

**NOTICE AND CALL
OF A
SPECIAL MEETING
OF THE
CITY COUNCIL**

**TO THE MEMBERS OF THE AFOREMENTIONED AGENCIES AND THE CITY CLERK OF
THE CITY OF BALDWIN PARK**

NOTICE IS HEREBY GIVEN that a Special Meeting is hereby called to be held on **WEDNESDAY, March 18, 2020 at 5:30 PM.** at City Hall – 3rd Floor Conference Room 307, 14403 East Pacific Avenue, Baldwin Park, CA 91706.

Said Special Meeting shall be for the purpose of conducting business in accordance with the attached Agenda.

NO OTHER BUSINESS WILL BE DISCUSSED

Dated: March 12, 2020.



Manuel Lozano
Mayor

AFFIDAVIT OF POSTING

I, Lourdes Morales, Chief Deputy City Clerk of the City of Baldwin Park hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 24 hours prior to the meeting of March 18, 2020.



Lourdes Morales,
Chief Deputy City Clerk

AGENDA

BALDWIN PARK

CITY COUNCIL SPECIAL MEETING

MARCH 18, 2020
5:30 PM

Please note
time and
meeting
location

CITY HALL – 3rd Floor, Conference Room 307
14403 EAST PACIFIC AVENUE
BALDWIN PARK, CA 91706
(626) 960-4011



Manuel Lozano	-	Mayor
Paul C. Hernandez	-	Mayor Pro Tem
Alejandra Avila	-	Council Member
Monica Garcia	-	Council Member
Ricardo Pacheco	-	Council Member

PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROCESS
POR FAVOR DE APAGAR SUS TELEFONOS CELULARES Y BEEPERS DURANTE LA JUNTA

PUBLIC COMMENTS

The public is encouraged to address the City Council or any of its Agencies listed on this agenda, but only on any matter posted on this agenda. If you wish to address the City Council or any of its Agencies, you may do so during the **PUBLIC COMMUNICATIONS** period noted on the agenda. Each person is allowed three (3) minutes speaking time. A Spanish-speaking interpreter is available for your convenience.

COMENTARIOS DEL PUBLICO

Se invita al público a dirigirse al Concilio o cualquiera otra de sus Agencias nombradas en esta agenda, para hablar solamente sobre asunto publicado en esta agenda. Si usted desea la oportunidad de dirigirse al Concilio o alguna de sus Agencias, podrá hacerlo durante el período de **Comentarios del Público (Public Communications)** anunciado en la agenda. A cada persona se le permite hablar por tres (3) minutos. Hay un intérprete para su conveniencia.

**CITY COUNCIL
SPECIAL MEETING – 5:30 P.M.**

CALL TO ORDER

ROLL CALL: Council Members: Alejandra Avila, Monica Garcia Ricardo Pacheco, Mayor Pro Tem Paul C. Hernandez, and Mayor Manuel Lozano

PUBLIC COMMUNICATIONS

*Three (3) minute speaking time limit
Tres (3) minutos será el límite para hablar*

THIS IS THE TIME SET ASIDE TO ADDRESS THE CITY COUNCIL

PLEASE NOTIFY THE CITY CLERK IF YOU REQUIRE THE SERVICES OF AN INTERPRETER

No action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2]

ESTE ES EL PERIODO DESIGNADO PARA DIRIGIRSE AL CONCILIO

FAVOR DE NOTIFICAR A LA SECRETARIA SI REQUIERE LOS SERVICIOS DEL INTERPRETE

No se podrá tomar acción en algún asunto a menos que sea incluido en la agenda, o a menos que exista alguna emergencia o circunstancia especial. El cuerpo legislativo y su personal podran: 1) Responder brevemente a declaraciones o preguntas hechas por personas; o 2) Dirigir personal a investigar y/o fijar asuntos para tomar en consideración en juntas proximas. [Codigo de Gobierno §54954.2]

OPEN SESSION/STUDY SESSION

Update on Novel Coronavirus (COVID-19) Outbreak presented by Daniel Rodriguez, Emergency Services.

RECESS TO CLOSED SESSION

1. Conference with Labor Negotiators

Pursuant to Government Code Section 54957.6:

Agency Designated Representative: Rebecca T. Green, Richards Watson Gershon, Shannon Yauchzee, Chief Executive Officer, and Laura Thomas, Human Resources/Risk Manager

Employee Organizations: Baldwin Park City Employees Association (CEA)
Baldwin Park Classified Confidential Employees Association (CCEA)
Baldwin Park Classified Management Employees Association (CMEA)
Baldwin Park Police Management Employees Association (PMEA)
Baldwin Park Police Association (POA)
Service Employee International Union (SEIU)

2. Conference With Legal Counsel—Existing Litigation

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Case Name: Salcedo v. City of Baldwin Park

Case No. BC676398

Case Name: City of Baldwin Park v. City of Irwindale

Case No. BS163400

3. Real Property Negotiations Pursuant to Government Code §54956.8:

- A. Property: 4150 Puente Avenue (CAN 17-06)
Negotiating Parties: City of Baldwin Park and Shaun Bershatski, RUKLI, Inc.
- B. Property: 13111 Spring Street & 428 Cloverleaf Drive (CAN 17-07)
Negotiating Parties: City of Baldwin Park and Ming Hong Huang, 428 Cloverleaf, LLC.
- C. Property: 5117 Calmview Avenue (CAN 17-08)
Negotiating Parties: City of Baldwin Park and Victor Chevez and Helen Chau, Casa Verde Group
- D. Property: 13467 Dalewood Street (CAN 17-09)
Negotiating Parties: City of Baldwin Park and Darrin Oganessian and Ryan Oganessian, RD Baldwin Park
- E. Property: 14837 & 14841 Ramona Boulevard (CAN 17-10)
Negotiating Parties: City of Baldwin Park and Phil Reyes, and Alexis Reyes, Organic Management Solutions, LLC.
- F. Property: 5148 Bleecker Street (CAN 17-12)
Negotiating Parties: City of Baldwin Park and Sergio Torres, Enrique Vega and Moses Acosta, Medical Grade Farms BP
- G. Property: 15023 Ramona Boulevard (CAN 17-13)
Negotiating Parties: City of Baldwin Park and Shaun Szameit, Joshua Pierce and Kevin Huebner, Kultiv8 Group, LLC.
- H. Property: 4621 Littlejohn Street (CAN 17-15)
Negotiating Parties: City of Baldwin Park and Teresa Tsai, GSC Capital Group
- I. Property: 5157 Azusa Canyon Road (CAN 17-17)
Negotiating Parties: City of Baldwin Park and Mike Sandoval and Ed Barraza, Elite Green Cultivators
- J. Property: 5175 Commerce Drive (CAN 17-18)
Negotiating Parties: City of Baldwin Park and Linda Thong, Pacific Cultivation, LLC.
- K. Property: 13450 Brooks Drive, Unit A & C (CAN 17-27)
Negotiating Parties: City of Baldwin Park and Jonathan Yuan Kai Lee, Jefferson Liou, and Jerrell Austin Shepp, Cloud Control, Inc.

- L. Property: 4802 Littlejohn Street (CAN 17-28)
Negotiating Parties: City of Baldwin Park and Marco Perez and Ren Yoneyama, VRD, Inc.
- M. Property: 13460 Brooks Drive (CAN 17-31)
Negotiating Parties: City of Baldwin Park and Sigrid Lopez and Artem Karapetyan, Green Health Industries, LLC.
- N. Property: 1529 Virginia Avenue (CAN 18-01)
Negotiating Parties: City of Baldwin Park and Erik Intermill, Esource LLC
- O. Property: 5018 Lante Street
Negotiating Parties: City of Baldwin Park and Distinct Indulgence (Corporate Name Change Memo)
- P. Property: 14551 Joanbridge Street (CAN 17-02)
Negotiating Parties: City of Baldwin Park and Baldwin Park Tale Corp.

4. Conference With Legal Counsel—Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9:

Potential Case(s): Three (3)

RECONVENE IN OPEN SESSION

REPORT FROM CLOSED SESSION

ADJOURNMENT

CERTIFICATION

I, Lourdes Morales, Chief Deputy City Clerk of the City of Baldwin Park hereby that, certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 24 hours prior to the meeting of March 18, 2020.



Lourdes Morales
Chief Deputy City Clerk

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area or at the Los Angeles County Public Library in the City of Baldwin Park. For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or e-mail lmorales@baldwinpark.com.

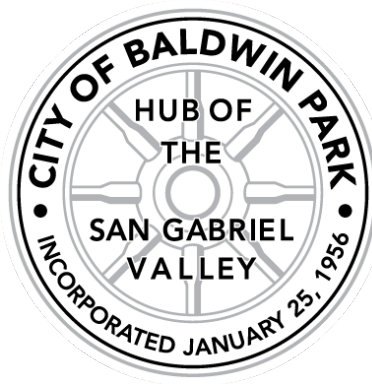
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)

AGENDA

BALDWIN PARK CITY COUNCIL REGULAR MEETING

MARCH 18, 2020
7:00 PM

COUNCIL CHAMBER
14403 E. Pacific Avenue
Baldwin Park, CA 91706
(626) 960-4011



Manuel Lozano	- Mayor
Paul C. Hernandez	- Mayor Pro Tem
Alejandra Avila	- Council Member
Monica Garcia	- Council Member
Ricardo Pacheco	- Council Member

PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROCESS
POR FAVOR DE APAGAR SUS TELEFONOS CELULARES Y BEEPERS DURANTE LA JUNTA

PUBLIC COMMENTS

*The public is encouraged to address the City Council or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council or any of its Agencies, you may do so during the **PUBLIC COMMUNICATIONS** period noted on the agenda. Each person is allowed three (3) minutes speaking time. A Spanish speaking interpreter is available for your convenience.*

COMENTARIOS DEL PUBLICO

*Se invita al público a dirigirse al Concilio o cualquiera otra de sus Agencias nombradas en esta agenda, para hablar sobre cualquier asunto publicado en la agenda o cualquier tema que esté bajo su jurisdicción. Si usted desea la oportunidad de dirigirse al Concilio o alguna de sus Agencias, podrá hacerlo durante el período de **Comentarios del Público (Public Communications)** anunciado en la agenda. A cada persona se le permite hablar por tres (3) minutos. Hay un intérprete para su conveniencia.*

Any written public record relating to an agenda item for an open session of a regular meeting of the City Council that is distributed to the City Council less than 72 hours prior to that meeting will be available for public inspection at City Hall in the City Clerk's office at 14403 E. Pacific Avenue, 3rd Floor during normal business hours (Monday - Thursday, 7:30 a.m. - 6:00 p.m.)

**CITY COUNCIL
REGULAR MEETING – 7:00 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Members: Alejandra Avila, Monica Garcia, Ricardo Pacheco, Mayor Pro Tem Paul C. Hernandez and Mayor Manuel Lozano

REPORT FROM CLOSED SESSION

ANNOUNCEMENTS

Council are also members of the Board of Directors of the Housing Authority and Finance Authority, which are concurrently convening with the City Council this evening and each Council Member is paid an additional stipend of \$30 for attending the Housing Authority meeting and \$50 for attending the Finance Authority meeting.

PROCLAMATIONS, COMMENDATIONS & PRESENTATIONS

Presentation on Novel Coronavirus (COVID-19) Outbreak presented by Dr. Jack Chou, Chief Family Medicine, Kaiser Permanente Baldwin Park Medical Center.

Donate Life Month Proclamation.

Oath of Office for Recreation & Community Services Commissioners Jo Ann Watkins, Maria Guadalupe Fajardo, Dawn Cervantes, and Diane Velez.

PUBLIC COMMUNICATIONS

Three (3) minute speaking time limit
Tres (3) minutos será el limite para hablar

THIS IS THE TIME SET ASIDE TO ADDRESS THE CITY COUNCIL

PLEASE NOTIFY THE CITY CLERK IF YOU REQUIRE THE SERVICES OF AN INTERPRETER

No action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2]

ESTE ES EL PERIODO DESIGNADO PARA DIRIGIRSE AL CONCILIO

FAVOR DE NOTIFICAR A LA SECRETARIA SI REQUIERE LOS SERVICIOS DEL INTERPRETE

No se podrá tomar acción en algún asunto a menos que sea incluido en la agenda, o a menos que exista alguna emergencia o circunstancia especial. El cuerpo legislativo y su personal podrán: 1) Responder brevemente a declaraciones o preguntas hechas por personas; o 2) Dirigir personal a investigar y/o fijar asuntos para tomar en consideración en juntas próximas. [Codigo de Gobierno §54954.2]

CONSENT CALENDAR

All items listed are considered to be routine business by the City Council and will be approved with one motion. There will be no separate discussion of these items unless a City Councilmember so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

1. City of Baldwin Park's Warrants and Demands

Staff recommends that the City Council ratify the attached Warrants and Demands Register.

2. Treasurer's Report – January 2020

Staff recommends that the City Council receive and file the Treasurer's Report for January 2020.

3. Claim Rejection

Staff recommends that Council reject the following claims and direct staff to send the appropriate notice of rejection to claimant(s):

Anderson, Torri

Claimant alleges bodily injury

Reynaga, Blanca

Claimant alleges bodily injury

4. Approve of Resolution No. 2020-008 and Industrial Disability Retirement (IDR) claim for Douglas A. Parnell

Staff recommends that the City Council approve the IDR:

5. Approve of Resolution No. 2020-009 and Industrial Disability Retirement (IDR) claim for Todd McAvoy

Staff recommends that the City Council approve the IDR:

6. First Amendment to a Communications Site Lease Agreement between the City of Baldwin Park and T Mobile West Tower LLC for Communications Facilities located at 4100 Baldwin Park Boulevard

Staff recommends the City Council:

1. Approve the amendment to the existing land use agreement with City of Baldwin Park and T Mobile West Tower LLC; and
2. Authorize the Mayor to execute the First Amendment to the Agreement.

7. Prequalification List for Environmental Consulting Services to Allow Expedited Processing

Staff recommends that the City Council take the following actions:

1. Approve the list of recommended consultants to be used for Environmental Consulting Services for three years ending March 18, 2023; and
2. Upon submittal of a development application, authorize the Chief Executive Officer or designated Director to execute agreements up to \$120,000 to complete environmental services for a development project.

8. Accept Plans and Specifications and Approve Award of Contract for City Project No. CIP 20-097– ATP Cycle 3 Project - Maine Avenue and Pacific Avenue Corridor Complete Streets Improvements, Phase II.

It is Staff's recommendation that the City Council:

1. Accept the plans and specifications for Project No. CIP 20-097, ATP Cycle 3, Maine Avenue and Pacific Avenue Corridor Complete Streets Improvements, Phase II; and
2. Approve and award a contract to Gentry Brothers, Inc. of Irwindale, CA in the amount of \$2,103,204.00; and
3. Authorize the Mayor and City Clerk to execute the contract with Gentry Brothers, Inc. for City Project No. CIP 20-097; and
4. Authorize the Director of Public Works to approve Request for Services to Infrastructure Engineers (IE) in the amount of \$211,770.00 for the completion of the plans, specifications and estimate (PS&E), Construction Management, Inspection and Material Testing; and
5. Authorize the Director of Finance to appropriate Measure W (Fund #258) in the amount of \$500,000, Measure M (Fund #255) in the amount of \$52,500, LLMD Funds (Fund #251) in the amount of \$146,700, Prop A Funds (Fund #244) in the amount of \$72,100, AB939 Funds (Fund #246) in the amount of \$24,100 and SB1 Funds (Fund #256) for a total amount of \$451,574.

9. Approval of a Memorandum of Agreement Between the City of Baldwin Park and San Gabriel Valley Council of Governments (SGVCOG) for Participation in the San Gabriel Valley Regional Vehicle Miles Traveled (VMT) Analysis Model

Staff recommends that the City Council:

1. Approve the Memorandum of Agreement (MOA) for an amount not-to-exceed \$14,855.00 between the City of Baldwin Park and the San Gabriel Valley Council of Governments (SGVCOG) for the implementation of the San Gabriel Valley Regional VMT Analysis Model; and
2. Authorize the Mayor and City Clerk to execute the MOA with the San Gabriel Valley Council of Governments.
3. Authorize the Director of Finance to appropriate \$5,000 from Fund No. 235 – General Plan Fees and \$9,800 from Fund 240 – Gas Tax for a total amount of \$14,855.

10. Purchase Of Radio Equipment

Staff recommends City Council approval to:

1. Waive the formal bidding process pursuant to §34.23(C) of the Baldwin Park Municipal Code as it relates to the purchase of the radio equipment,
2. Waive the formal bidding process pursuant to §34.37 of the Baldwin Park Municipal Code as it relates to purchase of the portable radio equipment from Motorola Solutions as a cooperative agreement is in place and the police departments in the Los Angeles Region .
3. Authorize Finance to appropriate Homeland Security Grant Funds in the amount of \$93,124 for the purchase of the portable radio equipment from Motorola Solutions.
4. Authorize the Chief of Police, or his designee, to complete all appropriate documentation necessary to complete the purchase.

PUBLIC HEARING

NONE

CITY COUNCIL ACTING AS SUCCESSOR AGENCY OF THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION

CONSENT CALENDAR

All items listed are considered to be routine business by the City Council and will be approved with one motion. There will be no separate discussion of these items unless a City Councilmember so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

SA-1 Successor Agency to the Dissolved Community Development Commission of the City of Baldwin Park Treasurer's Report – January 2020

Staff recommends that the Board receive and file the Treasurer's Report for January 2020.

SA-2 Successor Agency to the Dissolved Community Development Commission of the City of Baldwin Park Warrants and Demands

Staff recommends that the Board ratify the attached Warrants and Demands Register.

REPORTS OF OFFICERS

11. Introduce Ordinance No. 1452 as a First Reading to Amend Section 33.05 of the City of Baldwin Park Municipal Code to include an Assistant Chief of Police Position to the List of Manager positions identified in Subsection {B2}

Staff recommends that the City Council:

1. Approve the First Reading of Ordinance No. 1452 to amend Section 33.05 Subsection {B2} of the City of Baldwin Park Municipal Code.

CITY COUNCIL / CITY CLERK / CITY TREASURER / STAFF REQUESTS & COMMUNICATIONS

None Listed

ADJOURNMENT

CERTIFICATION

I, Lourdes Morales, Chief Deputy City Clerk of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 12th day of March, 2020.

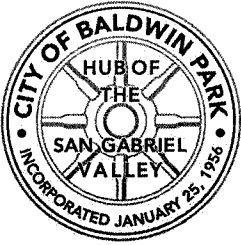


Lourdes Morales,
Chief Deputy City Clerk

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area. For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or via e-mail at lmorales@baldwinpark.com.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)

STAFF REPORT



TO: Honorable Mayor and Members of the City Council
FROM: Rose Tam, Director of Finance *RT*
DATE: March 18, 2020 *ay*
SUBJECT: City of Baldwin Park's Warrants and Demands

SUMMARY

Attached is the Warrants and Demands Register for the City of Baldwin Park to be ratified by the City Council.

RECOMMENDATION

Staff recommends that the City Council ratify the attached Warrants and Demands Register.

FISCAL IMPACT

The payroll for the last period was \$525,524.62 and the attached General Warrants Register was \$1,021,883.86 for a total amount of \$1,547,408.48.

BACKGROUND

The attached Claims and Demands report format meets the required information as set out in the California Government Code. Staff has reviewed the requests for expenditures for the appropriate budgetary approval and for the authorization from the department head or its designee. Pursuant to Section 37208 of the California Government Code, the Chief Executive Officer or his/her designee does hereby certify to the accuracy of the demands hereinafter referred. Payments released since the previous City Council meeting and the following is a summary of the payment released:

1. The last payroll of the City of Baldwin Park consists of check numbers 200782 to 200804. Additionally, Automated Clearing House (ACH) Payroll deposits were made on behalf of City Employees from control number 19776 to 20060 for the period of February 09, 2020 through February 22, 2020, inclusive; these are presented and hereby ratified in the amount of \$525,524.62.
2. General Warrants, the checks from 228018 to 228194 in the amount of \$1,021,883.86 for the period of February 21, 2020 to March 05, 2020, inclusive; in the total amount of \$1,021,883.86 constituting of claims and demands against the City of Baldwin Park, are herewith presented to the City Council as required by law, and the same hereby ratified.

LEGAL REVIEW

Not Applicable

ATTACHMENT

1. Check Register

Attachment 1

Check Register



City of Baldwin Park, CA

Check Register
By (None)
Payment Dates 02/21/2020 - 03/05/2020

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228018	02/27/2020	ACCESS CONTROL SECURITY INC.	SECURITY GUARD SERVICES AT THE SENIOR CENTER & ARC	501-60-000-23228-00000	174.00
228018	02/27/2020	ACCESS CONTROL SECURITY INC.	SECURITY GUARD SERVICES AT THE SENIOR CENTER & ARC	501-60-000-23228-00000	696.00
228019	02/27/2020	AIRGAS WEST	RENTAL FEES OF HELIUM TANKS FOR THE SENIOR CENTER	100-60-610-53100-00000	20.53
228020	02/27/2020	AIRGAS WEST	RENTAL FEES OF HELIUM TANKS FOR THE SENIOR CENTER	100-60-610-53100-00000	20.54
228020	02/27/2020	ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD SERVICES	100-30-390-51100-13200	11426.40
228021	02/27/2020	ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD SERVICES	100-30-390-51100-13200	12653.68
228021	02/27/2020	ALPINE PLUMBING AND ROOTER	EMERGENCY PLUMBING SERVICES @ 14317 E. MORGAN ST	905-40-410-53371-14305	125.00
228021	02/27/2020	ALPINE PLUMBING AND ROOTER	EMERGENCY PLUMBING SERVICES @ 14317 E. MORGAN ST	905-40-410-53371-14305	2406.06
228022	02/27/2020	AMERICAN LEGAL PUBLISHING CORP.	ALS UPDATE - ORD 1436 AND 1441	100-10-120-53330-11535	82.13
228022	02/27/2020	AMERICAN LEGAL PUBLISHING CORP.	2020 S-26 FOLIO SUPPLEMENT & HANDLING	100-10-120-53330-11535	222.08
228023	02/27/2020	ANA VALDIVIA	DEDUCTION	100-00-000-21225-00000	346.15
228024	02/27/2020	APEC CCTV	MAINTENANCE & REPAIR FOR COMMUNITY CENTER'S CAMERA	100-60-620-53371-00000	141.00
228025	02/27/2020	APEC CCTV	MAINTENANCE & REPAIR FOR COMMUNITY CENTER'S CAMERA	100-60-620-53371-00000	396.15
228026	02/27/2020	ARIF ALIKHAN	CONSULTING SERVICES FOR POLICE DEPT	100-30-310-51100-00000	2400.00
228027	02/27/2020	ARROYO BACKGROUND INVESTIGATIONS,LLC	BACKGROUND INVESTIGATION PD APPLICANTS	100-30-310-51100-00000	50.45
228028	02/27/2020	AT&T	MTHLY SERV 02/07-03/6/2020	100-30-310-53403-00000	1412.03
228029	02/27/2020	AT&T	FRAME RELAY FOR MOBILE DATA IN POLICE VEHICLES	100-30-310-51100-00000	453.75
228029	02/27/2020	AT&T MOBILITY	FRAME RELAY CIRCUIT	100-30-310-53403-00000	866.91
228029	02/27/2020	AT&T MOBILITY	SERVICE FOR MOBILE DATA COMPUTERS IN PATROL	100-30-310-53403-00000	1150.77
228030	02/27/2020	BEST BUY BUSINESS ADVANTAGE ACCOUNT	TV MOUNT & UNIVERSAL SOUND BAR FOR SENIOR CENTER	501-60-000-23227-00000	3642.25
228031	02/27/2020	BRIGHTER CONCEPTS INC	REPLACE SKYLIGHTS AT ARC AND TEEN CENTER	234-60-620-58100-16224	18005.13
228032	02/27/2020	BRIGHTER CONCEPTS INC	REPLACE SKYLIGHTS AT ARC AND TEEN CENTER	234-60-620-58100-16224	114.93
228032	02/27/2020	BUSINESS CARD	HARD DRIVES FOR POLICE ISSUED LAPTOPS	100-30-300-53100-00000	36.08
228032	02/27/2020	BUSINESS CARD	REPLISH TOLL ROAD ACCOUNT	100-30-300-53100-00000	284.69
228032	02/27/2020	BUSINESS CARD	TELEVISION REPLACEMENT	100-30-320-53100-00000	25.29
228032	02/27/2020	BUSINESS CARD	DVD-R FOR VIDEO	100-30-360-53100-00000	984.00
228032	02/27/2020	BUSINESS CARD	RIFLE COURSE	501-30-000-22410-00000	404.79
228032	02/27/2020	BUSINESS CARD	POLICE BUDGET ACADEMY	501-30-000-22410-00000	116.29
228032	02/27/2020	BUSINESS CARD	TACTICAL FLASHLIGHT	501-30-000-22410-00000	339.51
228032	02/27/2020	BUSINESS CARD	GUN CLEANING KIT	501-30-000-22410-00000	388.40
228033	02/27/2020	BUSINESS CARD	CICIL LIABILITY SEMINAR	100-10-150-53200-00000	70.00
228034	02/27/2020	CELL BUSINESS EQUIPMENT	HR TRAINING	100-10-150-53200-00000	168.63
228035	02/27/2020	CHARTER COMMUNICATIONS HOLDINGS, LLC	MAINTENANCE FOR CANON COPIERS	401-10-141-53371-11504	411.23
228036	02/27/2020	CHICAS ESCOBAR	DATA CONNECTION FOR RADIO SYSTEMS	100-30-310-53403-00000	972.36
228037	02/27/2020	CINTAS FIRST AID & SAFETY	FULL COLOR BANNERS FOR BALDWIN PARK PARADE	501-60-000-23228-16161	100.63
228038	02/27/2020	CONSTRUCTION MANAGEMENT ASSOCIATION OF AMERICA SO CAL CHAPTER	MATERIALS & SUPPLIES FOR FIRST AID	100-10-150-53100-00000	420.00
228039	02/27/2020	DEPT OF INDUSTRIAL RELATIONS	D LOPEZ, Y VIRAMONTES AND M MORENO	240-50-510-53330-00000	27381.42
228040	02/27/2020	EMANUEL SOTO	ASSESSMENT FOR FY 2019-2020	403-10-160-54110-00000	72.00
228041	02/27/2020	FEDEX OFFICE	REIMBURSEMENT FOR USA MEMBERSHIP RENEWAL	501-60-000-23229-00000	64.68
228042	02/27/2020	FERNANDO JIMENEZ & ASSOCIATES, INC	BACKGROUND PACKET DELIVERY	100-30-360-53100-00000	150.00
228043	02/27/2020	FORENSIC NURSE SPECIALIST, INC	REFUND OF FACILITY RESERVATION DEPOSIT	501-60-000-23233-00000	3407.00
228045	02/27/2020	FRONTIER COMMUNICATIONS	INVESTIGATIONS	403-10-160-54100-00000	800.00
228046	02/27/2020	GREG RUVOLO	SEXUAL ASSAULT EXAMS	100-30-360-51100-00000	141.03
228047	02/27/2020	GREG RUVOLO	SERVICES 01/28-02/27/2020	100-30-310-51100-00000	1541.45
228048	02/27/2020	GROSSMAN PSYCHOLOGICAL ASSOCIATES, APC	BACKGROUND INVESTIGATIONS FOR THOMAS IP	245-50-560-53391-15705	3000.00
228049	02/27/2020	HDL SOFTWARE, LLC	INSTALLATION AND REMOVAL OF TEMPORARY	251-50-560-51101-00000	3520.50
228051	02/27/2020	I COLOR PRINTING	INSTALLATION AND REMOVAL OF TEMPORARY	100-30-310-51100-00000	975.00
228051	02/27/2020	JAMES R STONE	PSYCHOLOGICAL EVALUATIONS FOR POLICE DEPARTMENT	401-10-140-51101-00000	3909.00
228051	02/27/2020	JAMES R STONE	MAINTENANCE FEE AND ANNUAL USE FEE FOR	100-60-610-51100-11400	3293.05
228051	02/27/2020	JAMES R STONE	SERVICES FOR BP NOW AND RECREATION GUIDE	100-60-620-53371-00000	650.01
228051	02/27/2020	JAMES R STONE	LOCKSMITH SERVICES AT CITY FACILITIES	100-60-620-53371-00000	605.72
228051	02/27/2020	JAMES R STONE	LOCKSMITH SERVICES AT CITY FACILITIES	252-60-620-53371-00000	273.03
228051	02/27/2020	JAMES R STONE	LOCKSMITH SERVICES AT CITY FACILITIES	252-60-620-53371-00000	133.75
228052	02/27/2020	JAMES R WHIRLOW	LOOKSMITH SERVICES AT CITY FACILITIES	501-60-000-23237-00000	198.94
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	40 TICKETS FOR SHOW SENIOR TRIP ON 4/9/2020	100-60-620-53371-00000	1980.00
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	GENERAL PLUMBING SERVICES FOR CITY FACILITIES	100-60-620-53371-00000	3341.45
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	GENERAL PLUMBING SERVICES FOR CITY FACILITIES	252-60-620-53371-00000	275.77
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	PLUMBING REPAIR FOR MORGAN PARK	100-60-620-53371-00000	147.00
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	GENERAL PLUMBING SERVICES FOR CITY FACILITIES	252-60-620-53371-00000	98.00

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	GENERAL PLUMBING SERVICES FOR CITY FACILITIES	252-60-620-53371-00000	98.00
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	GENERAL PLUMBING SERVICES FOR CITY FACILITIES	252-60-620-53371-00000	98.00
228053	02/27/2020	JC'S PLUMBING & BACKFLOW SVC	PLUMBING REPAIR FOR MORGAN PARK	252-60-620-53371-00000	147.00
228054	02/27/2020	JOHNNY URQUIZA	GENERAL PLUMBING SERVICES FOR CITY FACILITIES	252-60-620-53371-00000	2771.67
228054	02/27/2020	JOHNNY URQUIZA	LEAK REPAIRS AT CITY HASS AND SENIOR CENTER	252-60-620-53371-00000	875.00
228054	02/27/2020	JOHNNY URQUIZA	LEAK REPAIRS AT CITY HASS AND SENIOR CENTER	100-60-620-53371-00000	537.50
228054	02/27/2020	JOHNNY URQUIZA	LEAK REPAIRS AT CITY HASS AND SENIOR CENTER	252-60-620-53371-00000	337.50
228054	02/27/2020	JOHNNY URQUIZA	MOVIE LICENSING FEE FOR MOVIES ON ON THE GREEN	100-60-620-53371-00000	2475.00
228054	02/27/2020	JOHNNY URQUIZA	LEAK REPAIRS AT CITY HASS AND SENIOR CENTER	100-60-620-53371-00000	675.00
228055	02/27/2020	KEYSTONE UNIFORMS	UNIFORM J.BARRERA	100-30-340-53100-00000	406.38
228055	02/27/2020	KEYSTONE UNIFORMS	UNIFORM G.DUENAZ	100-30-340-53100-00000	406.38
228055	02/27/2020	KEYSTONE UNIFORMS	BADGE PATCHES	100-30-340-53100-00000	275.07
228055	02/27/2020	KEYSTONE UNIFORMS	UNIFORM P.E.O.A SALAZAR	100-30-340-53100-00000	382.02
228055	02/27/2020	KEYSTONE UNIFORMS	UNIFORM P.S.T.M LOPEZ	100-30-340-53100-00000	24.20
228055	02/27/2020	KEYSTONE UNIFORMS	UNIFORM A. CHAVEZ	100-30-340-53100-00000	20.00
228055	02/27/2020	KEYSTONE UNIFORMS	UNIFORM S.CLEAN	100-30-340-53100-00000	143.27
228055	02/27/2020	KEYSTONE UNIFORMS	FLASHLIGHTS FOR NEWLY HIRED OFFICERS	100-30-340-53100-00000	220.44
228056	02/27/2020	LETICIA MEDINA GALVAN	UNIFORM M. BALZANO	100-30-340-53100-00000	569.61
228056	02/27/2020	LETICIA MEDINA GALVAN	REFUND OF FACILITY RESERVATION DEPOSIT	100-60-000-45601-00000	55.00
228057	02/27/2020	LETICIA MEDINA GALVAN	REFUND OF FACILITY RESERVATION DEPOSIT	501-60-000-22333-00000	150.00
228058	02/27/2020	LOS ANGELES COUNTY PUBLIC WORKS	LEXIS NEXIS	100-30-310-51100-00000	503.49
228058	02/27/2020	LOS ANGELES COUNTY PUBLIC WORKS	SAN GABRIEL RIVER PROJECT # M1922010	245-50-520-58100-15538	120.57
228059	02/27/2020	MARIA E. MENDEZ	ROUTINE AND EXTRAORDINARY MAINTENANCE DEDUCTION	240-50-530-51100-00000	1122.38
228060	02/27/2020	MGT OF AMERICA, LLC	REFUND REQUEST FOR TRIP REGISTRATION FEE	501-60-000-22327-00000	40.00
228062	02/27/2020	MONICA G KILLEN	50% OF \$890 CLAIMING 2	100-25-299-51100-00000	2000.00
228063	02/27/2020	MONY'S ELECTRIC, INC.	BP NOW ACCOMPLISHMENTS ARTICLE	100-60-610-51100-11400	540.00
228064	02/27/2020	NICE CLEANERS	ELECTRICAL REPAIRS AT THE COMMUNITY CENTER	252-60-620-53371-00000	305.00
228064	02/27/2020	NICE CLEANERS	CLEANING SERVICES FOR JAIL	100-30-370-51101-00000	80.00
228064	02/27/2020	NICE CLEANERS	CLEANING SERVICES FOR JAIL	100-30-370-51101-00000	80.00
228064	02/27/2020	NICE CLEANERS	CLEANING SERVICES FOR JAIL	100-30-370-51101-00000	80.00
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR BUILDING AND SAFETY	100-40-450-53100-00000	29.67
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR BUILDING AND SAFETY	100-40-450-53100-00000	12.58
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	100-30-330-53100-00000	366.40
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	100-30-330-53100-00000	46.76
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	240-50-510-53100-00000	116.43
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR ENGINEERING DEPARTMENT	240-50-510-53100-00000	22.83
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR ENGINEERING DEPARTMENT	240-50-510-53100-00000	54.74
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR ENGINEERING DEPARTMENT	240-50-510-53100-00000	24.08
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	100-30-330-53100-00000	212.01
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	100-30-330-53100-00000	52.28
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	100-30-330-53100-00000	128.29
228065	02/27/2020	OFFICE DEPOT INC	MATERIALS AND SUPPLIES	100-30-330-53100-00000	93.79
228065	02/27/2020	OFFICE DEPOT INC	GENERAL SUPPLIES FOR FINANCE DEPARTMENT	100-20-210-53100-00000	263.34
228065	02/27/2020	OFFICE DEPOT INC	CENTRAL STORES SUPPLIES	401-10-141-53100-11505	36.29
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR ENGINEERING DEPARTMENT	240-50-510-53100-00000	57.47
228065	02/27/2020	OFFICE DEPOT INC	OFFICE SUPPLIES FOR ENGINEERING DEPARTMENT	240-50-510-53100-00000	55.58
228067	02/27/2020	PORTRAITS BY KATHY	PHOTO OF THE SENIOR CENTER FROM QUEEN & KING	501-60-000-22327-00000	137.81
228068	02/27/2020	RICHARD D. JONES, A PROFESSIONAL LAW CORPORATION	SPECIALIZED LEGAL SERVICES	100-40-131-51102-00000	1000.00
228068	02/27/2020	RICHARD D. JONES, A PROFESSIONAL LAW CORPORATION	SPECIALIZED LEGAL SERVICES	100-40-131-51102-00000	475.60
228069	02/27/2020	RIO HONDO COMM. COLLEGE	SPECIALIZED LEGAL SERVICES	100-40-131-51102-00000	494.80
228069	02/27/2020	RIO HONDO COMM. COLLEGE	FIRST AID AND CPR	501-30-000-22410-00000	95.34
228070	02/27/2020	SERVICE FIRST CONTRACTORS	MAINTENANCE AND REPAIRS AT AQUATIC CENTER POOL	252-60-620-53371-00000	81.72
228071	02/27/2020	SHI INTERNATIONAL CORP	PRINTER FOR ADMIN	401-10-140-53390-00000	1064.49
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES FOR THE YOUTH SPORTS PROGRAM	501-60-000-22326-00000	494.33
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR ARC	100-60-680-53100-00000	18.78
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR BARNES PARK	100-60-680-53100-00000	99.42
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR THE TEEN CENTER	100-25-299-53100-11405	153.40
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR ARC	100-60-660-53100-00000	35.11
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR ARC	100-60-680-53100-00000	32.47
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	33.57
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	161.52
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-000-22328-00000	22.98
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR THE TEEN CENTER	501-60-000-22328-00000	50.81
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR THE TEEN CENTER	100-60-660-53100-00000	28.94
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	43.40
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	501-60-000-22328-00000	91.30
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	19.31

