08
Inv 031929551 Total				43.08

Check Number	Check Date			Amount
Inv 031931653				
Line Item Date	Line Item Description		Line Item Account	
07/15/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	214.89
Inv 031931653 Total				214.89
Inv 031931673				
Line Item Date	Line Item Description		Line Item Account	
07/15/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	57.06
Inv 031931673 Total				57.06
Inv 031996818				
Line Item Date	Line Item Description		Line Item Account	
07/22/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	913.07
Inv 031996818 Total				913.07
Inv 031996819				
Line Item Date	Line Item Description		Line Item Account	
07/22/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	913.07
Inv 031996819 Total				913.07
Inv 032131103				
Line Item Date	Line Item Description		Line Item Account	
08/04/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	210.50
Inv 032131103 Total				210.50
Inv 032152369				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	POLICE RECRUIT UNIFORMS		001-80-80-0000-000-5420	913.07
Inv 032152369 Total				913.07
86148 Total:				3,264.74
00330 - GALLS, LLC Total:				3,264.74
00248 - GATEWAY CITIES COUNCIL OF GOVERNMENTS Line Item Account				
86149	08/21/2025			
Inv 2026-03				
Line Item Date	Line Item Description		Line Item Account	
08/13/2025	GWMA MEMBERSHIP DUES FY 2025-2026		600-74-74-0000-000-7755	7,500.00
Inv 2026-03 Total				7,500.00
Inv HTU-25-06				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date			Amount
08/13/2025		HARBOR TOXIC UPSTREAM INVOICES FY 2025-26	600-74-73-0000-000-7755	629.80
Inv HTU-25-06 Total				629.80
86149 Total:				8,129.80
00248 - GATEWAY CITIES COUNCIL OF GOVERNMENTS Total:				8,129.80

5489 - HQE SYSTEMS, INC. Line Item Account

86150 08/21/2025

Inv INV-25512-276

Line Item Date	Line Item Description	Line Item Account	
08/12/2025	ACCESS CONTROL READER- INSTALLATION OF 1 READER	100-74-74-2117-000-9300	1,608.06
Inv INV-25512-276 Total			1,608.06
86150 Total:			1,608.06
5489 - HQE SYSTEMS, INC. Total:			1,608.06

4703 - INFINITY TECHNOLOGIES Line Item Account

86151 08/21/2025

Inv 4141

Line Item Date	Line Item Description	Line Item Account	
08/10/2025	GIS SERVICES JULY 2025	001-40-41-0000-000-6100	2,200.00
Inv 4141 Total			2,200.00
86151 Total:			2,200.00
4703 - INFINITY TECHNOLOGIES Total:			2,200.00

3604 - KAI, JOSEPH Line Item Account

86152 08/21/2025

Inv 7/23-26/2025

Line Item Date	Line Item Description	Line Item Account	
07/23/2025	REIB. : LODGING FOR SUPERVISORY LEADERSHIP INSTITU	001-80-87-0000-000-7900	625.65
Inv 7/23-26/2025 Total			625.65
86152 Total:			625.65
3604 - KAI, JOSEPH Total:			625.65

4751 - LONG BEACH BMW MOTORCYCLES Line Item Account

86153 08/21/2025

Check Number	Check Date			Amount
Inv 54108				
Line Item Date	Line Item Description		Line Item Account	
08/04/2025	MOTORCYCLE SERVICE- 2023 BMW R 1250 RTP- BI ANNUAI		001-80-80-0000-000-7315	500.78
Inv 54108 Total				500.78
86153 Total:				500.78
4751 - LONG BEACH BMW MOTORCYCLES Total:				500.78
01569 - MARRS FABULOUS CLEANERS & LAUNDRY, INC. Line Item Account				
86154	08/21/2025			
Inv 7/22/2025				
Line Item Date	Line Item Description		Line Item Account	
07/22/2025	JAIL DRY CLEANING SERVICES 7/22/2025		001-80-86-0000-000-7300	56.00
Inv 7/22/2025 Total				56.00
Inv 8/7/2025				
Line Item Date	Line Item Description		Line Item Account	
08/07/2025	JAIL DRY CLEANING SERVICES 8/7/2025		001-80-86-0000-000-7300	75.00
Inv 8/7/2025 Total				75.00
86154 Total:				131.00
01569 - MARRS FABULOUS CLEANERS & LAUNDRY, INC. Total:				131.00
3915 - MESA, LUIS Line Item Account				
86155	08/21/2025			
Inv 8/6/2025				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	ATTENDED REGULAR PLANNING COMMISSION MEETING !		001-70-70-0000-000-6100	50.00
Inv 8/6/2025 Total				50.00
86155 Total:				50.00
3915 - MESA, LUIS Total:				50.00
01392 - NORTHGATE GONZALEZ, LLC Line Item Account				
86156	08/21/2025			
Inv 010-102-6713				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	DEBS PARK WATERS		001-60-60-0000-000-7765	47.18
Inv 010-102-6713 Total				47.18

Check Number	Check Date		Amount
Inv 010-109-142			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	DEBS PARK WATERS	001-60-60-0000-000-7765	47.18
Inv 010-109-142 Total			47.18
86156 Total:			94.36
01392 - NORTHGATE GONZALEZ, LLC Total:			94.36
3753 - OCCUPATIONAL HEALTH CENTER OF CALIFONIA Line Item Account			
86157	08/21/2025		
Inv 87695519			
Line Item Date	Line Item Description	Line Item Account	
08/06/2025	PRE-EMPLOYMENT MEDICAL EXAMS 8/4/2025	001-25-00-0000-000-7215	436.00
Inv 87695519 Total			436.00
86157 Total:			436.00
3753 - OCCUPATIONAL HEALTH CENTER OF CALIFONIA Total:			436.00
5665 - ONESTO, BRIAN Line Item Account			
86158	08/21/2025		
Inv ALSMP92D-0001			
Line Item Date	Line Item Description	Line Item Account	
08/12/2025	PHOTOBOOTH SERVICES- BELL FAMILY NIGHT MARKET 8/	001-70-71-0000-000-7755	500.00
Inv ALSMP92D-0001 Total			500.00
86158 Total:			500.00
5665 - ONESTO, BRIAN Total:			500.00
01566 - PSYCHOLOGICAL CONSULTING ASSOCIATES, INC. Line Item Account			
86159	08/21/2025		
Inv 900843			
Line Item Date	Line Item Description	Line Item Account	
07/21/2025	PRE EMPLOYMENT EVALUATION- VELASCO	001-80-86-0000-000-6100	440.00
Inv 900843 Total			440.00
86159 Total:			440.00
01566 - PSYCHOLOGICAL CONSULTING ASSOCIATES, INC. Total:			440.00

Check Number	Check Date		Amount
01234 - RIVERSIDE COUNTY SHERIFF'S DEPARTMENT Line Item Account			
86160	08/21/2025		
Inv BCTC0089414			
Line Item Date	Line Item Description	Line Item Account	
08/05/2025	TUITION FOR: RED DOT SIGHT PISTOL TRANSITION 9/10/25	001-80-87-0000-000-7900	386.00
Inv BCTC0089414 Total			386.00
Inv BCTC0089809			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	TUITION FOR: RED DOT SIGHT PISTOL TRANSITION 9/10/25	001-80-87-0000-000-7900	386.00
Inv BCTC0089809 Total			386.00
86160 Total:			772.00
01234 - RIVERSIDE COUNTY SHERIFF'S DEPARTMENT Total:			772.00
2946 - RODARTE, RODRIGO Line Item Account			
86161	08/21/2025		
Inv 8/6/2025			
Line Item Date	Line Item Description	Line Item Account	
08/06/2025	ATTENDED REGULAR PLANNING COMMISSION MEETING {	001-70-70-0000-000-6100	50.00
Inv 8/6/2025 Total			50.00
86161 Total:			50.00
2946 - RODARTE, RODRIGO Total:			50.00
5048 - STACY MEDICAL CENTER Line Item Account			
86162	08/21/2025		
Inv 10543-57169			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	CUSTODY BLOOD DRAW 7/4-18/2025	001-80-87-0000-000-6100	310.00
Inv 10543-57169 Total			310.00
86162 Total:			310.00
5048 - STACY MEDICAL CENTER Total:			310.00
00466 - STANLEY PEST CONTROL Line Item Account			
86163	08/21/2025		
Inv 1924678			
Line Item Date	Line Item Description	Line Item Account	

Check Number	Check Date			Amount
07/02/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		181.00
Inv 1924678 Total				181.00
Inv 1924702				
Line Item Date	Line Item Description	Line Item Account		
07/02/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		38.00
Inv 1924702 Total				38.00
Inv 1924720				
Line Item Date	Line Item Description	Line Item Account		
07/02/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		37.00
Inv 1924720 Total				37.00
Inv 1924766				
Line Item Date	Line Item Description	Line Item Account		
07/02/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		150.00
Inv 1924766 Total				150.00
Inv 1925995				
Line Item Date	Line Item Description	Line Item Account		
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		107.00
Inv 1925995 Total				107.00
Inv 1925996				
Line Item Date	Line Item Description	Line Item Account		
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		109.00
Inv 1925996 Total				109.00
Inv 1925997				
Line Item Date	Line Item Description	Line Item Account		
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		75.00
Inv 1925997 Total				75.00
Inv 1926013				
Line Item Date	Line Item Description	Line Item Account		
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		47.00
Inv 1926013 Total				47.00
Inv 1926021				
Line Item Date	Line Item Description	Line Item Account		
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100		35.00
Inv 1926021 Total				35.00

Check Number	Check Date		Amount
Inv 1926033			
Line Item Date	Line Item Description	Line Item Account	
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	37.00
Inv 1926033 Total			37.00
Inv 1927056			
Line Item Date	Line Item Description	Line Item Account	
07/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	42.00
Inv 1927056 Total			42.00
Inv 1939703			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	37.00
Inv 1939703 Total			37.00
Inv 1939712			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	35.00
Inv 1939712 Total			35.00
Inv 1939735			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	47.00
Inv 1939735 Total			47.00
Inv 1939795			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	107.00
Inv 1939795 Total			107.00
Inv 1939796			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	109.00
Inv 1939796 Total			109.00
Inv 1939797			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	75.00
Inv 1939797 Total			75.00
Inv 1939802			
Line Item Date	Line Item Description	Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY	001-00-00-0000-000-6100	42.00