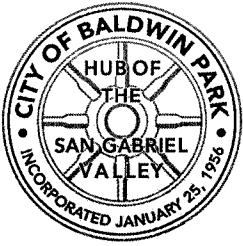
Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	77.34
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	75.45
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-630-53100-00000	-17.94
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR BARNES PARK	501-60-000-23328-00000	40.48
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR THE TEEN CENTER	100-60-660-53100-00000	16.41
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR ARC	100-60-680-53100-00000	186.70
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	100-60-680-53100-00000	47.57
228072	02/27/2020	SMART & FINAL	MATERIALS & SUPPLIES PURCHASED FOR SENIOR CENTER	501-60-000-22327-00000	60.23
228072	02/27/2020	SMART & FINAL	ENERGY COST	251-50-530-53401-00000	165.52
228072	02/27/2020	SMART & FINAL	ELECTRICITY BILL FOR MCNEIL MANOR	905-40-410-53401-14305	1396.26
228074	02/27/2020	SOUTHERN CALIFORNIA EDISON	TRANSIT SERVICES JULY 2019 TO JUNE 2020	244-50-580-51100-15520	24230.15
228074	02/27/2020	SOUTHERN CALIFORNIA EDISON	FARE BOX REVENUE	244-50-000-42151-00000	-337.50
228075	02/27/2020	SOUTHLAND TRANSIT, INC.	TRANSIT SERVICES JULY 2019 TO JUNE 2020	244-50-580-51100-15525	91878.80
228075	02/27/2020	SOUTHLAND TRANSIT, INC.	SHELTER MAINTENANCE	244-50-000-42151-00000	-2805.49
228075	02/27/2020	SOUTHLAND TRANSIT, INC.	FARE BOX REVENUE	244-50-000-42151-00000	-4434.50
228075	02/27/2020	SOUTHLAND TRANSIT, INC.	ADVERTISMENT	244-50-000-45602-00000	-1946.05
228076	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	374.76
228077	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	113.07
228078	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	523.38
228079	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	309.69
228080	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	710.76
228081	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	268.61
228082	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	131.53
228083	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	382.15
228084	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	617.08
228085	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	92.30
228086	02/27/2020	STATE DISBURSEMENT	DEDUCTION	100-00-000-21225-00000	1312.15
228087	02/27/2020	TERRY A. HAYES	ENVIRONMENT SERV @ 13127 GARVEY AVE.	100-40-000-22338-14131	41940.69
228088	02/27/2020	THE SHREDDERS	DESTRUCTION SERVICE	100-30-330-51100-00000	113.50
228088	02/27/2020	THE SHREDDERS	MATERIALS & SUPPLIES FOR PERSONNEL DEPT.	100-10-150-53100-00000	40.50
228089	02/27/2020	THOMSON REUTERS-WEST	WEST INFORMATION CHARGES	100-40-460-53330-00000	180.62
228090	02/27/2020	THYSSENKRUPP ELEVATOR CORP	ELEVATOR MAINTENANCE AT CITY HALL AND THE ARC	100-60-620-53371-00000	712.82
228090	02/27/2020	THYSSENKRUPP ELEVATOR CORP	ELEVATOR MAINTENANCE AT CITY HALL AND THE ARC	252-60-620-53371-00000	618.56
228091	02/27/2020	TIME WARNER CABLE	INTERNET @ ARC 02/16-03/15/20	100-30-340-53405-00000	94.26
228091	02/27/2020	TIME WARNER CABLE	INTERNET @ ARC 02/16-03/15/20	100-60-680-51100-00000	211.82
228091	02/27/2020	TIME WARNER CABLE	INTERNET@ BARNERS PARK	100-60-610-51100-00000	35.97
228091	02/27/2020	TIME WARNER CABLE	INTERNET@ BARNERS PARK	100-60-630-51101-00000	35.98
228091	02/27/2020	TIME WARNER CABLE	INTERNET@ BARNERS PARK	100-60-660-51101-00000	113.16
228091	02/27/2020	TIME WARNER CABLE	INTERNET@ BARNERS PARK	100-60-670-51100-15100	128.63
228091	02/27/2020	TIME WARNER CABLE	200M INTERNET SERVICE	401-10-141-53403-11506	1379.00
228091	02/27/2020	TIME WARNER CABLE	ETHERNET CONNECTION WITH GLENDALE	100-30-310-53403-00000	781.71
228092	02/27/2020	T-MOBILE	SERVICE 02/05-03/04/2020	100-30-310-53403-00000	333.89
228092	02/27/2020	T-MOBILE	GPS DR17-14733	100-30-360-53100-00000	50.00
228092	02/27/2020	T-MOBILE	GPS DR17-14733	100-30-360-53100-00000	50.00
228092	02/27/2020	T-MOBILE	GPS DR17-14733	100-30-360-53100-00000	50.00
228093	02/27/2020	TYLER TECHNOLOGIES INC	ANNUAL MAINT 07/01-06/30/2020	401-10-141-53379-11525	31713.73
228094	02/27/2020	V & V MANUFACTURING	BADGE PURCHASE	100-30-340-53100-00000	468.44
228094	02/27/2020	V & V MANUFACTURING	FIRST AID AND CPR	100-30-340-53100-00000	234.11
228094	02/27/2020	V & V MANUFACTURING	FIRST AID AND CPR	100-30-340-53100-00000	351.33
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-620-53100-00000	124.50
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-620-53100-00000	107.31
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-620-53100-00000	53.46
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-620-53100-00000	143.72
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-650-53100-00000	53.46
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-650-53100-00000	106.92
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-670-53100-15100	26.73
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	100-60-680-53100-00000	26.73
228095	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	501-60-000-22327-00000	62.96
228096	02/27/2020	VERIZON WIRELESS	CELL PHONE 12/22-01/21/2020	501-60-000-22329-00000	106.53
228097	03/04/2020	AAE INCORPORATED	WASTE MANAGEMENT OF SAN GABRIEL-POMONA VALLEY	905-40-410-53405-14305	242.94
228097	03/04/2020	AAE INCORPORATED	CITY ENGINEERING SERVICE	100-50-510-51100-00000	11694.00
228097	03/04/2020	AAE INCORPORATED	BLDG & SAFETY STAFFING & PLAN CHECK SERV JAN 2020	100-40-450-51100-00000	9917.35
228098	03/04/2020	ADMIN SURE INC.	CITY ENGINEERING SERVICE	100-50-510-51100-00000	12012.00
228098	03/04/2020	ADMIN SURE INC.	GENERAL & AUTO LIABILITY CLAIMS ADMIN	403-10-160-54100-00000	6915.00
228098	03/04/2020	ADMIN SURE INC.	GENERAL & AUTO LIABILITY CLAIMS ADMIN	403-10-160-54100-00000	6915.00

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228099	03/04/2020	AMADOR CASTILLO	REFUND OF DEPOSIT FOR RENTAL AT BARNES	501-60-000-22333-00000	150.00
228100	03/04/2020	AMERICAN DRUG SCREEN	PRIDE PLATOON GRADUATION	220-30-340-53360-14880	657.00
228101	03/04/2020	AMTEK	CONSTRUCTION OF COMPRESSED NATURAL	245-50-520-58110-15507	41793.10
228101	03/04/2020	AMTEK	CONSTRUCTION OF COMPRESSED NATURAL	255-50-520-58110-15507	91197.00
228102	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORM SERVICES FOR BUILDING MAINTENANCE	100-60-620-53371-00000	21.49
228102	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORM SERVICES FOR BUILDING MAINTENANCE	100-60-620-53371-00000	21.49
228102	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORM SERVICES FOR BUILDING MAINTENANCE	100-60-620-53371-00000	21.49
228102	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORM SERVICES FOR BUILDING MAINTENANCE	100-60-620-53371-00000	13.27
228102	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORM SERVICES FOR BUILDING MAINTENANCE	100-60-620-53371-00000	8.22
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	252-60-620-53371-00000	69.52
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	272.60
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	170.29
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	321.17
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	163.99
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	401.24
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	167.05
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	250.87
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	157.81
228103	03/04/2020	ARAMARK UNIFORM SERVICES	UNIFORMS FOR SEIU EMPLOYEES	251-50-562-53100-00000	305.83
228104	03/04/2020	ARBOR NURSERY	VARIOUS TRESS AND DIFFERENT LOCATIONS	251-50-561-53100-00000	167.05
228104	03/04/2020	ARBOR NURSERY	VARIOUS TRESS AND DIFFERENT LOCATIONS	251-50-561-53100-00000	1445.40
228104	03/04/2020	ARBOR NURSERY	TREES AND RELATED SUPPLIES	251-50-561-53100-00000	459.90
228104	03/04/2020	ARBOR NURSERY	TREES AND RELATED SUPPLIES	251-50-560-53100-00000	3186.45
228104	03/04/2020	ARBOR NURSERY	TREES AND RELATED SUPPLIES	251-50-560-53100-00000	492.75
228104	03/04/2020	ARBOR NURSERY	VARIOUS TRESS AND DIFFERENT LOCATIONS	251-50-561-53100-00000	175.20
228104	03/04/2020	ARBOR NURSERY	TREES AND RELATED SUPPLIES	251-50-560-53100-00000	98.55
228105	03/04/2020	BALDWIN PARK COMMUNITY CENTER	TREES AND RELATED SUPPLIES	251-50-560-53100-00000	296.75
228105	03/04/2020	BALDWIN PARK COMMUNITY CENTER	FY 2019-2020-SPORT SCHOLARSHIP SUBSIDY	220-40-420-53360-14891	107.10
228105	03/04/2020	BALDWIN PARK COMMUNITY CENTER	FY 2019-2020-SPORT SCHOLARSHIP SUBSIDY	220-40-420-53360-14891	198.10
228105	03/04/2020	BALDWIN PARK COMMUNITY CENTER	FY 2019-2020-SPORT SCHOLARSHIP SUBSIDY	220-40-420-53360-14891	370.00
228106	03/04/2020	BALDWIN PARK COMMUNITY CENTER	FY 2019-2020-SPORT SCHOLARSHIP SUBSIDY	220-40-420-53360-14891	268.80
228107	03/04/2020	BEAR COMMUNICATIONS	REPAIR RADIO IN DISPATCH	100-30-310-53371-00000	435.00
228107	03/04/2020	BEAR FRAME & WHEEL	FRONT END WHEEL ALIGNMENT SERVICE	402-50-590-51101-00000	100.00
228108	03/04/2020	BERLITZ LANGUAGES, INC.	BILINGUAL TESTING FOR EMPLOYEES	100-10-150-53370-00000	100.00
228109	03/04/2020	BILL WRIGHT'S PAINT	SPECIALIZED SPRAY PAINT	245-50-570-53100-15040	262.76
228109	03/04/2020	BLACK & WHITE EMERGENCY	REPAIRS ON POLICE PATROL VEHICLES	245-50-570-53100-15040	267.16
228111	03/04/2020	CAL BLEND SOILS INC	MISCELLANEOUS SUPPLIES	402-50-591-53371-00000	4413.65
228111	03/04/2020	CAL BLEND SOILS INC	MISCELLANEOUS SUPPLIES	251-50-560-53100-00000	851.82
228111	03/04/2020	CAL BLEND SOILS INC	MISCELLANEOUS SUPPLIES	251-50-560-53100-00000	1805.75
228111	03/04/2020	CAL BLEND SOILS INC	MISCELLANEOUS SUPPLIES	251-50-560-53100-00000	583.64
228112	03/04/2020	CAR QUEST	PARTS & SUPPLIES	251-50-560-53100-00000	1642.50
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	-172.31
228112	03/04/2020	CAR QUEST	PARTS & SUPPLIES	402-50-590-53100-00000	57.55
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	-176.49
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	241.25
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	173.25
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	41.26
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	29.11
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	46.54
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	79.09
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	124.38
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	129.45
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	139.47
228112	03/04/2020	CAR QUEST	PARTS & SUPPLIES	402-50-590-53100-00000	21.09
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	-122.73
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	56.67
228112	03/04/2020	CAR QUEST	PARTS AND SUPPLIES FOR VEHICLES	402-50-590-53100-00000	10.72
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	100-60-620-53371-00000	4.27
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	100-60-620-53371-00000	4825.00
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	245-60-620-53371-15882	340.00
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	252-60-620-53371-00000	1000.00
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	100-60-620-53371-00000	4820.00
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	100-60-620-53371-00000	4825.00
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	245-60-620-53371-15882	340.00
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	245-60-620-53371-15882	1000.00

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228114	03/04/2020	CARLOS VALLE	CLEAN OUTSIDE RESTROOMS AT WCNP, HILDA SOLIS	252-60-620-53371-00000	4820.00
228115	03/04/2020	CARPENTER & ROTHANS	PROFESSIONAL SERVICES	403-10-160-54100-00000	2751.51
228116	03/04/2020	CCAC	JAYALA NUTS & BOLTS REGISTRATION FEE	100-10-120-53200-00000	200.00
228117	03/04/2020	CELIA DURAN	REFUND OF FACILITY RESERVATION DEPOSIT	501-60-000-22333-00000	400.00
228118	03/04/2020	CHICAS ESCOBAR	MISCELLANEOUS PRINTING SERVICES	245-50-550-53320-15622	669.05
228118	03/04/2020	CHICAS ESCOBAR	MISCELLANEOUS PRINTING SERVICES	245-50-550-53320-15622	711.75
228118	03/04/2020	CHICAS ESCOBAR	MISCELLANEOUS PRINTING SERVICES	251-50-560-53320-00000	131.40
228118	03/04/2020	CHICAS ESCOBAR	MISCELLANEOUS PRINTING SERVICES	245-50-550-53320-15622	1193.55
228119	03/04/2020	CHRISTIAN SERNA	BUSINESS CARDS FOR FY19-20	901-40-410-53100-14310	114.98
228120	03/04/2020	CINTAS FIRST AID & SAFETY	REIMBURSEMENT-PURCHASED ITEMS FOR FUN COMMITTEE	100-00-000-21500-11542	87.19
228121	03/04/2020	CLARISA MEDINA	FIRST AID SUPPLIES	402-50-590-53100-00000	105.47
228122	03/04/2020	DANIEL ARIAS	TO REPLACE ACH RETURN	999-00-000-10010-00000	383.45
228123	03/04/2020	DAVID VELA	SUPPLIES FOR VETERAN'S MURAL	100-30-360-53100-00000	200.00
228124	03/04/2020	DEPARTMENT OF JUSTICE	PUBLIC INFORMATION OFFICER SERVICES	210-10-110-51100-11402	4625.00
228125	03/04/2020	EATON CORPORATION	FINGER PRINTING SERVICE	100-10-150-51100-00000	309.00
228126	03/04/2020	ED BUTTS FORD	BATTERY REPLACEMENT	100-30-320-53320-00000	448.78
228126	03/04/2020	ED BUTTS FORD	MAINTENANCE AND REPAIRS FOR POLICE VEHICLES	402-50-591-53100-00000	197.89
228126	03/04/2020	ED BUTTS FORD	MAINTENANCE AND REPAIRS FOR POLICE VEHICLES	402-50-591-53100-00000	130.53
228127	03/04/2020	ENTERPRISE FM TRUST	MAINTENANCE AND REPAIRS FOR POLICE VEHICLES	402-50-591-53100-00000	51.11
228128	03/04/2020	EWING IRRIGATION, INC.	FLEET LEASING PROGRAM OF CITYWIDE VEHICLES	231-50-590-58140-15727	9138.61
228128	03/04/2020	EWING IRRIGATION, INC.	IRRIGATION SUPPLIES	251-50-571-53100-00000	240.67
228129	03/04/2020	GAYE PICKETT	IRRIGATION SUPPLIES	251-50-571-53100-00000	789.77
228130	03/04/2020	GENTRY BROTHERS, INC.	REFUND OF FACILITY RESERVATION DEPOSIT	501-60-000-22333-00000	300.00
228131	03/04/2020	GRAINGER, INC.	PUEBLO AVE STREET IMPROVEMENTS BETWEEN	256-50-520-58100-15099	265973.45
228132	03/04/2020	H&I HOLDING CORP	MATERIAL AND SUPPLIES	240-50-550-53100-15705	81.35
228133	03/04/2020	HONEYCOTT., INC	LANDSCAPE SERVICE AT MCNEIL MANOR	905-40-410-53371-14305	230.00
228134	03/04/2020	HUNTINGTON HONDA	SERVICE INSPECTION	251-50-560-51100-00000	65.00
228135	03/04/2020	IMAGEN SOLUTIONS	MAINTENANCE AND REPAIRS FOR 4 POLICE MOTORCYCLES	402-50-591-53371-00000	3551.60
228136	03/04/2020	INDUSTRIAL CLEANING SYSTEMS	CENSUS 2020 GIVEAWAY ITEMS	100-60-610-53100-16142	5756.65
228137	03/04/2020	IRMA GARCIA	PRESSURE WASHER REPAIRS	254-50-581-53100-15510	332.30
228138	03/04/2020	IRWINDALE INDUSTRIAL CLINIC	REIMBURSEMENT FOR PURCHASE OF SUPPLIES	501-60-000-22327-00000	61.49
228139	03/04/2020	J H MITCHELL & SONS	HR TRAINING	100-10-150-51100-00000	1255.00
228139	03/04/2020	J H MITCHELL & SONS	ENGINE AND OIL LUBRICANTS	402-50-590-53100-00000	199.73
228139	03/04/2020	J H MITCHELL & SONS	ENGINE AND OIL LUBRICANTS	402-50-590-53100-00000	265.92
228139	03/04/2020	J H MITCHELL & SONS	ENGINE AND OIL LUBRICANTS	402-50-590-53100-00000	585.39
228139	03/04/2020	J H MITCHELL & SONS	ENGINE AND OIL LUBRICANTS	402-50-590-53100-00000	431.68
228140	03/04/2020	JC'S PLUMBING & BACKFLOW SVC	PAYMENT OF PLUMBING REPAIRS MADE	100-60-620-53371-00000	741.10
228140	03/04/2020	JC'S PLUMBING & BACKFLOW SVC	PLUMBING REPAIRS MADE AT CITY HALL	100-60-620-53371-00000	207.43
228140	03/04/2020	JC'S PLUMBING & BACKFLOW SVC	PLUMBING REPAIRS MADE AT CITY HALL	100-60-620-53371-00000	370.55
228141	03/04/2020	JC'S PLUMBING & BACKFLOW SVC	PLUMBING REPAIRS MADE AT CITY HALL	100-60-620-53371-00000	1333.47
228141	03/04/2020	JEEP CHRYSLER OF ONTARIO, INC.	SERVICE REPAIRS ON POLICE VEHICLES	402-50-591-53371-00000	53.27
228141	03/04/2020	JEEP CHRYSLER OF ONTARIO, INC.	SERVICE REPAIRS ON POLICE VEHICLES	402-50-591-53371-00000	96.98
228141	03/04/2020	JEEP CHRYSLER OF ONTARIO, INC.	SERVICE REPAIRS ON POLICE VEHICLES	402-50-591-53371-00000	150.00
228142	03/04/2020	JENNY GARCIA	REFUND OF DEPOSIT FOR RENTAL AT BARNES	501-60-000-22333-00000	532.00
228143	03/04/2020	JOHN M BERINGER JR	HR TRAINING	403-10-160-51100-00000	1817.53
228143	03/04/2020	JOHN M BERINGER JR	HR TRAINING	403-10-160-51100-00000	772.70
228143	03/04/2020	JOHN M BERINGER JR	HR TRAINING	403-10-160-51100-00000	1127.85
228144	03/04/2020	JTB SUPPLY COMPANY	TRAFFIC SIGNAL BALLS	245-50-550-53100-15622	380.00
228144	03/04/2020	JTB SUPPLY COMPANY	TRAFFIC SIGNAL BALLS	245-50-550-53100-15622	214.29
228146	03/04/2020	JUAN C. JUAREZ	CABLE SNAKE MAIN SEWER PIPE AND TELEVIEWE	240-50-551-51100-15705	23.69
228147	03/04/2020	SOUTHERN CALIFORNIA EDISON	ENERGY COST	251-50-560-53401-00000	181.22
228147	03/04/2020	THE GAS COMPANY	SERV @ MCNEIL MANOR	905-40-410-53400-14305	397.49
228148	03/04/2020	T-MOBILE	MOBILE USAGE BLDG.SAFETY & COMMUNITY ENHANCEMENT	100-40-450-53403-00000	181.21
228148	03/04/2020	T-MOBILE	MOBILE USAGE BLDG.SAFETY & COMMUNITY ENHANCEMENT	100-40-450-53403-00000	397.49
228149	03/04/2020	CHINO SHORT LOAD CONCRETE INC	SIX SACKS OF CONCRETE	501-50-000-22543-00000	452.24
228149	03/04/2020	CHINO SHORT LOAD CONCRETE INC	SIX SACKS OF CONCRETE	501-50-000-22543-00000	819.65
228150	03/04/2020	KEYSTONE UNIFORMS	UNIFORM SUPPLIES	100-30-340-53100-00000	437.25
228150	03/04/2020	KEYSTONE UNIFORMS	UNIFORM SUPPLIES	100-30-340-53100-00000	630.19
228150	03/04/2020	KEYSTONE UNIFORMS	UNIFORM SUPPLIES	100-30-340-53100-00000	1163.41
228150	03/04/2020	KEYSTONE UNIFORMS	UNIFORM SUPPLIES	100-30-340-53100-00000	749.87
228151	03/04/2020	KEYSTONE UNIFORMS	UNIFORM SUPPLIES	100-30-340-53100-00000	959.78
228151	03/04/2020	LESLIE'S POOLMART INC	SUPPLIES PURCHASED FOR AQUATIC CENTER POOL	252-60-620-53100-00000	39.58
228152	03/04/2020	MARIA FERNANDEZ	REFUND OF DEPOSIT \$500 RENTAL ON FEB. 22ND. 2020	501-60-000-22333-00000	500.00
228153	03/04/2020	MILLER'S & ISHAMS FIRE EXTINGUISHERS	MAINTENANCE FOR FIRE EXTINGUISHERS AT PARKING	245-60-620-53371-00000	39.44
228153	03/04/2020	MILLER'S & ISHAMS FIRE EXTINGUISHERS	ANNUAL ABC FIRE EXTINGUISHER SERVICE AND SUPPLIES	905-40-410-53390-14305	75.98
228154	03/04/2020	MITY-LITE INC	REPLACE BANQUET CHAIRS AT SENIOR CENTER	234-60-620-58110-16197	21612.36
228154	03/04/2020	MITY-LITE INC	REMAINING BALANCE FOR REPLACEMENT OF BANQUET CHAIR	234-60-620-58110-16197	136.87
228155	03/04/2020	MOUNT SAN JACINTO WINTER PARK AUTHORITY	5 TICKETS FOR SENIOR TRIP ON 5/13/20	501-60-000-22327-00000	154.50
228156	03/04/2020	MUSEUM OF TOLERANCE	PRIDE PLATOON GRADUATION 026 TRIP	220-30-340-53360-14880	375.00
228157	03/04/2020	NADA BUS INC	TRANSPORTATION SERVICES FOR SENIOR CENTER TRIP	244-60-630-51100-15540	1290.00

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228158	03/04/2020	NICHOLS LUMBER & HARDWARE	SMALL TOOLS, MISCELLANEOUS HARDWARE	245-50-550-53100-15622	8.83
228159	03/04/2020	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLES	402-50-591-53100-00000	414.25
228160	03/04/2020	PACIFIC ATHLETIC WEAR INC	UNIFORM SUPPLIES FOR PARTICIPANTS AND	501-60-000-22326-00000	3198.17
228161	03/04/2020	PACIFIC PRODUCTS & SERVICES	MATERIALS AND SUPPLIES	254-50-550-53100-15622	5382.11
228161	03/04/2020	PACIFIC PRODUCTS & SERVICES	MATERIALS AND SUPPLIES	254-50-550-53100-15622	1478.25
228161	03/04/2020	PACIFIC PRODUCTS & SERVICES	MATERIALS AND SUPPLIES	254-50-550-53100-15622	306.60
228162	03/04/2020	PREMIERE FUELING SERVICES INC	MONTHLY DESIGNATED OPERATOR INSPECTION FOR FEB.	402-50-590-53110-16140	1604.18
228163	03/04/2020	PRIME POWER EQUIPMENT	MATERIALS AND SUPPLIES	240-50-550-53100-15622	200.00
228164	03/04/2020	PUMPMAN, INC.	REPAIRS OF SMALL POWER TOOLS	240-50-551-53371-15705	525.59
228165	03/04/2020	RED WING BRANDS OF AMERICA INC	MAINTENANCE AND REPAIRS FOR THE PARKING FIRE PUMP	245-60-620-53371-00000	50.50
228166	03/04/2020	RIGHT OF WAY INC	REIMBURSEMENT FOR PURCHASE OF CAMERA AND FILM	501-60-000-22327-00000	250.00
228167	03/04/2020	ROADLINE PRODUCTS INC.	M.MEDINA AND A.ARBEOZA BOOT	254-50-571-53100-15510	83.20
228168	03/04/2020	SAN GABRIEL VALLEY CITY MANAGER'S ASSOCIATION	CLOSURE OF B.P. BLVD/LIVE OAK AND RAMONA BLVD	251-50-550-51101-00000	190.98
228169	03/04/2020	SAN GABRIEL VALLEY CITY MANAGER'S ASSOCIATION	MATERIALS AND SUPPLIES	254-50-550-53100-15622	1130.00
228170	03/04/2020	SCHINDLER ELEVATOR CORPORATION	LUNCHEON S.YAUCHEE & B.MARTINEZ	100-10-110-53330-00000	1479.03
228171	03/04/2020	SCORE AMERICAN SOCCER COMPANY, INC	SERVICE CALL TO REPAIR ELEVATOR AT CITY HALL	100-40-400-53350-00000	30.00
228171	03/04/2020	SCORE AMERICAN SOCCER COMPANY, INC	SOCCER UNIFORMS AND SHIRTS FOR VOLUNTEER	100-60-620-53371-00000	912.76
228172	03/04/2020	SERVICE FIRST CONTRACTORS	SOCCER UNIFORMS AND SHIRTS FOR VOLUNTEER	501-60-000-22326-00000	1030.63
228173	03/04/2020	SESAC	POOL CHEMICAL PAYMENT FOR AQUATIC CENTER POOL	252-60-620-53100-00000	789.70
228173	03/04/2020	SESAC	PAYMENT OF ANNUAL MUSIC LICENSING FEE	100-60-610-51100-00000	111.96
228173	03/04/2020	SESAC	PAYMENT OF ANNUAL MUSIC LICENSING FEE	100-60-630-51101-00000	303.68
228173	03/04/2020	SESAC	PAYMENT OF ANNUAL MUSIC LICENSING FEE	100-60-660-51100-00000	303.68
228173	03/04/2020	SESAC	PAYMENT OF ANNUAL MUSIC LICENSING FEE	100-60-670-51100-00000	303.68
228174	03/04/2020	SOUTHEAST CONCRETE	PICK UP HAND EDGER, STARTER ADAPTER & WALKING EDGER	100-60-680-51100-00000	303.72
228175	03/04/2020	SOUTHERN CALIFORNIA EDISON	ENERGY COST	251-50-530-53401-00000	65.67
228175	03/04/2020	SOUTHERN CALIFORNIA EDISON	ENERGY COST	251-50-530-53401-00000	60.69
228175	03/04/2020	SOUTHERN CALIFORNIA EDISON	ENERGY COST	251-50-530-53401-00000	120.79
228176	03/04/2020	SPARKLETT'S	WATER AND COFFEE SUPPLIES FOR CITY FACILITIES	100-60-620-53371-00000	42.09
228177	03/04/2020	SPRINT	GPS TRACKING W/DATA WEB PORTAL AND	402-50-590-51100-00000	1344.54
228178	03/04/2020	ST JOHN THE BAPTIST CHURCH	GPS TRACKING W/DATA WEB PORTAL AND	402-50-591-51100-00000	184.61
228179	03/04/2020	SUNBELT RENTALS	ANGER MANAGEMENT SERVICES FOR JUNE	220-40-420-53360-14876	630.78
228180	03/04/2020	TARGET SPECIALTY PRODUCTS	MISCELLANEOUS RENTAL EQUIPMENT	240-50-551-53391-15705	1000.00
228181	03/04/2020	TERMINIX INTERNATIONAL	HERBICIDES AND FERTILIZERS	251-50-560-53100-00000	809.55
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	269.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	83.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	49.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	54.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	140.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	13.50
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	252-60-620-53371-00000	43.50
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	252-60-620-53371-00000	125.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	252-60-620-53371-00000	70.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	252-60-620-53371-00000	101.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	45.00
228181	03/04/2020	TERMINIX INTERNATIONAL	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	100-60-620-53371-00000	40.00
228182	03/04/2020	THE GAS COMPANY	EXTERMINATOR SERVICES AT CITY FACILITIES AND PARKS	252-60-620-53371-00000	85.00
228183	03/04/2020	TYLER TECHNOLOGIES INC	NATURAL GAS VEHICLE FUEL	402-50-590-53110-16140	148.10
228184	03/04/2020	UNITED PUMPING SERVICE INC	RAIL OPERATIONS	100-30-370-51100-00000	33429.63
228185	03/04/2020	UNITED PUMPING SERVICE INC	A/R ANNUAL MAINTENANCE 04/1/2020-03/31/2021	401-10-141-53379-11525	2338.00
228186	03/04/2020	UNITED ROTARY BRUSH CORP	DOCUMENTATION AND DISPOSAL OF HAZARDOUS	246-50-540-51100-00000	2646.88
228186	03/04/2020	UNITED ROTARY BRUSH CORP	BRUSH AND PARTS FOR THE STREET SWEEPER	402-50-590-53100-00000	2703.00
228187	03/04/2020	US BANK VOYAGER	BRUSH AND PARTS FOR THE STREET SWEEPER	402-50-590-53100-00000	558.58
228187	03/04/2020	US BANK VOYAGER	CITY ISSUED GAS CARDS FOR POLICE DEPARTMENT	402-50-590-53100-00000	139.65
228188	03/04/2020	VCA CENTRAL ANIMAL HOSPITAL	CITY ISSUED GAS CARDS FOR POLICE DEPARTMENT	402-50-591-53110-16140	279.29
228189	03/04/2020	WAXIE SANITARY SUPPLY	SENIOR SERVICES FOR THE MONTHS OF DEC. FY19/20	100-30-340-53100-00000	582.06
228189	03/04/2020	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	100-60-620-53100-00000	350.88
228189	03/04/2020	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	100-60-620-53100-00000	201.48
228189	03/04/2020	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR CITY FACILITIES	252-60-620-53100-00000	690.90
228190	03/04/2020	WEST COAST ARBORISTS, INC	JANITORIAL SUPPLIES FOR CITY FACILITIES	100-60-620-53100-00000	104.83
228191	03/04/2020	YWCA SAN GABRIEL VALLEY	JANITORIAL SUPPLIES FOR CITY FACILITIES	251-50-561-51100-00000	795.74
228192	03/04/2020	CEM CONSTRUCTION CORP	JANITORIAL SUPPLIES FOR CITY FACILITIES	252-60-620-53100-00000	285.95
228192	03/04/2020	CEM CONSTRUCTION CORP	MUNICIPAL TREE TRIMS	220-40-420-53360-14816	285.96
228192	03/04/2020	CEM CONSTRUCTION CORP	SR SERVICES FOR DEC 25019	270-50-520-58100-16185	935.75
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK PH III	270-50-520-58100-16185	124.83
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK IMPROVEMENTS	270-50-520-58100-16185	15767.38
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK IMPROVEMENTS	270-50-520-58100-16185	7448.80
					0.20

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK IMPROVEMENTS	270-50-520-58100-16185	7116.63
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK IMPROVEMENTS	255-50-520-58100-16185	4000.00
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK IMPROVEMENTS	270-50-520-58100-16185	8722.22
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK	234-50-520-58100-16185	2499.71
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK	244-50-520-58100-16185	79.25
228192	03/04/2020	CEM CONSTRUCTION CORP	WALNUT CREEK NATURE PARK	270-50-520-58100-16185	1116.32
228193	03/05/2020	DE LAGE LANDEN	WALNUT CREEK NATURE PARK IMPROVEMENTS	270-50-520-58100-16185	2250.00
228193	03/05/2020	DE LAGE LANDEN	LEASE & MAINTENANCE PAYMENTS FOR SHARP	401-10-141-53371-11504	154.44
228194	03/05/2020	FRONTIER COMMUNICATIONS	LEASE & MAINTENANCE PAYMENTS FOR SHARP	401-10-141-58140-11504	247.40
			INTERNET SERVICE FOR FAMILY SERV CTR	401-10-141-53403-11506	74.98
Grand Total: \$					1,021,883.86

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Rose Tam, Director of Finance *(Signature)*
DATE: March 18, 2020
SUBJECT: Treasurer's Report – January 2020

SUMMARY

Attached is the Treasurer's Report for the month of January 2020. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDATION

Staff recommends that Council receive and file the Treasurer's Report for January 2020.

FISCAL IMPACT

None

BACKGROUND

City of Baldwin Park Investment Policy requires the Treasurer's Report be submitted to the Mayor and City Council on a monthly basis.

LEGAL REVIEW

Not Applicable

ATTACHMENT

1. Exhibit "A", Treasurer's Report

Attachment 1
Exhibit "A", Treasurer's Report

CITY OF BALDWIN PARK
TREASURER'S REPORT
1/31/2020

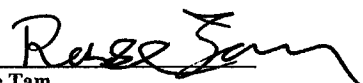
INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
<u>State of California Local Agency Investment Fund (LAIF)</u>							
City-Including General Fund & all other Special Revenue Funds	1.97%	Varies	Varies	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68
Housing Authority	1.97%	Varies	Varies	13,906.68	13,906.68	13,906.68	13,906.68
				<u>29,324,107.36</u>	<u>29,324,107.36</u>	<u>29,324,107.36</u>	<u>29,324,107.36</u>
<u>Certificate of Deposit</u>							
Citibank National Association (Mutual Securities)	2.65%	1/25/2019	1/25/2021	250,000.00	250,000.00	250,000.00	252,487.50
Morgan Stanley Bank N A Utah (Cantella)	2.64%	4/19/2018	4/20/2020	250,000.00	250,000.00	250,000.00	250,607.50
Barclays Bank Del (Cantella)	3.05%	12/19/2018	12/21/2020	250,000.00	250,000.00	250,000.00	253,137.50
				<u>750,000.00</u>	<u>750,000.00</u>	<u>750,000.00</u>	<u>756,232.50</u>
Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	6,695,007.50	6,695,007.50	6,695,007.50	6,695,007.50
Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	116,898.57	116,898.57	116,898.57	116,898.57
				<u>6,811,906.07</u>	<u>6,811,906.07</u>	<u>6,811,906.07</u>	<u>6,811,906.07</u>
<u>Total Investments</u>							
					\$	36,886,013.43	
<u>Cash with Bank of the West</u>							
City Checking						4,982,997.24	
Money Market Plus						133,335.35	
City Miscellaneous Cash						92,642.01	
Successor Agency						2,511,887.86	
Housing Authority						208,187.73	
Financing Authority						11,700.00	
						<u>7,940,750.19</u>	
<u>Investment Brokerage Capita Reserves (Dividend Option Cash)</u>							
						7,222.33	
<u>Total Cash and Investments</u>							
					\$	<u>44,833,985.95</u>	

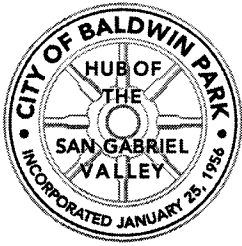
* In accordance with AB X126, the Community Development Commission is dissolved effective January 31, 2012. The successor agency name is "The City of Baldwin Park as Successor Agency to the Community Development Schedule of Cash and Investments includes city-wide assets as included in the Comprehensive Annual Financial Report.

* There was 2 investments that matured in January 2020. No purchase transactions were made for the month of January 2020 and several deposits/withdrawals were made through the Local Agency Investment Fund.

In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:


Rose Tam
Director of Finance

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Shannon Yauchzee, Chief Executive Officer
Laura J. Thomas, Human Resources & Risk Manager
DATE: March 18, 2020
SUBJECT: Claim Rejection

A handwritten signature in black ink, appearing to be "Shannon Yauchzee", is written over the "FROM:" line.

SUMMARY

This report seeks City Council consideration and direction to reject the Claims for Damages to person or property received for filing against the City of Baldwin Park.

RECOMMENDATION

Staff recommends that the City Council reject the following claims and direct staff to send the appropriate notice of rejection to claimant(s):

Anderson, Torri Claimant alleges bodily injury

Reynaga, Blanca Claimant alleges bodily injury

This government claim, and all government claims, should be considered as potential lawsuits in the future. Thus, it is requested that all City Staff, the Mayor and all Councilmembers refrain from making any statements, whether public or private in nature. It is important that no statements be made so as to not prejudice this claim in any way which can happen if public or private comments are made about this claim by City staff or Councilmembers.

FISCAL IMPACT

Fiscal impact is unknown at this time.

BACKGROUND

In order for the statute of limitations to begin on the claims received, it is necessary for the City Council to reject the claims by order of motion and that the claimants are sent written notification of said action.

LEGAL REVIEW

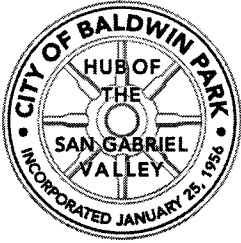
This report has been reviewed and approved by the City Attorney as to legal form and content.

ALTERNATIVES

There are no other alternatives for the Council to consider since rejection of the claims is necessary for the Statute of Limitations to begin on the claims received.

ATTACHMENTS

None

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Shannon Yauchzee, Chief Executive Office
Laura J. Thomas, Human Resources/Risk Manager
DATE: March 18, 2020
SUBJECT: Approve of Resolution No. 2020-008 and Industrial Disability Retirement (IDR) claim for Douglas A. Parnell

SUMMARY

This report requests City Council's consideration and direction on the Determination of Disability for Douglas A. Parnell as he has filed for an Industrial Disability Retirement (IDR).

RECOMMENDATION

Staff recommends that the City Council approve the IDR.

FISCAL IMPACT

There is no immediate fiscal impact with the approval of this IDR.

BACKGROUND

Mr. Parnell was a Police Captain, who had been employed by the City of Baldwin Park since May 20, 1990. Mr. Parnell filed a claim on December 29, 2018.

LC4850 was exhausted on December 29, 2019. He retired from his employment effective December 29, 2019, and that no dispute as to the expiration of such leave rights is pending.

LEGAL REVIEW

Legal Review is not required for this item.

ALTERNATIVES

The alternative is to deny Mr. Parnell's IDR.

ATTACHMENTS

1. Resolution No. 2020-008

Attachment 1
Resolution No. 2020-008

RESOLUTION NO. 2020-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK APPROVING AN INDUSTRIAL DISABILITY RETIREMENT FOR DOUGLAS A. PARNELL IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.

WHEREAS, the City of Baldwin Park, (hereinafter, referred to as "Agency") is a contracting agency of the California Public Employees' Retirement System (CalPERS); and

WHEREAS, the California Public Employees' Retirement Law requires that a contracting agency determine whether an employee of such agency, in employment in which he/she is classified as a local safety member, is disabled for purposes of the California Public Employees' Retirement Law and whether such disability is "industrial" within the meaning of such law; and

WHEREAS, Douglas A. Parnell, was a former Police Captain for the City of Baldwin Park suffered an Industrial injury and exercised their rights under Section 21152 (c) to apply for an Industrial Disability Retirement to be effective upon final review and approval by CalPERS.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BALDWIN PARK HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council does hereby delegate to the incumbent of the position of Chief Executive Officer (CEO) or his/her designee authority to make determinations under Section 21152 (c). Government Code, on behalf of the Agency, of disability and whether such disability is industrial and to certify such determinations and all other necessary information to the California Public Employees' Retirement System.

Section 2. The CEO is authorized to make applications on behalf of the Agency for disability retirement of all employees and to initiate request for reinstatement of such employees who are retired for disability.

Section 3. This Resolution shall take effect immediately upon its adoption.

Section 4. The City Clerk shall enter this Resolution into the official book of Resolutions.

PASSED, APPROVED, AND ADOPTED this 18th day of March, 2020.

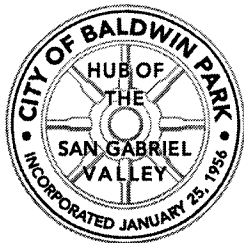
MANUEL LOZANO
MAYOR

ATTEST:
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK } **SS:**

I, JEAN M. AYALA, City Clerk of the City of Baldwin Park do hereby certify that the foregoing **Resolution No. 2020-008** was duly adopted by the City Council of the City of Baldwin Park at a regular meeting thereof held on **March 18, 2020** and that the same was adopted by the following vote to wit:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

JEAN M. AYALA
CITY CLERK

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Shannon Yauchzee, Chief Executive Office
Laura J. Thomas, Human Resources/Risk Manager
DATE: March 18, 2020
SUBJECT: Approve of Resolution No. 2020-009 and Industrial Disability Retirement (IDR) claim for Todd McAvoy

SUMMARY

This report requests City Council's consideration and direction on the Determination of Disability for Todd McAvoy as he has filed for an Industrial Disability Retirement (IDR).

RECOMMENDATION

Staff recommends that the City Council approve the IDR.

FISCAL IMPACT

There is no immediate fiscal impact with the approval of this IDR.

BACKGROUND

Mr. McAvoy was a Police Officer, who had been employed by the City of Baldwin Park since December 8, 2003. Mr. McAvoy filed a claim on April 23, 2018.

He retired from his employment effective January 26, 2020, and that no dispute as to the expiration of such leave rights is pending

LEGAL REVIEW

Legal Review is not required for this item.

ALTERNATIVES

The alternative is to deny Mr. McAvoy's IDR.

ATTACHMENTS

1. Resolution No. 2020-009

Attachment 1
Resolution No. 2020-009

RESOLUTION NO. 2020-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK APPROVING AN INDUSTRIAL DISABILITY RETIREMENT FOR TODD MCAVOY IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.

WHEREAS, the City of Baldwin Park, (hereinafter, referred to as "Agency") is a contracting agency of the California Public Employees' Retirement System (CalPERS); and

WHEREAS, the California Public Employees' Retirement Law requires that a contracting agency determine whether an employee of such agency, in employment in which he/she is classified as a local safety member, is disabled for purposes of the California Public Employees' Retirement Law and whether such disability is "industrial" within the meaning of such law; and

WHEREAS, Todd McAvoy, was a former Police Officer for the City of Baldwin Park suffered an Industrial injury and exercised their rights under Section 21152 (c) to apply for an Industrial Disability Retirement to be effective upon final review and approval by CalPERS.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BALDWIN PARK HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council does hereby delegate to the incumbent of the position of Chief Executive Officer (CEO) or his/her designee authority to make determinations under Section 21152 (c). Government Code, on behalf of the Agency, of disability and whether such disability is industrial and to certify such determinations and all other necessary information to the California Public Employees' Retirement System.

Section 2. The CEO is authorized to make applications on behalf of the Agency for disability retirement of all employees and to initiate request for reinstatement of such employees who are retired for disability.

Section 3. This Resolution shall take effect immediately upon its adoption.

Section 4. The City Clerk shall enter this Resolution into the official book of Resolutions.

PASSED, APPROVED, AND ADOPTED this 18th day of March, 2020.

MANUEL LOZANO
MAYOR

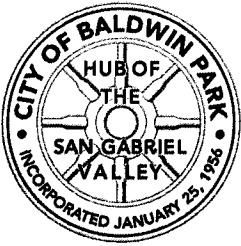
ATTEST:
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK } **SS:**

I, JEAN M. AYALA, City Clerk of the City of Baldwin Park do hereby certify that the foregoing **Resolution No. 2020-009** was duly adopted by the City Council of the City of Baldwin Park at a regular meeting thereof held on **March 18, 2020** and that the same was adopted by the following vote to wit:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

JEAN M. AYALA
CITY CLERK

STAFF REPORT



TO: Honorable Mayor and Members of the City Council
FROM: Benjamin Martinez, Director of Community Development *Bm*
DATE: March 18, 2020 *er*
SUBJECT: First Amendment to a Communications Site Lease Agreement between the City of Baldwin Park and T Mobile West Tower LLC for Communications Facilities located at 4100 Baldwin Park Boulevard

SUMMARY

The purpose of this staff report is for the City of Baldwin Park City Council to consider a First Amendment to an existing Communications Site Lease agreement between the City of Baldwin Park and T Mobile West Tower LLC for Communications Facilities located at 4100 Baldwin Park Boulevard.

RECOMMENDATION

Staff recommends the City Council:

1. Approve the amendment to the existing land use agreement with City of Baldwin Park and T Mobile West Tower LLC; and
2. Authorize the Mayor to execute the First Amendment to the Agreement

FISCAL IMPACT

Under this amended lease agreement, the City's lease revenue will increase from \$3,745.97 to approximately \$4,466 per month; the exact amount will depend on the final survey being prepared now; when the permit is issued, and the timing of that increase with annual rent increase which occurs in May. The total term of the lease is for 30 years. The lease began on May 27, 2003. T Mobile West Tower LLC will pay the additional monthly rate on the remaining 150 months of the lease term. A \$7,500 deposit for planning and legal work will be required to process the amended lease.

BACKGROUND

The existing monopine was constructed in 2003. An additional carrier now wants to co-locate on the tower and place ground equipment in an approximately 100 SF area at the base of the tree. The amendment pays the city the price per square foot of the existing lease for the land added for the co-location. In 2012, Crown Castle became the manager of the tower by agreement and power of attorney with the carrier which was the original lessee of the 2003 ground lease. Crown Castle is an international communications infrastructure company working with every major wireless carrier for over 25 years, and owning/managing over 40,000 towers.

LEGAL REVIEW

The City Attorney has reviewed the attached draft agreement and has approved its form and content.

ALTERNATIVES

The City Council may decide not to amend this agreement. This action will result in the loss of revenue of approximately \$8,000 per year. Alternatively, the City Council can reject the amendment as presented and ask staff to negotiate different terms.

ATTACHMENTS

1. First Amendment to Communications Site Lease Agreement
2. Memorandum of Amendment to Communications Site Lease Agreement
3. Communications Site Lease Agreement dated April 13, 2004

Attachment 1

**First Amendment to Communications Site
Lease Agreement**

**FIRST AMENDMENT TO
COMMUNICATIONS SITE LEASE AGREEMENT**

THIS FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (this "First Amendment") is entered into this ____ day of _____, 2020, by and between the CITY OF BALDWIN PARK, a municipal corporation ("Lessor"), with a mailing address of 14403 East Pacific Avenue, Baldwin Park, California 91706 and T-MOBILE WEST TOWER LLC, a Delaware limited liability company, by and through CCTMO LLC, a Delaware limited liability company, its attorney in fact (collectively, "Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

RECITALS

WHEREAS, Lessor and Pacific Bell Wireless, LLC, a Nevada limited liability company d/b/a Cingular Wireless ("Original Lessee") entered into a Communications Site Lease Agreement dated February 19, 2003, (the "Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in Los Angeles County, California from Lessor (the "Premises"), all located within certain real property owned by Lessor (the "Property"); and

WHEREAS, T-Mobile West Tower LLC is currently the lessee under the Lease as ultimate successor in interest to the Original Lessee; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Lease had an initial term that commenced on May 27, 2003 and expired on May 26, 2008. The Lease provides for five (5) extensions of five (5) years each, the first three (3) of which were exercised by Lessee. According to the Lease, the final extension expires on May 26, 2033; and

WHEREAS, Lessor and Lessee desire to amend the Lease on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Lease.

2. Additional Real Property. Lessor hereby leases to Lessee the approximately one hundred forty-one (141) square feet of real property adjacent to the existing Premises (the "Additional Real Property"). The Premises, the Additional Real Property and the related access and utility easements are more fully described in the survey attached hereto as Exhibit A. Lessee is authorized to record an updated memorandum that attaches the Survey descriptions without Lessor's signature. The term "Premises" as used in the Lease and in this First Amendment shall be deemed to include the Additional Real Property.

3. Additional Rent. In consideration of the lease of the Additional Real Property and other terms herein, beginning upon the first day of the first month following commencement of construction within the Additional Real Property ("Effective Date"), Lessee shall pay to Lessor the same rent per square foot for the Additional Real Property as the Rent paid per square foot by Lessee for the existing Premises upon the Effective Date (the "Additional Rent"). The Additional Rent is subject to increase and is payable at the same time and in the same manner as the Rent. Due Diligence activities and permitting shall not constitute commencement of construction.

4. Conditional Signing Bonus. Lessee will pay to Lessor a one-time amount of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) for the full execution of this First Amendment (any applicable memorandum of amendment) ("Conditional Signing Bonus"). Lessee will pay to Lessor the Conditional Signing Bonus within sixty (60) days of the full execution of this First Amendment (and any applicable memorandum of amendment). In the event that this First Amendment (and any applicable memorandum of amendment) is not fully executed by both Lessor and Lessee for any reason, Lessee shall have no obligation to pay the Conditional Signing Bonus to Lessor.

5. Right to Return the Additional Real Property. Lessee shall have the option, upon thirty (30) days' prior written notice to Lessor, in its sole and absolute discretion, to return the Additional Real Property to Lessor and to terminate the lease of the same by removing all improvements from the Additional Real Property and returning same to its condition as the Effective Date, ordinary wear and tear excepted (the "Return of the Additional Real Property"). So long as all improvements have been removed from the Additional Real Property within said thirty (30) days, the Additional Rent shall cease and no longer be due or payable.

6. Ratification.

a) Lessor and Lessee agree that Lessee is the current lessee under the Lease, as amended herein, and that the Lease is in full force and effect and contains the entire agreement between Lessor and Lessee with respect to the Premises.

b) Lessor agrees that any and all actions or inactions that have occurred or should have occurred prior to the date of this First Amendment are approved and ratified and that no breaches or defaults exist as of the date of this First Amendment.

c) Lessor represents and warrants that Lessor is duly authorized and has the full power, right and authority to enter into this First Amendment and to perform all of its obligations under the Lease as amended.

d) Lessor agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Lease as amended hereby, and ensure Lessee's continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Lease as amended hereby.

e) Lessor acknowledges that the Premises, as defined, shall include any portion of the Property on which communications facilities or other Lessee improvements exist on the date of this First Amendment.

7. Notices. Lessee's notice address as stated in Section 9 of the Lease is amended as follows:

If to Lessee:	T-Mobile West Tower LLC 12920 S.E. 38 th Street Bellevue, Washington 98006 Attention: Leasing Administration
---------------	--

With a copy to: T-Mobile West Tower LLC
c/o CCTMO LLC
Attn: Legal - Real Estate Department
2000 Corporate Drive
Canonsburg, PA 15317

8. Remainder of Lease Unaffected. The parties hereto acknowledge that except as expressly modified hereby, the Lease remains unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms of this First Amendment and the Lease, the terms of this First Amendment shall control. The terms, covenants and provisions of this First Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee. This First Amendment may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

[Execution Pages Follow]

This First Amendment is executed by Lessor as of the date first written above.

LESSOR:
CITY OF BALDWIN PARK,
a municipal corporation

By: _____
Print Name: _____
Print Title: _____

[Lessee Execution Page Follows]

This First Amendment is executed by Lessee as of the date first written above.

LESSEE:

T-MOBILE WEST TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company
Its: Attorney in Fact

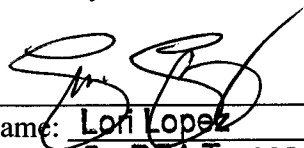
By: 
Print Name: Lon Lopez
Print Title: Sr. REA Transaction Manager

EXHIBIT A
(Description of the Premises)

EXISTING LEASE AREA 1 DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 26.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 26.50 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 9.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 246 SQUARE FEET OR 0.0056 ACRES MORE OR LESS.

EXISTING LEASE AREA 2 DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 26.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 28.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 1.88 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 10.96 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 8.00 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 8.00 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 8.00 FEET;
THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 8.00 FEET;

SAID PARCEL CONTAINS 64 SQUARE FEET OR 0.0015 ACRES MORE OR LESS.

ADD LAND DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 2.00 FEET;
THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 1.88 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 10.96 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 11.18 FEET;
THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 12.96 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 141 SQUARE FEET OR 0.0032 ACRES MORE OR LESS.

TOWER LEASE AREA DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 26.50 FEET;
THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 28.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 1.88 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 18.96 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 8.00 FEET;
THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 8.00 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 3.18 FEET;
THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 12.96 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 451 SQUARE FEET OR 0.0104 ACRES MORE OR LESS.

ACCESS & UTILITY EASEMENT DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 00° 00' 00" WEST A DISTANCE OF 118.40 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PUBLIC RIGHT OF WAY, NORTH 75° 54' 09" EAST A DISTANCE OF 114.82 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 65.34 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 19.68 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 60.66 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 15.70 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 9.10 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 39.46 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 3.18 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 8.00 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 8.00 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 12.89 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 2.82 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 31.98 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 25.07 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 62.21 FEET;

THENCE SOUTH 05° 03' 56" EAST A DISTANCE OF 34.52 FEET;

THENCE SOUTH 75° 54' 09" WEST A DISTANCE OF 133.45 FEET TO A POINT ON THE

EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;
THENCE ALONG SAID RIGHT OF WAY NORTH 00° 00' 00" EAST A DISTANCE OF 15.47 FEET;
THENCE DEPARTING SAID RIGHT OF WAY, NORTH 75° 54' 09" EAST A DISTANCE OF 116.87 FEET;
THENCE NORTH 05° 03' 56" WEST A DISTANCE OF 19.49 FEET;
THENCE SOUTH 75° 54' 09" WEST A DISTANCE OF 115.10 FEET TO A POINT ON THE EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;
THENCE ALONG SAID RIGHT OF WAY, NORTH 00° 00' 00" EAST A DISTANCE OF 15.47 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 6,158 SQUARE FEET OR 0.1414 ACRES MORE OR LESS.

UTILITY EASEMENT DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;

THENCE ALONG SAID RIGHT OF WAY, NORTH 00° 00' 00" EAST A DISTANCE OF 45.89 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 00' 00" EAST A DISTANCE OF 15.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 89° 56' 25" EAST A DISTANCE OF 137.28 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 25.43 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 6.40 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 60.66 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 5.00 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 71.09 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 125.90 FEET TO THE POINT OF BEGINNING;

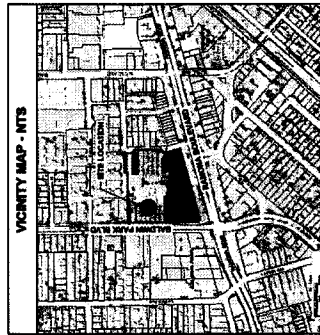
SAID PARCEL CONTAINS 2,481 SQUARE FEET OR 0.0570 ACRES MORE OR LESS.

[Depiction Follows]

**VY218 BALDWIN PARK PINE
4100 BALDWIN PARK BLVD,
BALDWIN PARK, CA 91706
LOS ANGELES COUNTY**

SHEET INDEX	SHEET NAME	TITLE
V-01		COVER SHEET
V-02		PROPERTY OVERVIEW
V-03		LEASE OVERVIEW
V-04		SITE BOUNDARY
V-05		LEGAL DESCRIPTION

SURVEY PROCEDURES & EQUIPMENT



AREA	SQ. FT.	ACRES
PARENT PARCEL	338,520	7.8034
EXISTING LEASE AREA 1	244	0.0056
EXISTING LEASE AREA 2	84	0.0016
ADD LAND	141	0.0032
TOTAL LEASE AREA	469	0.0104
ACCESS & UTILITY EASEMENT	4,198	0.1414
TOTAL	342,712	8.0494

LEGEND

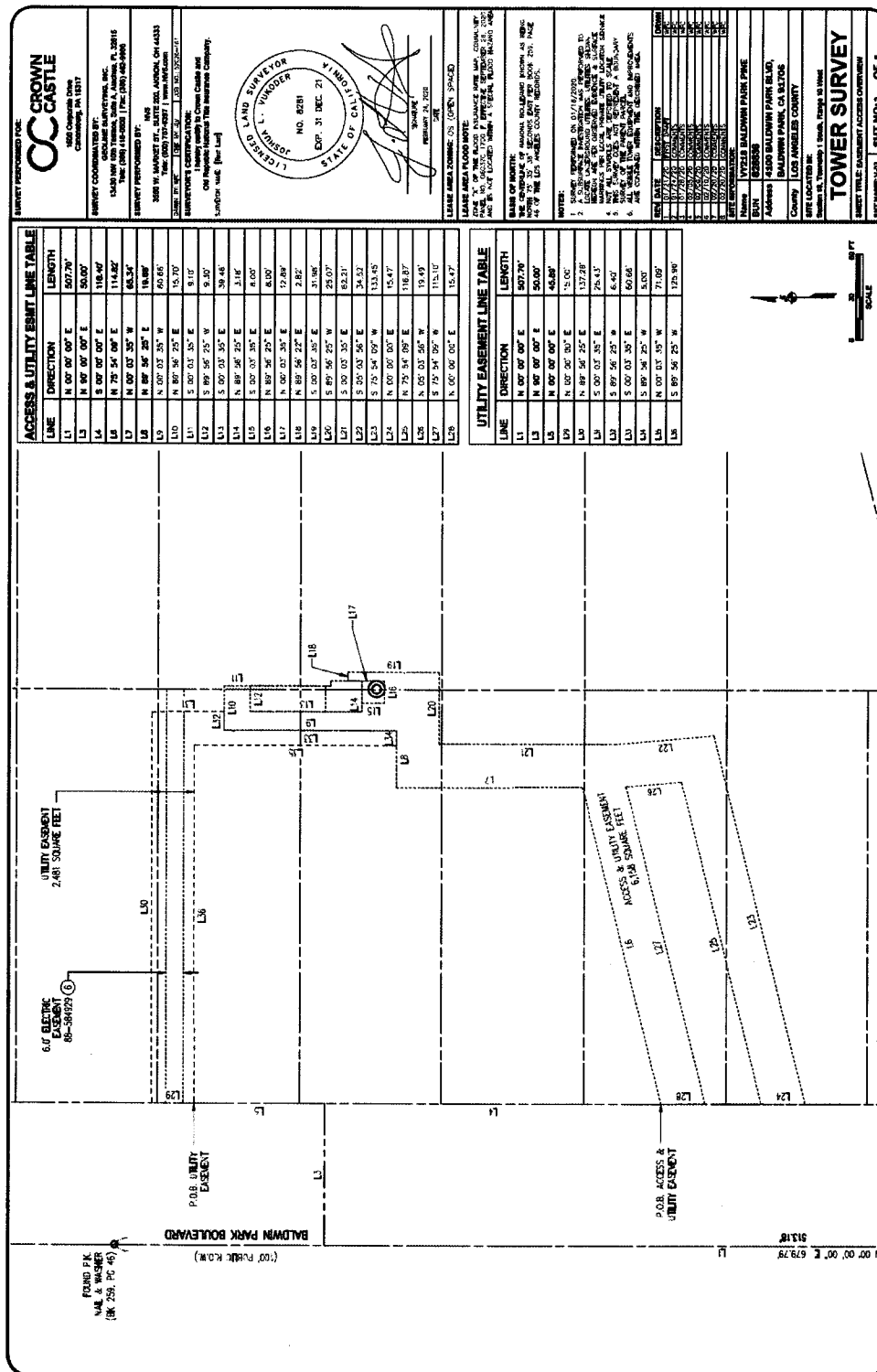
ADDITIONAL LAND	IF / FRESH MOUND	TRANSFORMER
BUILDING	CASED MOUND	TRANSFORMER PAD
ASPHALT PAVEMENT	CASED MOUND	CATCH BASIN
CONTOUR - MAJOR	CASED MOUND	INLET
CONTOUR - MINOR	TRANSVERSE POINT	CULVERT
DRAINAGE	BURIED POINT	UTILITY VAULT
GUARDRAIL	GRAVEL	MANHOLE
IMPROVEMENT LINE	DIRT	MANHOLE HANDHOLE
PROPERTY LINE	CONCRETE	PULL BOX
RIGHT OF WAY	RETAINING WALL	PEDISTAL
RIGHT OF WAY	STAIRS	RESER
SETBACK	DOOR / GATE	METER
SETBACK	DOUBLE DOOR / GATE	VALVE
WETLAND	GATE - SLUICE	CLEANSUIT
RAILROAD TRACKS	BRUSH	JUNCTION BOX
CENTERLINE	MAILBOX	PUMP STATION
ROAD CENTERLINE	COLUMN	UTILITY BOX
STREAM	UTILITY POLE	CONTROLLER
STREAM (DIRECTIONAL)	GATED POLE	NAG
DITCH	LIGHT POLE	GENERATOR
CHANNEL	BOLLARD	
FRIDGE	PRESS HYDRAUNT	
CABLE TV	Pipe DEPARTMENT CONNECTION	
CABLE U.S.	FLAS POLE	
COMBINED SEWER	SHRUB	
CABLE TV & ELEC	TREE - PALM	
CABLE, ELEC. & TV	TREE - CONIFEROUS	
ELECTRIC	TREE - DECIDUOUS	
ELECTRIC U.S.	METAL PLATFORM	
ELECTRIC	PUMP TANK	
TRANSFORMER SIGNAL CONTR.	TRANSFORMER SIGNAL CONTR.	
TOPO - HIGH POINT	TRANSFORMER SIGNAL POLE	
TOPO - LOW POINT		
BREAKLINE		
WATCH LINE		
PROPERTY LINE		

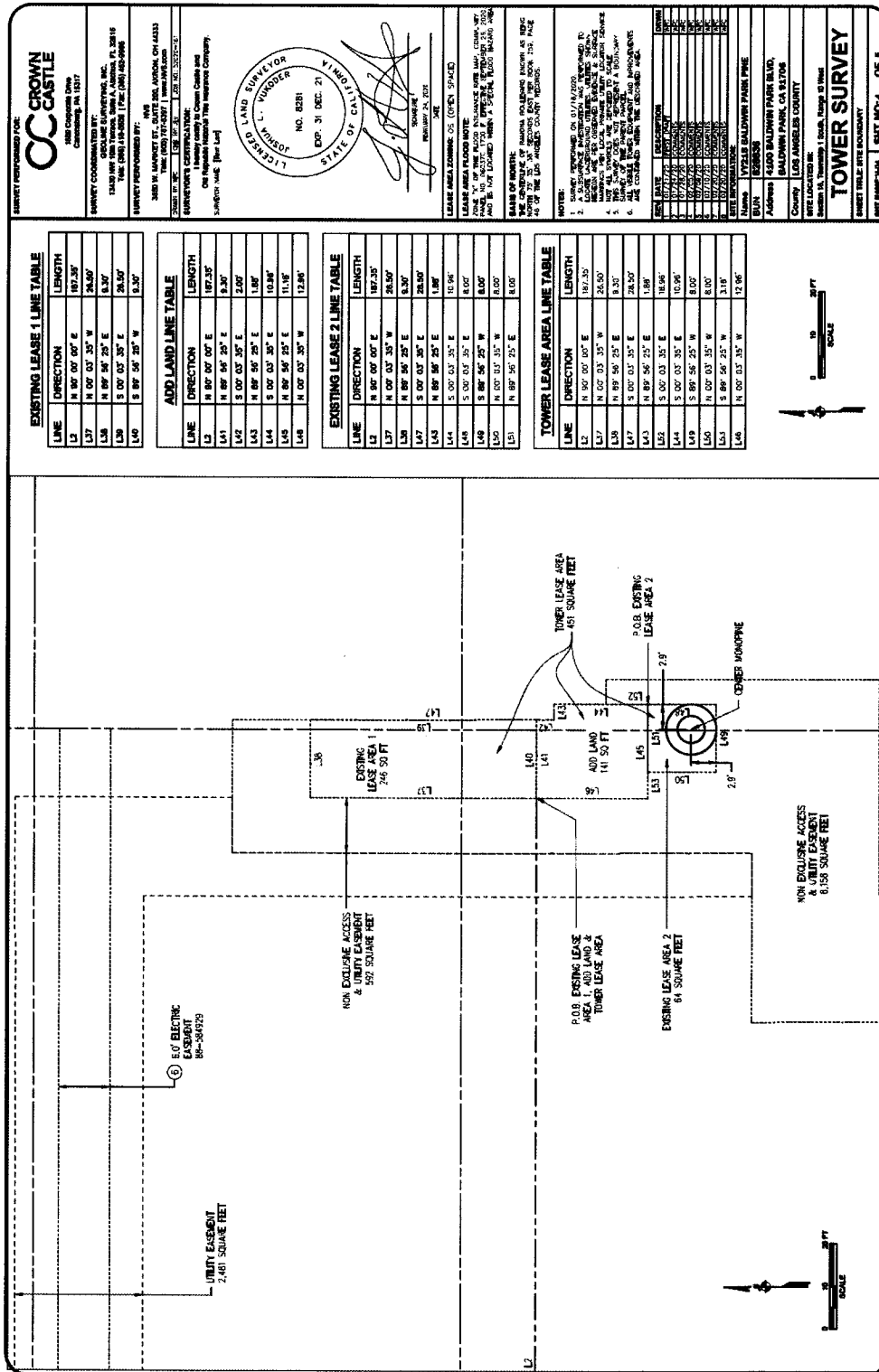
IF / FRESH MOUND	TRANSFORMER
CASED MOUND	TRANSFORMER PAD
CASED MOUND	CATCH BASIN
CASED MOUND	INLET
TRANSVERSE POINT	CULVERT
BURIED POINT	UTILITY VAULT
GRAVEL	MANHOLE
DIRT	MANHOLE HANDHOLE
CONCRETE	PULL BOX
RETAINING WALL	PEDISTAL
STAIRS	RESER
DOOR / GATE	METER
DOUBLE DOOR / GATE	VALVE
GATE - SLUICE	CLEANSUIT
BRUSH	JUNCTION BOX
MAILBOX	PUMP STATION
COLUMN	UTILITY BOX
UTILITY POLE	CONTROLLER
GATED POLE	NAG
LIGHT POLE	GENERATOR
BOLLARD	
PRESS HYDRAUNT	
Pipe DEPARTMENT CONNECTION	
FLAS POLE	
SHRUB	
TREE - PALM	
TREE - CONIFEROUS	
TREE - DECIDUOUS	
METAL PLATFORM	
PUMP TANK	
TRANSFORMER SIGNAL CONTR.	
TRANSFORMER SIGNAL POLE	

1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776

Exhibit A

Exhibit A





Attachment 2
Memorandum of Amendment to
Communications Site Lease Agreement

WHEN RECORDED RETURN TO:

Prepared by:
Parker Legal Group, PC
600 West Broadway, Suite 700
San Diego, California 92101

Space above this line for Recorder's Use

A.P.N. 8544-022-902

**MEMORANDUM OF AMENDMENT TO
COMMUNICATIONS SITE LEASE AGREEMENT**

This Memorandum of Amendment to Communications Site Lease Agreement is made effective this ____ day of _____, 2020, by and between the CITY OF BALDWIN PARK, a municipal corporation ("Lessor"), with a mailing address of 14403 East Pacific Avenue, Baldwin Park, California 91706 and T-MOBILE WEST TOWER LLC, a Delaware limited liability company, by and through CCTMO LLC, a Delaware limited liability company, its attorney in fact (collectively, "Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

1. Lessor and Pacific Bell Wireless, LLC, a Nevada limited liability company d/b/a Cingular Wireless ("Original Lessee") entered into a Communications Site Lease Agreement dated February 19, 2003, (the "Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in Los Angeles County, California from Lessor (the "Premises"), all located within certain real property owned by Lessor (the "Property"). The Property, of which the Premises are a part, is more particularly described on Exhibit A attached hereto. The Premises are more particularly described on Exhibit B attached hereto.