Check Number	Check Date			Amount
Inv 1939802 Total				42.00
Inv 1939883				
Line Item Date	Line Item Description		Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY		001-00-00-0000-000-6100	37.00
Inv 1939883 Total				37.00
Inv 1939907				
Line Item Date	Line Item Description		Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY		001-00-00-0000-000-6100	38.00
Inv 1939907 Total				38.00
Inv 1939955				
Line Item Date	Line Item Description		Line Item Account	
08/07/2025	PEST CONTROL SERVICES FOR VARIOUS LOCATIONS JULY		001-00-00-0000-000-6100	181.00
Inv 1939955 Total				181.00
86163 Total:				1,566.00
00466 - STANLEY PEST CONTROL Total:				1,566.00
2784 - THOMSON REUTERS-WEST Line Item Account				
86164	08/21/2025			
Inv 852328324				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	CLEARS INVESTIGATIVE SUITE- JULY 2025		001-80-80-0000-000-6100	612.04
Inv 852328324 Total				612.04
86164 Total:				612.04
2784 - THOMSON REUTERS-WEST Total:				612.04
3945 - VALLEJO, JESSICA D. Line Item Account				
86165	08/21/2025			
Inv 8/6/2025				
Line Item Date	Line Item Description		Line Item Account	
08/06/2025	ATTENDED REGULAR PLANNING COMMISSION MEETING !		001-70-70-0000-000-6100	50.00
Inv 8/6/2025 Total				50.00
86165 Total:				50.00

Check Number	Check Date			Amount
3945 - VALLEJO, JESSICA D. Total:				50.00
5550 - WILLIAMS SCOTSMAN, INC. Line Item Account				
86166	08/21/2025			
Inv 9024355784				
Line Item Date	Line Item Description		Line Item Account	
08/13/2025	BCC BIN RENTAL 8/13/25-9/9/25		001-60-62-0000-000-6100	111.49
Inv 9024355784 Total				111.49
86166 Total:				111.49
5550 - WILLIAMS SCOTSMAN, INC. Total:				111.49
5648 - ZEITDICE INC. Line Item Account				
86167	08/21/2025			
Inv 1299				
Line Item Date	Line Item Description		Line Item Account	
07/14/2025	TIMELASPE CAMERA (IN-N-OUT SITE)		001-70-71-0000-000-7320	849.00
Inv 1299 Total				849.00
86167 Total:				849.00
5648 - ZEITDICE INC. Total:				849.00
Total:				28,981.67

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Check Number	Check Date			Amount
5640 - FLOCK GROUP, INC. Line Item Account				
86168	08/22/2025			
Inv INV-60828				
Line Item Date	Line Item Description		Line Item Account	
03/21/2025	CA- BELL PD- ALPR CAMERAS- PROFESSIONAL SERVICES		740-80-80-0000-323-7320	10,468.00
03/21/2025	CA- BELL PD- ALPR CAMERAS- PROFESSIONAL SERVICES		740-80-80-0000-287-7320	14,528.00
Inv INV-60828 Total				24,996.00
86168 Total:				24,996.00
5640 - FLOCK GROUP, INC. Total:				24,996.00
4703 - INFINITY TECHNOLOGIES Line Item Account				
86169	08/22/2025			
Inv 4007				
Line Item Date	Line Item Description		Line Item Account	
07/07/2025	PROOFPOINT- JUNE 2025		001-40-41-0000-000-6100	1,200.00
07/07/2025	IT SERVICES MONTHLY FEE JUNE 2025		001-40-41-0000-000-6100	16,160.00
07/07/2025	IT PROJECT SUPPORT SERVICES JUNE 2025		001-40-41-0000-000-6100	4,525.00
07/07/2025	REIMBURSABLES- JUNE 2025		001-40-41-0000-000-6100	481.50
07/07/2025	DUE SOFTWARE SUBSCRIPTION JUNE 2025		001-80-80-0000-000-6100	335.00
07/07/2025	IT SERVICES MONTHLY FEE JUNE 2025		001-40-41-0000-000-6100	465.00
Inv 4007 Total				23,166.50
86169 Total:				23,166.50
4703 - INFINITY TECHNOLOGIES Total:				23,166.50
5229 - JBZ, INC. Line Item Account				
86170	08/22/2025			
Inv 33713				
Line Item Date	Line Item Description		Line Item Account	
06/26/2025	COMPREHENSIVE ZONING AND MAP UPDATE 6/26/2025		100-70-70-2110-000-9300	52,234.76
Inv 33713 Total				52,234.76
86170 Total:				52,234.76

Check Number	Check Date		Amount
5229 - JBZ, INC. Total:			52,234.76
5002 - TERRA REALTY ADVISORS, INC. Line Item Account			
86171	08/22/2025		
Inv 2024-01884			
Line Item Date	Line Item Description	Line Item Account	
11/16/2024	PROFESSIONAL SERVICES- OUTDOOR BILLBOARD SIGNAC	001-70-70-0000-000-6100	12,554.81
Inv 2024-01884 Total			12,554.81
Inv 2024-01905			
Line Item Date	Line Item Description	Line Item Account	
12/17/2024	PROFESSIONAL SERVICES- OUTDOOR BILLBOARD SIGNAC	001-70-70-0000-000-6100	2,257.00
Inv 2024-01905 Total			2,257.00
Inv 2025-01960			
Line Item Date	Line Item Description	Line Item Account	
02/18/2025	PROFESSIONAL SERVICES- OUTDOOR BILLBOARD SIGNAC	001-70-70-0000-000-6100	1,452.24
Inv 2025-01960 Total			1,452.24
Inv 2025-02007			
Line Item Date	Line Item Description	Line Item Account	
04/16/2025	PROFESSIONAL SERVICES- OUTDOOR BILLBOARD SIGNAC	001-70-70-0000-000-6100	1,003.66
Inv 2025-02007 Total			1,003.66
Inv 2025-02085			
Line Item Date	Line Item Description	Line Item Account	
07/16/2025	PROFESSIONAL SERVICES- OUTDOOR BILLBOARD SIGNAC	001-70-70-0000-000-6100	807.99
Inv 2025-02085 Total			807.99
86171 Total:			18,075.70
5002 - TERRA REALTY ADVISORS, INC. Total:			18,075.70
4978 - THE SALVATION ARMY BELL SHELTER Line Item Account			
86172	08/22/2025		
Inv JUNE2025			
Line Item Date	Line Item Description	Line Item Account	
06/30/2025	SHELTER BED PROGRAM JUNE 2025	332-70-76-0000-239-7755	63,180.00
Inv JUNE2025 Total			63,180.00
Inv MAY2025			
Line Item Date	Line Item Description	Line Item Account	
05/31/2025	SHELTER BED PROGRAM MAY 2025	332-70-76-0000-239-7755	65,286.00

Check Number	Check Date	Amount
Inv MAY2025 Total		65,286.00
86172 Total:		128,466.00
4978 - THE SALVATION ARMY BELL SHELTER Total:		128,466.00
Total:		246,938.96

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5659 - CITIBOT, INC. Line Item Account				
86173	08/22/2025			
Inv 3231				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	WEBSITE CHATBOT SERVICES ANNUAL SUBSCRIPTION		100-60-61-2107-000-9300	12,000.00
Inv 3231 Total				12,000.00
86173 Total:				12,000.00
5659 - CITIBOT, INC. Total:				12,000.00
3813 - CITY OF GLENDALE Line Item Account				
86174	08/22/2025			
Inv 3551				
Line Item Date	Line Item Description		Line Item Account	
07/01/2025	ICI SYSTEM SUBSCRIBER FEES- JULY 2025- JUNE 2026		001-80-80-0000-000-7755	22,500.00
Inv 3551 Total				22,500.00
86174 Total:				22,500.00
3813 - CITY OF GLENDALE Total:				22,500.00
00777 - TRANSTECH ENGINEERS, INC. Line Item Account				
86175	08/22/2025			
Inv 20254206				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	BUILDING SAFETY SERVICES 6/30/2025		001-70-72-0000-000-6100	37,521.96
Inv 20254206 Total				37,521.96
Inv 20254207				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	BUILDING ADDITIONAL SERVICES 6/30/2025		001-70-72-0000-000-6100	1,069.50
Inv 20254207 Total				1,069.50
Inv 20254208				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date			Amount
	06/30/2025	BELL CD, PLANNING SUPPORT SERVICES 6/30/2025	001-70-72-0000-000-6100	10,687.50
	Inv 20254208 Total			10,687.50
	Inv 20254658			
	Line Item Date	Line Item Description	Line Item Account	
	07/31/2025	BUILDING SAFETY SERVICES 7/31/2025	001-70-72-0000-000-6100	30,450.29
	Inv 20254658 Total			30,450.29
	Inv 20254659			
	Line Item Date	Line Item Description	Line Item Account	
	07/31/2025	BUILDING ADDITIONAL SERVICES 7/31/2025	001-70-72-0000-000-6100	1,313.00
	Inv 20254659 Total			1,313.00
86175 Total:				81,042.25
00777 - TRANSTECH ENGINEERS, INC. Total:				81,042.25
Total:				115,542.25

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3469 - AMAZON CAPITAL SERVICES INC Line Item Account

86176 08/22/2025

Inv 13GK-JFWK-1LXR

Line Item Date	Line Item Description	Line Item Account	
08/07/2025	OFFICE SUPPLIES FOR PD	001-80-86-0000-000-7755	434.24

Inv 13GK-JFWK-1LXR Total 434.24

Inv 177X-HNQ7-R4H3

Line Item Date	Line Item Description	Line Item Account	
08/12/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	21.04

Inv 177X-HNQ7-R4H3 Total 21.04

Inv 19VM-MQTK-NT66

Line Item Date	Line Item Description	Line Item Account	
08/15/2025	DEBS OFFICE SUPPLIES	001-60-60-0000-000-7700	37.90

Inv 19VM-MQTK-NT66 Total 37.90

Inv 1DYH-QQFW-NVP6

Line Item Date	Line Item Description	Line Item Account	
08/15/2025	OFFICE SUPPLIES CLB	001-60-60-0000-000-7700	315.28

Inv 1DYH-QQFW-NVP6 Total 315.28

Inv 1HH4-GYY9-MFWJ

Line Item Date	Line Item Description	Line Item Account	
08/05/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	37.83

Inv 1HH4-GYY9-MFWJ Total 37.83

Inv 1KMH-P9MP-NCQH

Line Item Date	Line Item Description	Line Item Account	
08/19/2025	COFFEE SUPPLIES FOR CITY HALL	001-40-00-0000-000-7755	482.75

Inv 1KMH-P9MP-NCQH Total 482.75

Inv 1PV7-QLKJ-FQHR

Line Item Date	Line Item Description	Line Item Account	
08/04/2025	OFFICE SUPPLIES	001-80-80-0000-000-7700	113.01