2. T-Mobile West Tower LLC is currently the lessee under the Lease as ultimate successor in interest to the Original Lessee.

Site Name: VY218 Baldwin Park Pine
Business Unit #: 828836

1

Documentary Transfer Tax \$ _____
____ Computed on full value of property
____ Computed on full value less liens and encumbrances remaining at time of sale
____ Computed on full value of lease surpassing the 35-year term limit _____
____ Computed on leased area of the property
____ Exempt-remaining lease term with renewal options is 35 years or less
Thrifty v. County of Los Angeles (1989) 210 Cal.App.3d 881
_____ Signature of Declarant or agent

3. The Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto.

4. The Lease had an initial term that commenced on May 27, 2003, and expired on May 26, 2008. The Lease provides for five (5) extensions of five (5) years each, the first three (3) of which were exercised by Lessee. According to the Lease, the final extension expires on May 26, 2033.

5. Lessor and Lessee have entered into a First Amendment to Communications Site Lease Agreement (the "First Amendment"), of which this is a Memorandum, by which Lessor and Lessee expanded the Premises. Additional details of the foregoing expansion are set forth in the First Amendment.

6. In the event of any inconsistency between this Memorandum and the First Amendment, the First Amendment shall control.

7. The terms, covenants and provisions of the First Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

8. This Memorandum does not contain the social security number of any person.

9. A copy of the First Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

LESSEE:

T-MOBILE WEST TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company
Its: Attorney In Fact

By: [Signature]
Print Name Lori Lopez
Print Title Sr. REA Transaction Manager

State of Texas

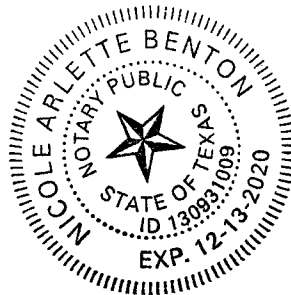
County of Harris

Before me, Nicole Arlette Benton, a Notary Public, on this day personally appeared Lori Lopez, Sr. REA Transaction Manager of CCTMO LLC, a Delaware limited liability company, as Attorney in Fact for T-MOBILE WEST TOWER LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of February, 2020.

[Signature: Nicole Arlette Benton]

(Personalized Seal)



Notary Public's Signature

EXHIBIT A
(Legal Description of the Property)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE PORTION OF LANDIS AVENUE (NOW VACATED) AS SHOWN ON THE MAP OF SAID TRACT LYING BETWEEN THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LOT 31 OF SAID TRACT AND THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 32 OF SAID TRACT. ALSO THOSE CERTAIN ALLEYS (NOW VACATED) AS SHOWN ON THE MAP OF SAID TRACT, EXTENDING FROM THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 11 OF SAID TRACT TO THE WESTERLY LINE OF SAID LANDIS AVENUE AND FROM THE EASTERLY LINE OF SAID LANDIS AVENUE TO THE WESTERLY LINE OF ROBIN AVENUE AS SHOWN ON SAID MAP.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBONS, OR OTHER MINERALS IN AND UNDER ABOVE DESCRIBED PARCEL OF LAND WITHOUT THE RIGHT OF SURFACE ENTRY FOR DEVELOPMENT THEREOF, AS RESERVED IN THE DEED FROM THE COUNTY OF LOS ANGELES, RECORDED SEPTEMBER 7, 1971 AS INSTRUMENT NO. 2600, OF OFFICIAL RECORDS.

TAX ID NO: 8544-022-902

ADDRESS: 4100 BALDWIN PARK BLVD., BALDWIN PARK, CA 91706

EXHIBIT B
(Description of the Premises)

EXISTING LEASE AREA 1 DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 26.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 26.50 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 9.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 246 SQUARE FEET OR 0.0056 ACRES MORE OR LESS.

EXISTING LEASE AREA 2 DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 26.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 28.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 1.88 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 10.96 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 8.00 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 8.00 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 8.00 FEET;
THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 8.00 FEET;

SAID PARCEL CONTAINS 64 SQUARE FEET OR 0.0015 ACRES MORE OR LESS.

ADD LAND DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 2.00 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 1.88 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 10.96 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 11.18 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 12.96 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 141 SQUARE FEET OR 0.0032 ACRES MORE OR LESS.

TOWER LEASE AREA DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 187.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 26.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 28.50 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 1.88 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 18.96 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 8.00 FEET;
THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 8.00 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 3.18 FEET;
THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 12.96 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 451 SQUARE FEET OR 0.0104 ACRES MORE OR LESS.

ACCESS & UTILITY EASEMENT DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD & BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 507.70 FEET;

THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH 90° 00' 00" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 00° 00' 00" WEST A DISTANCE OF 118.40 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PUBLIC RIGHT OF WAY, NORTH 75° 54' 09" EAST A DISTANCE OF 114.82 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 65.34 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 19.68 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 60.66 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 15.70 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 9.10 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 9.30 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 39.46 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 3.18 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 8.00 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 8.00 FEET;

THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 12.89 FEET;

THENCE NORTH 89° 56' 25" EAST A DISTANCE OF 2.82 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 31.98 FEET;

THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 25.07 FEET;

THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 62.21 FEET;

THENCE SOUTH 05° 03' 56" EAST A DISTANCE OF 34.52 FEET;

THENCE SOUTH 75° 54' 09" WEST A DISTANCE OF 133.45 FEET TO A POINT ON THE
EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;
THENCE ALONG SAID RIGHT OF WAY NORTH 00° 00' 00" EAST A DISTANCE OF 15.47
FEET;
THENCE DEPARTING SAID RIGHT OF WAY, NORTH 75° 54' 09" EAST A DISTANCE OF
116.87 FEET;
THENCE NORTH 05° 03' 56" WEST A DISTANCE OF 19.49 FEET;
THENCE SOUTH 75° 54' 09" WEST A DISTANCE OF 115.10 FEET TO A POINT ON THE
EASTERLY PUBLIC RIGHT OF WAY OF BALDWIN PARK BOULEVARD;
THENCE ALONG SAID RIGHT OF WAY, NORTH 00° 00' 00" EAST A DISTANCE OF 15.47
FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 6,158 SQUARE FEET OR 0.1414 ACRES MORE OR LESS.

UTILITY EASEMENT DESCRIPTION

A PORTION OF LOTS 1 TO 57 INCLUSIVE OF TRACT NO. 7541 IN THE CITY OF
BALDWIN PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 90 PAGES 93 AND 94 OF MAPS AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RAMONA BOULEVARD &
BALDWIN PARK BOULEVARD, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF
507.70 FEET;
THENCE DEPARTING THE CENTERLINE OF BALDWIN PARK BOULEVARD, NORTH
90° 00' 00" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY PUBLIC
RIGHT OF WAY OF BALDWIN PARK BOULEVARD;
THENCE ALONG SAID RIGHT OF WAY, NORTH 00° 00' 00" EAST A DISTANCE OF 45.89
FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 00' 00" EAST A DISTANCE OF 15.00 FEET;
THENCE DEPARTING SAID RIGHT OF WAY, NORTH 89° 56' 25" EAST A DISTANCE OF
137.28 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 25.43 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 6.40 FEET;
THENCE SOUTH 00° 03' 35" EAST A DISTANCE OF 60.66 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 5.00 FEET;
THENCE NORTH 00° 03' 35" WEST A DISTANCE OF 71.09 FEET;
THENCE SOUTH 89° 56' 25" WEST A DISTANCE OF 125.90 FEET TO THE POINT OF
BEGINNING;

SAID PARCEL CONTAINS 2,481 SQUARE FEET OR 0.0570 ACRES MORE OR LESS.

Attachment 3

**Communications Site Lease Agreement dated
April 13, 2004**

BELLBROOK

COMMUNICATIONS SITE LEASE AGREEMENT

THIS COMMUNICATIONS SITE LEASE AGREEMENT ("Lease"), dated as of April 13 2004, is made by and between the CITY OF BALDWIN PARK, A MUNICIPAL CORPORATION with its principal offices located at 14403 East Pacific Avenue, Baldwin Park, California 91706 ("Lessor") and LOS ANGELES SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS by AirTouch Cellular, it's general partner with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921 ("Lessee"), collectively referred to herein as the "Parties."

The Parties hereto agree as follows:

1. **Premises.** Lessor owns the real property described in Exhibit "A" (the "Property"), commonly known as 4100 Baldwin Park Boulevard, Baldwin Park, California 91706 (Assessor's Parcel Number 8544-022-902), which is currently used as a public park facility. Subject to the following terms and conditions, Lessor leases to Lessee that portion of the Property having an area of approximately two hundred fifty five (255) square feet, and any required airspace, easements and rights of way, as more particularly described as the "Premises" in Exhibit "B."
2. **Cingular Wireless Agreement.** Lessor has previously entered into a Communications Site Lease Agreement, dated as of February 19, 2003, with Pacific Bell Wireless, LLC, a Nevada Limited Liability Company, d/b/a Cingular Wireless (hereinafter "Cingular Agreement") permitting Cingular Wireless to place radio communication facilities, as defined in the Cingular Agreement, on the Property. Lessee intends to place a portion of its Facilities on a monopole installed by Cingular pursuant to the Cingular Agreement. Pursuant to section 13 of the Cingular Agreement, Lessee, as a New Licensee therein, may commence operation of its equipment and facilities on the Property with the prior written consent of Cingular Wireless and nothing in this agreement shall be construed to mean that Lessor grants any rights to Lessee with respect to any Cingular Facilities. Lessee understands and agrees that this Lease is contingent upon receipt of the written consent of Cingular Wireless. Lessee further agrees that should Lessee's Facilities interfere with Cingular Wireless' Facilities, it will correct and eliminate such interference within seventy-two (72) hours of receipt of notice of interference from either Lessor or Cingular Wireless, whichever comes first, or remove the interfering equipment or facilities within a reasonable time thereafter.
3. **Use.** Subject to the provisions of Section 2, Lessee shall have the right to use the Premises for any lawful activity in connection with the provision of mobile/wireless communications services, including, without limitation, the transmission and reception of radio communication signals on various frequencies and the construction, maintenance, and operation of radio communications facilities, which comprises four (4) equipment cabinets and associated equipment, batteries, utility lines, transmission lines, supporting structures and improvements (collectively referred to herein as "Lessee's Facilities"). Lessor agrees, at no expense to Lessor, to cooperate with Lessee in making application for and obtaining all licenses, permits, and any and all necessary approvals that may be required for Lessee's intended use of the Premises. Lessee shall use the Premises in accordance with all applicable laws and regulations of governmental bodies with jurisdiction over the Premises and Lessee's Facilities.
4. **Term.** The term of this Lease ("Term") shall be five (5) years, and shall commence with the issuance of a local building permit from the City of Baldwin Park to construct Lessee's Facilities ("Commencement Date"). Lessee shall have the right to extend the Term for five (5) additional terms (each a "Renewal Term") of five (5) years each. The terms and conditions for each Renewal Term shall be the same terms and conditions of this Lease, except that Rent shall be increased as set forth below. Unless Lessee provides thirty (30) days' written notice to the contrary, the Term or Renewal Term shall extend automatically.
5. **Rent.** Upon the Commencement Date, Lessee shall pay Lessor in advance to Lessor's address specified in Section 9, **Notices**, the sum of _____ ("Rent"). All payments due under this Lease, including Rent, are conditioned upon Lessor and Lessee executing this Lease, and Lessee receiving a completed Substitute W-9 Form from Lessor. If Rent payments begin on a day other than the first day of a calendar month, Lessee may pay prorated Rent for the remainder of the calendar month in which Rent commences, and thereafter, Lessee shall pay a full month's Rent on the first day of each calendar month, except that payment shall be prorated for the final fractional month of this Lease. Rent shall be increased at the beginning of

each anniversary of the Commencement Date by an amount equal to of the Rent for the previous year. Lessee may expand the Premises for its equipment beyond the square footage of the Premises with Lessor's prior written consent, which consent shall not be unreasonably withheld conditioned, or delayed, and Rent shall be increased in proportion to the extra square footage included in the revised Premises.

6

Improvements: Access

- (a) Lessee shall have the right (but not the obligation), at any time following the full execution of this Lease and prior to the Commencement Date, to enter the Premises for the purpose of making necessary inspections, engineering surveys (and soil tests where applicable), and other reasonably necessary tests, to determine the suitability of the Premises for Lessee's Facilities and for the purpose of preparing for the construction of Lessee's Facilities, Lessee will notify Lessor of any proposed testing or pre-construction work and will coordinate the scheduling of same with Lessor.
- (b) Lessee has the right to do all work necessary to prepare, add, maintain and alter the Premises for Lessee's Facilities and to install utility lines and transmission lines connecting antennas to transmitters and receivers. Lessee shall have the right to install any warning signs on or about the Premises required by federal, state, or local law. All of Lessee's construction and installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner.
- (c) Lessor shall provide twenty-four (24) hours a day, seven (7) days a week, access to the Premises to Lessee, its employees, agents, contractors, and subcontractors, at no charge to Lessee. Lessor represents and warrants that it has full rights of ingress to and egress from the Premises and hereby grants such rights to Lessee to the extent required for Lessee's use. Lessee's exercise of such rights shall not cause undue inconvenience to Lessor, or impede the operation of the public park facility by Lessor.
- (d) Lessor shall maintain, at its sole expense, all access roadways or driveways from the nearest public roadway to the Premises in a manner sufficient to allow access. If Lessee causes any damage to Lessor's roadways or driveways, Lessee shall promptly repair same.
- (e) Lessee shall have the right to install utilities (including, but not limited to, emergency back-up power), at Lessee's expense, and to improve the present utilities on or near the Premises. Any installation of emergency back-up power shall be approved by the Lessor, said approval shall not be unreasonably withheld or delayed. In addition, subject to Lessor's approval of the location, which approval shall not be unreasonably withheld or delayed, Lessee shall have the right to place utilities on (or to bring utilities across) the Property in order to service the Premises and Lessee's Facilities. Upon Lessee's request, Lessor shall execute recordable easement(s) evidencing this right.
- (f) Lessee shall fully and promptly pay for all utilities furnished to the Premises for the use, operation, and maintenance of Lessee's Facilities. Lessee shall be responsible directly to the appropriate utility companies for all utilities required for Lessee's use of the Premises, and in no event shall Lessor be liable to Lessee for any power interruption, change in quality or failure of the supply of electricity or any other utility used by Lessee.
- (g) Title to Lessee's Facilities and any equipment placed on the Premises by Lessee shall be held by Lessee, or its equipment lessors or assigns. All of Lessee's Facilities shall remain the property of Lessee and are not fixtures. Lessee has the right to remove all of Lessee's Facilities at its sole expense on or before the expiration of this Lease, or within sixty (60) days after an early termination of this Lease. Upon the expiration or termination of this Lease, Lessee shall surrender the Premises to Lessor in substantially the same condition existing as of the Commencement Date, less ordinary wear and tear.

7. **Interference with Communications.** Lessee's Facilities shall not disturb the communications configurations, equipment, and frequency which exist on the Property on the date this Lease is fully executed ("Pre-existing Communications"), and Lessee's Facilities shall comply with all non-interference rules of the Federal Communications Commission ("FCC"). Subsequent to the installation of Lessee's Facilities, Lessor shall make reasonable efforts to prevent the use of any portion of the Property to cause actual interference with Lessee's use of the Premises. Lessor shall use reasonable efforts to eliminate such interference, and in the event any such

interference does not cease promptly, the Parties acknowledge that continuing interference will cause irreparable injury to Lessee, and therefore, Lessee shall have the right to bring action to enjoin such interference. Notwithstanding the foregoing, Pre-existing Communications operating in the same manner as on the date this Lease is fully executed shall not be deemed interference. Lessor shall require any future tenants, assignees, licensees, or occupants using any portion of the Property for the operation of mobile/wireless or radio communications facilities to obtain Lessee's written consent prior to operating, which consent shall not be unreasonably withheld by Lessee.

8. **Taxes.** Lessee shall pay personal property taxes assessed against Lessee's Facilities, and Lessor shall pay, when due, all real property taxes and all other taxes, fees, and assessments attributable to the Premises and this Lease.

9. **Termination.**

(a) Except as otherwise stated herein, this Lease may be terminated without further liability on not less than thirty (30) days' prior written notice and without any termination fee, as follows: (i) by either party upon a default of any covenant, condition, or term hereof by the other party, which default is not cured sixty (60) days of receipt of written notice of default; (ii) by Lessee, if Lessee does not obtain or maintain licenses, permits, or other approvals necessary to the construction or operation of Lessee's Facilities; (iii) by Lessee, if Lessee is unable to occupy or utilize the Premises due to a ruling or directive of the FCC or other governmental or regulatory agency, including, but not limited to, a take back of channels or change in frequencies; (iv) by Lessee, if the Premises or the Property is destroyed or damaged so as in Lessee's judgment to hinder its effective use of the Premises, and Lessor does not provide Lessee with a suitable temporary site for Lessee's Facilities, or Lessor decides not to repair or rebuild in a manner suitable for Lessee's continuing use; or (v) by Lessee, if Lessee determines that the Premises are not appropriate for its operations for economic, environmental, or technological reasons, including, without limitation, signal strength, coverage, or interference. If Lessor determines that use of the Premises is needed for any expansion or development of the subject public park facility, Lessor may relocate Lessee to another location on the Property (herein referred to as the "Alternate Property"), provided that the Alternate Property is similar to the Premises in size and is compatible for Lessee's use in Lessee's sole discretion; Lessor shall pay all costs incurred by Lessee for relocating Lessee's equipment from the Premises to a mutually agreeable site and improving the Alternate Property so that the Alternate Property is substantially similar to the original Premises, including all costs incurred to obtain all of the certificates, permits and other approvals that may be required by any Federal, State or Local authorities as well as any satisfactory soil boring tests which will permit Lessee use of the Alternate Property as set forth in Paragraph 5 hereinabove; Lessor shall give Lessee at least six (6) months written notice before requiring Lessee to relocate; and Lessee's service will not be interrupted and Lessee shall be allowed if necessary to place a temporary cell site and antenna structure on Lessor's property during relocation. If Lessor, in good faith, is unable to provide Lessee with Alternate Property, which in Lessee's sole discretion is compatible for Lessee's use, this Lease may be terminated by Lessor without further liability at not less than one (1) year's prior written notice and without any termination fee.

(b) Upon written notice to Lessor, this Lease may be terminated by Lessee without further liability as follows: (i) for any reason or for no reason, provided Lessee delivers written notice of termination to Lessor prior to the Commencement Date; or (ii) if, in the opinion of Lessee, a title report shows any defects of title or any liens or encumbrances which may adversely affect Lessee's use of the Premises.

10. **Notices.** Any notice or demand required to be given herein shall be in writing and delivered in person, by United States certified mail, postage prepaid, return receipt requested, or by reliable overnight mail to the addresses of the respective Parties set forth below. Notice shall be effective on the date it is delivered in person or by overnight carrier, or if mailed, three (3) days after the date of deposit in the United State mail.

If to Lessee:

Los Angeles SMSA Limited Partnership
D/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

If to Lessor:

City of Baldwin Park
Attn: Salvador Lopez
14403 East Pacific Avenue
Baldwin Park, CA 91706

Lessor or Lessee may from time to time designate any other address for this purpose by written notice to the other party.

11. **Destruction of Premises.** If the Premises or the Property is destroyed or damaged so as in Lessee's judgment to hinder its effective use of the Premises, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying Lessor within thirty (30) days following the date of damage or destruction. In such event, all rights and obligations of the Parties which do not survive the termination of this Lease shall cease as of the date of the damage or destruction, except that Lessee shall be entitled to a pro rata refund of its prepaid Rent.

12. **Insurance and Indemnification.**

(a) Lessee shall maintain the following insurance: (i) Commercial General Liability with limits of \$1,000,000.00 per occurrence, (ii) Automobile Liability with a combined single limit of \$1,000,000.00 per accident, (iii) Workers' Compensation as required by law, and (iv) Employer's Liability with limits of \$1,000,000.00 per occurrence. Lessee shall name Lessor as an additional insured with respect to the above Commercial General Liability insurance.

(b) Each party to this Lease shall maintain standard form property insurance ("All Risk" coverage) equal to at least ninety percent (90%) of the replacement cost of their respective property. Each party waives any rights of recovery against the other for damage or loss due to hazards covered by their property insurance, and each party shall require such insurance policies to contain a waiver of recovery against the other.

(c) Lessee agrees to indemnify Lessor, its officers, employees and agents against and will hold and save each of them harmless from any and all obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of or related to the negligent acts, willful misconduct, errors or omissions of Lessee, its agents, employees, subcontractors, or invitees, except to the extent such claims, damages, penalties, obligations or liabilities arise from the negligence or willful misconduct of Lessor, its officers, employees, and agents.

(1) Lessee will defend any action or actions filed in connection with said claim, damages, penalties, obligations or liabilities and will pay all reasonable costs and expenses, including reasonable attorneys' fees incurred in connection therewith.

(2) Lessee will promptly pay any judgment rendered against Lessee, its officers, employees and agents for any such claims, damages, obligations or liabilities.

(3) In the event that Lessor, its officers, employees and agents are made a party to any action or proceeding filed or prosecuted against Lessee for such claims or other damages arising out of or in relation to the negligence, willful misconduct, errors or omissions of Lessee hereunder, Lessee agrees to pay Lessor, its officers, employees and agents, for any and all costs and expenses incurred by Lessor, its officers, employees and agents in such actions and proceedings, including but not limited to reasonable attorneys' fees.

13. **Assignment** Lessee may not assign this Lease at any time without the prior written approval of Lessor. Lessee shall give thirty (30) days' prior written notice to Lessor that Lessee intends to assign this Lease and Lessor cannot unreasonably withhold, delay or condition the approval of such assignment. The transfer of the rights

and obligations of Lessee to a parent, subsidiary, or other affiliate of Lessee having or acquiring fifty-one percent (51%) or more of Lessee's stock or assets shall not require prior written approval from Lessor, provided Lessee provides not less than thirty (30) days' written notice to Lessor of the proposed transfer and documentary evidence to prove ownership of Lessee's stocks or assets prior to its occurrence.

14. **Lessor's Right to Lease to Other Parties.** Lessor reserves the right to lease, sublease and/or license other portions of the Property, the Premises and/or Lessee's Facilities to other parties for the operation of mobile/wireless or radio communications ("New Licensees") during the Term and/or Renewal Term of this Lease, and/or subject to a written agreement between Lessor and New Licensees as well as written consent by Lessee prior to operation. Lessor agrees that any New Licensee who wishes to install equipment or facilities subsequent to the Commencement Date in and/or on the Property will be permitted to install only such equipment or facilities that are of the type and frequency which will not cause interference to Lessee's Facilities. In the event such New Licensee's new equipment or facilities cause such interference (provided that Lessee is operating in accordance with its FCC license), Lessor will cause that interfering New Licensee to take all steps necessary to correct and eliminate the interference within seventy-two (72) hours of receiving notice from Lessor or Lessee or as soon as reasonably possible, or such interfering New Licensee will be required to remove the specific items causing such interference within a reasonable time.

15. **Title and Quiet Enjoyment.**

(a) Lessor warrants that it has full right, power, and authority to execute this Lease. Lessor further warrants that Lessee shall have quiet enjoyment of the Premises during the Term or any Renewal Term.

(b) Lessee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice.

(c) Lessor agrees to obtain for the benefit of Lessee a Non-Disturbance Agreement from the present, and any subsequent mortgagee(s) or holder(s) of a deed of trust confirming that Lessee's right to quiet possession of the Premises during this Lease shall not be disturbed, so long as Lessee has not defaulted under this Lease.

(d) If Lessor sells or transfers all or any portion of the Property affecting the Premises, Lessor will provide Lessee written notice before the next Rent is due. Any sale, hypothecation, or transfer of all or any portion of the Property shall be made subject to the terms, provisions, and conditions of this Lease.

16. **Repairs** Lessee shall not be required to make any repairs to the Premises, except for damage to the Premises caused by Lessee, its employees, agents, contractors, or subcontractors.

17. **Environmental.** Lessor represents that the Premises have not been used for the generation, storage, treatment, or disposal of hazardous materials, hazardous substances, or hazardous wastes. In addition, Lessor represents that no hazardous materials, hazardous substances, hazardous wastes, pollutants, asbestos, polychlorinated biphenyls (PCBs), petroleum or other fuels (including crude oil, or any fraction or derivative thereof), or underground storage tanks are located on or near the Premises. Notwithstanding any other provision of this Lease, Lessee relies upon the representations stated herein as a material inducement for entering into this Lease. Lessor shall hold Lessee harmless and indemnify the Lessee from and assume all duties, responsibility and liability at Lessor's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such compliance results from conditions caused by the Lessee; and b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by the Lessee.

18. **Miscellaneous.**

(a) If any provision of this Lease is invalid or unenforceable with respect to any party, the remainder

of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable shall not be affected, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

(b) This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(c) This Lease shall be governed under the laws of the State of California.

(d) Terms and conditions of this Lease, which by their sense and context survive the expiration or termination of this Lease, will so survive.

(e) Upon request, either party may require that a Memorandum of Lease be recorded. If a Memorandum of Lease is in fact recorded, upon expiration or termination of this Lease, Lessee agrees to execute a quitclaim deed or such other document as may reasonably be required by Lessor or a title company to evidence the termination of Lessee's rights in the Premises.

(f) This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations, and other agreements concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both Parties.

(g) Lessor shall not be responsible for any vandalism that may occur upon the Premises by circumstances beyond the reasonable control of Lessor.

(h) If any alarm system is utilized by the Lessee on the Premises, said alarm system shall be linked to a private monitoring company which shall be required to register with the City of Baldwin Park in accordance with Chapter 91 of the Baldwin Park Municipal Code.

(i) Any landscaping and/or irrigation system in connection with the Premises or that is placed upon the Premises by the Lessee shall be maintained by the Lessor at the Lessor's sole expense.

(j) Lessee agrees to obtain all required permits and/or licenses pertaining to the installation, operation, maintenance and repair of its equipment on the Premises, including but not limited to applicable licenses from the FCC.

(k) Lessee agrees and acknowledges that Lessor shall have the right to inspect the Premises and/or Lessee's Facilities during reasonable business hours on two (2) days prior notice to Lessee and if applicable, Lessor shall be accompanied by Lessee's designated representative; provided, however, that Lessor shall not alter, damage, move, disrupt, turn off, adjust or otherwise affect the continuous operation of Lessee's Facilities as part of the inspection. In the event of an emergency which poses potential threat of substantial harm or damage to persons and/or property, Lessor shall have the right to unrestricted access to the Premises and/or Lessee's Facilities in order to take such actions as are necessary to protect individuals or property from such threat of substantial harm or damage. Lessor shall promptly give Lessee telephonic and/or written notice after such emergency.

(l) Lessee shall make every effort to not disturb the public park activities and/or play during the installation or daily operation of Lessee's Facilities.

(m) Lessee agrees not to maintain nor permit any nuisances on the Premises, nor permit the Premises to be used for any purpose or use in violation of any of the laws, ordinances, rules or regulations of any public authority applicable thereto.

(n) No waiver by any party hereto of a breach of any provision of this Lease shall constitute a waiver of any succeeding breach of the same or any other provision hereof.

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed by its duly authorized officers, and unless otherwise specified herein, the Lease shall become effect as of the day and year in which the last of the Parties, whether Lessor or Lessee, executes this document.

LESSOR:

CITY OF BALDWIN PARK,
A MUNICIPAL CORPORATION

By: Dayle Keller

Name: Dayle Keller

Title: Chief Executive Officer

Date: 4/20/04

ATTEST:

Kathryn V. Johnson
City Clerk

APPROVED AS TO FORM:

Stephanie Schen
City Attorney

LESSEE:

LOS ANGELES SMSA LIMITED
PARTNERSHIP d/b/a VERIZON WIRELESS
By AirTouch Cellular, its general partner

By: Robert F. Swaine

Name: Robert F. Swaine

Title: West Area Vice President - Network

Date: 4-1-04

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Property of which the Premises are a part is described as follows:

4100 Baldwin Park Boulevard

Baldwin Park, CA 91706

All that real property located in the State of California, County of Los Angeles, described as follows:

Lots 1 to 57, inclusive, Tract No. 7541, in the City of Baldwin Park, County of Los Angeles, State of California, as shown on map recorded in Book 90, pages 93 and 94 of Maps, in the office of the recorder of said county, and that portion of land shown as Landis Avenue (50 feet wide) and those portions of land shown as alley (20 feet wide) on map of said tract within the following described boundaries:

Beginning at the northeasterly corner of Lot 31 of said tract; thence easterly in a direct line to the northwesterly corner of Lot 32, said tract; thence southerly in a direct line to the southwesterly corner of Lot 39, of said tract; thence easterly in a direct line to the southeasterly corner of Lot 51 of said tract; thence southerly along the southerly prolongation of the easterly line of said last mentioned lot to the northerly prolongation of the easterly line of Lot 50 of said tract; thence southerly in a direct line to the northwesterly corner of Lot 40 of mentioned lot; thence westerly in a direct line to the northwesterly corner of Lot 40 of said tract; thence southerly in a direct line to the southwesterly corner of said last mentioned lot; thence westerly in a direct line to the southeasterly corner of Lot 22 of said tract; thence northerly in a direct line to the northeasterly corner of said last mentioned lot; thence westerly in a direct line to the northwesterly corner of Lot 11 of said tract; thence northerly in a direct line to the southwesterly corner of Lot 10 of said tract; thence easterly in a direct line to the southeasterly corner of Lot 23 of said tract; thence northerly in a direct line to the point of beginning.

Reserving and excepting therefrom unto the County of Los Angeles, all oil, gas, hydrocarbons, or other minerals in and under above described parcel of land without the right of surface entry for development thereof.

EXHIBIT B

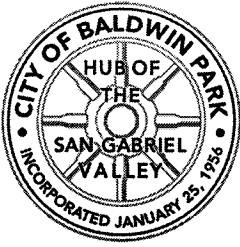
DESCRIPTION OF THE PREMISES

The Premises consist of those specific areas described/shown below where Lessee's communications antennas, equipment, and cables occupy the Property. The Premises and the associated utility connections and access, including easements, ingress, egress, dimensions, and locations as described/shown below, are approximate only, and may be adjusted or changed by Lessee at the time of construction to reasonably accommodate sound engineering criteria and the physical features of the Property.

A parcel of land approximately two hundred fifty five (255) square feet, and any required airspace, together with a non-exclusive easement and right of way in and over the Property to provide physical access by personnel and equipment from the nearest public right of way, and utilities from the nearest service, to or from the Premises; and, a temporary construction easement, as reasonably necessary, to permit the construction and installation of Lessee's Facilities on the Premises. Lessee agrees promptly to repair any areas disturbed within this temporary construction easement.

Notes:

1. This Exhibit may incorporate a land survey or Site Plan of the Premises once it is received by Lessee,
2. Setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access roads shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number, and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, and mounting positions may vary from what is shown above.

STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Ben Martinez, Director of Community Development
PREPARED BY: Ron Garcia, City Planner
DATE: March 18, 2020
SUBJECT: Prequalification List for Environmental Consulting Services to Allow Expedited Processing

SUMMARY

This report requests the City Council approve a prequalification list for Environmental Consulting Services to prepare environmental documents for development projects. This item was continued from the January 15, 2020 City Council meeting.

RECOMMENDATION

Staff recommends that the City Council take the following actions:

1. Approve the list of recommended consultants to be used for Environmental Consulting Services for three years ending March 18, 2023; and
2. Upon submittal of a development application, authorize the Chief Executive Officer or designated Director to execute agreements up to \$120,000 to complete environmental services for a development project.

FISCAL IMPACT

There would be no fiscal impact to the City. The City would contract with one of the prequalified consultants for each development project as needed. The applicant for the development project would deposit a check with the City in the amount of the proposal of the consultant to complete the study. The consultant would be paid from the amount deposited into the Environmental Review Deposit Account for the project.

DISCUSSION

On October 17, 2019, staff issued a Request for Qualifications (RFQ) for Environmental Consulting Services. On November 7, 2019, proposals were received from the following 10 firms:

Consultant	Location
Terry Hayes Associates (TAHA)	Culver City
First Carbon Solutions	San Bernardino
UltraSystems	Irvine
CASC Engineering & Consulting	Glendora
ECORP	Santa Ana
Rincon Consulting Inc.	Los Angeles

Eco Tierra	Los Angeles
ESA	Los Angeles
Michael Baker International	Santa Ana
DUDEK	Pasadena

Per Council direction staff reissued a Request for Qualifications (RFQ) for Environmental Consulting Services on January 20, 2020. On February 3, 2020, proposals were received from the following 6 firms:

Consultant	Location
MIG	Riverside
Impact Sciences	Los Angeles
The Altum Group	Palm Desert
Aspen Environmental Group	Agoura Hills
Infrastructure Engineers	Brea
De Novo Planning Group	Tustin

The proposals were reviewed by staff for completeness, relevant experience, qualifications of proposed project team, and understanding of the scope of services. The following list of recommended firms are listed below in alphabetical order:

No.	Consultant
1.	Aspen Environmental Group
2.	De Novo Planning Group
3.	DUDEK
4.	ESA
5.	ECORP
6.	Eco Tierra
7.	First Carbon Solutions
8.	Impact Sciences
9.	Infrastructure Engineers
10.	MIG
11.	Michael Baker International

12.	Rincon Consulting Inc.
13.	Terry Hayes Associates (TAHA)
14.	The Altum Group
15.	UltraSystems

Government Code Sections 4525 through 4528 require that State and local public agencies use Qualifications Based Selection (QBS) to select architectural, landscape architectural, engineering, and environmental, land surveying and construction management services. The purpose of the statutes is to make sure that public agencies and thereby the general public receive design services from the best design professionals for a particular project. Public Contract Code Section 6106 specifies the process on how public agencies may negotiate fees and execute contracts for these services.

SELECTION OF QUALIFIED FIRMS

Upon evaluation of the proposals, staff is recommending that the City Council authorize a prequalification list with these (15) fifteen firms to provide environmental consulting services for private development projects in the city.

Staff selected firms of varying sizes (small, medium, and large firms) as development projects come in a variety of sizes. In addition, some of the selected firms can complete environmental documents in-house while others utilize sub-consultants. The selected firms have a diversity of size and range of expertise allowing for the City to select the most appropriate proposal (price, timeframe, areas of expertise) from one of the firms depending on the type of development proposed.

PROCESS FOR HIRING CONSULTANT FOR ENVIRONMENTAL SERVICES

Staff will develop a policy for hiring consultants from the prequalification list. The policy shall be approved by the Chief Executive officer and the Director of Community Development prior to implementation.

LEGAL REVIEW

None Required

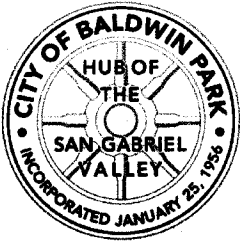
ALTERNATIVES

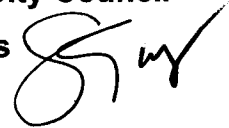
Reject proposals and direct staff to send out another RFQ. This would take time and staff would therefore need to continue releasing open Request for Proposals for development proposals requiring environmental documents. This would likely increase the amount of time necessary to complete those documents.

ATTACHMENTS

None

STAFF REPORT



TO: Honorable Mayor and Members of the City Council
FROM: Sam Gutierrez, Director of Public Works 
DATE: March 18, 2020
SUBJECT: Accept Plans and Specifications and Approve Award of Contract for City Project No. CIP 20-097– ATP Cycle 3 Project - Maine Avenue and Pacific Avenue Corridor Complete Streets Improvements, Phase II.

SUMMARY

This item will accept the plans and specifications and authorize the award of contract for City Project No. CIP 20-097 – ATP Cycle 3, Maine Avenue and Pacific Avenue Corridor Complete Streets Improvements, Phase II. The proposed work consists of improvements per the City's Complete Street Policy along Maine Avenue from Los Angeles Street to Ramona Boulevard and Pacific Avenue from Downing Avenue to South City Limit. Proposed improvements include grind and overlay of existing AC pavement, removal and replacement of curbs and/or gutters, sidewalks, curb ramps, parkway drains, curb-extensions/bulb-outs, bus pads, catch basin relocations and installation of dedicated Class II bike lanes. Other improvements include the installation of detectable warning surfaces, tree removals, pruning tree roots and installing root barriers, rain gardens, dry wells, landscape and irrigation, bus shelters, benches, trash receptacles, Connector Pipe Screen (CPS) units, and Accessible Pedestrian Signal (APS) pushbuttons.

RECOMMENDATION

It is Staff's recommendation that the City Council:

1. Accept the plans and specifications for Project No. CIP 20-097, ATP Cycle 3, Maine Avenue and Pacific Avenue Corridor Complete Streets Improvements, Phase II; and
2. Approve and award a contract to Gentry Brothers, Inc. of Irwindale, CA in the amount of \$2,103,204.00; and
3. Authorize the Mayor and City Clerk to execute the contract with Gentry Brothers, Inc. for City Project No. CIP 20-097; and
4. Authorize the Director of Public Works to approve Request for Services to Infrastructure Engineers (IE) in the amount of \$211,770.00 for the completion of the plans, specifications and estimate (PS&E), Construction Management, Inspection and Material Testing; and
5. Authorize the Director of Finance to appropriate Measure W Funds (Fund #258) in the amount of \$500,000, Measure M Funds (Fund #255) in the amount of \$52,500, LLMD Funds (Fund #251) in the amount of \$146,700, Prop A Funds (Fund #244) in the amount of \$72,100, AB939 Funds (Fund #246) in the amount of \$24,100 and SB1 Funds (Fund #256) for a total amount of \$451,574.

FISCAL IMPACT

There is no impact to the General Fund. The following table lists the approved funds for the project which is listed in FY 2019-20 # CIP 20-097. During the design phase the estimated construction cost for the project increased significantly due to shifting design priorities that included drought tolerant landscaping, stormwater capture devices, storm drain extensions/relocations and road rehabilitation that were not included in the original estimate. These additional items also increased cost for design services. To meet the funding shortfall, and to cover the increased costs in design services additional

appropriations are required. The table below shows the approved funds and available funding sources and amounts requested for appropriation:

CIP 20-97	ATP Cycle 3 – Fund # 270-50-520-58100-15701	\$1,068,000
	Prop C Local Return (Programmed FY 2020-21 Funds)	\$262,204
Appropriate	Measure W – Fund # 258-50-520-58100-15701	\$500,000
	Measure M – Fund # 255-50-520-58100-15701	\$52,500
	LLMD – Fund # 251-50-520-58100-15701	\$146,700
	Prop A – Fund # 244-50-520-58100-15701	\$72,100
	AB939 – Fund # 246-50-520-58100-15701	\$24,100
	SB1 – Fund # 256-50-520-58100-15701	\$451,574
Total Funding		\$2,577,178

- Prop C – The approved project funds include programmed funds for FY2020-21 in the amount of \$262,204. The construction phase for the project is anticipated to be carried over thru to FY2020-21 and the expenditures from this account will be used as the project progresses onto the next FY.
- Measure W – The Under the Safe Clean Water's Municipal Program, 40% of the Measure W funding is allocated to cities as local return with maximum flexibility. Cities will receive direct funding via the Municipal Program proportional to the revenues generated within its boundaries. The Municipal Program is designed to maximize the ability of local governments to address local Stormwater and Urban Runoff challenges and opportunities. Projects and Programs are required to include a water quality benefit; multi-benefit projects and nature-based solutions are strongly encouraged. The Funding can be used for eligible activities such as project development, design, construction, effectiveness monitoring, operations and maintenance (including operation and maintenance of projects built to comply with 2012 MS4 permits), as well as for other programs and studies related to protecting and improving water quality. The City of Baldwin Park is anticipated to receive \$720,000 annually from Measure W. The Finance Department has created a new Fund account No. 258 for the revenue and expenditure of the Measure W annual funds. This fund revenue is anticipated to be received by June 2020. An appropriation of \$500,000 will be required for this project.
- Measure M – This appropriation will cover costs for construction of accessible curb ramps and partial traffic control set-ups to accommodate the work.
- LLMD – An additional appropriation from the LLMD account is requested to supplement funding for traffic signal components of the project and partial traffic control set-ups to accommodate the work.
- Prop A – This additional appropriation will cover bus stop enhancements and construction of concrete bus pads including traffic control set-ups to accommodate the work.
- AB939 – This additional appropriation will be used to purchase street trash receptacles.
- SB1 – This is a re-appropriation of SB1 funds for repurposing of the funds. Resolution 2018-260 set aside SB1 funds for residential street rehabilitation project. Due to the shortfall for construction of this project, staff is requesting the previously approved funds for the residential street rehabilitation project be repurposed to cover additional street improvements as part of this project. This action is allowable per the SB1 guidelines and would be reflected in the yearly SB1Project expenditure report for FY19-20.

Total construction budget after appropriations and budget adjustments will be as shown in the table below:

Construction Contract	\$2,103,204
Contingencies (10%)	\$210,320
Design Cost Shortfall	\$70,152
CM/ Inspection Cost	\$141,618
Total Construction Budget	\$2,525,294

BACKGROUND

Through the collaborative efforts of the City and its community partners Maine Avenue and Pacific Avenue corridor was identified as a priority location that would benefit greatly by the implementation of the City's Complete Streets Policy, Living Streets Manual and Green Streets resolution. In October 2011, the City received its first grant for complete street improvements along the northern portion of the corridor between Los Angeles Street and Arrow Highway. The Grant was in the amount of \$1,000,000 and included pedestrian and bicycle safety improvements through the Federal Safe Routes to School (SRTS) Program. In August 2014, the City was awarded a Grant in the amount of \$2,201,000 through the Active Transportation Program (ATP), Cycle 1 call-for-projects process for additional Complete Street improvements along the same route as the Federal SRTS Grant.

On April 13, 2017, the City of Baldwin Park was informed that the California Transportation Commission (CTC) approved grant funding for the Maine Avenue and Pacific Avenue Corridor between Los Angeles Street and Ardilla Street (South City Limit) as part of the Southern California Association of Governments (SCAG) Regional Program of the 2017 ATP Cycle 3 call-for-projects process. The grant, in the amount of \$1,068,000, was awarded for the construction of Complete Street Improvements along the southern portion of the corridor. Plans and specifications for Project No. CIP 20-097, ATP Cycle 3 Complete Streets Improvements Phase II were completed in February 2020.

DISCUSSION

The Project will continue the improvements started in previous phases of the project consisting of the installation of ADA compliant improvements such as sidewalks, curb extensions, bulb-out and access ramps, installation of dedicated Class II bike lanes, stormwater quality improvements such as rain gardens and catch basin relocations, drought tolerant street landscape and smart irrigation improvements and roadway resurfacing. Additionally, the project includes the installation of detectable warning surfaces where needed, pruning tree roots and installing root barriers and installation of bus stop amenities such as bus shelters and trash cans.

On February 6, 2020, staff published a notice inviting bids. On February 24, 2020, a total of four (4) bids were received and publicly opened. During the bid opening, the apparent lowest bid Gentry Brothers, Inc. of Irwindale, CA had a total base bid of \$2,103,204. The following is a summary of confirmed total base bids received.

1	Gentry Brothers, Inc.	Irwindale, CA	\$2,103,204.00
2	Hardy & Harper, Inc.	Lake Forest, CA	\$2,400,000.00
3	Palp Inc. DBA Excel Paving	Long Beach, CA	\$2,587,147.60
4	All American Asphalt	Corona, CA	\$2,732,094.70

The lowest responsive and responsible bid was from Gentry Brothers Inc. Staff has checked and verified references and recommends that the City Council move forward with the award of contract in the amount of \$2,103,204. If awarded, the construction work is estimated to start in early April 2020 and be completed in July 2020.

On May 29, 2019, the Request of Service with Infrastructure Engineers (IE) was signed for the preliminary design for the ATP Cycle 3 Complete Street Project in the amount of \$116,722. An addition amount of \$70,152.00 is required for the completion of the plans and specifications, environmental analysis, post construction traffic counts, and bid support.

On March 9, 2020, the Request of Service with Infrastructure Engineers (IE) was signed for the construction management, inspection in the amount of \$141,807. Infrastructure Engineers understood the City's needs and demonstrated a thorough understanding of the importance of the project to the City. Infrastructure Engineers has extensive experience working with the City and have completed other construction administrative services contracts with complete street projects in the past.

ALTERNATIVES

1. The City Council may choose not to award a construction contract, reject all bids and re-bid the project. This action is not recommended as re-bidding the project will delay the work.
2. Provide Staff with alternate direction.

ENVIRONMENTAL REVIEW

The subject ATP Cycle 3 Complete Streets Project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 (Section 15201, Existing Facilities), subsection (c) exemption, which includes the repair, maintenance, and/or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety) The key consideration for a Class 1 exemption is whether the project involves negligible or no expansion of an existing use.

LEGAL REVIEW

None Required

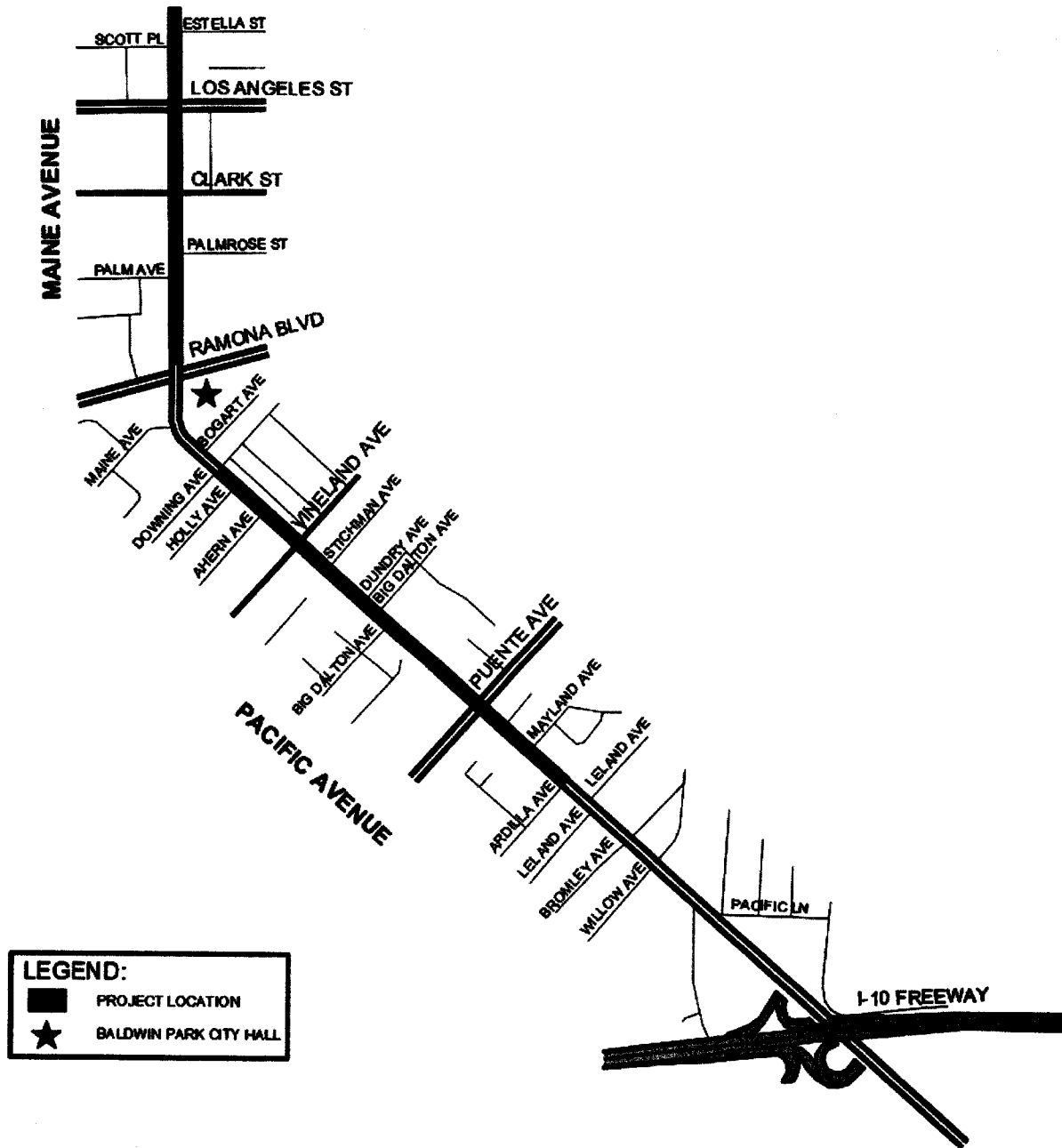
ATTACHMENTS

1. Location Map
2. Bid Summary
3. Measure W Revenue Estimates
4. Resolution No. 2018-260

Attachment 1

Location Map

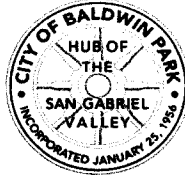
ATP Cycle 3—Pacific Avenue and Maine Avenue Complete Street Improvements



Location Map

Attachment 2

Bid Summary



City of Baldwin Park

City Project No. 20-98

ATP Cycle 3 Project - Pacific Avenue And Maine Avenue

Bid Results				1		2		3		4	
City Project No. 20-98 ATP Cycle 3 Project - Pacific Avenue and Maine Avenue				Gentry Brothers, Inc. 384 E. Live Oak Ave. Irwindale, CA 91706 License No. : 397682A		Hardy & Harper, Inc. 32 Rancho Circle Lake Forest, CA 92630 License No. : 215952		Palp, Inc. DBA Excel Paving 2230 Lemon Avenue Long Beach, CA 90806 License No. : 688659		All American Asphalt 400 E. Sixth St. Corona, CA 92879 License No. : 267073	
ITEM NO.	Work Description	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Provide Traffic Control	LS	1	\$ 212,500.00	\$ 212,500.00	\$ 153,027.50	\$ 153,027.50	\$ 330,000.00	\$ 330,000.00	\$ 240,000.00	\$ 240,000.00
2	Provide Construction Surveying and Staking	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 32,000.00	\$ 32,000.00	\$ 38,000.00	\$ 38,000.00	\$ 33,000.00	\$ 33,000.00
3	Unclassified Excavation	CY	65	\$ 40.00	\$ 2,600.00	\$ 165.00	\$ 10,725.00	\$ 91.00	\$ 5,915.00	\$ 160.00	\$ 10,400.00
4	Sawcut and Remove Existing AC Pavement, Base, Subgrade	CY	889	\$ 30.00	\$ 26,670.00	\$ 165.00	\$ 146,685.00	\$ 120.00	\$ 106,680.00	\$ 90.00	\$ 80,010.00
5	Cold Mill Existing AC Pavement 1" Deep	SF	102,880	\$ 0.30	\$ 30,864.00	\$ 0.19	\$ 19,547.20	\$ 0.21	\$ 21,604.80	\$ 0.25	\$ 25,720.00
6	Cold Mill Existing AC Pavement 1.5" Deep	SF	191,740	\$ 0.30	\$ 57,522.00	\$ 0.27	\$ 51,769.80	\$ 0.22	\$ 42,182.80	\$ 0.28	\$ 53,687.20
7	Remove and Construct 4" - Thick Concrete Sidewalk	SF	9,470	\$ 8.00	\$ 75,760.00	\$ 7.60	\$ 71,972.00	\$ 12.00	\$ 113,640.00	\$ 9.00	\$ 85,230.00
8	Remove and Construct Concrete Curb and/or Curb & Gutter Type A2-8(200)	LF	1,590	\$ 60.00	\$ 95,400.00	\$ 60.30	\$ 95,877.00	\$ 69.00	\$ 109,710.00	\$ 48.00	\$ 76,320.00
9	Remove and Construct 6" - Thick Commercial Concrete Driveway Approach	SF	2,970	\$ 8.00	\$ 23,760.00	\$ 16.30	\$ 48,411.00	\$ 18.00	\$ 53,460.00	\$ 13.00	\$ 38,610.00
10	Remove and Construct Concrete Curb Ramp	EA	15	\$ 3,500.00	\$ 52,500.00	\$ 4,300.00	\$ 64,500.00	\$ 4,900.00	\$ 73,500.00	\$ 6,000.00	\$ 90,000.00
11	Remove and Construct Concrete Local Depression	SF	775	\$ 12.00	\$ 9,300.00	\$ 16.00	\$ 12,400.00	\$ 11.00	\$ 8,525.00	\$ 18.00	\$ 13,950.00
12	Remove and Construct Catch Basin	EA	3	\$ 8,000.00	\$ 24,000.00	\$ 17,200.00	\$ 51,600.00	\$ 12,000.00	\$ 36,000.00	\$ 14,000.00	\$ 42,000.00
13	Construct 6" - Thick Concrete Sidewalk	SF	1,870	\$ 9.00	\$ 16,830.00	\$ 11.60	\$ 21,692.00	\$ 13.00	\$ 24,310.00	\$ 9.00	\$ 16,830.00
14	Construct Concrete Curb Type A1-8(150)	LF	155	\$ 40.00	\$ 6,200.00	\$ 44.00	\$ 6,820.00	\$ 39.00	\$ 6,045.00	\$ 28.00	\$ 4,340.00
15	Construct Concrete Curb and/or Curb & Gutter Type A2-8(200)	LF	460	\$ 50.00	\$ 23,000.00	\$ 60.30	\$ 27,738.00	\$ 50.00	\$ 23,000.00	\$ 40.00	\$ 18,400.00
16	Construct Concrete Curb Ramp	EA	10	\$ 2,500.00	\$ 25,000.00	\$ 4,300.00	\$ 43,000.00	\$ 4,900.00	\$ 49,000.00	\$ 4,800.00	\$ 48,000.00
17	Construct Local Depression	SF	40	\$ 12.00	\$ 480.00	\$ 16.00	\$ 640.00	\$ 49.00	\$ 1,960.00	\$ 75.00	\$ 3,000.00
18	Construct New Catch Basin and Connection to New Dry Well	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00	\$ 18,000.00	\$ 18,000.00
19	Construct Concrete Bus Pad	SF	5,420	\$ 11.00	\$ 59,620.00	\$ 19.50	\$ 105,690.00	\$ 13.00	\$ 70,460.00	\$ 12.00	\$ 65,040.00
20	Construct Concrete Parkway Drain (S-24")	LF	20	\$ 90.00	\$ 1,800.00	\$ 375.00	\$ 7,500.00	\$ 720.00	\$ 14,400.00	\$ 680.00	\$ 13,600.00
21	Construct Rain Garden	SF	2,680	\$ 17.00	\$ 45,560.00	\$ 10.25	\$ 27,470.00	\$ 37.00	\$ 99,160.00	\$ 100.00	\$ 268,000.00
22	Construct Modified Parkway Drain Opening for Rain Garden	EA	14	\$ 550.00	\$ 7,700.00	\$ 1,900.00	\$ 26,600.00	\$ 2,100.00	\$ 29,400.00	\$ 1,300.00	\$ 18,200.00
23	Provide and Place Crushed Miscellaneous Base (CMB)	TON	485	\$ 20.00	\$ 9,700.00	\$ 55.00	\$ 26,675.00	\$ 150.00	\$ 72,750.00	\$ 62.00	\$ 30,070.00
24	Provide and Place 2.5"-Thick AC Base (C2-PG 64-10)	TON	480	\$ 72.00	\$ 34,560.00	\$ 135.00	\$ 64,800.00	\$ 120.00	\$ 57,600.00	\$ 90.00	\$ 43,200.00
25	Provide and Place 3"-Thick AC Base (C2-PG 64-10)	TON	50	\$ 72.00	\$ 3,600.00	\$ 135.00	\$ 6,750.00	\$ 125.00	\$ 6,250.00	\$ 120.00	\$ 6,000.00
26	Construct 1"-Thick ARHM Overlay (C2-PG 64-16)	TON	640	\$ 89.00	\$ 56,960.00	\$ 93.00	\$ 59,520.00	\$ 91.00	\$ 58,240.00	\$ 99.00	\$ 63,360.00
27	Construct 1.5"-Thick ARHM Overlay (C2-PG 64-16)	TON	2,080	\$ 89.00	\$ 185,120.00	\$ 93.00	\$ 193,440.00	\$ 89.00	\$ 185,120.00	\$ 87.00	\$ 180,960.00
28	Place Slurry Seal Type II with 3% Latex	ELT	30	\$ 490.00	\$ 14,700.00	\$ 500.00	\$ 15,000.00	\$ 465.00	\$ 13,950.00	\$ 643.00	\$ 19,290.00
29	Scarify 4"-Deep and Compact	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00
30	Unclassified Fill	CY	5	\$ 60.00	\$ 300.00	\$ 300.00	\$ 1,500.00	\$ 175.00	\$ 875.00	\$ 500.00	\$ 2,500.00
31	Furnish and Install Dual Chamber Dry Well System	EA	1	\$ 46,000.00	\$ 46,000.00	\$ 50,000.00	\$ 50,000.00	\$ 52,000.00	\$ 52,000.00	\$ 90,000.00	\$ 90,000.00
32	Furnish and Install Bus Shelter	EA	7	\$ 9,500.00	\$ 66,500.00	\$ 10,500.00	\$ 73,500.00	\$ 13,000.00	\$ 91,000.00	\$ 15,000.00	\$ 105,000.00
33	Furnish and Install 3-Seat Bench	EA	7	\$ 800.00	\$ 5,600.00	\$ 1,300.00	\$ 9,100.00	\$ 1,200.00	\$ 8,400.00	\$ 1,600.00	\$ 11,200.00

34	Furnish and Install Trash Receptacle	EA	7	\$ 1,300.00	\$ 9,100.00	\$ 1,600.00	\$ 11,200.00	\$ 1,200.00	\$ 8,400.00	\$ 1,700.00	\$ 11,900.00
35	Furnish and Install Detectable Warning Surface	EA	16	\$ 400.00	\$ 6,400.00	\$ 1,200.00	\$ 19,200.00	\$ 800.00	\$ 12,800.00	\$ 1,000.00	\$ 16,000.00
36	Furnish and Install New Post for Sign	EA	43	\$ 230.00	\$ 9,890.00	\$ 100.00	\$ 4,300.00	\$ 75.00	\$ 3,225.00	\$ 80.00	\$ 3,440.00
37	Fabricate and Install Connector Pipe Screen (CPS) Units	EA	19	\$ 550.00	\$ 10,450.00	\$ 810.00	\$ 15,390.00	\$ 800.00	\$ 15,200.00	\$ 1,550.00	\$ 29,450.00
38	Furnish and Install Curb Opening with Grating	LS	1	\$ 4,500.00	\$ 4,500.00	\$ 35,000.00	\$ 35,000.00	\$ 15,000.00	\$ 15,000.00	\$ 14,700.00	\$ 14,700.00
39	Adjust Existing Storm Drain/Sewer/Utility Manhole Frame and Cover to Finished Grade	EA	43	\$ 600.00	\$ 25,800.00	\$ 780.00	\$ 33,540.00	\$ 800.00	\$ 34,400.00	\$ 740.00	\$ 31,820.00
40	Adjust Existing Water Meter Box and Cover to Finished Grade	EA	18	\$ 100.00	\$ 1,800.00	\$ 600.00	\$ 10,800.00	\$ 400.00	\$ 7,200.00	\$ 260.00	\$ 4,680.00
41	Adjust Existing Traffic Signal Pullbox and Cover to Finished Grade	EA	23	\$ 325.00	\$ 7,475.00	\$ 450.00	\$ 10,350.00	\$ 450.00	\$ 10,350.00	\$ 465.00	\$ 10,695.00
42	Furnish and Install Traffic Signal Loop Detectors, Type E and Connect to DLC	EA	125	\$ 300.00	\$ 37,500.00	\$ 250.00	\$ 31,250.00	\$ 280.00	\$ 35,000.00	\$ 245.00	\$ 30,625.00
43	Remove Existing Pedestrian Push Button and Install New Pedestrian Push Button	EA	36	\$ 2,200.00	\$ 79,200.00	\$ 850.00	\$ 30,600.00	\$ 800.00	\$ 28,800.00	\$ 825.00	\$ 29,700.00
44	Provide Traffic Signing, Striping, Markings and Curb Painting	LS	1	\$ 205,000.00	\$ 205,000.00	\$ 190,000.00	\$ 190,000.00	\$ 192,000.00	\$ 192,000.00	\$ 191,000.00	\$ 191,000.00
45	Provide Erosion Control and BMPs	LS	1	\$ 6,785.00	\$ 6,785.00	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 12,000.00	\$ 7,500.00	\$ 7,500.00
46	Re-establish Survey Monument and Centerline Ties	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 8,000.00	\$ 8,000.00	\$ 6,500.00	\$ 6,500.00
47	Construct 8" D.I.P Water Main, Class 350	LF	135	\$ 160.00	\$ 21,600.00	\$ 540.00	\$ 72,900.00	\$ 360.00	\$ 48,600.00	\$ 875.00	\$ 118,125.00
48	Construct 12" D.I.P Water Main, Class 350	LF	25	\$ 170.00	\$ 4,250.00	\$ 640.00	\$ 16,000.00	\$ 600.00	\$ 15,000.00	\$ 1,800.00	\$ 45,000.00
49	Construct New 8" D.I. Resilient-Wedge Valve	EA	1	\$ 3,000.00	\$ 3,000.00	\$ 1,900.00	\$ 1,900.00	\$ 2,000.00	\$ 2,000.00	\$ 3,600.00	\$ 3,600.00
50	Construct New 12" D.I. Resilient-Wedge Valve	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 2,300.00	\$ 2,300.00	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00
51	Abandon and Slury Fill Existing Waterline & Appurtenances	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 7,000.00	\$ 7,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,800.00	\$ 12,800.00
52	Construct City Entrance Monument Sign with Foundation and Uplighting	LS	1	\$ 28,000.00	\$ 28,000.00	\$ 75,000.00	\$ 75,000.00	\$ 30,000.00	\$ 30,000.00	\$ 65,000.00	\$ 65,000.00
53	Install Schedule 80 PVC Mainline Inside New 4" Schedule 80 PVC Sleeve Under Street Paving	LF	375	\$ 55.00	\$ 20,625.00	\$ 41.00	\$ 15,375.00	\$ 40.00	\$ 15,000.00	\$ 41.00	\$ 15,375.00
54	Install Schedule 40 PVC Mainline Inside New 4" Schedule 40 PVC Sleeve in Parkways Under Sidewalks & Driveways	LF	1,355	\$ 55.00	\$ 74,525.00	\$ 29.00	\$ 39,295.00	\$ 28.00	\$ 37,940.00	\$ 29.00	\$ 39,295.00
55	Install Schedule 40 Mainline (Not in Sleeve), Size per Plans, in Landscape Areas to Connect Irrigation Systems	LF	915	\$ 9.00	\$ 8,235.00	\$ 6.00	\$ 5,490.00	\$ 6.00	\$ 5,490.00	\$ 6.00	\$ 5,490.00
56	New Irrigation Point of Connection Irrigation Equipment - Calsense Controller, Master Valve, Flow Meter, Reduced Pressure Backflow Preventer, Solar Panel on Pole	EA	2	\$ 44,000.00	\$ 88,000.00	\$ 19,000.00	\$ 38,000.00	\$ 19,000.00	\$ 38,000.00	\$ 20,000.00	\$ 40,000.00
57	New Irrigation Equipment at Existing Points of Connection - Calsense Controller and Related Equipment	EA	2	\$ 3,800.00	\$ 7,600.00	\$ 13,000.00	\$ 26,000.00	\$ 13,000.00	\$ 26,000.00	\$ 13,000.00	\$ 26,000.00
58	New Automatic Drip Line Irrigation System in All Landscape Areas (Including Drip Line, PVC Lateral Line, Flush Valves, Air Relief Valves, Remote Control Valves, Quick Couplers)	SF	8,415	\$ 7.00	\$ 58,905.00	\$ 7.80	\$ 65,637.00	\$ 8.00	\$ 67,320.00	\$ 8.00	\$ 67,320.00
59	Deep-Root Bubbler Assemblies to Water Trees	EA	52	\$ 142.00	\$ 7,384.00	\$ 105.00	\$ 5,460.00	\$ 100.00	\$ 5,200.00	\$ 105.00	\$ 5,460.00