Inv 1PV7-QLKJ-FQHR Total 113.01

Check Number	Check Date		Amount
Inv 1R7D-WFK1-NQP4			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	EVENT SUPPLIES	001-60-62-0000-000-7760	148.24
Inv 1R7D-WFK1-NQP4 Total			148.24
Inv 1VJ3-YXTW-CHNN			
Line Item Date	Line Item Description	Line Item Account	
07/29/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	47.85
Inv 1VJ3-YXTW-CHNN Total			47.85
Inv 1XJ7-3DCX-NWCL			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	EVENT SUPPLIES	001-60-62-0000-000-7760	235.48
Inv 1XJ7-3DCX-NWCL Total			235.48
86176 Total:			1,873.62
3469 - AMAZON CAPITAL SERVICES INC Total:			1,873.62
01137 - AT&T Line Item Account			
86177	08/22/2025		
Inv 000023779092			
Line Item Date	Line Item Description	Line Item Account	
07/13/2025	9391058522- AT&T CAL & LD 6/13/25-7/12/25	001-80-87-0000-000-7000	2,586.62
Inv 000023779092 Total			2,586.62
86177 Total:			2,586.62
01137 - AT&T Total:			2,586.62
01061 - AT&T MOBILITY Line Item Account			
86178	08/22/2025		
Inv 867X08012025			
Line Item Date	Line Item Description	Line Item Account	
07/23/2025	991767867- PD CIRCUIT, IPAD, CELL PHONE 6/24/25-7/23/25	001-00-00-0000-000-7000	55.22
07/23/2025	991767867- PD CIRCUIT, IPAD, CELL PHONE 6/24/25-7/23/25	001-80-87-0000-000-7700	614.14
Inv 867X08012025 Total			669.36
86178 Total:			669.36
01061 - AT&T MOBILITY Total:			669.36

Check Number	Check Date			Amount
3494 - AULA ATHLETIC CLUB Line Item Account				
86179	08/22/2025			
Inv 6-BYS				
Line Item Date	Line Item Description		Line Item Account	
08/04/2025	YOUTH SOCCER SEASON REFEREE SERVICES 7/26/25-8/9/25		001-60-60-0000-000-6100	1,620.00
Inv 6-BYS Total				1,620.00
86179 Total:				1,620.00
3494 - AULA ATHLETIC CLUB Total:				1,620.00
3901 - CALPERS Line Item Account				
86180	08/22/2025			
Inv 100000018008635				
Line Item Date	Line Item Description		Line Item Account	
08/04/2025	SOCIAL SECURITY ADMIN. 218- ANNUAL FEE		850-25-00-0000-000-5900	270.00
Inv 100000018008635 Total				270.00
86180 Total:				270.00
3901 - CALPERS Total:				270.00
01305 - CANON FINANCIAL SERVICES, INC. Line Item Account				
86181	08/22/2025			
Inv 41665849				
Line Item Date	Line Item Description		Line Item Account	
08/12/2025	CANON MONTHLY LEASE- AUGUST 2025		001-00-00-0000-000-9194	1,950.43
Inv 41665849 Total				1,950.43
86181 Total:				1,950.43
01305 - CANON FINANCIAL SERVICES, INC. Total:				1,950.43
4940 - CARRILLO, OSCAR LEONARDO Line Item Account				
86182	08/22/2025			
Inv 1				
Line Item Date	Line Item Description		Line Item Account	
08/08/2025	YOUTH BASEBALL UMPIRE SERVICES 8/4/25-8/16/25		001-60-60-0000-000-6100	1,960.00
Inv 1 Total				1,960.00
Inv 2				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date			Amount
08/14/2025	YOUTH BASEBALL UMPIRE SERVICES WEEK 3 AND WEEK		001-60-60-0000-000-6100	1,540.00
Inv 2 Total				1,540.00
86182 Total:				3,500.00
4940 - CARRILLO, OSCAR LEONARDO Total:				3,500.00

00936 - CHARTER COMMUNICATIONS Line Item Account

86183 08/22/2025

Inv 554801-080725

Line Item Date	Line Item Description	Line Item Account	
08/07/2025	187554801- CSD 8/12/25-9/11/25	001-60-60-0000-000-7000	129.80
08/07/2025	187554801- BELL HOUSE 8/12/25-9/11/25	001-74-69-0000-000-7000	490.13
08/07/2025	187554801- CH 8/12/25-9/11/25	001-74-69-0000-000-7000	1,800.35
Inv 554801-080725 Total			2,420.28
86183 Total:			2,420.28
00936 - CHARTER COMMUNICATIONS Total:			2,420.28

00459 - GOLDEN STATE WATER COMPANY Line Item Account

86184 08/22/2025

Inv 837141-081925

Line Item Date	Line Item Description	Line Item Account	
08/19/2025	83714100001- 6500 WILCOX AVE IRR 6/26/25-7/28/25	001-60-60-0000-000-7000	4,037.71
Inv 837141-081925 Total			4,037.71

Inv 881183-081925

Line Item Date	Line Item Description	Line Item Account	
08/19/2025	88118300008- 6707 BEAR AVE 6/26/25-7/28/25	001-60-60-0000-000-7000	1,620.69
Inv 881183-081925 Total			1,620.69
86184 Total:			5,658.40
00459 - GOLDEN STATE WATER COMPANY Total:			5,658.40

5671 - GUTIERREZ, BRENDA Line Item Account

86185 08/22/2025

Inv 1045518.002

Line Item Date	Line Item Description	Line Item Account	
08/14/2025	PERMIT#R5635 REFUND FOR PARK PAVILION	001-00-00-0000-000-2923	100.00
Inv 1045518.002 Total			100.00

Check Number	Check Date			Amount
86185 Total:				100.00
5671 - GUTIERREZ, BRENDA Total:				100.00
4575 - HG GRAPHIC AND PRINTING Line Item Account				
86186	08/22/2025			
Inv 2769				
Line Item Date	Line Item Description		Line Item Account	
08/12/2025	CLB CLOSURE BANNER		001-60-62-0000-000-7760	438.98
Inv 2769 Total				438.98
86186 Total:				438.98
4575 - HG GRAPHIC AND PRINTING Total:				438.98
00467 - SOCALGAS Line Item Account				
86187	08/22/2025			
Inv 053008-081425				
Line Item Date	Line Item Description		Line Item Account	
08/14/2025	11990053008- 5320 GAGE AVE 7/11/25-8/12/25		108-74-74-0000-000-7000	24.59
Inv 053008-081425 Total				24.59
Inv 179523-081325				
Line Item Date	Line Item Description		Line Item Account	
08/13/2025	06643179523- 6704 ORCHARD AVE 7/10/25-8/11/25		001-60-60-0000-000-7000	19.77
Inv 179523-081325 Total				19.77
Inv 990711-081325				
Line Item Date	Line Item Description		Line Item Account	
08/13/2025	08062990711- 4357 GAGE AVE 7/10/25-8/11/25		001-60-64-0000-000-7000	17.36
Inv 990711-081325 Total				17.36
86187 Total:				61.72
00467 - SOCALGAS Total:				61.72
01086 - SOUTHERN CALIFORNIA EDISON Line Item Account				
86188	08/22/2025			
Inv 062434-081125				
Line Item Date	Line Item Description		Line Item Account	
08/11/2025	700102062434- 6707 BEAR AVE CLB 7/11/25-8/10/25		001-60-60-0000-000-7000	1,724.33
Inv 062434-081125 Total				1,724.33

Check Number	Check Date		Amount
Inv 210243-081525			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	700995210243- 4809 EASTERN AVE 7/16/25-8/13/25	450-74-74-0000-000-7000	122.65
Inv 210243-081525 Total			122.65
Inv 353035-081525			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	70081353035- 6901 1/2 RIVER DR 7/17/25-8/14/25	001-74-74-0000-000-7000	14.93
Inv 353035-081525 Total			14.93
Inv 433314-081525			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	700302433314- 6510 CLARKSON AVE 7/16/25-8/13/25	001-74-74-0000-000-7000	13.57
Inv 433314-081525 Total			13.57
Inv 467966-081525			
Line Item Date	Line Item Description	Line Item Account	
08/15/2025	700431467966- 6800 OTIS AVE TC1 7/16/25-8/13/25	001-74-74-0000-000-7000	85.04
Inv 467966-081525 Total			85.04
Inv 850792-080625			
Line Item Date	Line Item Description	Line Item Account	
08/06/2025	700569850792- BCC 6/10-25-7/21/25	001-74-69-0000-000-7000	55.33
08/06/2025	700569850792- PW SEVERAL 6/10-25-7/21/25	450-74-74-0000-000-7000	2,174.65
08/06/2025	700569850792- PW SEVERAL 6/10-25-7/21/25	001-74-74-0000-000-7000	381.90
08/06/2025	700569850792- BELL HOSUE 6/10-25-7/21/25	001-74-69-0000-000-7000	245.32
08/06/2025	700569850792- VETS 6/10-25-7/21/25	001-60-60-0000-000-7000	1,740.33
08/06/2025	700569850792- DEBS 6/10-25-7/21/25	001-60-60-0000-000-7000	373.59
Inv 850792-080625 Total			4,971.12
86188 Total:			6,931.64
01086 - SOUTHERN CALIFORNIA EDISON Total:			6,931.64
4871 - THE ALPHA & OMEGA GROUP SECURITY SERVICES INC. Line Item Account			
86189	08/22/2025		
Inv 8330			
Line Item Date	Line Item Description	Line Item Account	
08/14/2025	SUMMER CONCERTS BEER GARDEN SECURITY	001-60-62-0000-000-7760	359.88
Inv 8330 Total			359.88
86189 Total:			359.88

Check Number	Check Date	Amount
4871 - THE ALPHA & OMEGA GROUP SECURITY SERVICES INC. Total:		359.88
Total:		28,440.93

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5647 - HERNANDEZ, JOEY Line Item Account				
86190	08/22/2025			
Inv 0742328				
Line Item Date	Line Item Description		Line Item Account	
06/03/2025	4 PATROL UNITS- WINDOW TINT SERVICES		001-80-80-0000-000-7315	600.00
Inv 0742328 Total				600.00
86190 Total:				600.00
5647 - HERNANDEZ, JOEY Total:				600.00
4678 - THE ARROYO GROUP Line Item Account				
86191	08/22/2025			
Inv 10228-24				
Line Item Date	Line Item Description		Line Item Account	
07/24/2025	BELL ATLANTIC AVE SPECIFIC PLAN MAY-JUNE 2025		332-70-70-2093-317-6100	4,392.25
07/24/2025	BELL ATLANTIC AVE SPECIFIC PLAN MAY-JUNE 2025		332-70-70-2093-317-6100	1,234.50
Inv 10228-24 Total				5,626.75
86191 Total:				5,626.75
4678 - THE ARROYO GROUP Total:				5,626.75
Total:				6,226.75

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5667 - GARCIA, ANA Line Item Account				
86192	08/22/2025			
Inv 1045314.002				
Line Item Date	Line Item Description		Line Item Account	
08/11/2025	PERMIT #R5613 REFUND FOR PARK PAVILION		001-00-00-0000-000-2923	100.00
Inv 1045314.002 Total				100.00
86192 Total:				100.00
5667 - GARCIA, ANA Total:				100.00
5477 - LA FRANCE, ANDRE P Line Item Account				
86193	08/22/2025			
Inv 4160				
Line Item Date	Line Item Description		Line Item Account	
06/13/2025	EMERGENCY REPAIRS- ERNEST DEBS		001-74-68-0000-000-6100	1,395.00
Inv 4160 Total				1,395.00
Inv 4177				
Line Item Date	Line Item Description		Line Item Account	
05/23/2025	EMERGENCY REPAIRS- JAIL (PD)		001-74-69-0000-000-7905	1,785.00
Inv 4177 Total				1,785.00
86193 Total:				3,180.00
5477 - LA FRANCE, ANDRE P Total:				3,180.00
5657 - SERRANO, RAQUEL Line Item Account				
86194	08/22/2025			
Inv 1043169.002				
Line Item Date	Line Item Description		Line Item Account	
08/13/2025	PERMIT #R5253 REFUND FOR HALL RENTAL		001-00-00-0000-000-2923	300.00
Inv 1043169.002 Total				300.00
86194 Total:				300.00