60	Soil Testing/Soil Management Report per Specifications; Soil Amendments and Finish Grading in Regular Landscape Areas	SF	10,130	\$ 0.40	\$ 4,052.00	\$ 0.75	\$ 7,597.50	\$ 1.00	\$ 10,130.00	\$ 0.75	\$ 7,597.50
61	Permeable Soil Medium in Biofiltration Planter Areas	SF	2,170	\$ 22.00	\$ 47,740.00	\$ 6.70	\$ 14,539.00	\$ 7.00	\$ 15,190.00	\$ 7.00	\$ 15,190.00
62	New 24" Box Trees	EA	22	\$ 800.00	\$ 17,600.00	\$ 600.00	\$ 13,200.00	\$ 600.00	\$ 13,200.00	\$ 600.00	\$ 13,200.00
63	New 1 Gallon Shrubs	EA	1,150	\$ 13.00	\$ 14,950.00	\$ 11.30	\$ 12,995.00	\$ 11.00	\$ 12,650.00	\$ 12.00	\$ 13,800.00
64	3" Thick Layer Bark Mulch throughout Landscape Areas	SF	8,415	\$ 0.80	\$ 6,732.00	\$ 0.80	\$ 6,732.00	\$ 1.00	\$ 8,415.00	\$ 1.00	\$ 8,415.00
65	Standard 90-day Contractor's Maintenance Period	LS	1	\$ 11,000.00	\$ 11,000.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
TOTAL				\$ 2,103,204.00		\$ 2,400,000.00		\$ 2,587,147.60		\$ 2,732,094.70	

Attachment 3

Measure W Revenue Estimates

ESTIMATED ANNUAL MUNICIPAL PROGRAM FUNDS BY MUNICIPALITY
LOCAL TOTAL: \$114.1M*

Agoura Hills	\$0.34M
Alhambra	\$0.86M
Arcadia	\$1.02M
Artesia	\$0.21M
Azusa	\$0.62M
Baldwin Park	\$0.72M
Bell	\$0.32M
Bell Gardens	\$0.31M
Bellflower	\$0.82M
Beverly Hills	\$0.55M
Bradbury	\$0.05M
Burbank	\$1.43M
Calabasas	\$0.40M
Carson	\$2.57M
Cerritos	\$0.97M
Claremont	\$0.59M
Commerce	\$1.00M
Compton	\$1.21M
Covina	\$0.74M
Cudahy	\$0.17M
Culver City	\$0.54M
Diamond Bar	\$0.88M
Downey	\$1.44M
Duarte	\$0.25M
El Monte	\$1.08M
El Segundo	\$0.89M
Gardena	\$0.83M
Glendale	\$1.68M
Glendora	\$0.90M

Hawaiian Gardens	\$0.13M
Hawthorne	\$0.79M
Hermosa Beach	\$0.16M
Hidden Hills	\$0.08M
Huntington Park	\$0.43M
Industry	\$1.63M
Inglewood	\$1.02M
Irwindale	\$0.44M
La Canada Flintridge	\$0.38M
La Habra Heights	\$0.17M
La Mirada	\$0.93M
La Puente	\$0.34M
La Verne	\$0.57M
Lakewood	\$1.10M
Lawndale	\$0.23M
Lomita	\$0.23M
Long Beach	\$4.66M
Los Angeles	\$37.00M
Lynwood	\$0.58M
Malibu	\$0.39M
Manhattan Beach	\$0.41M
Maywood	\$0.18M
Monrovia	\$0.53M
Montebello	\$0.94M
Monterey Park	\$0.74M
Norwalk	\$1.09M
Palmdale	\$0.00M
Palos Verdes Estates	\$0.26M
Paramount	\$0.66M

Pasadena	\$1.56M
Pico Rivera	\$0.90M
Pomona	\$1.89M
Rancho Palos Verdes	\$0.69M
Redondo Beach	\$0.72M
Rolling Hills	\$0.11M
Rolling Hills Estates	\$0.18M
Rosemead	\$0.58M
San Dimas	\$0.60M
San Fernando	\$0.28M
San Gabriel	\$0.45M
San Marino	\$0.24M
Santa Clarita	\$3.30M
Santa Fe Springs	\$1.46M
Santa Monica	\$0.81M
Sierra Madre	\$0.15M
Signal Hill	\$0.29M
South El Monte	\$0.45M
South Gate	\$1.00M
South Pasadena	\$0.25M
Temple City	\$0.45M
Torrance	\$2.39M
Unincorporated	\$11.40M
Vernon	\$0.94M
Walnut	\$0.50M
West Covina	\$1.37M
West Hollywood	\$0.26M
Westlake Village	\$0.23M
Whittier	\$1.22M

***Current totals reflect all ad valorem exemptions for 2019 and removal of utility parcels that are assessed by the State only. Actual revenues are anticipated to be lower following incorporation of any approved credits, appeals, income-based tax reductions, and low-income senior-owned exemptions.**

Attachment 4
Resolution No. 2018-260

RESOLUTION NO. 2018-260

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BALDWIN PARK TO ADOPT THE FISCAL YEAR 2018-19 PROJECT
LIST TO BE FUNDED BY SENATE BILL 1 (SB1) – THE ROAD
REPAIR AND ACCOUNTABILITY ACT**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must include a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the City budget, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive and estimated \$1,364,067 in RMRA funding in Fiscal Year 2018-19 from SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities (the project list); and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities' priorities for transportation investment; and

WHEREAS, the 2016 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an good condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "excellent" condition; and

WHEREAS, cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment we open our front door to drive to work, bike to school, or walk to the bus station, people are dependent upon a safe, reliable local transportation network; and

WHEREAS, modernizing the local street and road system provides well-paying construction jobs and boosts local economies; and

WHEREAS, police, fire, and emergency medical services all need safe reliable roads to react quickly to emergency calls and a few minutes of delay can be a matter of life and death; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduce vehicle emissions helping the State achieve its air quality and greenhouse gas emissions reductions goals; and

WHEREAS, restoring roads before they fail also reduces construction time which results in less air pollution from heavy equipment and less water pollution from site run-off; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

The City Council of the City of Baldwin Park, California:

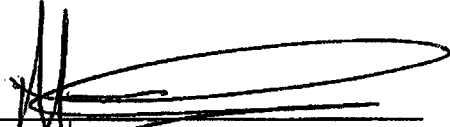
SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City of Baldwin Park is adopting the following list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenues:

- A. Maine Avenue Paving and Street Improvements.** This project will consist of reconstruction of portions of the street structural section including sub-surface preparation, subgrade and constructing aggregate base and asphalt concrete (AC) pavement sections. The project also includes upgrade/replacement of accessible ramps, relocation of water main and major curb and gutter repairs.
- B. Entry Monument Signs.** Design and construction of eight (8) entry monument signs to be placed at major entry points to the city. The project includes street improvements necessary to accommodate the installation including sub-surface preparation, subgrade and AC overlay, and concrete improvements.
- C. Residential Street Rehabilitation.** Work includes 2-inch cold-mill of the roadway and placing new asphalt layer. The project also includes upgrade/replacement of accessible ramps, minor curb and gutter repairs, traffic signal loop replacement, and restriping.

SECTION 3. This Resolution shall go into effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this 2nd day of May 2018.



MANUEL LOZANO
MAYOR

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK } SS:

I, Alejandra Avila, City Clerk of the City of Baldwin Park do hereby certify that the foregoing Resolution No. 2018-260 was duly adopted by the City Council of the City of Baldwin Park at a regular meeting thereof held on May 2, 2018 and that the same was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS: Baca, Garcia, Lozano, Pacheco, Rubio

NOES: COUNCIL MEMBERS:

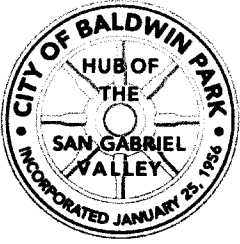
ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:



ALEJANDRA AVILA,
CITY CLERK

STAFF REPORT



TO: Honorable Mayor and Members of the City Council
 FROM: Sam Gutierrez, Director of Public Works *SG*
 DATE: March 18, 2020
 SUBJECT: Approval of a Memorandum of Agreement Between the City of Baldwin Park and San Gabriel Valley Council of Governments (SGVCOG) for Participation in the San Gabriel Valley Regional Vehicle Miles Traveled (VMT) Analysis Model

SUMMARY

This report is requesting City Council approval of a Memorandum of Agreement (MOA) with the San Gabriel Valley Council of Governments (SGVCOG) for the implementation of the San Gabriel Valley Regional VMT Analysis Model.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the Memorandum of Agreement (MOA) for an amount not-to-exceed \$14,855 between the City of Baldwin Park and the San Gabriel Valley Council of Governments (SGVCOG) for the implementation of the San Gabriel Valley Regional VMT Analysis Model; and
2. Authorize the Mayor and City Clerk to execute the MOA with the San Gabriel Valley Council of Governments; and
3. Authorize the Director of Finance to appropriate \$5,000 from Fund No. 235 – General Plan Fees and \$9,800 from Fund 240 – Gas Tax for a total amount of \$14,855.

FISCAL IMPACT

There is no impact to the General Fund.

Funding Source		Amount
Appropriate	Fund No. 235 – General Plan Fee	\$5,000
	Fund No. 240 – Gas Tax	\$9,855
Total		\$14,855

BACKGROUND

The passage of SB 743 (Steinberg, 2013) changes how transportation impacts are measured under the California Environmental Quality Act (CEQA) in the review of land use and transportation plans and projects. SB 743 removed automobile delay as the primary measure of transportation impacts of environmental significance and required the Governor's Office of Planning and Research (OPR) to develop revisions to CEQA Guidelines establishing criteria for determining the significance of transportation impacts. OPR subsequently selected Vehicles Miles Travelled (VMT) as the preferred metric to comply with SB 743.

As a result of these changes, lead agencies under CEQA will be required to analyze project-related VMT to determine whether transportation impacts from a given development would constitute a significant environmental impact under CEQA beginning July 1, 2020. In order to properly evaluate impacts, it will be necessary for local agencies to establish methodologies and quantified thresholds from which to determine levels of significance. The City currently has no methodology or mechanism in place to transition to these new requirements.

After receiving requests from a majority of the San Gabriel Valley cities to lead a regional effort to assist cities with completing these VMT requirements, the San Gabriel Valley Council of Governments (SGVCOG) conducted a comprehensive Request-for-Proposals (RFP) process. As a result, Fehr and Peers was selected as the most qualified firm to provide professional consultant services to complete the San Gabriel Valley Regional VMT Analysis Model. The Scope of Work of this project can be found in Exhibit A of the MOA.

DISCUSSION

This project will analyze existing traffic conditions in the region to arrive at a baseline standard from which to determine significance thresholds for future land use and transportation projects. It will result in recommendations for establishing methodology, thresholds, and technical tools and procedures for CEQA analysis and transportation impacts of land use and transportation projects and plans in the local jurisdictions within the San Gabriel Valley.

The following 26 San Gabriel Valley cities have submitted confirmation to participate in the model:

City of Alhambra	City of Industry	City of Rosemead
City of Arcadia	City of Irwindale	City of San Marino
City of Azusa	City of La Cañada Flintridge	City of San Gabriel
City of Baldwin Park	City of La Puente	City of Sierra Madre
City of Claremont	City of La Verne	City of South El Monte
City of Covina	City of Montebello	City of Temple City
City of Diamond Bar	City of Monterey Park	City of Walnut
City of Duarte	City of Monrovia	City of West Covina
City of El Monte	City of Pomona	

The MOA, identifies the following roles and responsibilities for the SGVCOG and each participating city (City):

SGVCOG will be responsible for the following:

- Undertake procurement and management of consultant(s) to complete the Model. Execute a contract with the consultant for the development of the Model.
- Manage all invoicing and billing.
- Review draft deliverables prepared by the consultant for accuracy prior to submission to City.
- Coordinate with the consultant to ensure consultant's participation in calls and meetings.
- Manage ongoing coordination of project calls with the Parties and the consultant throughout the development of the Model.
- Review and provide comments on draft communications and documents related to MOA products.

The City will be responsible for the following:

- Participate in coordination calls and meetings with all parties and consultant throughout the development of the Model, as necessary.
- Provide a point-of-contact with name, title, and contact information.
- Actively engage in the development of the study including, but not limited to, promptly responding to all correspondence.

- Review and provide comments to consultant on deliverables as identified in the Scope of Work.
- Participate in check-in calls and/or meetings with consultant. Participate in coordination calls with all Parties, as necessary.
- Pay the invoice submitted by the SGVCOG.

ENVIRONMENTAL

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment.

ALTERNATIVES

1. The City Council may choose not to adopt the Memorandum of Agreement.
2. Provide Staff with alternative direction.

LEGAL REVIEW

This report has been reviewed and approved by the City Attorney as to legal form and content.

ATTACHMENTS

1. Memorandum of Agreement (MOA)
2. Exhibit A – Scope of Work

Attachment 1
Memorandum of Agreement (MOA)

**MEMORANDUM OF AGREEMENT
BETWEEN THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS AND
THE CITY OF BALDWIN PARK FOR PARTICIPATION OF THE SAN
GABRIEL VALLEY REGIONAL VMT ANALYSIS MODEL**

This Memorandum of Agreement ("MOA" or "Agreement") is made as of March 18, 2020 by and between the City of Baldwin Park, a municipal corporation ("City"), and the San Gabriel Valley Council of Governments, a California joint powers authority ("SGVCOG"). City and SGVCOG may be referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS:

- A. SGVCOG was established to have a unified voice to maximize resources and advocate for regional and member interests to improve the quality of life in the San Gabriel Valley by the member cities and other local governmental agencies.
- B. City seeks to participate in the San Gabriel Valley Regional Vehicle Miles of Travel (VMT) Analysis Model ("Model").
- C. City and SGVCOG desire to set forth the terms of their ongoing collaboration with respect to this effort in this MOA.

NOW, THEREFORE, the Parties agree as follows:

I. TERM:

The term of this MOA shall commence upon execution of the MOA by the Parties and shall continue through the completion of all work completed under this MOA. The term of this MOA may be extended by mutual written agreement of the Parties.

II. RESPONSIBILITIES OF THE PARTIES:

A. SGVCOG.

SGVCOG will:

- 1. Undertake procurement and management of consultant(s) to complete the Model. Execute a contract with the consultant for the development of the Model.
- 2. Manage all invoicing and billing.
- 3. Review draft deliverables prepared by the consultant for accuracy prior to submission to City.
- 4. Coordinate with the consultant to ensure consultant's participation in calls and meetings.
- 5. Manage ongoing coordination of project calls with the Parties and the consultant throughout the development of the Model.

6. Review and provide comments on draft communications and documents related to MOA products.
7. Submit one invoice to the City, in the amount that does not exceed \$14,855.00, as follows:
 - The payment of the invoice will be due within thirty (30) days upon the City's receipt of the invoice for one hundred percent (100%) of the total cost.

B. City.

City will:

1. Participate in coordination calls and meetings with all parties and consultant throughout the development of the Model, as necessary.
2. Provide a point-of-contact with name, title, and contact information. If the point-of-contact is reassigned or no longer with the City, a new point-of-contact must be designated within five (5) business days.
3. Actively engage in the development of the Model including, but not limited to, promptly responding to all correspondence (phone calls and e-mail communications), responding to data requests, and attending any necessary meetings.
4. Review and provide comments to consultant on deliverables as identified in the Scope of Work from the Request for Proposal for Model, attached hereto as Exhibit "A" and incorporated herein by this reference.
5. Participate in check-in calls and/or meetings with consultant. Participate in coordination calls with all Parties, as necessary.
6. Approve within five (5) business days any deliverables that can be approved by staff or ten (10) business days any items that need to be approved by city attorney or city manager.
7. Pay the invoice submitted by the SGVCOG within thirty (30) days.

III. **PROJECT MANAGEMENT:**

A. Project Managers.

1. For the purposes of this MOA, SGVCOG designates the following individual as its Project Manager: Alexander Fung, Management Analyst.
2. For the purposes of this MOA, the City designates the following individual as its Project Manager: (name)

Either Party may change the designations set forth herein upon written notice to the other Party.

IV. **DEFAULT: REMEDIES:**

- A. Default. A "Default" under this MOA is defined as any one or more of the following: (i) failure of either Party to comply with the terms and

conditions contained in this MOA; and/or (ii) failure of either Party to perform its obligations set forth herein satisfactorily or make sufficient progress towards completion of the Model.

- B. Remedies. In the event of a Default by either Party, the non-defaulting Party will provide a written notice of such Default and thirty (30) days to cure the Default. In the event that the defaulting Party fails to cure the Default or commit to cure the Default and commence the same within such 30-day period and to the satisfaction of the non-defaulting Party, the non-defaulting Party may terminate this MOA. Such termination shall be effective immediately. The remedies described herein are non-exclusive. In the event of a Default by either Party, the non-defaulting Party shall have the right to seek any and all remedies available at law or in equity.

V. INDEMNIFICATION:

- A. City agrees to defend, indemnify, and hold free and harmless the SGVCOG, its elected and appointed boards, officials, officers, agents, employees, members, and volunteers, at City's sole expense, from and against any and all claims, actions, suits, or other legal proceedings brought against the SGVCOG, its elected and appointed boards, officials, officers, agents, employee members, and volunteers arising out of or relating to the acts or omissions of City in connection with this Agreement.
- B. SGVCOG agrees to defend, indemnify, and hold free and harmless the City, its elected officials, officers, agents, employees, and volunteers, at SGVCOG's sole expense, from and against any and all claims, actions, suits, or other legal proceedings brought against the City, its elected officials, officers, agents, employees, and volunteers arising out of or relating to the acts or omissions of SGVCOG in connection with this Agreement.

VI. INSURANCE:

- A. City and SGVCOG shall maintain and keep in full force and effect during the term of this MOA insurance or a program of self-insurance against claims for injuries to persons or damages to property which may arise in connection with City's or SGVCOG's performance of its obligations hereunder.

VII. OTHER TERMS AND CONDITIONS:

1. Notices. All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by electronic mail or certified mail, postage prepaid and return receipt requested, addressed as follows:

To SGVCOG: Alexander Fung
Management Analyst
1000 S. Fremont Avenue, Unit 42
Building A-10N, Suite 10-210
Alhambra, CA 91803
(626) 457-1800
afung@sgvcog.org

with a copy to: Marisa Creter
Executive Director
1000 S. Fremont Avenue, Unit 42
Building A-10N, Suite 10-210
Alhambra, CA 91803
(626) 457-1800
mcreter@sgvcog.org

To City: Sam Gutierrez
Director of Public Works
14403 East Pacific Avenue
Baldwin Park, CA 91706
(626) 960-4011 x460
SGutierrez@baldwinpark.com

- B. No Partnership. This Agreement is not intended to be, and shall not be construed as, an agreement to form a partnership, agency relationship, or a joint venture between the Parties. Except as otherwise specifically provided in the Agreement, neither Party shall be authorized to act as an agent of or otherwise to represent the other Party.
- C. Entire Agreement. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing and signed by the Parties in interest at the time of such modification.
- D. Governing Law. This Agreement shall be governed by and construed under California law and any applicable federal law without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the Parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Los Angeles County, California.
- E. Attorneys' Fees. In the event that there is any litigation or other legal proceeding between the Parties in connection with this Agreement, each Party shall bear its own costs and expenses, including attorneys' fees.
- F. Excusable Delays. Neither Party hereto shall be considered in default in the

performance of its obligations hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, floods, earthquakes, fires, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected Party. Each Party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

- G. 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. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought.
- H. Headings. The section headings contained in this Agreement are for convenience and identification only and shall not be deemed to limit or define the contents to which they relate.
- I. Assignment. Neither Party may assign its interest in this Agreement, or any part thereof, without the prior written consent of the other Party. Any assignment without consent shall be void and unenforceable.
- J. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.
- K. Authority to Execute. The person executing this Agreement on behalf of a Party warrant that they are duly authorized to execute this Agreement on behalf of said Party, and that by doing so said Party is formally bound to the provisions of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

FOR THE CITY OF BALDWIN PARK

FOR THE SAN GABRIEL VALLEY
COUNCIL OF GOVERNMENTS

By: _____
Manuel Lozano, Mayor

By: _____
Marisa Creter
Executive Director

Date: _____

Date: _____

ATTEST:

ATTEST:

Jean M. Ayala, City Clerk

Marisa Creter, Secretary

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Robert Tafoya, City Attorney

David DeBerry
General Counsel

Attachment 2

Exhibit A – Scope of Work

EXHIBIT A
SCOPE OF WORK FOR
SAN GABRIEL VALLEY REGIONAL VMT ANALYSIS MODEL

Task 1 - Project Management

Task 1.1- Kickoff Meeting. The Consultant shall conduct a kickoff meeting. The primary objectives will be to review scope, schedule, project goals and key issues.

Task 1.1 Deliverables: Meeting Notes and Materials for Kickoff Meeting.

Task 1.2 -Project Team Coordination. Monthly project team meetings, regular phone and email check-ins, and other communications will ensure the tasks listed in this SOW stay on schedule and within budget.

Task 1.2 Deliverables: Monthly Meeting Notifications, Agendas, and Notes.

Task 1.3- Invoicing and Contracts. The Consultant shall provide monthly invoices to the SGVCOG and coordinate any contracting paperwork/logistics.

Task 1.3 Deliverables: Monthly Invoices and Coordination on Contracts.

Task 2 - Methodology for Vehicle Miles Traveled

The Consultant shall review tools for estimating VMT in the study area. Based on this review, the Consultant shall develop a methodology for measuring Vehicle Miles Traveled (VMT) based on a method supported by the State of California Office of Planning and Research (OPR) in the implementation of SB 743 guidelines, including VMT screening. The findings and recommendations will be presented as a memorandum, and will consider projects' effect on both baseline and cumulative conditions, using separate methodologies if appropriate. The Consultant shall explore and depict existing practices and methodologies utilized by cities in regions similar to the San Gabriel Valley in the memorandum, explore options for dividing the San Gabriel Valley by districts or areas with different methodology tailored to each district/area (dependent on the intensity and type of existing land uses), and discuss options for capitalizing on multi-modal opportunities in a built-out community. This includes identifying applications when to institute VMT for purposes of evaluating incoming development.

Task 2 Deliverable: Memorandum Outlining Methodology for Vehicle Miles Traveled.

Task 3 - Develop VMT Thresholds and Mitigation Measures

For each participating City, the Consultant shall develop and establish VMT thresholds of significance for project-specific and cumulative impacts (Land- Use, Land-Use Plan, and Transportation projects) that promote (1) reduction of greenhouse gas emissions; (2) development of multi modal transportation networks; and (3) a diversity of land uses. Thresholds shall be for existing and proposed land uses that will be used for analyzing transportation impacts in CEQA analyses. The Consultant shall provide mitigation measures compliant

with CEQA Guidelines Section 15064.3. The mitigation measures shall be developed based on Transportation Demand Management strategies available to reduce VMT as documented by State agencies and best practice research. Mitigation measures shall then be refined through application of specific Transportation Demand Management measures to quantifiably mitigate potential VMT impacts. The Consultant shall identify ranges of effectiveness for the mitigation measures appropriate for each City, including transit, Transportation Demand Management, Active Transportation, and other trip/travel reduction strategies. The Consultant shall then coordinate with each City to determine which measures will be required as part of the project entitlement process and what measures will be optional. These items shall be presented in memorandum, with graphics and tables to present topics and concepts when appropriate.

Task 3 Deliverable: Memorandum on VMT Thresholds and Mitigation Measures for each participating City.

Task 4 - Develop VMT Evaluation Tool for Incoming Development Projects

To be able to assess VMT project-specific and cumulative impacts for incoming developments on individual projects, the Consultant shall prepare an interactive spreadsheet for each City that will assess VMT impacts based on land use type and VMT reduction strategies (e.g., multimodal infrastructure improvements, number of parking spaces constructed/utilized, and Transportation Demand Management programs to be instituted as part of the project). The interface should be simple for City employees and developers alike to easily understand impacts for projects submitted and to quantify the effectiveness of mitigation measures on reducing VMT.

Task 4 Deliverable: Interactive Spreadsheet to Assess VMT Impacts for Incoming Development Projects.

Task 5 - Sample Projects

The Consultant shall work with each participating City to identify projects to test through the significance criteria. Potential mitigation measures and realistic assessments of effectiveness in VMT reduction will be identified for various geographies and project types.

Task 5 Deliverable: Memorandum on Sample Projects.

Task 6 - Traffic Impact Analysis Guidelines

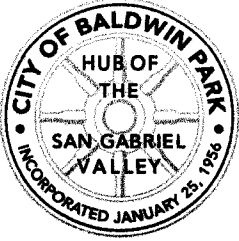
The Consultant shall update each City's Traffic Impact Analysis Guidelines to include VMT analysis for CEQA purposes, in addition to retaining Level of Service (LOS) methodology for General Plan compliance. This should include an evaluation of potential enhancements and recommended changes to the existing LOS-based guidelines.

Task 6 Deliverable: Updated Traffic Impact Analysis Guidelines.

Task 7 - Public Hearing Support

The Consultant shall attend and participate in one public meeting for each participating City. This will include attending, presenting, and responding to questions at either a City Council, Commission, Committee, or other public meeting/hearing.

Task 7 Deliverable: Public Meeting Attendance

STAFF REPORT**TO:** Honorable Mayor and City Councilmembers**FROM:** Steve McLean, Chief of Police**DATE:** March 18, 2020**SUBJECT:** PURCHASE OF RADIO EQUIPMENT**SUMMARY**

This report requests City Council approval for the purchase and replacement of thirteen portable radios and accessories.

RECOMMENDATION

Staff recommends City Council approval to:

1. Waive the formal bidding process pursuant to §34.23(C) of the Baldwin Park Municipal Code as it relates to the purchase of the radio equipment,
2. Waive the formal bidding process pursuant to §34.37 of the Baldwin Park Municipal Code as it relates to purchase of the portable radio equipment from Motorola Solutions as a cooperative agreement is in place and the police departments in the Los Angeles Region.
3. Authorize Finance to appropriate Homeland Security Grant Funds in the amount of \$93,124 for the purchase of the portable radio equipment from Motorola Solutions.
4. Authorize the Chief of Police, or his designee, to complete all appropriate documentation necessary to complete the purchase.

FISCAL IMPACT

Funding for this project will have no impact to the General Fund. It is a reimbursable grant (2017 State Homeland Security Program 2017-SHSP) in which the grant will reimburse the Baldwin Park Police Department for its purchase. This purchase is eligible for the Police Department to utilize a Homeland Security Grant, for a total cost of \$93,124.00; which includes portable police radio equipment and accessories.

The account number to record the Homeland Security Grant Funds is 271-30-000-41004-17215.

The account number to record the purchase is 271-30-340-53390-17215.

BACKGROUND

Most, if not all, of our current portable radio equipment fleet is more than ten years old and is six generations older than the current technological model. Additionally, due to the increase in our police staffing levels, higher technological advances in communication, as well as the replacement of damaged portable radios has exceeded our portable radio fleet and depleted our inventory.

We are requesting City Council to dispense with such bidding and other procedures required by the above-mentioned sections by the Council that it would be impractical, useless, or uneconomical in such instance to follow the procedures, and that the welfare of the public would be promoted by dispensing with the same; per §34.23(C).

The cost per unit will be \$6,262.00 per unit; for a total of \$92,980.17 with necessary accessories (batteries, antennas, and chargers).

The purchased portable radio will be added to our current fleet.

As it relates to the portable radio equipment §34.23(C) of the Baldwin Park Municipal Code applies when the City Council by four-fifths vote to dispense with such bidding and other procedures required by the above-mentioned sections by the City Council that it would be impractical, useless or uneconomical in such instance to follow the procedures, and that the welfare of the public would be promoted by dispensing with the same.

The new portable radios will be purchased and programmed for the Baldwin Park Police Department through Bearcom technologies an authorized agent of Motorola Solutions, to Baldwin Park Police Department Specifications.

As it relates to the purchase of the radio equipment, the radios have proprietary features operating on Motorola Solutions hardware and software products, a cooperative agreement will be in place, per §34.37, Cooperative Purchasing Agreements, whenever the City Council finds the public interest and convenience require, the City may purchase city supplies and equipment utilizing purchasing agreements maintained by the county, state, or other public agencies without complying with the requirement of this chapter.

LEGAL REVIEW

Not applicable.

ALTERNATIVES

An alternative is to create specifications and go out to bid, however, this would cost staff time and resources and likely not result in any cost savings as the Sole Source Vendor is the only authorized Motorola Dealer in the Los Angeles Region. In addition, it would delay the purchase and replacement of the portable radios that are a mission critical asset and are needed for daily operations.

ATTACHMENTS

- Purchase price quote from Bearcom.
- Sole Source Vendor Letter from Motorola Solutions.

Attachment 1

Purchase Price Quote From Bearcom



Motorola Solutions
725 S Figueroa St, Suite 1855
Los Angeles, CA 90017

Christine Toth
christine.toth@bearcom.com

Quote: CAT-27FEB2020-BALDWINPARK

PREPARED FOR: Jorge Huerta
AGENCY: Baldwin Park

Equipment Details and Pricing

Qty:	Model	Description	List Price	Promo Price	Extended
APX 8000 PORTABLE					
	H91TGD9PW7AN	APX 8000 ALL BAND PORTABLE MODEL 3.5	\$ 6,262.00	\$ 3,963.96	\$51,531.48
13	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	\$ 515.00	\$ 324.45	\$ 4,217.85
13	Q58	ADD: 3Y ESSENTIAL SERVICE	\$ 110.00	\$ 110.00	\$ 1,430.00
13	Q15AJ	ENH: AES/DES,DES-XL,DES-OFB	\$ 799.00	\$ 503.37	\$ 6,543.81
13	H368S	ADD: SMARTZONE OPERATION	\$ 1,500.00	\$ 945.00	\$ 12,285.00
13	Q361AN	ADD: P25 9600 BAUD TRUNKING	\$ 300.00	\$ 189.00	\$ 2,457.00
13	Q498AU	ENH: ASTRO 25 OTAR W/ MULTIKEY	\$ 740.00	\$ 466.20	\$ 6,060.60
13	QA09001AB	ADD: WIFI CAPABILITY	\$ 300.00	\$ 189.00	\$ 2,457.00
13	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING	\$ -	\$ -	\$ -
13	G996	ADD: OTAP	\$ 100.00	\$ 63.00	\$ 819.00
13	QA00580	ADD: TDMA	\$ 450.00	\$ 283.50	\$ 3,685.50
13	H112	DEL: STANDARD ANTENNA	\$ (10.00)	\$ (6.30)	\$ (81.90)
13	QA05508	DEL: VHF	\$ (800.00)	\$ (504.00)	\$ (6,552.00)
13	QA05507	DEL: 700/800	\$ (800.00)	\$ (504.00)	\$ (6,552.00)
13	FAF5260A	UHF2 GPS STUBBY ANTENNA	\$ 60.00	\$ 37.80	\$ 491.40
APX 8000 ACCESSORIES					
	PMMN4062	IMPRES RSM, NOISE CANC. EMERGENCY BUTTON 3.5MM JACK IP54	\$ 129.00	\$ 103.20	\$1,341.60
	PMMN4486	BATT IMPRES 2 LIION R IP68 3400T - SPARE BATTERY	\$ 142.00	\$ 113.60	\$1,476.80
	NNTN8863A	IMPRES 2 SINGLE UNIT CHARGER	\$ 168.30	\$ 134.64	\$1,750.32
	NNTN8844A	CHARGER, MULTI-UNIT, IMPRES 2, 6-DISP, NA/LA-PLUG, ACC USB CHGR	\$ 1,375.00	\$ 1,100.00	\$1,100.00
	FAF5260A	UHF2 GPS STUBBY ANTENNA	\$ 60.00	\$ 48.00	\$576.00

ICI System Users Discount Promotion - Expires December 11, 2020 APX Radio = 37% discount APX Accessory = 20% discount

QUOTE TERMS AND CONDITIONS:

- 1) Quotes are exclusive of all installation and programming charges(unless expressly stated) and all applicable taxes.
- 2) Purchaser will be responsible for shipping costs, which will be added to the invoice.
- 3) Prices quoted are valid for thirty (30) days from the date of this quote.
- 4) Unless otherwise stated, payment will be due within thirty days after invoice.
- 5) The information provided in this quote is provided for budgetary purposes only, and does not constitute an offer to sell or license any Motorola product.