Check Number	Check Date		Amount
5657 - SERRANO, RAQUEL Total:			300.00
00951 - STAPLES ADVANTAGE, DEPT. LA Line Item Account			
86195	08/22/2025		
Inv 6035126085			
Line Item Date	Line Item Description	Line Item Account	
06/23/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	16.23
Inv 6035126085 Total			16.23
Inv 6035126086			
Line Item Date	Line Item Description	Line Item Account	
06/23/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	181.10
Inv 6035126086 Total			181.10
Inv 6035126087			
Line Item Date	Line Item Description	Line Item Account	
06/23/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	10.44
Inv 6035126087 Total			10.44
Inv 6035126088			
Line Item Date	Line Item Description	Line Item Account	
06/23/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	40.89
Inv 6035126088 Total			40.89
Inv 6035126089			
Line Item Date	Line Item Description	Line Item Account	
06/23/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	-15.63
Inv 6035126089 Total			-15.63
Inv 6035126090			
Line Item Date	Line Item Description	Line Item Account	
06/23/2025	OFFICE SUPPLIES	001-70-71-0000-000-7700	21.02
Inv 6035126090 Total			21.02
86195 Total:			254.05
00951 - STAPLES ADVANTAGE, DEPT. LA Total:			254.05
5668 - VEGA ORTIZ, GLORIA Line Item Account			
86196	08/22/2025		
Inv 1045357.002			
Line Item Date	Line Item Description	Line Item Account	

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 1:17PM

CITY of BELL

Check Number	Check Date			Amount
2405 - ENTERPRISE FM TRUST Line Item Account				
86197	08/22/2025			
Inv	635432PPD022025			
Line Item Date	Line Item Description		Line Item Account	
07/03/2025	LEASE PAYMENT FY25-26 - DURANGO		001-80-80-0000-000-7336	11,857.80
07/03/2025	FULL MAINTENANCE FY25-26 #7409		001-74-00-0000-000-7316	1,428.60
07/03/2025	FULL MAINTENANCE FY25-26 - #7402		001-74-00-0000-000-7316	629.04
07/03/2025	FULL MAINTENANCE FY25-26 - #7401		001-74-00-0000-000-7316	582.36
07/03/2025	LEASE PAYMENT FY25-26 - DURANGO		001-80-80-0000-000-7336	11,834.04
07/03/2025	LEASE PAYMENT FY25-26 - #7401		001-74-00-0000-000-7336	7,883.40
07/03/2025	LEASE PAYMENT FY25-26 #7503		001-70-75-0000-000-7336	6,738.00
07/03/2025	LEASE PAYMENT FY25-26 - #7402		001-74-00-0000-000-7336	13,783.44
07/03/2025	FULL MAINTENANCE FY25-26 #7002		001-15-00-0000-000-7316	584.16
07/03/2025	FULL MAINTENANCE FY25-26 - #7001		001-70-70-0000-000-7316	582.36
07/03/2025	FULL MAINTENANCE FY25-26 - #6002		001-60-00-0000-000-7316	582.36
07/03/2025	FULL MAINTENANCE FY25-26 - #7503		001-70-75-0000-000-7316	582.36
07/03/2025	LEASE PAYMENT FY25-26 #7002		001-15-00-0000-000-7336	10,436.16
07/03/2025	LEASE PAYMENT FY25-26 - #7001		001-70-70-0000-000-7336	10,698.72
07/03/2025	LEASE PAYMENT FY25-26 - #6002		001-60-00-0000-000-7336	8,696.76
07/03/2025	LEASE PAYMENT FY25-26 #7409		001-74-00-0000-000-7336	19,589.76
Inv 635432PPD022025 Total				106,489.32
86197 Total:				106,489.32
2405 - ENTERPRISE FM TRUST Total:				106,489.32
Total:				106,489.32

Wire Transfers-Gen

(07/18/2025-08/22/2025)

City Council Meeting

August 27, 2025

General Wire Transfers
City Council Meeting August 27, 2025

Wires- 7/18/2025-8/22/2025

Category	Wire Number	Total Amount	Total Wires
General Wire Transfers JUNE, JULY, AUGUST 2025	W02237-W02261	$ 7,519,082.67	25
Total		**$ 7,519,082.67**	**25**

CITY OF BELL
BOOK TRANSFER

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 21, 2025	$2,805.11

Wire Instuctions:

Payee/Company:	Worker's Comp Account
Address:	6330 Pine Avenue Bell, CA 90201
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017
Account Name:	City of Bell - Worker's Comp
ABA/Routing Number:	
Account Number:	

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	**General Checking**
Debit Account Number:	
Outgoing Wire Date:	7/21/25
WFB Confirmation #:	
Processed By:	**Felix Gonzalez** W02237

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Reimbursment for Weekly Workers Comp- Check#18878-18886

General Ledger Account Number(s)	**Amount(s)**
VARIOUS ACCOUNTS	$2,805.11

City Treasurer	**City Manager**
Angela Bustamante	Michael L. Antwine II
Date Signed:	Date Signed: 7/21/25

CITY of BELL

BOOK TRANSFER

CITY of BELL

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 17, 2025	$429,568.50

Payee/Company:	City of Bell General Checking	V 00115
Address:	6330 Pine Avenue Bell, CA 90201	
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017	
Account Name:	Gen Checking Account	
ABA/Routing Number:	XXXXX0248	
Account Number:	XXXX-XX1427	

City of Bell G/L Information

Agency:	Community Redevelopment Agency	
Debit Account Name:	CRA Checking Account	
Debit Account Number:	XXXX-XX1450	
Outgoing Wire Date:		CITY OF BELL
WFB Confirmation #:		
Processed By:		PAID
Book Transfer	J. Wong W02238	

Description of Services/Goods (if no invoice is attached):

Payment for Various Due To - Due From Between General Account and Successor Agency including ROPS FY24-25

General Ledger Account Number(s)	**Amount(s)**
210-00-00-0000-000-2590	$429,568.50

City Manager	**Mayor**
Michael L. Antwine II	Ali Saleh
Date Signed: 7/17/25	Date Signed: 7/24/25

CITY of BELL

BOOK TRANSFER

CITY of BELL

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 17, 2025	$300,916.45

Payee/Company:	Community Redevelopment Agency
Address:	6330 Pine Avenue Bell, CA 90201
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017
Account Name:	CRA Checking Account
ABA/Routing Number:	XXXXX0248
Account Number:	XXXX-XX1450

City of Bell G/L Information

Agency:	City of Bell General Checking
Debit Account Name:	General Checking
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	
WFB Confirmation #:	
Processed By:	
Book Transfer	J. Wong W02239

CITY OF BELL PAID

Description of Services/Goods (if no invoice is attached):

Payment for Various Due To - Due From Between General Account and Successor Agency

General Ledger Account Number(s)	**Amount(s)**
001-00-00-0000-000-2501	$300,916.45

City Manager	**Mayor**
Michael L. Antwine II	Ali Saleh
Date Signed: 7/17/25	Date Signed: 7/24/25

Transfer done in bank 07/28/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
June 20, 2025	$37,407.47

Wire Instuctions:

Payee/Company:	US BANK - CALCARD
Address:	PO BOX 790428
	St. Louis, MO 63179-0428
Bank Name:	Electronic Fund Transfer (EFT)
Account Name:	US BANK - CALCARD

City of Bell G/L Information

Agency:	City of Bell
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	6/20/25
WFB Confirmation #:	N/A
Processed By:	Felix Gonzalez
Vendor Number:	**3662**
G/L Wire Transfer Number:	W02240

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

CalCard Statement dated May 26, 2025

General Ledger Account Number(s)	**Amount(s)**
Various Charges - See Attached	$37,407.47

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II	Ali Saleh
City Manager **Date** 6/9/25	**City Mayor** **Date** 6/9/25

CITY of BELL
Home...in the center of it all

CITY OF BELL
WIRE TRANSFER REQUEST

CITY of BELL
Home...in the center of it all

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
7/21/2025	$90,181.78

Payee/Company:	CAL-PERS
Address:	400 Q Street P.O. Box 1982 Sacramento, CA 95812
Bank Name:	EFT
Account Name:	CAL-PERS RETIREMENT
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	**City of Bell**
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX-1427
Outgoing Wire Date:	
WFB Confirmation #:	EFT-N/A
Processed By:	
Vendor Number:	**00285**
G/L Wire Transfer Number:	W02241

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Retirement for Payroll of 7/18/2025

General Ledger Account Number(s)	**Amount(s)**
Various-See Attached	$90,181.78

AUTHORIZATION FOR PAYMENT

MICHAEL L. ANTWINE II 7/17/25	ALI H. SALEH 7/24/25
CITY MANAGER	**MAYOR** **DATE**

CITY OF BELL
BOOK TRANSFER

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 28, 2025	$5,004.88

Wire Instuctions:

V#01978

Payee/Company:	Worker's Comp Account
Address:	6330 Pine Avenue Bell, CA 90201
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017
Account Name:	City of Bell - Worker's Comp
ABA/Routing Number:	
Account Number:	

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	**General Checking**
Debit Account Number:	
Outgoing Wire Date:	7/28/25
WFB Confirmation #:	
Processed By:	**Felix Gonzalez** W022442

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Reimbursment for Weekly Workers Comp- Check#18887-18908

General Ledger Account Number(s)	**Amount(s)**
VARIOUS ACCOUNTS	$5,004.88

City Treasurer	**City Manager**
Sheetal Talwar	Michael L. Antwine II
Date Signed: 07/28/25	Date Signed: 7/29/25

Transfer Scheduled for 7/30/25

Rcvd 7/29/25

CITY OF BELL
OVER-THE-PHONE PAYMENT

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE PAID IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 28, 2025	$10,810.83

Phone Payment Instructions:

V-00962

Payee/Company: Wex Bank
Address: P.O. Box 6293
Carol Stream, IL 60197

Wex Account Number: _____
Invoice Number: 105706994
Invoice Date: 06/30/25

Payer Information

Agency: City of Bell
Account Name: General Checking Account
ABA/Routing Number: XXXXX0248
Account Number: XXXX-XX1427

CITY OF BELL
PAID

Bank Name: Wells Fargo Bank
707 Wilshire Blvd 11th Floor
Los Angeles, CA 90017

Payment Date: July 28, 2025
Confirmation #: 142707292025
Processed By: J. Wong W02243

Description of Services/Goods (if no invoice is attached):

Fuel for City Vehicles for June 2025

General Ledger Account Number(s)	**Amount(s)**
001-74-74-0000-000-7317	$10,810.83

City Manager	**Mayor**
Michael L. Antwine II	Ali Saleh
Date Signed: 7/29/25	Date Signed: 7/29/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
~~July 10~~, 2025	$760,493.75

Payee/Company:	Zions Bank
Address:	Salt Lake City
	Utah
Bank Name:	ZB, NA dba Zions Bank
Account Name:	Bell GOB Bond Series 2018A
ABA/Routing Number:	
Account Number:	

City of Bell G/L Information

Agency:	**City of Bell**
Debit Account Name:	General Checking Account
Debit Account Number:	
Outgoing Wire Date:	~~7/10~~/2025
WFB Confirmation #:	
Processed By:	Felix Gonzalez
Vendor Number:	**3671**
G/L Wire Transfer Number:	W02244

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Interest and Principal Payment of Debt Service - Series 2018A GO Bond

General Ledger Account Number(s)		**Amount(s)**
890-00-00-0000-300-9158 - Interest	**$ 170,493.75**	$760,493.75
890-00-00-0000-300-9118 - Principal	**$ 590,000.00**	
	$ 760,493.75	

AUTHORIZATION FOR PAYMENT

Michael L. Antwine, II
City Manager **Date:** 7/7/25

Ali Saleh
Mayor **Date:** 7/7/25

Wire Scheduled For 7/30/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
~~July 10,~~ 2025	$946,837.50

Payee/Company:	Zions Bank
Address:	Salt Lake City
	Utah
Bank Name:	ZB, NA dba Zions Bank
Account Name:	Bell GOB Bond Series 2018A
ABA/Routing Number:	
Account Number:	

City of Bell G/L Information

Agency:	**City of Bell**
Debit Account Name:	General Checking Account
Debit Account Number:	
Outgoing Wire Date:	~~7/10/~~25
WFB Confirmation #:	
Processed By:	
Vendor Number:	**3671**
G/L Wire Transfer Number:	W02245

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Interest and Principal Payment of Debt Service - Series 2018B Bond

General Ledger Account Number(s)		**Amount(s)**
890-00-00-0000-300-9159 - Interest	**281,837.50**	$946,837.50
890-00-00-0000-300-9119 - Principal	**665,000.00**	
	946,837.50	

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II	Ali Saleh
City Manager **Date:** 7/7/25	**Mayor** **Date:** 7/7/25

Wire Scheduled for 07/30/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	Amount
July 31, 2025	$3,000.00

Payee/Company: US Bank
Address: PO Box 70870
St. Paul, MN 55170-9705
Bank Name: US Bank
Account Name: Trust Acct # 791640000R
ABA/Routing Number:
Account Number:

City of Bell G/L Information

Agency: **City of Bell**
Debit Account Name: General Checking Account
Debit Account Number:
Outgoing Wire Date: 7/31/25
WFB Confirmation #:
Processed By:

CITY OF BELL
PAID

Vendor Number: **00966**
G/L Wire Transfer Number: WO2246

Description of Services/Goods (if no invoice is attached):

Administrative Fees (See attached) 6/1/2025-5/31/2025

General Ledger Account Number(s)		Amount(s)
210-00-00-0000-000-9198	$ 500.00	$3,000.00
992-00-00-0000-000-9198	$2,500.00	

AUTHORIZATION FOR PAYMENT **$3,000.00**

Michael L. Antwine II
CITY MANAGER **Date** 7/29/25

Sheetal Talwar
City Treasurer **Date** 7/28/25

wire scheduled for 7/30/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 31, 2025	$1,668,264.00

Wire Instructions:

Payee/Company:	Cal-PERS
Address:	PO BOX 4032 Sacramento, CA 95812-4032
Bank Name:	EFT
Account Name:	Cal-PERS-Retirement
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	7/31/25
WFB Confirmation #:	EFT-N/A
Processed By:	Felix Gonzalez
Vendor Number:	**00285**
G/L Wire Transfer Number:	W02247

Description of Services/Goods (if no invoice is attached):

Annual Unfunded Accrued Liability - Rate Plan 66 (Misc)
As of July 01, 2025 Actuarial Valuation Report

General Ledger Account Number(s)	Amount(s)
106-25-91-00000-000-5925	$1,668,264.00

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II 7/29/25
CITY MANAGER **Date**

Ali Saleh 8/1/25
MAYOR **Date**

R. Mahan 7/31/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 31, 2025	$2,730,794.00

Wire Instructions:

Payee/Company:	Cal-PERS
Address:	PO BOX 4032
	Sacramento, CA 95812-4032
Bank Name:	EFT
Account Name:	Cal-PERS-Retirement
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	7/31/25
WFB Confirmation #:	EFT-N/A
Processed By:	Felix Gonzalez
Vendor Number:	**00285**
G/L Wire Transfer Number:	W022148

Description of Services/Goods (if no invoice is attached):

Annual Unfunded Accrued Liability - Rate Plan 6643 (Safety)
As of July 01, 2025 Actuarial Valuation Report

General Ledger Account Number(s)	Amount(s)
106-25-90-00000-000-5925	$2,730,794.00

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II
CITY MANAGER **Date** 7/29/25

Ali Saleh
MAYOR **Date** 8/1/25

K. Mob 7/31/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 31, 2025	$17,031.00

Wire Instructions:

Payee/Company:	Cal-PERS
Address:	PO BOX 4032 Sacramento, CA 95812-4032
Bank Name:	EFT
Account Name:	Cal-PERS-Retirement
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	7/31/25
WFB Confirmation #:	EFT-N/A
Processed By:	Felix Gonzalez
Vendor Number:	**00285**
G/L Wire Transfer Number:	W02249

Description of Services/Goods (if no invoice is attached):

Annual Unfunded Accrued Liability - Rate Plan 26037 (Misc PEPRA)
As of July 01, 2025 Actuarial Valuation Report

General Ledger Account Number(s)		Amount(s)
106-25-91-0000-000-5925	$9,875.98	$17,031.00
850-90-91-0000-000-7200	$7,155.02	

AUTHORIZATION FOR PAYMENT

7/29/25	
Michael L. Antwine II	Ali Saleh
CITY MANAGER **Date**	**MAYOR** **Date** 8/1/25

R. Molell 7/31/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 31, 2025	$18,156.00

Wire Instructions:

Payee/Company:	Cal-PERS
Address:	PO BOX 4032 Sacramento, CA 95812-4032
Bank Name:	EFT
Account Name:	Cal-PERS-Retirement
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	7/31/25
WFB Confirmation #:	EFT-N/A
Processed By:	Felix Gonzalez
Vendor Number:	**00285**
G/L Wire Transfer Number:	W02250

Description of Services/Goods (if no invoice is attached):

Annual Unfunded Accrued Liability - Rate Plan 25055 (Safety PEPRA)
As of July 01, 2025 Actuarial Valuation Report

General Ledger Account Number(s)		Amount(s)
106-25-90-0000-000-5925	$2,170.89	$18,156.00

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II
CITY MANAGER **Date** 7/29/25

Ali Saleh
MAYOR **Date** 8/1/25

R. Mahlel 7/31/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
July 31, 2025	$68,491.00

Wire Instructions:

Payee/Company:	Cal-PERS
Address:	PO BOX 4032 Sacramento, CA 95812-4032
Bank Name:	EFT
Account Name:	Cal-PERS-Retirement
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	7/31/25
WFB Confirmation #:	EFT-N/A
Processed By:	Felix Gonzalez
Vendor Number:	**00285**
G/L Wire Transfer Number:	W02251

Description of Services/Goods (if no invoice is attached):

Annual Unfunded Accrued Liability - Rate Plan 6644 (Safety)
As of July 01, 2025 Actuarial Valuation Report

General Ledger Account Number(s)		Amount(s)
106-25-90-0000-000-5925	2170.89	$68,491.00
850-90-90-0000-000-7200	66320.11	

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II **CITY MANAGER** **Date** 7/29/25	Ali Saleh **MAYOR** **Date** 8/1/25

R. Mahlel 7/31/25

CITY of BELL
Home...in the center of it all

CITY OF BELL
WIRE TRANSFER REQUEST

CITY of BELL
Home...in the center of it all

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
8/05/2025	$85,771.98

Payee/Company:	CAL-PERS
Address:	400 Q Street
	P.O. Box 1982
	Sacramento, CA 95812
Bank Name:	EFT
Account Name:	CAL-PERS RETIREMENT
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	**City of Bell**
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX-1427
Outgoing Wire Date:	
WFB Confirmation #:	EFT-N/A
Processed By:	
Vendor Number:	**00285**
G/L Wire Transfer Number:	W02252

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Retirement for Payroll of 8/01/2025

General Ledger Account Number(s)	**Amount(s)**
Various-See Attached	$85,771.98

AUTHORIZATION FOR PAYMENT

MICHAEL L. ANTWINE II 7/31/25	ALI H. SALEH
CITY MANAGER	**MAYOR** **DATE** 8/1/25

CITY of BELL
Home ... in the center of it all

WIRE TRANSFER

CITY of BELL
Home ... in the center of it all

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 8, 2025	$6,393.01

Payee/Company:	Carl Warren & Company	**V-4018**
Address:	P.O. Box 25180	
	Santa Ana, CA 92799	
Bank Name:	JP Morgan	
	270 Park Ave	
	New York, NY 10017	
Account Name:	Carl Warren & Company	
ABA/Routing Number:	XXXXX0021	
Account Number:	XXXXX9758	

Please Add Template Name & Acct #s.

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	General Checking
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	
WFB Confirmation #:	
Processed By:	
Book Transfer	W02253

CITY OF BELL AUG 10

Description of Services/Goods (if no invoice is attached):

Reimbursement for Liability claim account July 2025
See attached supporting documentation/detail.