Subtotal	\$85,037.46
Tax	\$7,942.71
Shipping	\$0.00
Total	\$92,980.17

REQUIRED INFORMATION FOR THE PURCHASE ORDER:

- 1) Be a valid Purchase Order / Contract / Notice to Proceed on Company Letterhead (note: Purchase Requisitions cannot be accepted).
- 2) Have a PO Number / Contract Number & Date
- 3) Identify "Motorola Solutions Inc." as the Vendor (Motorola Solutions Inc, 725 S Figueroa St Ste 1855, Los Angeles, CA 90017)
- 4) Have Payment Terms or Contract Number
- 5) Be issued in the Legal Entity's Name
- 6) Include a Bill-To Address with a Contact Name and Phone Number
- 7) Include a Ship-To Address with a Contact Name and Phone Number
- 8) Include an Ultimate Address (only if different than the Ship-To)
- 9) Be Greater than or Equal to the Value of the Order
- 10) Be in a Non-Editable Format
- 11) Identify Tax Exemption Status (where applicable)
- 12) Include a Signature (as Required)
- 13) Email PO to "christine.toth@bearcom.com" to submit order

Attachment 2

**Sole Source Vendor Letter from Motorola
Solutions**



MOTOROLA SOLUTIONS

Motorola Solutions, Inc.
725 South Figueroa Ave. #1855
Los Angeles, CA 90017
USA

March 9, 2020

**Sgt. Jorge Huerta
Police Department
14403 East Pacific Ave.
Baldwin Park, CA 91706**

Re: Motorola Solutions Sole Source – ASTRO25 APX Radio Equipment

Dear Sgt. Huerta,

Motorola Solutions, Inc. ("Motorola") is the market leader in radio communications systems and products for the U.S. Government and Public Safety market and is pleased to have the City of Baldwin Park CA as a valued customer. The ASTRO25 radio subscribers we design and manufacture contain proprietary hardware and software components which are not commercially available except through Motorola and its channel partners.

The Motorola Radio Equipment and Options that will be purchased by the City of Baldwin Park can be used on their existing Motorola Two-Way Radio System and the ASTRO P25 Trunked System that ICI Member Agencies currently operate. These Radios will operate on P25 Trunked equipment that has proprietary features operating on Motorola Solutions Core equipment located at Glendale Master Site.

Furthermore, authorized warranty, maintenance and support services for Motorola systems and hardware and software products are provided by Motorola and its network of authorized and trained service providers. Motorola maintains a parts and accessories inventory sufficient to support its warranty, maintenance and support services obligations. These parts and accessories are manufactured either by Motorola or for Motorola subject to Motorola's specifications and other requirements.

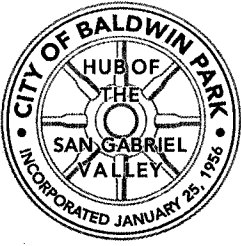
If you have any questions regarding our Radio Equipment, please contact Michael Bravo at (951) 277-2125.

Sincerely,

Motorola Solutions, Inc.



**Michael Bravo
Area Sales Manager**

STAFF REPORT

TO: Honorable Chair and Board Members of the Successor Agency
to the Dissolved Community Development Commission of the
City of Baldwin Park

FROM: Rose Tam, Director of Finance 

DATE: March 18, 2020

SUBJECT: Treasurer's Report – January 2020

SUMMARY

Attached is the Treasurer's Report for the month of January 2020. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDATION

Staff recommends that the Board receive and file the Treasurer's Report for January 2020.

FISCAL IMPACT

None

BACKGROUND

City of Baldwin Park Investment Policy requires the Treasurer's Report be submitted to the Mayor and City Council on a monthly basis.

LEGAL REVIEW

Not Applicable

ATTACHMENT

1. Exhibit "A", Treasurer's Report

Handwritten initials, possibly "RB", enclosed in a circle.

Attachment 1
Exhibit "A", Treasurer's Report

CITY OF BALDWIN PARK
TREASURER'S REPORT
1/31/2020

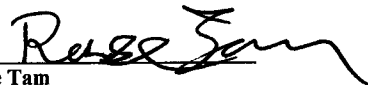
INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
State of California Local Agency Investment Fund (LAIF)							
City-Including General Fund & all other Special Revenue Funds	1.97%	Varies	Varies	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68
Housing Authority	1.97%	Varies	Varies	13,906.68	13,906.68	13,906.68	13,906.68
				<u>29,324,107.36</u>	<u>29,324,107.36</u>	<u>29,324,107.36</u>	<u>29,324,107.36</u>
Certificate of Deposit							
Citibank National Association (Mutual Securities)	2.65%	1/25/2019	1/25/2021	250,000.00	250,000.00	250,000.00	252,487.50
Morgan Stanley Bank N A Utah (Cantella)	2.64%	4/19/2018	4/20/2020	250,000.00	250,000.00	250,000.00	250,607.50
Barclays Bank Del (Cantella)	3.05%	12/19/2018	12/21/2020	250,000.00	250,000.00	250,000.00	253,137.50
				<u>750,000.00</u>	<u>750,000.00</u>	<u>750,000.00</u>	<u>756,232.50</u>
Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	6,695,007.50	6,695,007.50	6,695,007.50	6,695,007.50
Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	116,898.57	116,898.57	116,898.57	116,898.57
				<u>6,811,906.07</u>	<u>6,811,906.07</u>	<u>6,811,906.07</u>	<u>6,811,906.07</u>
Total Investments						\$ 36,886,013.43	
Cash with Bank of the West							
City Checking						4,982,997.24	
Money Market Plus						133,335.35	
City Miscellaneous Cash						92,642.01	
Successor Agency						2,511,887.86	
Housing Authority						208,187.73	
Financing Authority						11,700.00	
Total Cash with Bank of the West						7,940,750.19	
Investment Brokerage Capita Reserves (Dividend Option Cash)						7,222.33	
Total Cash and Investments						\$ 44,833,985.95	

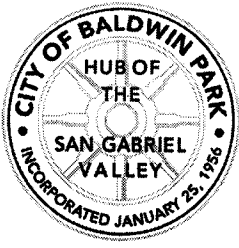
* In accordance with AB X126, the Community Development Commission is dissolved effective January 31, 2012. The successor agency name is "The City of Baldwin Park as Successor Agency to the Community Development Schedule of Cash and Investments includes city-wide assets as included in the Comprehensive Annual Financial Report.

* There was 2 investments that matured in January 2020. No purchase transactions were made for the month of January 2020 and several deposits/withdrawals were made through the Local Agency Investment Fund.

In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:


Rose Tam
Director of Finance

STAFF REPORT

TO: Honorable Chair and Board Members of the Successor Agency to the Dissolved Community Development Commission of The City of Baldwin Park

FROM: Rose Tam, Director of Finance *R* *my*

DATE: March 18, 2020

SUBJECT: Successor Agency To The Dissolved Community Development Commission of The City of Baldwin Park Warrants and Demands

SUMMARY

Attached is the Warrants and Demands Register for the Successor Agency to the Dissolved Community Development Commission of the City of Baldwin Park to be ratified by the City Council.

RECOMMENDATION

Staff recommends that the Board ratify the attached Warrants and Demands Register.

FISCAL IMPACT

The total of the attached Warrants Register for Successor Agency of the City of Baldwin Park is \$7,192.02.

BACKGROUND

The attached Claims and Demands report format meets the required information as set out in the California Government Code. Staff has reviewed the requests for expenditures for the appropriate budgetary approval and for the authorization from the department head or its designee. Pursuant to Section 37208 of the California Government Code, the Chief Executive Officer or his/her designee does hereby certify to the accuracy of the demands hereinafter referred. Payments released since the previous meeting and the following is a summary of the payment released:

1. The August 22 to March 9, 2020, Successor Agency Warrant with check number 13547 to 13551 in the total amount of \$7,192.02 was made on behalf of Successor Agency of the City of Baldwin Park constituting of claim and demand against the Successor Agency of the City of Baldwin Park, are herewith presented to the City Council as required by law, and hereby ratified.

LEGAL REVIEW

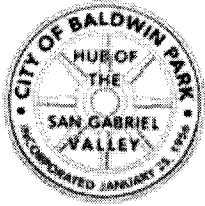
Not Applicable

ATTACHMENT

1. Check Register

Attachment 1

Check Register



City of Baldwin Park, CA

Check Register

By (None)

Payment Dates 08/22/2019 - 03/09/2020

Payment Number	Payment Date	Vendor Name	Description (Item)	Account Number	Amount
13547	12/04/2019	HARRELL & CO ADVISORS, LLC	PREP FY 17/2018 ANNUAL DE	838-00-000-51101-14900	2,250.00
13548	12/04/2019	HDL, COREN & CONE	CONTRACT SERVICES PROPER	838-00-000-51100-14900	792.89
13549	12/04/2019	SHI INTERNATIONAL CORP	WINDOWS SERVER UPGRADE	890-10-140-58110-11509	1,089.13
13550	01/28/2020	HONG TAM	ANNUAL CONFERENCE 5/17-5	806-20-210-53200-14470	210.00
13551	02/12/2020	CALIFORNIA CONSULTING, IN	GRANT WRITING SERVICES - D	890-40-405-51100-00000	1,100.00
13551	02/12/2020	CALIFORNIA CONSULTING, IN	GRANT WRITING SERV - JAN 2	890-40-405-51100-00000	1,750.00
Grand Total:					<u>7,192.02</u>

Report Summary**Fund Summary**

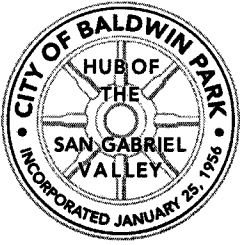
Fund	Payment Amount
806 - SIERRA VISTA CAPITAL PRJ	210.00
838 - BP MERGED 2017 REFINANCE	3,042.89
890 - LOW-MOD INCOME HOUSING	3,939.13
Grand Total:	7,192.02

Account Summary

Account Number	Account Name	Payment Amount
806-20-210-53200-14470	EDUCATION & TRAINING	210.00
838-00-000-51100-14900	CONSULTANT SERVICES	792.89
838-00-000-51101-14900	PROFESSIONAL SERVICE	2,250.00
890-10-140-58110-11509	EQUIPMENT PURCHASE	1,089.13
890-40-405-51100-00000	CONSULTANT SERVICES	2,850.00
Grand Total:		7,192.02

Project Account Summary

Project Account Key	Payment Amount
None	7,192.02
Grand Total:	7,192.02

STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Shannon Yauchzee, Chief Executive Officer
Laura Thomas, Human Resources/Risk Manager

DATE: March 18, 2020

SUBJECT: Introduce Ordinance No. 1452 as a First Reading to Amend Section 33.05 of the City of Baldwin Park Municipal Code to include an Assistant Chief of Police Position to the List of Manager Positions identified in Subsection {B2}

SUMMARY

Upon City Council approval, Section 33.05 entitled "Unclassified Service Employees" of the City of Baldwin Park Municipal Code, also referred to as the City of Baldwin Park Code of Ordinances, will be amended to include an Assistant Chief of Police position to the list of Manager positions identified in subsection {B2}. This approval will allow for future discussion and review of an anticipated organizational restructuring of the City of Baldwin Park Police Department by City Council.

RECOMMENDATION

Staff recommends that the City Council:

- 1) Approve the First Reading of Ordinance No. 1452 to amend Section 33.05 subsection {B2} of the City of Baldwin Park Municipal Code.

FISCAL IMPACT

There is no fiscal impact to the City. A proposed reorganization will be presented at a future date.

BACKGROUND

An ordinance approving the unclassified status of the Assistant Chief of Police position will set the stage for future discussion about the Police Department's proposed reorganization. Upon approval of the ordinance, a summary of responsibilities in the form of a job specification for this position along with a proposed restructuring of the Police Department will be presented before Council for review at a future date.

The Assistant Chief of Police position, if approved, will become a vital part of the re-organization of the Police Department. Essentially, the creation of this management position will mark the beginning of major steps towards achieving significant cost savings and efficiencies in the Department. Meet and confer meetings have already been held with the Police Management Employee's Association (PMEA) to discuss the reorganization plan. Moreover, the Police Officers Association (POA) has been notified and invited to comment and discuss the impact of anticipated changes within the Baldwin Park Police Department.

LEGAL REVIEW

This report has been reviewed and approved by the City Attorney as to legal form and content.

ALTERNATIVES

The City Council may provide alternative direction.

ATTACHMENTS

1. Ordinance No. 1452 Amending Section 33.05 of the City of Baldwin Park Municipal Code.
2. Copy of Section 33.05 of the Baldwin Park Municipal Code.

Attachment 1

**Ordinance No. 1452 Amending Section 33.05
of the City of Baldwin Park Municipal Code**

ORDINANCE NO. 1452

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BALDWIN PARK, CALIFORNIA, TO AMEND THE BALDWIN PARK MUNICIPAL CODE SECTIONS 33.05 OF THE CITY OF BALDWIN PARK MUNICIPAL CODE TO INCLUDE AN ASSISTANT CHIEF OF POLICE POSITION TO THE LIST OF MANAGER POSITIONS IDENTIFIED IN SUBSECTION {B2}

WHEREAS, the City of Baldwin Park adopted Ordinance No. 1452 adding an Assistant Chief of Police position to the list of Manger positions in Section 33.05 subsection {B2}; and

WHEREAS, the creation of an Assistant Chief of Police position will pave the way for future discussions about the proposed reorganization of the Police Department; and

WHEREAS, Ordinance No. 1452 will mark the beginning of major steps towards significant cost savings and efficiencies in the Police Department.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BALDWIN PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Ordinance No. 1452 entitled "An Ordinance Of The City Council Of The City Of Baldwin Park, California, To Amend The Baldwin Park Municipal Code Sections 33.05 Of The City Of Baldwin Park Municipal Code To Include An Assistant Chief Of Police Position To The List Of Manager Positions Identified In Subsection {B2}"

SECTION 2. Baldwin Park Municipal Code Sections 33.05 Subsection {B2} will include the new position of Assistant Chief of Police to the list of Managers.

SECTION 3. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final reading and adoption.

First read at a regular meeting of the City Council of the City of Baldwin Park held on the 18th day of March, 2020, and adopted and ordered published at a regular meeting of said Council on the _____, 2020.

PASSED, APPROVED, AND ADOPTED this _____, 2020.

MANUEL LOZANO
MAYOR

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK

} SS:

I, JEAN M. AYALA, City Clerk of the City of Baldwin Park, do hereby certify that the foregoing Ordinance was introduced and placed upon its first reading at a regular meeting of the City Council on March 18, 2020. Thereafter, said **Ordinance No. 1452** was duly approved and adopted at a regular meeting of the City Council on _____, 2020 by the following vote to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

JEAN M. AYALA
CITY CLERK



Attachment 2

**Copy of Section 33.05 of the Baldwin Park
Municipal Code**

2

Attachment 2

**Copy of Section 33.05 of the Baldwin Park
Municipal Code**

§ 33.05 UNCLASSIFIED SERVICE EMPLOYEES.

The persons now, or hereafter, holding any of the following positions shall be deemed to be included within the unclassified service of the city. Unclassified service employees shall not be subject to the provisions of this chapter with reference to the city's personnel system; nor shall the unclassified service employees be subject to, or governed by, the provisions of the city's personnel rules and regulations. Appointments to, and dismissals from, positions in the unclassified service shall be governed, exclusively, by the provisions of §§ 33.02 through 33.07.

(A) *City Council appointees.* Persons holding any of the positions enumerated in this division shall be "at-will" employees, appointed by, and serve at the pleasure of, the City Council:

- (1) Any person employed by the city as an independent contractor for the purpose of performing a specific function or service;
- (2) The Chief Executive Officer (sometimes referred to in this code as the City Manager);
- (3) The City Attorney;
- (4) Department heads;
- (5) Personnel/Risk Manager; or
- (6) Assistant Chief Executive Officer.

(B) *Department head and manager positions.* The following positions constitute the department head and manager positions of the city:

- (1) Department head positions:
 - (a) Chief of Police;
 - (b) Director of Community Development;
 - (c) Director of Finance;
 - (d) Director of Public Works;
 - (e) Director of Recreation and Community Services;
 - (f) Personnel/Risk Manager
- (2) Manager positions:
 - (a) Accounting Manager;
 - (b) Assistant Public Works Director;
 - (c) Assistant Police Chief
 - (d) Chief Deputy City Clerk;
 - (e) City Planner;
 - (f) Housing Authority Manager;
 - (g) Personnel/Risk Manager;
 - (h) Redevelopment Manager.

(C) *Chief Executive Officer appointees.* Persons holding any of the following positions shall be "at-will" employees, appointed by, and serve at the pleasure of the Chief Executive Officer:

- (1) All part-time employees;
- (2) All temporary employees;
- (3) Any position which is funded, in whole or in part, by a state or federal grant; and
- (4) Manager positions other than Personnel/ Risk Manager.

('83 Code, § 2.56.050) (Ord. 845, passed - - 82; Am. Ord. 1021, passed - - 89; Am. Ord. 1046, passed - - 91; Am. Ord. 1225, passed 2-18-04; Am. Ord. 1226, passed 3-3-04; Am. Ord. 1258, passed 2-2-05; Am. Ord. 1259, passed 6-15-05)

§ 33.06 SALARIES.

Salaries and fringe benefits for each position referred to in §§ 33.02 through 33.07 shall be established by the City Council.

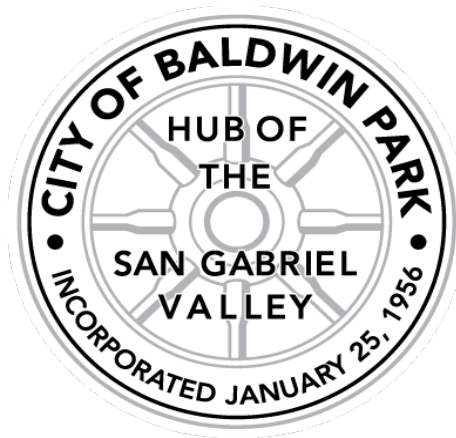
('83 Code, § 2.56.060)

§ 33.07 NEW POSITIONS.

AGENDA
BALDWIN PARK
FINANCE AUTHORITY

MARCH 18, 2019
7:00 PM

REGULAR MEETING
COUNCIL CHAMBER
14403 E. PACIFIC AVENUE
BALDWIN PARK, CA 91706
(626) 960-4011



Manuel Lozano	-	Chair
Paul C. Hernandez	-	Vice Chair
Alejandra Avila	-	Board Member
Monica Garcia	-	Board Member
Ricardo Pacheco	-	Board Member

*PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROCESS
POR FAVOR DE APAGAR SUS TELEFONOS CELULARES Y BEEPERS DURANTE LA JUNTA*

PUBLIC COMMENTS

*The public is encouraged to address the Housing Authority on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Board, you may do so during the **PUBLIC COMMUNICATIONS** period noted on the agenda. Each person is allowed three (3) minutes speaking time. A Spanish speaking interpreter is available for your convenience.*

COMENTARIOS DEL PUBLICO

*Se invita al público a dirigirse a la Agencia nombrada en esta agenda, para hablar sobre cualquier asunto publicado en la agenda o cualquier tema que esté bajo su jurisdicción. Si usted desea la oportunidad de dirigirse a la Agencia, podrá hacerlo durante el período de **Comentarios del Público (Public Communications)** anunciado en la agenda. A cada persona se le permite hablar por tres (3) minutos. Hay un intérprete para su conveniencia.*

Any written public record relating to an agenda item for an open session of a regular meeting of the Finance Authority that is distributed to the Finance Authority less than 72 hours prior to that meeting will be available for public inspection at City Hall in the City Clerk's office at 14403 E. Pacific Avenue, 3rd Floor during normal business hours (Monday - Thursday, 7:30 a.m. - 6:00 p.m.)

**FINANCE AUTHORITY
REGULAR MEETING – 7:00 PM**

CALL TO ORDER

ROLL CALL

**Board Members: Alejandra Avila, Monica Garcia, Ricardo Pacheco
Vice Chair Paul C. Hernandez and Chair Manuel Lozano**

PUBLIC COMMUNICATIONS

Three (3) minute speaking time limit
Tres (3) minutos será el límite para hablar

THIS IS THE TIME SET ASIDE TO ADDRESS THE COMMISSION

No action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2]

ESTE ES EL PERIODO DESIGNADO PARA DIRIGIRSE AL COMISIÓN

No se podrá tomar acción en algún asunto a menos que sea incluido en la agenda, o a menos que exista alguna emergencia o circunstancia especial. El cuerpo legislativo y su personal podrán: 1) Responder brevemente a declaraciones o preguntas hechas por personas; o 2) Dirigir personal a investigar y/o fijar asuntos para tomar en consideración en juntas proximas. [Codigo de Gobierno §54954.2]

CONSENT CALENDAR

1. Treasurer's Report – January 2020

Staff recommends that the Board receive and file the Treasurer's Report for January 2020.

ADJOURNMENT

CERTIFICATION

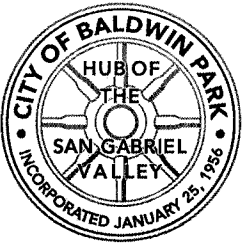
I, Lourdes Morales, Chief Deputy Secretary of the Finance Authority hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 12th day of March, 2020.



Lourdes Morales,
Chief Deputy City Clerk

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area or at the Los Angeles County Public Library in the City of Baldwin Park. For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or via e-mail at lmorales@baldwinpark.com.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)

STAFF REPORT

TO: Honorable Chair and Board Members of the Financing Authority

FROM: Rose Tam, Director of Finance *(Signature)*

DATE: March 18, 2020

SUBJECT: Treasurer's Report – January 2020

SUMMARY

Attached is the Treasurer's Report for the month of January 2020. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDATION

Staff recommends that the Board receive and file the Treasurer's Report for January 2020

FISCAL IMPACT

None

BACKGROUND

City of Baldwin Park Investment Policy requires the Treasurer's Report be submitted to the Mayor and City Council on a monthly basis.

LEGAL REVIEW

Not Applicable

ATTACHMENT

1. Exhibit "A", Treasurer's Report

Attachment 1
Exhibit "A", Treasurer's Report

CITY OF BALDWIN PARK
TREASURER'S REPORT
1/31/2020

INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
<u>State of California Local Agency Investment Fund (LAIF)</u>							
City-Including General Fund & all other Special Revenue Funds	1.97%	Varies	Varies	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68
Housing Authority	1.97%	Varies	Varies	13,906.68	13,906.68	13,906.68	13,906.68
				29,324,107.36	29,324,107.36	29,324,107.36	29,324,107.36
<u>Certificate of Deposit</u>							
Citibank National Association (Mutual Securities)	2.65%	1/25/2019	1/25/2021	250,000.00	250,000.00	250,000.00	252,487.50
Morgan Stanley Bank N A Utah (Cantella)	2.64%	4/19/2018	4/20/2020	250,000.00	250,000.00	250,000.00	250,607.50
Barclays Bank Del (Cantella)	3.05%	12/19/2018	12/21/2020	250,000.00	250,000.00	250,000.00	253,137.50
				750,000.00	750,000.00	750,000.00	756,232.50
Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	6,695,007.50	6,695,007.50	6,695,007.50	6,695,007.50
Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	116,898.57	116,898.57	116,898.57	116,898.57
				6,811,906.07	6,811,906.07	6,811,906.07	6,811,906.07
Total Investments						\$ 36,886,013.43	
<u>Cash with Bank of the West</u>							
City Checking						4,982,997.24	
Money Market Plus						133,335.35	
City Miscellaneous Cash						92,642.01	
Successor Agency						2,511,887.86	
Housing Authority						208,187.73	
Financing Authority						11,700.00	
Total Cash with Bank of the West						7,940,750.19	
Investment Brokerage Capital Reserves (Dividend Option Cash)						7,222.33	
Total Cash and Investments						\$ 44,833,986.95	

* In accordance with AB X126, the Community Development Commission is dissolved effective January 31, 2012. The successor agency name is "The City of Baldwin Park as Successor Agency to the Community Development Schedule of Cash and Investments includes city-wide assets as included in the Comprehensive Annual Financial Report.

* There was 2 investments that matured in January 2020. No purchase transactions were made for the month of January 2020 and several deposits/withdrawals were made through the Local Agency Investment Fund.

In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

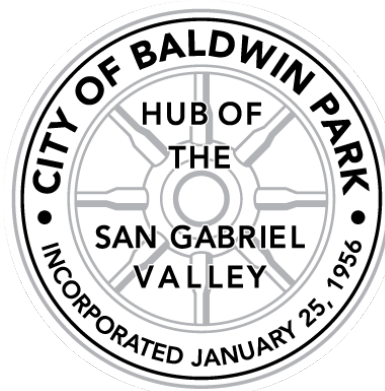
Approved by:


Rose Tam
Director of Finance

AGENDA
BALDWIN PARK
HOUSING AUTHORITY

MARCH 18, 2020
7:00 PM

REGULAR MEETING
COUNCIL CHAMBER
14403 E. PACIFIC AVENUE
BALDWIN PARK, CA 91706
(626) 960-4011



Manuel Lozano	-	Chair
Paul C. Hernandez	-	Vice Chair
Alejandra Avila	-	Board Member
Monica Garcia	-	Board Member
Ricardo Pacheco	-	Board Member

PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROCESS
POR FAVOR DE APAGAR SUS TELEFONOS CELULARES Y BEEPERS DURANTE LA JUNTA

PUBLIC COMMENTS

*The public is encouraged to address the Housing Authority on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Board, you may do so during the **PUBLIC COMMUNICATIONS** period noted on the agenda. Each person is allowed three (3) minutes speaking time. A Spanish speaking interpreter is available for your convenience.*

COMENTARIOS DEL PUBLICO

*Se invita al público a dirigirse a la Agencia nombrada en esta agenda, para hablar sobre cualquier asunto publicado en la agenda o cualquier tema que esté bajo su jurisdicción. Si usted desea la oportunidad de dirigirse a la Agencia, podrá hacerlo durante el período de **Comentarios del Público (Public Communications)** anunciado en la agenda. A cada persona se le permite hablar por tres (3) minutos. Hay un intérprete para su conveniencia.*

Any written public record relating to an agenda item for an open session of a regular meeting of the Housing Authority that is distributed to the Housing Authority less than 72 hours prior to that meeting will be available for public inspection at City Hall in the City Clerk's office at 14403 E. Pacific Avenue, 3rd Floor during normal business hours (Monday - Thursday, 7:30 a.m. - 6:00 p.m.)

**HOUSING AUTHORITY
REGULAR MEETING – 7:00 PM**

CALL TO ORDER

ROLL CALL

**Board Members: Alejandra Avila, Monica Garcia, Ricardo Pacheco
Vice Chair Paul C. Hernandez and Chair Manuel Lozano**

PUBLIC COMMUNICATIONS

Three (3) minute speaking time limit
Tres (3) minutos será el limite para hablar

THIS IS THE TIME SET ASIDE TO ADDRESS THE COMMISSION

No action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2]

ESTE ES EL PERIODO DESIGNADO PARA DIRIGIRSE AL COMISIÓN

No se podra tomar acción en algún asunto a menos que sea incluido en la agenda, o a menos que exista alguna emergencia o circunstancia especial. El cuerpo legislativo y su personal podran: 1) Responder brevemente a declaraciones o preguntas hechas por personas; o 2) Dirigir personal a investigar y/o fijar asuntos para tomar en consideración en juntas proximas. [Codigo de Gobierno §54954.2]

CONSENT CALENDAR

1. Treasurer's Report – January 2020

Staff recommends that the Board receive and file the Treasurer's Report for January 2020.

2. Baldwin Park Housing Authority's Warrants and Demands

Staff recommends that the Board ratify the attached Warrants and Demands Register.

ADJOURNMENT

CERTIFICATION

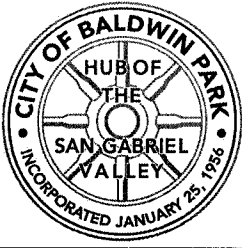
I, Lourdes Morales, Chief Deputy Secretary of the Housing Authority hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 12th day of March, 2020.



Lourdes Morales,
Chief Deputy City Clerk

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area or at the Los Angeles County Public Library in the City of Baldwin Park. For further information regarding agenda items, please contact the office of the City Clerk at (626) 960-4011 ext. 466 or via e-mail at lmorales@baldwinpark.com.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)

STAFF REPORT

TO: Honorable Chair and Board Members of the Housing Authority
FROM: Rose Tam, Director of Finance (R) my
DATE: March 18, 2020
SUBJECT: Treasurer's Report – January 2020

SUMMARY

Attached is the Treasurer's Report for the month of January 2020. The Treasurer's Report lists all cash for the City which includes the Baldwin Park Financing Authority, the Housing Authority, and the Successor Agency to the Community Development Commission (CDC). All investments are in compliance with the City's Investment Policy and the California Government Code.

RECOMMENDATION

Staff recommends that the Board receive and file the Treasurer's Report for January 2020.

FISCAL IMPACT

None

BACKGROUND

City of Baldwin Park Investment Policy requires the Treasurer's Report be submitted to the Mayor and City Council on a monthly basis.

LEGAL REVIEW

Not Applicable

ATTACHMENT

1. Exhibit "A", Treasurer's Report

Attachment 1
Exhibit "A", Treasurer's Report

CITY OF BALDWIN PARK
TREASURER'S REPORT
1/31/2020

INVESTMENT DESCRIPTION	INTEREST RATE	PURCHASE DATE	MATURITY DATE	PAR VALUE	CURRENT PRINCIPAL	BOOK VALUE	ESTIMATED MARKET VALUE
<u>State of California Local Agency Investment Fund (LAIF)</u>							
City-Including General Fund & all other Special Revenue Funds	1.97%	Varies	Varies	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68	\$ 29,310,200.68
Housing Authority	1.97%	Varies	Varies	13,906.68	13,906.68	13,906.68	13,906.68
				<u>29,324,107.36</u>	<u>29,324,107.36</u>	<u>29,324,107.36</u>	<u>29,324,107.36</u>
<u>Certificate of Deposit</u>							
Citibank National Association (Mutual Securities)	2.65%	1/25/2019	1/25/2021	250,000.00	250,000.00	250,000.00	252,487.50
Morgan Stanley Bank N A Utah (Cantella)	2.64%	4/19/2018	4/20/2020	250,000.00	250,000.00	250,000.00	250,607.50
Barclays Bank Del (Cantella)	3.05%	12/19/2018	12/21/2020	250,000.00	250,000.00	250,000.00	253,137.50
				<u>750,000.00</u>	<u>750,000.00</u>	<u>750,000.00</u>	<u>756,232.50</u>
Fiscal Agent Funds (Trust/Debt Service Fund)	Varies	Varies	Varies	6,695,007.50	6,695,007.50	6,695,007.50	6,695,007.50
Fiscal Agent Funds - Successor Agency (Trust/Debt Service Fund)	Varies	Varies	Varies	116,898.57	116,898.57	116,898.57	116,898.57
				<u>6,811,906.07</u>	<u>6,811,906.07</u>	<u>6,811,906.07</u>	<u>6,811,906.07</u>
<u>Total Investments</u>							
					\$	36,886,013.43	
<u>Cash with Bank of the West</u>							
City Checking						4,982,997.24	
Money Market Plus						133,335.35	
City Miscellaneous Cash						92,642.01	
Successor Agency						2,511,887.86	
Housing Authority						208,187.73	
Financing Authority						11,700.00	
						<u>7,940,750.19</u>	
<u>Total Cash with Bank of the West</u>							
						7,940,750.19	
<u>Investment Brokerage Capita Reserves (Dividend Option Cash)</u>							
						7,222.33	
<u>Total Cash and Investments</u>							
					\$	<u>44,833,986.95</u>	

* In accordance with AB X126, the Community Development Commission is dissolved effective January 31, 2012. The successor agency name is "The City of Baldwin Park as Successor Agency to the Community Development Schedule of Cash and Investments includes city-wide assets as included in the Comprehensive Annual Financial Report.

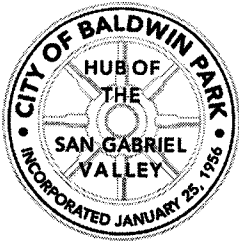
* There was 2 investments that matured in January 2020. No purchase transactions were made for the month of January 2020 and several deposits/withdrawals were made through the Local Agency Investment Fund.

In compliance with the California Government Code Section 53646 et seq., I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months that all investments are in compliance to the City's Statement of Investment Policy.

Approved by:


Rose Tam
Director of Finance

STAFF REPORT



TO: Honorable Chair and Board Members of the Housing Authority
FROM: Rose Tam, Director of Finance 
DATE: March 18, 2020
SUBJECT: Baldwin Park Housing Authority's Warrants and Demands

SUMMARY

Attached are the Warrants and Demands Registers for the City of Baldwin Park Housing Authority to be ratified by the Board.

RECOMMENDATION

Staff recommends that the Board ratify the attached Warrants and Demands Register.

FISCAL IMPACT

The total of the Warrants and Demands for Housing Authority is \$1,727,912.18.