General Ledger Account Number(s)	**Amount(s)**
850-25-00-0000-000-7216	$6,393.01

City Manager	**City Treasure**
Michael Antwine II	Sheetal Talwar
Date Signed: 8/7/25	Date Signed: 08/7/25

CITY of BELL
Home...in the center of it all

CITY OF BELL
WIRE TRANSFER REQUEST

CITY of BELL
Home...in the center of it all

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 10, 2025	$585.17

Wire Instuctions:

Payee/Company:	Cal-PERS
Address:	400 Q Street
	PO Box 1982
	Sacramento, CA 95812
Bank Name:	Electronic Fund Transfer (EFT)
Account Name:	Cal-PERS

City of Bell G/L Information

Agency:	City of Bell
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	8/10/25
WFB Confirmation #:	N/A
Processed By:	Felix Gonzalez
Vendor Number:	**01874**
G/L Wire Transfer Number:	W02254

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Health Premium - August 2025 Active & Retired Members 2 of 2

General Ledger Account Number(s)	**Amount(s)**
Various -See Attached	$585.17

AUTHORIZATION FOR PAYMENT

MICHAEL L. ANTWINE II	7/23/25	ALI SALEH	
CITY MANAGER	**Date**	**MAYOR**	**Date** 7/25/25

CITY OF BELL
WIRE TRANSFER REQUEST

CITY of BELL
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CITY of BELL
Home...in the center of it all

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 10, 2025	$185,904.74

Wire Instuctions:

Payee/Company:	Cal-PERS
Address:	400 Q Street
	PO Box 1982
	Sacramento, CA 95812
Bank Name:	Electronic Fund Transfer (EFT)
Account Name:	Cal-PERS

City of Bell G/L Information

Agency:	City of Bell
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	8/10/25
WFB Confirmation #:	N/A
Processed By:	Felix Gonzalez
Vendor Number:	**01874**
G/L Wire Transfer Number:	W02255

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Health Premium - August 2025 Active & Retired Members 1 of 2

General Ledger Account Number(s)	**Amount(s)**
Various -See Attached	$185,904.74

AUTHORIZATION FOR PAYMENT

MICHAEL L. ANTWINE II	7/23/25	ALI SALEH	7/24/25
CITY MANAGER	**Date**	**MAYOR**	**Date**

CITY OF BELL
BOOK TRANSFER

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 13, 2025	$4,792.48

Wire Instuctions:

Payee/Company:	Worker's Comp Account
Address:	6330 Pine Avenue Bell, CA 90201
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017
Account Name:	City of Bell - Worker's Comp
ABA/Routing Number:	
Account Number:	

V#01978

CITY OF BELL
PAID

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	**General Checking**
Debit Account Number:	
Outgoing Wire Date:	8/13/25
WFB Confirmation #:	
Processed By:	**Felix Gonzalez** W02256

Description of Services/Goods (if no invoice is attached):

Reimbursment for Weekly Workers Comp- Check#18909-18929

General Ledger Account Number(s)	**Amount(s)**
VARIOUS ACCOUNTS	$4,792.48

City Treasurer	**City Manager**
Sheetal Talwar	Michael L. Antwine II
Date Signed: 8/13/25	Date Signed: 8/13/25

CITY OF BELL
BOOK TRANSFER

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 13, 2025	$3,843.65

Wire Instuctions:

Payee/Company:	Worker's Comp Account
Address:	6330 Pine Avenue Bell, CA 90201
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017
Account Name:	City of Bell - Worker's Comp
ABA/Routing Number:	
Account Number:	

V#01978

CITY OF BELL
PAID

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	**General Checking**
Debit Account Number:	
Outgoing Wire Date:	8/13/25
WFB Confirmation #:	
Processed By:	**Felix Gonzalez** W02257

Description of Services/Goods (if no invoice is attached):

Reimbursment for Weekly Workers Comp- Check#18930-18944 8/04 – 8/08

General Ledger Account Number(s)	**Amount(s)**
VARIOUS ACCOUNTS	$3,843.65

City Treasurer	**City Manager**
Sheetal Talwar	Michael L. Antwine II
Date Signed: 8/13/25	Date Signed: 8/13/25

CITY OF BELL
BOOK TRANSFER

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 20, 2025	$2,448.27

Wire Instuctions:

Payee/Company:	Worker's Comp Account
Address:	6330 Pine Avenue Bell, CA 90201
Bank Name:	Wells Fargo Bank 707 Wilshire Blvd 11th Floor Los Angeles, CA 90017
Account Name:	City of Bell - Worker's Comp
ABA/Routing Number:	
Account Number:	

V#01978

City of Bell G/L Information

Agency:	City of Bell General Checking Account
Debit Account Name:	**General Checking**
Debit Account Number:	
Outgoing Wire Date:	8/20/25
WFB Confirmation #:	
Processed By:	**Felix Gonzalez** W02258

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Reimbursment for Weekly Workers Comp- Check#18945-18960

General Ledger Account Number(s)	**Amount(s)**
VARIOUS ACCOUNTS	$2,448.27

City Treasurer	**City Manager**
Sheetal Talwar	Michael L. Antwine II
Date Signed: 8/20/25	Date Signed: 8/20/25

CITY OF BELL
WIRE TRANSFER REQUEST

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 20, 2025	$40,561.80

Wire Instuctions:

Payee/Company:	US BANK - CALCARD
Address:	PO BOX 790428
	St. Louis, MO 63179-0428
Bank Name:	Electronic Fund Transfer (EFT)
Account Name:	US BANK - CALCARD

City of Bell G/L Information

Agency:	City of Bell
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX1427
Outgoing Wire Date:	8/20/25
WFB Confirmation #:	N/A
Processed By:	Felix Gonzalez
Vendor Number:	**3662**
G/L Wire Transfer Number:	W02259

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

CalCard Statement dated July 25, 2025

General Ledger Account Number(s)	**Amount(s)**
Various Charges - See Attached	$40,561.80

AUTHORIZATION FOR PAYMENT

Michael L. Antwine II **City Manager**	8/13/25 **Date**
Ali Saleh **City Mayor**	8/20/25 **Date**

CITY OF BELL
OVER-THE-PHONE PAYMENT

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE PAID IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
August 21, 2025	$11,721.58

Phone Payment Instructions:

V-00962

Payee/Company: Wex Bank
Address: P.O. Box 6293
Carol Stream, IL 60197

Wex Account Number:
Invoice Number: 106334724
Invoice Date: 07/31/25

Payer Information

Agency: City of Bell
Account Name: General Checking Account
ABA/Routing Number: XXXXX0248
Account Number: XXXX-XX1427

Bank Name: Wells Fargo Bank
707 Wilshire Blvd 11th Floor
Los Angeles, CA 90017

Payment Date: August 21, 2025
Confirmation #: 142708212025
Processed By: J. Wong W022260

Description of Services/Goods (if no invoice is attached):

Fuel for City Vehicles for July 2025

General Ledger Account Number(s)	**Amount(s)**
001-74-74-0000-000-7317	$11,721.58

City Manager	**Mayor**
Michael L. Antwine II	Ali Saleh
Date Signed: 8/12/25	Date Signed: 8/20/2025

CITY of BELL
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CITY OF BELL
WIRE TRANSFER REQUEST

CITY of BELL
Home...in the center of it all

THIS REQUEST MUST BE PROCESSED SO THAT FUNDS ARE WIRED IN ACCORDANCE WITH THE INFORMATION GIVEN BELOW:

Outgoing Wire Date	**Amount**
8/21/2025	$87,297.72

Payee/Company:	CAL-PERS
Address:	400 Q Street
	P.O. Box 1982
	Sacramento, CA 95812
Bank Name:	EFT
Account Name:	CAL-PERS RETIREMENT
ABA/Routing Number:	N/A
Account Number:	N/A

City of Bell G/L Information

Agency:	**City of Bell**
Debit Account Name:	General Checking Account
Debit Account Number:	XXXX-XX-1427
Outgoing Wire Date:	
WFB Confirmation #:	EFT-N/A
Processed By:	
Vendor Number:	**00285**
G/L Wire Transfer Number:	W022261

CITY OF BELL
PAID

Description of Services/Goods (if no invoice is attached):

Retirement for Payroll of 8/15/2025

General Ledger Account Number(s)	**Amount(s)**
Various-See Attached	$87,297.72

AUTHORIZATION FOR PAYMENT

MICHAEL L. ANTWINE II 8/14/25	ALI H. SALEH
CITY MANAGER	**MAYOR** **DATE** 8/20/25

Successor Agency to the Community Redevelopment Agency

(07/18/2025-08/22/2025)

City Council Meeting

August 27, 2025

CRA Fund Warrants
City Council Meeting August 27, 2025

Warrants- 7/18/2025-8/22/2025

Category	Check Number	Total Amount	Total Invoices
Forthwith CRA Accounts Payable	6186	$ 0.75	1
Forthwith CRA Accounts Payable	6187	$ 18.67	2
Warrant CRA Accounts Payable	6188	$ 2,602.60	2
	Total	**$ 2,622.02**	**5**

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:20PM

CITY of BELL

Check Number	Check Date		Amount
00604 - VISION SERVICE PLAN (CA) Line Item Account			
6186	07/31/2025		
Inv 823208128			
Line Item Date	Line Item Description	Line Item Account	
07/05/2025	VISION INSURANCE FOR JULY 2025	210-70-70-0000-000-5931	0.75
Inv 823208128 Total			0.75
6186 Total:			0.75
00604 - VISION SERVICE PLAN (CA) Total:			0.75
Total:			0.75

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:19PM

CITY of BELL

Check Number	Check Date			Amount
00085 - DELTA DENTAL OF CALIFORNIA Line Item Account				
6187	07/31/2025			
Inv BE006643207A				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DENTAL INSURANCE ADMIN FEES FOR JUNE 2025		210-70-70-0000-000-5932	1.97
Inv BE006643207A Total				1.97
Inv BE006643207C				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		210-70-70-0000-000-5932	16.70
Inv BE006643207C Total				16.70
6187 Total:				18.67
00085 - DELTA DENTAL OF CALIFORNIA Total:				18.67
Total:				18.67

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:22PM

CITY of BELL

Check Number	Check Date			Amount
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Line Item Account				
6188	08/12/2025			
Inv 96611				
Line Item Date	Line Item Description		Line Item Account	
06/18/2025	LEGAL SERVICES-0020-CITY REAL PROPERTY 5/31/2025		210-45-00-0000-000-6105	1,768.00
Inv 96611 Total				1,768.00
Inv 97425				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES-0030-JACKS CARWASH 6/30/2025		210-45-00-0000-000-6105	834.60
Inv 97425 Total				834.60
6188 Total:				2,602.60
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Total:				2,602.60
Total:				2,602.60

BCHA-
Bell Community Housing Authority

Warrants
(07/18/2025-08/22/2025)

City Council Meeting

August 27, 2025

BCHA Fund Warrants
City Council Meeting August 27, 2025

Warrants- 7/18/2025-8/22/2025

Category	Check Number	Total Amount	Total Invoices
Forthwith BCHA Accounts Payable	8940	$ 13,542.19	2
Forthwith BCHA Accounts Payable	8941-8943	$ 236.88	4
Forthwith BCHA Accounts Payable	8944	$ 11.20	1
Forthwith BCHA Accounts Payable	8945-8947	$ 2,369.16	12
Forthwith BCHA Accounts Payable	8948	$ 46.09	1
Forthwith BCHA Accounts Payable	8949-8950	$ 4,308.00	2
Warrant BCHA Accounts Payable	8951	$ 38,329.17	1
Warrant BCHA Accounts Payable	8952-8956	$ 17,445.04	9
Forthwith BCHA Accounts Payable	8957-8958	$ 35,943.17	17
Forthwith BCHA Accounts Payable	8959-8963	$ 10,228.05	10
Warrant BCHA Accounts Payable	8964-8965	$ 358.00	2
Warrant BCHA Accounts Payable	8966	$ 9,677.00	1
	Total	**$ 132,493.95**	**62**

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:17PM

CITY of BELL

Check Number	Check Date			Amount
01086 - SOUTHERN CALIFORNIA EDISON Line Item Account				
8940	07/30/2025			
Inv 187037-071625				
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	700298187037- 6633 PINE AVE HM 6/13/25-7/15/25		090-70-76-5103-000-7000	186.92
Inv 187037-071625 Total				186.92
Inv 256383-071825				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	700086256383- 5246 FLORENCE AVE 6/2/25-7/17/25		090-70-76-5102-000-7000	13,355.27
Inv 256383-071825 Total				13,355.27
8940 Total:				13,542.19
01086 - SOUTHERN CALIFORNIA EDISON Total:				13,542.19
Total:				13,542.19

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:20PM

CITY of BELL

Check Number	Check Date			Amount
00085 - DELTA DENTAL OF CALIFORNIA Line Item Account				
8941	07/31/2025			
Inv BE006643207A				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DENTAL INSURANCE ADMIN FEE FOR JUNE 2025		090-15-00-0000-000-5932	11.49
06/30/2025	DENTAL INSURANCE ADMIN FEE FOR JUNE 2025		090-40-00-0000-000-5932	6.02
06/30/2025	DENTAL INSURANCE ADMIN FEE FOR JUNE 2025		090-70-76-0000-000-5932	4.38
Inv BE006643207A Total				21.89
Inv BE006643207C				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		090-70-76-0000-000-5932	9.28
06/30/2025	DENTAL INSURANCE CLAIMS FOR JUNE 2025		090-40-00-0000-000-5932	8.70
Inv BE006643207C Total				17.98
8941 Total:				39.87
00085 - DELTA DENTAL OF CALIFORNIA Total:				39.87
00332 - SOUTHERN CALIFORNIA EDISON Line Item Account				
8942	07/31/2025			
Inv 148597-071625				
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	700369148597- 4211 BELL AVE 6/13/25-7/15/25		090-70-76-5103-000-7000	87.98
Inv 148597-071625 Total				87.98
Inv 380496-071625				
Line Item Date	Line Item Description		Line Item Account	
07/16/2025	700316380496- 4209 BELL AVE 6/13/25-7/15/25		090-70-76-5103-000-7000	84.26
Inv 380496-071625 Total				84.26
8942 Total:				172.24
00332 - SOUTHERN CALIFORNIA EDISON Total:				172.24
00604 - VISION SERVICE PLAN (CA) Line Item Account				

Check Number	Check Date			Amount
8943	07/31/2025			
Inv 823116293				
Line Item Date	Line Item Description		Line Item Account	
06/28/2025	VISION INSURANCE CLAIMS FOR JUNE 2025		090-15-00-0000-000-5931	24.77
Inv 823116293 Total				24.77
8943 Total:				24.77
00604 - VISION SERVICE PLAN (CA) Total:				24.77
Total:				236.88

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:18PM



CITY of BELL

Check Number	Check Date	Amount

00604 - VISION SERVICE PLAN (CA) Line Item Account

8944 07/31/2025

Inv 823208128

Line Item Date	Line Item Description	Line Item Account	
07/05/2025	VISION INSURANCE FOR JULY 2025	090-15-00-0000-000-5931	4.35
07/05/2025	VISION INSURANCE FOR JULY 2025	090-40-00-0000-000-5931	2.28
07/05/2025	VISION INSURANCE FOR JULY 2025	090-70-76-0000-000-5931	4.57

Inv 823208128 Total 11.20

8944 Total: 11.20

00604 - VISION SERVICE PLAN (CA) Total: 11.20

Total: 11.20

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:18PM

CITY of BELL

Check Number	Check Date			Amount
00936 - CHARTER COMMUNICATIONS Line Item Account				
8945	07/31/2025			
Inv 322801-072125				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	188322801- 6330 PINE AVE 7/24/25-8/23/25		090-70-76-5102-000-7000	335.35
Inv 322801-072125 Total				335.35
Inv 323201-072125				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	188323201- 4874 GAGE AVE 7/24/25-8/23/25		090-70-76-5101-000-7000	335.35
Inv 323201-072125 Total				335.35
Inv 326301-072125				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	188326301- 5162 FLORENCE AVE 7/24/25-8/23/25		090-70-76-5103-000-7000	335.35
Inv 326301-072125 Total				335.35
8945 Total:				1,006.05
00936 - CHARTER COMMUNICATIONS Total:				1,006.05
00459 - GOLDEN STATE WATER COMPANY Line Item Account				
8946	07/31/2025			
Inv 103192-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	10319242458- 6633 PINE AVE #B 6/19/25-7/22/25		090-70-76-5103-000-7000	146.45
Inv 103192-072325 Total				146.45
Inv 229008-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	22900882717- 6633 PINE AVE #D 6/19/25-7/22/25		090-70-76-5103-000-7000	103.60
Inv 229008-072325 Total				103.60
Inv 425203-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	42520300007- 6712-18 OTIS AVE 6/19/25-7/22/25		090-70-76-5103-000-7000	389.63

Check Number	Check Date			Amount
Inv 425203-072325 Total				389.63
Inv 469532-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	46953258673- 6624 FLORA AVE APT I 6/19/25-7/22/25		090-70-76-5103-000-7000	110.87
Inv 469532-072325 Total				110.87
Inv 543256-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	54325662838- 6624 FLORA AVE APT E 6/19/25-7/22/25		090-70-76-5103-000-7000	88.57
Inv 543256-072325 Total				88.57
Inv 865565-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	86556552007- 6633 PINE AVE #A 6/19/25-7/22/25		090-70-76-5103-000-7000	153.58
Inv 865565-072325 Total				153.58
Inv 882314-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	88231400008- 6633 PINE AVE (LAUNDRY) 6/19/25-7/22/25		090-70-76-5103-000-7000	70.15
Inv 882314-072325 Total				70.15
Inv 946203-072325				
Line Item Date	Line Item Description		Line Item Account	
07/23/2025	94620300007- 4207 BELL AVE 6/19/25-7/22/25		090-70-76-5103-000-7000	268.19
Inv 946203-072325 Total				268.19
8946 Total:				1,331.04
00459 - GOLDEN STATE WATER COMPANY Total:				1,331.04
00332 - SOUTHERN CALIFORNIA EDISON Line Item Account				
8947	07/31/2025			
Inv 049945-072125				
Line Item Date	Line Item Description		Line Item Account	
07/21/2025	700171049945- 6317 PINE AVE 6/18/25-7/20/25		090-70-76-5103-000-7000	32.07
Inv 049945-072125 Total				32.07
8947 Total:				32.07
00332 - SOUTHERN CALIFORNIA EDISON Total:				32.07

Check Number	Check Date	Amount
Total:		2,369.16

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:27PM

CITY of BELL

Check Number	Check Date			Amount
01061 - AT&T MOBILITY Line Item Account				
8948	08/11/2025			
Inv 611220X07162025				
Line Item Date	Line Item Description		Line Item Account	
07/08/2025	287293611220- FIRSTNET MOBILE AIRCARDS 6/9/25-7/8/25		090-70-76-5103-000-7000	46.09
Inv 611220X07162025 Total				46.09
8948 Total:				46.09
01061 - AT&T MOBILITY Total:				46.09
Total:				46.09

Accounts Payable

Check Detail

User: fgonzalez
Printed: 08/22/2025 - 12:22PM

CITY of BELL

Check Number	Check Date			Amount
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Line Item Account				
8949	08/12/2025			
Inv 97426				
Line Item Date	Line Item Description		Line Item Account	
07/18/2025	LEGAL SERVICES- 0035-MOBILE HOME PARK (HSG) 6/30/202		090-45-00-0000-000-6105	754.00
Inv 97426 Total				754.00
8949 Total:				754.00
01284 - ALESHIRE & WYNDER LLP ATTORNEY AT LAW Total:				754.00
5606 - ELEVATE PUBLIC AFFAIRS LLC Line Item Account				
8950	08/12/2025			
Inv 4545				
Line Item Date	Line Item Description		Line Item Account	
07/02/2025	PUBLIC RELATION AND PLANNING IMPLEMENTATION JUN		090-70-76-5101-000-6100	3,554.00
Inv 4545 Total				3,554.00
8950 Total:				3,554.00
5606 - ELEVATE PUBLIC AFFAIRS LLC Total:				3,554.00
Total:				4,308.00

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Check Number	Check Date			Amount
5443 - DUKE STUDIO INC. Line Item Account				
8951	08/14/2025			
Inv 712-84				
Line Item Date	Line Item Description		Line Item Account	
07/14/2025	BCHA MAINTENANCE REPAIRS 7/14/25-8/4/25		090-70-76-5101-000-7300	26,343.50
07/14/2025	BCHA MAINTENANCE REPAIRS 7/14/25-8/4/25		090-70-76-5103-000-7300	6,725.00
07/14/2025	BCHA MAINTENANCE REPAIRS 7/14/25-8/4/25		090-70-76-5102-000-7300	5,260.67
Inv 712-84 Total				38,329.17
8951 Total:				38,329.17
5443 - DUKE STUDIO INC. Total:				38,329.17
Total:				38,329.17

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Check Number	Check Date			Amount
5666 - CALEL, ANA MARIA Line Item Account				
8952	08/14/2025			
Inv 18-5246FLORENCE				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	PURCHASE OF MOBILE HOME AT 5246 FLORENCE AVE SP 1		090-70-76-5102-000-6100	5,000.00
Inv 18-5246FLORENCE Total				5,000.00
8952 Total:				5,000.00
5666 - CALEL, ANA MARIA Total:				5,000.00
01567 - DOWNEY POOL SUPPLY Line Item Account				
8953	08/14/2025			
Inv 25160700				
Line Item Date	Line Item Description		Line Item Account	
07/25/2025	POOL CLEANING AND MAINTENANCE- JULY 2025 SERVICE		090-70-76-5102-000-7300	295.00
Inv 25160700 Total				295.00
8953 Total:				295.00
01567 - DOWNEY POOL SUPPLY Total:				295.00
5336 - HART KIENLE PENTECOST Line Item Account				
8954	08/14/2025			
Inv 182510				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	LEGAL SERVICES- 00004-F.V./GENGENBACHER SP. M29 6/3(		090-70-76-5102-000-6100	2,798.85
Inv 182510 Total				2,798.85
Inv 182511				
Line Item Date	Line Item Description		Line Item Account	
06/30/2025	LEGAL SERVICES- 00007-CITY OF BELL/RICO/SP.6506B 6/30/		090-70-76-5101-000-6100	260.00
Inv 182511 Total				260.00
Inv 182513				
Line Item Date	Line Item Description		Line Item Account	

Check Number	Check Date			Amount
	06/30/2025	LEGAL SERVICES- 00011-CITY OF BELL/COCHRAN/SP.133 6/	090-70-76-5101-000-6100	2,403.00
	Inv 182513 Total			2,403.00
	Inv 182514			
	Line Item Date	Line Item Description	Line Item Account	
	06/30/2025	LEGAL SERVICES- 00012-PEREZ/SP. C 6/30/2025	090-70-76-5101-000-6100	200.00
	Inv 182514 Total			200.00
8954 Total:				5,661.85
5336 - HART KIENLE PENTECOST Total:				5,661.85
5259 - LANDSCAPE WEST MANAGEMENT SERVICES INC. Line Item Account				
8955	08/14/2025			
	Inv 12694			
	Line Item Date	Line Item Description	Line Item Account	
	07/31/2025	BCHA LANDSCAPING SERVICES- JULY 2025	090-70-76-5101-000-7300	5,300.00
	Inv 12694 Total			5,300.00
8955 Total:				5,300.00
5259 - LANDSCAPE WEST MANAGEMENT SERVICES INC. Total:				5,300.00
01526 - METERMAN SERVICES INC. Line Item Account				
8956	08/14/2025			
	Inv 43043			
	Line Item Date	Line Item Description	Line Item Account	
	07/25/2025	METER READING SERVICES JULY 2025	090-70-76-5102-000-6100	513.20
	Inv 43043 Total			513.20
	Inv 43095			
	Line Item Date	Line Item Description	Line Item Account	
	07/25/2025	METER READING SERVICES JULY 2025	090-70-76-5101-000-6100	674.99
	Inv 43095 Total			674.99
8956 Total:				1,188.19
01526 - METERMAN SERVICES INC. Total:				1,188.19
Total:				17,445.04

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Check Number	Check Date	Amount
01274 - REPUBLIC SERVICES #902 Line Item Account		
8957	08/14/2025	
Inv 0902-013483203		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020020589- 6714 OTIS AVE 7/1/25-9/30/25	090-70-76-5103-000-7000 143.31
Inv 0902-013483203 Total		143.31
Inv 0902-013483850		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020041856- 5107 FILMORE ST. 7/1/25-9/30/25	090-70-76-5103-000-7000 72.30
Inv 0902-013483850 Total		72.30
Inv 0902-013484074		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020052213- 4738 FLORENCE AVE 7/1/25-9/30/25	090-70-76-5103-000-7000 72.30
Inv 0902-013484074 Total		72.30
Inv 0902-013484284		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020060043- 6502 FLORA AVE 8/1/25-8/31/25	090-70-76-5103-000-7000 546.72
Inv 0902-013484284 Total		546.72
Inv 0902-013486567		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020140724- 6420 CHANSLOR AVE 8/1/25-8/31/25	090-70-76-5103-000-7000 95.97
Inv 0902-013486567 Total		95.97
Inv 0902-013488045		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020176486- 6624 FLORA AVE CSA 8/1/25-8/31/25	090-70-76-5103-000-7000 859.39
Inv 0902-013488045 Total		859.39
Inv 0902-013491764		
Line Item Date	Line Item Description	Line Item Account
07/31/2025	309020232423- 4874 GAGE AVE 8/1/25-8/31/25	090-70-76-5101-000-7000 7,247.60
Inv 0902-013491764 Total		7,247.60

Check Number	Check Date			Amount
Inv 0902-013491765				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309020232424- 5162 FLORENCE AVE 8/1/25-8/31/25		090-70-76-5102-000-7000	1,582.46
Inv 0902-013491765 Total				1,582.46
Inv 0902-013491766				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309020232425- 5246 FLORENCE AVE 8/1/25-8/31/25		090-70-76-5102-000-7000	6,643.95
Inv 0902-013491766 Total				6,643.95
Inv 0902-013491814				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309020232611- 6317 PINE AVE 8/1/25-8/31/25		090-70-76-5103-000-7000	458.25
Inv 0902-013491814 Total				458.25
Inv 0902-013491881				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309020234979- 6633 PINE AVE CSA 8/1/25-8/31/25		090-70-76-5103-000-7000	458.25
Inv 0902-013491881 Total				458.25
Inv 0902-013497667				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309026004788- 6331 PINE AVE 7/1/25-9/30/25		090-70-76-5103-000-7000	72.30
Inv 0902-013497667 Total				72.30
Inv 0902-013498360				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309026005718- 6629 PINE AVE 7/1/25-9/30/25		090-70-76-5103-000-7000	168.27
Inv 0902-013498360 Total				168.27
Inv 0902-013498672				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	309026006122- 6633 PINE AVE 7/1/25-9/30/25		090-70-76-5103-000-7000	144.60
Inv 0902-013498672 Total				144.60
8957 Total:				18,565.67
01274 - REPUBLIC SERVICES #902 Total:				18,565.67
00332 - SOUTHERN CALIFORNIA EDISON Line Item Account				
8958	08/14/2025			

Check Number	Check Date			Amount
Inv 451364-080525				
Line Item Date	Line Item Description		Line Item Account	
08/05/2025	700169451364- 4874 GAGE AVE 7/3/25-8/4/25		090-70-76-5101-000-7000	4,559.72
Inv 451364-080525 Total				4,559.72
Inv 778941-073125				
Line Item Date	Line Item Description		Line Item Account	
07/31/2025	700406778941- 5162 FLORENCE AVE 6/30/25-7/30/25		090-70-76-5102-000-7000	4,103.07
Inv 778941-073125 Total				4,103.07
Inv 890614-080525				
Line Item Date	Line Item Description		Line Item Account	
08/05/2025	700322890614- 4874 GAGE AVE 7/3/25-8/4/25		090-70-76-5101-000-7000	8,714.71
Inv 890614-080525 Total				8,714.71
8958 Total:				17,377.50
00332 - SOUTHERN CALIFORNIA EDISON Total:				17,377.50
Total:				35,943.17

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00231 - FEDEX Line Item Account				
8959	08/14/2025			
Inv 8-942-36974				
Line Item Date	Line Item Description		Line Item Account	
08/01/2025	DELIVERY SERVICES- CONTRACTS FOR GW APPRIOALN		090-70-76-5103-000-6100	16.35
08/01/2025	DELIVERY SERVICES- CONTRACTS FOR HF & H CONSTRUC		090-70-76-5103-000-6100	76.89
Inv 8-942-36974 Total				93.24
8959 Total:				93.24
00231 - FEDEX Total:				93.24
00459 - GOLDEN STATE WATER COMPANY Line Item Account				
8960	08/14/2025			
Inv 537141-072425				
Line Item Date	Line Item Description		Line Item Account	
07/24/2025	53714100004- 4874 GAGE AVE 6/23/25-7/23/25		090-70-76-5101-000-7000	9,283.97
Inv 537141-072425 Total				9,283.97
Inv 631482-072825				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	63148245226- 6420-A CHANSLOR AVE 6/25/25-7/25/25		090-70-76-5103-000-7000	232.78
Inv 631482-072825 Total				232.78
Inv 788046-072825				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	78804668602- 6420-B CHANSLOR AVE 6/25/25-7/25/25		090-70-76-5103-000-7000	184.76
Inv 788046-072825 Total				184.76
Inv 937662-072825				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	93766200005- 6327 PINE AVE 6/25/25-7/25/25		090-70-76-5103-000-7000	262.97
Inv 937662-072825 Total				262.97
8960 Total:				9,964.48

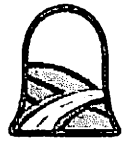
Check Number	Check Date		Amount
00459 - GOLDEN STATE WATER COMPANY Total:			9,964.48
00467 - SOCALGAS Line Item Account			
8961	08/14/2025		
Inv 079209-081225			
Line Item Date	Line Item Description	Line Item Account	
08/12/2025	20100079209- 4874 GAGE AVE 7/9/25-8/8/25	090-70-76-5101-000-7000	52.96
Inv 079209-081225 Total			52.96
Inv 588533-081225			
Line Item Date	Line Item Description	Line Item Account	
08/12/2025	04564588533- 6633 PINE AVE 7/9/25-8/8/25	090-70-76-5103-000-7000	14.92
Inv 588533-081225 Total			14.92
8961 Total:			67.88
00467 - SOCALGAS Total:			67.88
00995 - STANDARD INSURANCE COMPANY Line Item Account			
8962	08/14/2025		
Inv AUGUST2025			
Line Item Date	Line Item Description	Line Item Account	
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025 (BCHA)	090-15-00-0000-000-5933	19.11
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025 (BCHA)	090-40-00-0000-000-5933	9.10
08/01/2025	STANDARD LIFE INSURANCE FOR AUGUST 2025 (BCHA)	090-70-76-0000-000-5933	18.20
Inv AUGUST2025 Total			46.41
Inv JULY2025			
Line Item Date	Line Item Description	Line Item Account	
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025 (BCHA)	090-40-00-0000-000-5933	9.10
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025 (BCHA)	090-15-00-0000-000-5933	19.11
07/01/2025	STANDARD LIFE INSURANCE FOR JULY 2025 (BCHA)	090-70-76-0000-000-5933	18.20
Inv JULY2025 Total			46.41
8962 Total:			92.82
00995 - STANDARD INSURANCE COMPANY Total:			92.82
00604 - VISION SERVICE PLAN (CA) Line Item Account			
8963	08/14/2025		
Inv 823401925			
Line Item Date	Line Item Description	Line Item Account	
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (BCHA)	090-15-00-0000-000-5931	4.36
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (CRA)	090-70-76-0000-000-5931	-0.75
08/05/2025	VISION INSURANCE FOR AUGUST 2025 (BCHA)	090-40-00-0000-000-5931	2.28

Check Number	Check Date			Amount
08/05/2025		VISION INSURANCE FOR AUGUST 2025 (BCHA)	090-70-76-0000-000-5931	3.74
Inv 823401925 Total				9.63
8963 Total:				9.63
00604 - VISION SERVICE PLAN (CA) Total:				9.63
Total:				10,228.05

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01526 - METERMAN SERVICES INC. Line Item Account				
8964	08/21/2025			
Inv 43113				
Line Item Date	Line Item Description		Line Item Account	
07/28/2025	METER READING FOR FVMH		090-70-76-5102-000-6100	208.00
Inv 43113 Total				208.00
8964 Total:				208.00
01526 - METERMAN SERVICES INC. Total:				208.00
00466 - STANLEY PEST CONTROL Line Item Account				
8965	08/21/2025			
Inv 1939859				
Line Item Date	Line Item Description		Line Item Account	
08/07/2025	PEST CONTROL FOR BCHA		090-70-76-5101-000-7300	150.00
Inv 1939859 Total				150.00
8965 Total:				150.00
00466 - STANLEY PEST CONTROL Total:				150.00
Total:				358.00

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5399 - CSG CONSULTANTS, INC. Line Item Account				
8966	08/21/2025			
Inv 60804				
Line Item Date	Line Item Description		Line Item Account	
04/10/2025	CITY VENTURES TOWN HOMES PROJECT MARCH 2025		090-70-76-5103-000-6100	7,400.00
04/10/2025	CITY VENTURES TOWN HOMES PROJECT MARCH 2025		090-70-76-5102-000-6100	2,277.00
Inv 60804 Total				9,677.00
8966 Total:				9,677.00
5399 - CSG CONSULTANTS, INC. Total:				9,677.00
Total:				9,677.00