BACKGROUND

The attached Claims and Demands report format meets the required information as set out in the California Government Code. Staff has reviewed the requests for expenditures for the appropriate budgetary approval and for the authorization from the department head or its designee. Pursuant to Section 37208 of the California Government Code, the Chief Executive Officer or his/her designee does hereby certify to the accuracy of the demands hereinafter referred. Payments released since the previous meeting and the following is a summary of the payment released:

1. The November 22 to March 9, 2020 Warrant check numbers from 72267 through 72301 in the amount of \$18,653.96 and Automated Clearing House (ACH) in the amount of \$1,709,258.22 were made on behalf of City of Baldwin Park Housing Authority constituting of claims and demands, are herewith presented to the Board as required by law, and hereby ratified.

LEGAL REVIEW

Not Applicable

ATTACHMENT

1. Happy Check Register
2. Happy Check Register ACH

Attachment 1
Happy Check Register

Check Register Report

3/5/2020

Date Range: 11/22/2019...03/09/2020
 VMS Date Range: ...
 Program: 1-Housing Choice Voucher
 Payment Type:
 Check Numbers: ...
 Direct Deposit: Exclude Direct Deposit
 Check Cleared: All
 Port Status: Omit Port Ins
 Zero HAPs: Include Zero HAPs
 Voided Payments: Omit Voided Payments
 Held Checks: Exclude Held Checks

Grouped by: Program and Increment
 Sorted by: Check Number

Housing Choice Voucher

✓ Check Number	Check Date	VMS Date	Payee Name	DD	Amount
* ☐ 72267	12/03/2019	12/01/2019	Bertha Cedillo	☐	\$72.00
☐ 72268	12/03/2019	12/01/2019	Vanessa G Ross	☐	\$22.00
☐ 72269	12/03/2019	12/01/2019	Jacqueline Chaves	☐	\$32.00
☐ 72270	12/03/2019	12/01/2019	Adriana Romo	☐	\$68.00
☐ 72271	12/03/2019	12/01/2019	Nora M. Aguila	☐	\$24.00
☐ 72272	12/03/2019	12/01/2019	Annie L Henderson	☐	\$17.00
☐ 72273	12/03/2019	12/01/2019	PI Properties No. 94 LLC	☐	\$1452.00
☐ 72274	12/03/2019	12/01/2019	City of Carlsbad	☐	\$751.74
☐ 72275	01/01/2020	01/01/2020	PI Properties No. 94 LLC	☐	\$1452.00
☐ 72276	01/01/2020	01/01/2020	City of Carlsbad	☐	\$711.00
☐ 72277	01/14/2020	01/01/2020	Bertha Cedillo	☐	\$72.00
☐ 72278	01/14/2020	01/01/2020	Vanessa G Ross	☐	\$22.00
☐ 72279	01/14/2020	01/01/2020	Jacqueline Chaves	☐	\$32.00
☐ 72280	01/14/2020	01/01/2020	Nora M. Aguila	☐	\$24.00
☐ 72281	01/14/2020	01/01/2020	Annie L Henderson	☐	\$17.00
☐ 72282	01/14/2020	01/01/2020	PI Properties No. 94 LLC	☐	\$24.00
☐ 72283	01/14/2020	01/01/2020	City of Carlsbad	☐	\$40.74
☐ 72284	01/14/2020	11/01/2019	Cameron Park Community Partners,	☐	\$3102.00
☐ 72285	01/14/2020	12/12/2019	Bharat B. Garg, Darshana Garg and	☐	\$1405.00
☐ 72286	01/14/2020	11/22/2019	Chuen Lau	☐	\$3153.00
☐ 72287	02/01/2020	02/01/2020	Bertha Cedillo	☐	\$72.00
☐ 72288	02/01/2020	02/01/2020	Vanessa G Ross	☐	\$22.00
☐ 72289	02/01/2020	02/01/2020	Jacqueline Chaves	☐	\$32.00
☐ 72290	02/01/2020	02/01/2020	Nora M. Aguila	☐	\$24.00
☐ 72291	02/01/2020	02/01/2020	Annie L Henderson	☐	\$17.00
☐ 72292	02/01/2020	02/01/2020	PI Properties No. 94 LLC	☐	\$1476.00
☐ 72293	02/01/2020	02/01/2020	City of Carlsbad	☐	\$751.74
☐ 72294	02/01/2020	02/01/2020	Chuen Lau	☐	\$1371.00
☐ 72295	03/01/2020	03/01/2020	Bertha Cedillo	☐	\$72.00
☐ 72296	03/01/2020	03/01/2020	Vanessa G Ross	☐	\$22.00
☐ 72297	03/01/2020	03/01/2020	Jacqueline Chaves	☐	\$32.00
☐ 72298	03/01/2020	03/01/2020	Nora M. Aguila	☐	\$24.00

☐ 72299	03/01/2020	03/01/2020	Annie L Henderson	☐	\$17.00
☐ 72300	03/01/2020	03/01/2020	PI Properties No. 94 LLC	☐	\$1476.00
☐ 72301	03/01/2020	03/01/2020	City of Carlsbad	☐	\$751.74

Housing Choice Voucher

Total	\$18,653.96
Average	\$433.81
Unit Count	15
Average Weighted by Unit Count	\$1,117.93
Hard to House Count	2

Attachment 1
Happy Check Register ACH

Check Register Report

3/5/2020

Date Range: 11/22/2019...03/09/2020
 VMS Date Range: ...
 Program: 1-Housing Choice Voucher
 Payment Type:
 Check Numbers: ...
 Direct Deposit: Include Direct Deposit
 Check Cleared: All
 Port Status: Omit Port Ins
 Zero HAPs: Include Zero HAPs
 Voided Payments: Omit Voided Payments
 Held Checks: Exclude Held Checks

Grouped by: Program and Increment
 Sorted by: Check Number

Housing Choice Voucher

✓ Check Number	Check Date	VMS Date	Payee Name	DD	Amount
☐ 21463	12/02/2019	12/01/2019	Y & H Investment, Inc.	☒	\$1518.00
☐ 21464	12/02/2019	12/01/2019	Eunice Property, LLC	☒	\$1050.00
☐ 21465	12/02/2019	12/01/2019	Dimitris Papadopoulos	☒	\$883.00
☐ 21466	12/02/2019	12/01/2019	Wilson Apartment Associates L.P.	☒	\$3388.00
☐ 21467	12/02/2019	12/01/2019	Amy Si On	☒	\$1109.00
☐ 21468	12/02/2019	12/01/2019	Monet Huong Nguyen	☒	\$2071.00
☐ 21469	12/02/2019	12/01/2019	ASCENSION HOLDINGS LLC	☒	\$1019.00
☐ 21470	12/02/2019	12/01/2019	Tom Cinquegrani	☒	\$1075.00
☐ 21471	12/02/2019	12/01/2019	Louis Tong	☒	\$1030.00
☐ 21472	12/02/2019	12/01/2019	Mark T. Fernandez	☒	\$413.00
☐ 21473	12/02/2019	12/01/2019	Melody (Muoi) Dao	☒	\$1270.00
☐ 21474	12/02/2019	12/01/2019	John W. Ruwitch and Anh Lam Truong	☒	\$957.00
☐ 21475	12/02/2019	12/01/2019	Ramiro S. Viramontes Separate	☒	\$337.00
☐ 21476	12/02/2019	12/01/2019	Wei Zhen Su	☒	\$570.00
☐ 21477	12/02/2019	12/01/2019	Mallorca Apartments, LTD	☒	\$1105.00
☐ 21478	12/02/2019	12/01/2019	The Sam Gurfinkel and Renee	☒	\$1352.00
☐ 21479	12/02/2019	12/01/2019	Michael I. or Ling Brooks	☒	\$1120.00
☐ 21480	12/02/2019	12/01/2019	Donna J Falls	☒	\$746.00
☐ 21481	12/02/2019	12/01/2019	Cipriano Salazar Jr.	☒	\$1108.00
☐ 21482	12/02/2019	12/01/2019	Dung Tran	☒	\$501.00
☐ 21483	12/02/2019	12/01/2019	Monrovia 612, LP	☒	\$9619.00
☐ 21484	12/02/2019	12/01/2019	Leslie K Ng	☒	\$895.00
☐ 21485	12/02/2019	12/01/2019	Peter R Nasmyth	☒	\$646.00
☐ 21486	12/02/2019	12/01/2019	Quoc T. Vo	☒	\$1201.00
☐ 21487	12/02/2019	12/01/2019	Orange County Housing Authority	☒	\$1410.70
☐ 21488	12/02/2019	12/01/2019	Lien Diep	☒	\$1223.00
☐ 21489	12/02/2019	12/01/2019	Rosa Lamas-Serratos	☒	\$1033.00
☐ 21490	12/02/2019	12/01/2019	Primrose Villa	☒	\$4200.00
☐ 21491	12/02/2019	12/01/2019	Vinh H. Lai	☒	\$955.00
☐ 21492	12/02/2019	12/01/2019	Malcolm Oso	☒	\$560.00
☐ 21493	12/02/2019	12/01/2019	Dieu-Thuy Nu Ton	☒	\$1832.00
☐ 21494	12/02/2019	12/01/2019	Dajojo, LLC	☒	\$972.00

☐ 21495	12/02/2019	12/01/2019	Maria Luz Rodriguez	☒	\$150.00
☐ 21496	12/02/2019	12/01/2019	Dinghwa Eddy Liu	☒	\$1362.00
☐ 21497	12/02/2019	12/01/2019	Billy Theodorakopoulos	☒	\$1021.00
☐ 21498	12/02/2019	12/01/2019	Wai Keng Tam	☒	\$1044.00
☐ 21499	12/02/2019	12/01/2019	Don Norwood	☒	\$1115.00
☐ 21500	12/02/2019	12/01/2019	Aaron Abdus Shakoor	☒	\$1056.00
☐ 21501	12/02/2019	12/01/2019	Ana Thai	☒	\$929.00
☐ 21502	12/02/2019	12/01/2019	Larry Chow	☒	\$3533.00
☐ 21503	12/02/2019	12/01/2019	Antonio & Aida Rinos	☒	\$1620.00
☐ 21504	12/02/2019	12/01/2019	T & T Asset Holding, LLC	☒	\$2642.00
☐ 21505	12/02/2019	12/01/2019	Michael Alfred Alarcon	☒	\$1328.00
☐ 21506	12/02/2019	12/01/2019	Mousa Boushaaya	☒	\$1050.00
☐ 21507	12/02/2019	12/01/2019	Tuan Viet Ho	☒	\$1855.00
☐ 21508	12/02/2019	12/01/2019	Jun Ye and Ming Feng	☒	\$1524.00
☐ 21509	12/02/2019	12/01/2019	El Monte Housing Partners LP	☒	\$3674.00
☐ 21510	12/02/2019	12/01/2019	Joseph T. Tung	☒	\$1004.00
☐ 21511	12/02/2019	12/01/2019	Alamitas LLC	☒	\$1789.00
☐ 21512	12/02/2019	12/01/2019	Luan Trong Hoang	☒	\$802.00
☐ 21513	12/02/2019	12/01/2019	Andrew & Eva Fogg	☒	\$936.00
☐ 21514	12/02/2019	12/01/2019	Heritage Park Villas LP	☒	\$17608.00
☐ 21515	12/02/2019	12/01/2019	Mohamad Tavakkoli	☒	\$4398.00
☐ 21516	12/02/2019	12/01/2019	Palo Verde Apartments, LP	☒	\$928.00
☐ 21517	12/02/2019	12/01/2019	Ha X Van	☒	\$2175.00
☐ 21518	12/02/2019	12/01/2019	Chen Jackson	☒	\$626.00
☐ 21519	12/02/2019	12/01/2019	Philip Tsui	☒	\$920.00
☐ 21520	12/02/2019	12/01/2019	Paul Yen	☒	\$204.00
☐ 21521	12/02/2019	12/01/2019	Mie Chen	☒	\$2021.00
☐ 21522	12/02/2019	08/09/2019	Becky Binh Nguyet Luu or Eddie Ma	☒	\$2213.00
☐ 21523	12/02/2019	12/01/2019	Thomas Pang	☒	\$1169.00
☐ 21524	12/02/2019	12/01/2019	Tinh Van Le	☒	\$541.00
☐ 21525	12/02/2019	12/01/2019	Ngoc T. Lieu	☒	\$2177.00
☐ 21526	12/02/2019	12/01/2019	Alfred Tai-Kong Ho and Lisa Chen	☒	\$861.00
☐ 21527	12/02/2019	12/01/2019	1015 West Garvey West Covina, LP	☒	\$510.00
☐ 21528	12/02/2019	12/01/2019	Covina 023 Woods 206 LP - Pama	☒	\$1042.00
☐ 21529	12/02/2019	12/01/2019	Doreen Han	☒	\$994.00
☐ 21530	12/02/2019	12/01/2019	Roland Wiekamp	☒	\$1307.00
☐ 21531	12/02/2019	12/01/2019	AMFP IV Atrium LLC c/o Abacus	☒	\$1092.00
☐ 21532	12/02/2019	12/01/2019	Siu Fung Mak	☒	\$2052.00
☐ 21533	12/02/2019	12/01/2019	Baldwin Park Family Housing Limited	☒	\$13241.00
☐ 21534	12/02/2019	12/01/2019	Grace Chiou	☒	\$1317.00
☐ 21535	12/02/2019	12/01/2019	Marina Alvarez	☒	\$1704.00
☐ 21536	12/02/2019	12/01/2019	Sui Man Mak	☒	\$874.00
☐ 21537	12/02/2019	12/01/2019	Henry Wong	☒	\$1686.00
☐ 21538	12/02/2019	12/01/2019	West Covina Senior Villas II, LP	☒	\$578.00
☐ 21539	12/02/2019	12/01/2019	Dung Trung Pham and Tammy Tram	☒	\$347.00
☐ 21540	12/02/2019	12/01/2019	Francisco J. Sanchez and Gloria	☒	\$919.00

☐ 21541	12/02/2019	12/01/2019	JBMW Investment, LLC	☒	\$750.00
☐ 21542	12/02/2019	12/01/2019	John Young	☒	\$909.00
☐ 21543	12/02/2019	12/01/2019	Blessed Rock of El Monte	☒	\$13808.00
☐ 21544	12/02/2019	10/04/2019	Blessed Rock of El Monte	☒	\$2648.00
☐ 21545	12/02/2019	12/01/2019	Vintage West Covina	☒	\$11367.00
☐ 21546	12/02/2019	12/01/2019	Alfonso Contreras	☒	\$21.00
☐ 21547	12/02/2019	12/01/2019	Alta Vista Villas, LP	☒	\$744.00
☐ 21548	12/02/2019	12/01/2019	West Covina Seniors Villas I	☒	\$1290.00
☐ 21549	12/02/2019	12/01/2019	Brookhollow Apartments	☒	\$5613.00
☐ 21550	12/02/2019	12/01/2019	Kimberly U Dao	☒	\$657.00
☐ 21551	12/02/2019	12/01/2019	Alan Wu	☒	\$819.00
☐ 21552	12/02/2019	12/01/2019	Henry Ho	☒	\$672.00
☐ 21553	12/02/2019	12/01/2019	PAMA IV Properties, LP	☒	\$2112.00
☐ 21554	12/02/2019	12/01/2019	Roger Hin Nam Mak	☒	\$7894.00
☐ 21555	12/02/2019	12/01/2019	LAT Investments, LLC	☒	\$3684.00
☐ 21556	12/02/2019	12/01/2019	Xitlalai Sanchez	☒	\$1264.00
☐ 21557	12/02/2019	12/01/2019	Mary L Haynes	☒	\$990.00
☐ 21558	12/02/2019	12/01/2019	Clinett Glazis	☒	\$1225.00
☐ 21559	12/02/2019	12/01/2019	Jim & Nancy Bailey	☒	\$581.00
☐ 21560	12/02/2019	12/01/2019	Kimberly Nguyen	☒	\$729.00
☐ 21561	12/02/2019	12/01/2019	Hilbert Properties II	☒	\$734.00
☐ 21562	12/02/2019	12/01/2019	Joseph M. Kwok	☒	\$2192.00
☐ 21563	12/02/2019	12/01/2019	Mack E Titus	☒	\$566.00
☐ 21564	12/02/2019	12/01/2019	William J Rogers	☒	\$995.00
☐ 21565	12/02/2019	12/01/2019	Alejandra Gutierrez	☒	\$621.00
☐ 21566	12/02/2019	12/01/2019	Sophia Wong	☒	\$1582.00
☐ 21567	12/02/2019	12/01/2019	Lois J Gaston	☒	\$1029.00
☐ 21568	12/02/2019	12/01/2019	Doan & Lily Thi	☒	\$1900.00
☐ 21569	12/02/2019	12/01/2019	Jose Baudelio Delgado	☒	\$918.00
☐ 21570	12/02/2019	12/01/2019	Larry Mimms	☒	\$1067.00
☐ 21571	12/02/2019	12/01/2019	Guillermo Vasquez	☒	\$702.00
☐ 21572	12/02/2019	12/01/2019	Joe Diaz	☒	\$1378.00
☐ 21573	12/02/2019	12/01/2019	Raul Varela Ayala	☒	\$878.00
☐ 21574	12/02/2019	12/01/2019	Fat Law	☒	\$1056.00
☐ 21575	12/02/2019	12/01/2019	Kan Investments LTD, LLC	☒	\$542.00
☐ 21576	12/02/2019	11/01/2019	Dwight Chang	☒	\$2792.00
☐ 21577	12/02/2019	12/01/2019	Man Sze Ma	☒	\$1219.00
☐ 21578	12/02/2019	12/01/2019	Jun Tang	☒	\$1353.00
☐ 21579	12/02/2019	12/01/2019	Thanh M Tang	☒	\$608.00
☐ 21580	12/02/2019	12/01/2019	Lourdes Vela	☒	\$2789.00
☐ 21581	12/02/2019	12/01/2019	Woodside Village Apartments LP	☒	\$7995.00
☐ 21582	12/02/2019	12/01/2019	Robert Lawe	☒	\$873.00
☐ 21583	12/02/2019	12/01/2019	Linda Man	☒	\$924.00
☐ 21584	12/02/2019	12/01/2019	Cynthia Pham	☒	\$758.00
☐ 21585	12/02/2019	12/01/2019	Fanny Chan	☒	\$729.00
☐ 21586	12/02/2019	12/01/2019	Kwan Chiang	☒	\$1072.00

☐ 21587	12/02/2019	12/01/2019	Sergio Molina	☒	\$258.00
☐ 21588	12/02/2019	12/01/2019	Velma Alarcon	☒	\$1172.00
☐ 21589	12/02/2019	12/01/2019	Tanya H Chen	☒	\$916.00
☐ 21590	12/02/2019	12/01/2019	Vijay Gulati	☒	\$2836.00
☐ 21591	12/02/2019	12/01/2019	Joseph H. Garcia	☒	\$2333.00
☐ 21592	12/02/2019	12/01/2019	Xue Fen Xu	☒	\$1234.00
☐ 21593	12/02/2019	12/01/2019	Lark Ellen Village	☒	\$10374.00
☐ 21594	12/02/2019	12/01/2019	Eric C. Otte	☒	\$950.00
☐ 21595	12/02/2019	12/01/2019	Kim Chau	☒	\$837.00
☐ 21596	12/02/2019	12/01/2019	Aurelio and Maria Blanco	☒	\$1020.00
☐ 21597	12/02/2019	12/01/2019	Xuyen Thach Han	☒	\$1669.00
☐ 21598	12/02/2019	12/01/2019	EZ APT LLC	☒	\$1278.00
☐ 21599	12/02/2019	12/01/2019	Lucena A Ewing	☒	\$2552.00
☐ 21600	12/02/2019	12/01/2019	Jocelyn Jae Jhong	☒	\$1656.00
☐ 21601	12/02/2019	12/01/2019	Virginia Carlson	☒	\$1068.00
☐ 21602	12/02/2019	12/01/2019	Emilio De Jesus Cruz	☒	\$967.00
☐ 21603	12/02/2019	12/01/2019	Dinh Thom Tran	☒	\$1617.00
☐ 21604	12/02/2019	12/01/2019	Isabel R Sanchez	☒	\$1037.00
☐ 21605	12/02/2019	12/01/2019	Cienega Garden Apartments	☒	\$3600.00
☐ 21606	12/02/2019	12/01/2019	Therisa L Tyck	☒	\$1056.00
☐ 21607	12/02/2019	12/01/2019	Doreen E. Ewing	☒	\$2190.00
☐ 21608	12/02/2019	12/01/2019	Olive RE Holdings, LLC	☒	\$3499.00
☐ 21609	12/02/2019	12/01/2019	Moller Property Management	☒	\$848.00
☐ 21610	12/02/2019	12/01/2019	Pacific Towers Senior Apartments -	☒	\$5721.00
☐ 21611	12/02/2019	12/01/2019	Paul & Annie W Chau	☒	\$1032.00
☐ 21612	12/02/2019	12/01/2019	LEFA Trust	☒	\$865.00
☐ 21613	12/02/2019	12/01/2019	Gilbert Dominguez	☒	\$3269.00
☐ 21614	12/02/2019	12/01/2019	German Ghibaudo	☒	\$1050.00
☐ 21615	12/02/2019	12/01/2019	Monica Alber	☒	\$906.00
☐ 21616	12/02/2019	12/01/2019	Up Hill Investment Inc.	☒	\$1507.00
☐ 21617	12/02/2019	12/01/2019	Dieu Van Huynh	☒	\$969.00
☐ 21618	12/02/2019	12/01/2019	Badillo Street Senior Apartments, LLC	☒	\$14938.00
☐ 21619	12/02/2019	12/01/2019	Monrovia Heritage Park LP	☒	\$18672.00
☐ 21620	12/02/2019	12/01/2019	James or Barbara Fox	☒	\$970.00
☐ 21621	12/02/2019	12/01/2019	Mayra Ortega	☒	\$889.00
☐ 21622	12/02/2019	12/01/2019	Sel Homes LLC	☒	\$6648.00
☐ 21623	12/02/2019	12/01/2019	Hui Chuan Wang	☒	\$3000.00
☐ 21624	12/02/2019	12/01/2019	725-731 W. Duarte Rd, LLC	☒	\$2499.00
☐ 21625	12/02/2019	12/01/2019	Nhan Nguyen and Amy Tran	☒	\$2108.00
☐ 21626	12/02/2019	12/01/2019	Paul P Simon	☒	\$1050.00
☐ 21627	12/02/2019	12/01/2019	RAMONA BLVD. FAMILY	☒	\$5030.00
☐ 21628	12/02/2019	12/01/2019	Greater San Gabriel Valley Property	☒	\$1814.00
☐ 21629	12/02/2019	12/01/2019	Ronald & Pamela Layne	☒	\$516.00
☐ 21630	12/02/2019	12/01/2019	Annette C Scott	☒	\$1474.00
☐ 21631	12/02/2019	12/01/2019	Denise Van Pham	☒	\$1412.00
☐ 21632	12/02/2019	12/01/2019	1024 Royal Oaks LP dba Whispering	☒	\$11738.00

☐ 21633	12/02/2019	12/01/2019	Derek Sim	☒	\$842.00
☐ 21634	12/02/2019	12/01/2019	Allan M. & Virginia J Chipp and Ralph	☒	\$3362.00
☐ 21635	12/02/2019	12/01/2019	Amparo M Limon	☒	\$664.00
☐ 21636	12/02/2019	12/01/2019	Zi Jian Li	☒	\$1268.00
☐ 21637	12/02/2019	12/01/2019	Minh A Nguyen	☒	\$498.00
☐ 21638	12/02/2019	12/01/2019	Jaime Barcena	☒	\$866.00
☐ 21639	12/02/2019	12/01/2019	Monica D Mao	☒	\$1202.00
☐ 21640	12/02/2019	12/01/2019	LAI MING LEUNG	☒	\$232.00
☐ 21641	12/02/2019	12/01/2019	The Promenade Housing Partners, LP	☒	\$3016.00
☐ 21642	12/02/2019	12/01/2019	Paramjit S Nijjar	☒	\$2918.00
☐ 21643	12/02/2019	12/01/2019	Estate of Rosetta Mix	☒	\$839.00
☐ 21644	12/02/2019	12/01/2019	Rosa Beltran	☒	\$1141.00
☐ 21645	12/02/2019	12/01/2019	John Nguyen	☒	\$650.00
☐ 21646	12/02/2019	12/01/2019	Takis Bogris	☒	\$667.00
☐ 21647	12/02/2019	12/01/2019	Roman Basin	☒	\$453.00
☐ 21648	12/02/2019	12/01/2019	Nomer Lacson	☒	\$987.00
☐ 21649	12/02/2019	12/01/2019	Anna & Simon Choi	☒	\$1285.00
☐ 21650	12/02/2019	12/01/2019	Fenistine Nagengast	☒	\$345.00
☐ 21651	12/02/2019	12/01/2019	Tom Lee	☒	\$647.00
☐ 21652	12/02/2019	12/01/2019	Tanya Hang Chen	☒	\$1103.00
☐ 21653	12/02/2019	12/01/2019	Chung Thi Pham	☒	\$2109.00
☐ 21654	12/02/2019	12/01/2019	Rosie Leon	☒	\$869.00
☐ 21655	12/02/2019	12/01/2019	Roy Lam	☒	\$952.00
☐ 21656	12/02/2019	12/01/2019	Nancy H Shen	☒	\$921.00
☐ 21657	12/02/2019	12/01/2019	Olie S Johnson	☒	\$876.00
☐ 21658	12/02/2019	12/01/2019	Joe Clark	☒	\$1355.00
☐ 21659	12/02/2019	12/01/2019	Richard A DaSylveira	☒	\$778.00
☐ 21660	12/02/2019	12/01/2019	Sara Romo	☒	\$1176.00
☐ 21661	12/02/2019	12/01/2019	Jeff Ma	☒	\$343.00
☐ 21662	12/02/2019	12/01/2019	T & P Property LLC	☒	\$789.00
☐ 21663	12/02/2019	12/01/2019	Singing Wood Senior Housing LP	☒	\$2446.00
☐ 21664	12/02/2019	12/01/2019	Michael H Phuong	☒	\$83.00
☐ 21665	12/02/2019	12/01/2019	Sitara B. Mamdani	☒	\$1456.00
☐ 21666	12/02/2019	12/01/2019	Joseph Pham	☒	\$824.00
☐ 21667	12/02/2019	12/01/2019	Garvey Senior Affordable Partners, LP	☒	\$2607.00
☐ 21668	12/02/2019	12/01/2019	Sylvester Carter	☒	\$1146.00
☐ 21669	12/02/2019	12/01/2019	Fred Lau	☒	\$932.00
☐ 21670	12/04/2019	12/01/2019	Pacific Towers Senior Apartments -	☒	\$724.00
☐ 21671	12/12/2019	12/01/2019	SAE GROUP, LLC	☒	\$889.00
☐ 21673	12/12/2019	10/16/2019	Mohamad Tavakkoli	☒	\$2295.00
☐ 21674	12/12/2019	12/01/2019	Baldwin Park Family Housing Limited	☒	\$280.00
☐ 21675	12/12/2019	11/01/2019	Monrovia Heritage Park LP	☒	\$1954.00
☐ 21676	12/12/2019	11/07/2019	RAMONA BLVD. FAMILY	☒	\$1710.00
☐ 21677	12/12/2019	12/01/2019	1024 Royal Oaks LP dba Whispering	☒	\$234.00
☐ 21678	01/01/2020	01/01/2020	Y & H Investment, Inc.	☒	\$1583.00
☐ 21679	01/01/2020	01/01/2020	Eunice Property, LLC	☒	\$1050.00

☐ 21680	01/01/2020	01/01/2020	Dimitris Papadopoulos	☒	\$883.00
☐ 21681	01/01/2020	01/01/2020	Wilson Apartment Associates L.P.	☒	\$3123.00
☐ 21682	01/01/2020	01/01/2020	Amy Si On	☒	\$1109.00
☐ 21683	01/01/2020	01/01/2020	Monet Huong Nguyen	☒	\$2071.00
☐ 21684	01/01/2020	01/01/2020	ASCENSION HOLDINGS LLC	☒	\$1019.00
☐ 21685	01/01/2020	01/01/2020	Tom Cinquegrani	☒	\$1075.00
☐ 21686	01/01/2020	01/01/2020	Louis Tong	☒	\$1030.00
☐ 21687	01/01/2020	01/01/2020	Mark T. Fernandez	☒	\$413.00
☐ 21688	01/01/2020	01/01/2020	Melody (Muoi) Dao	☒	\$1270.00
☐ 21689	01/01/2020	01/01/2020	John W. Ruwitch and Anh Lam Truong	☒	\$957.00
☐ 21690	01/01/2020	01/01/2020	Ramiro S. Viramontes Separate	☒	\$337.00
☐ 21691	01/01/2020	01/01/2020	SAE GROUP, LLC	☒	\$730.00
☐ 21692	01/01/2020	01/01/2020	Wei Zhen Su	☒	\$570.00
☐ 21693	01/01/2020	01/01/2020	Mallorca Apartments, LTD	☒	\$1105.00
☐ 21694	01/01/2020	01/01/2020	The Sam Gurfinkel and Renee	☒	\$1352.00
☐ 21695	01/01/2020	01/01/2020	Michael I. or Ling Brooks	☒	\$1120.00
☐ 21696	01/01/2020	01/01/2020	Donna J Falls	☒	\$746.00
☐ 21697	01/01/2020	01/01/2020	Cipriano Salazar Jr.	☒	\$1108.00
☐ 21698	01/01/2020	01/01/2020	Dung Tran	☒	\$501.00
☐ 21699	01/01/2020	01/01/2020	Monrovia 612, LP	☒	\$9619.00
☐ 21700	01/01/2020	01/01/2020	Leslie K Ng	☒	\$895.00
☐ 21701	01/01/2020	01/01/2020	Peter R Nasmyth	☒	\$646.00
☐ 21702	01/01/2020	01/01/2020	Quoc T. Vo	☒	\$1201.00
☐ 21703	01/01/2020	01/01/2020	Orange County Housing Authority	☒	\$1341.00
☐ 21704	01/01/2020	01/01/2020	Lien Diep	☒	\$1223.00
☐ 21705	01/01/2020	01/01/2020	Rosa Lamas-Serratos	☒	\$1033.00
☐ 21706	01/01/2020	01/01/2020	Primrose Villa	☒	\$4421.00
☐ 21707	01/01/2020	01/01/2020	Vinh H. Lai	☒	\$955.00
☐ 21708	01/01/2020	01/01/2020	Malcolm Oso	☒	\$560.00
☐ 21709	01/01/2020	01/01/2020	Dieu-Thuy Nu Ton	☒	\$1832.00
☐ 21710	01/01/2020	01/01/2020	Dajojo, LLC	☒	\$972.00
☐ 21711	01/01/2020	01/01/2020	Lan Hua Mi Ku	☒	\$152.00
☐ 21712	01/01/2020	01/01/2020	Maria Luz Rodriguez	☒	\$150.00
☐ 21713	01/01/2020	01/01/2020	Dinghwa Eddy Liu	☒	\$1362.00
☐ 21714	01/01/2020	01/01/2020	Billy Theodorakopoulos	☒	\$1021.00
☐ 21715	01/01/2020	01/01/2020	Wai Keng Tam	☒	\$1044.00
☐ 21716	01/01/2020	01/01/2020	Don Norwood	☒	\$1115.00
☐ 21717	01/01/2020	01/01/2020	Aaron Abdus Shakoor	☒	\$1056.00
☐ 21718	01/01/2020	01/01/2020	Ana Thai	☒	\$929.00
☐ 21719	01/01/2020	01/01/2020	Larry Chow	☒	\$3547.00
☐ 21720	01/01/2020	01/01/2020	Antonio & Aida Rinos	☒	\$964.00
☐ 21721	01/01/2020	01/01/2020	T & T Asset Holding, LLC	☒	\$2692.00
☐ 21722	01/01/2020	01/01/2020	Michael Alfred Alarcon	☒	\$1328.00
☐ 21723	01/01/2020	01/01/2020	Mousa Boushaaya	☒	\$1050.00
☐ 21724	01/01/2020	01/01/2020	Tuan Viet Ho	☒	\$1855.00
☐ 21725	01/01/2020	01/01/2020	Housing Authority Of The County Of	☒	\$2912.00

☐ 21726	01/01/2020	01/01/2020	Jun Ye and Ming Feng	☒	\$1524.00
☐ 21727	01/01/2020	01/01/2020	El Monte Housing Partners LP	☒	\$3674.00
☐ 21728	01/01/2020	01/01/2020	Joseph T. Tung	☒	\$1004.00
☐ 21729	01/01/2020	01/01/2020	Alamitas LLC	☒	\$1789.00
☐ 21730	01/01/2020	01/01/2020	Luan Trong Hoang	☒	\$802.00
☐ 21731	01/01/2020	01/01/2020	Andrew & Eva Fogg	☒	\$936.00
☐ 21732	01/01/2020	01/01/2020	Heritage Park Villas LP	☒	\$17608.00
☐ 21733	01/01/2020	01/01/2020	Mohamad Tavakkoli	☒	\$5618.00
☐ 21734	01/01/2020	01/01/2020	Palo Verde Apartments, LP	☒	\$948.00
☐ 21735	01/01/2020	01/01/2020	Ha X Van	☒	\$2175.00
☐ 21736	01/01/2020	01/01/2020	Chen Jackson	☒	\$626.00
☐ 21737	01/01/2020	01/01/2020	Philip Tsui	☒	\$920.00
☐ 21738	01/01/2020	01/01/2020	Paul Yen	☒	\$204.00
☐ 21739	01/01/2020	01/01/2020	Mie Chen	☒	\$2021.00
☐ 21740	01/01/2020	01/01/2020	Becky Binh Nguyet Luu or Eddie Ma	☒	\$1533.00
☐ 21741	01/01/2020	01/01/2020	Thomas Pang	☒	\$1169.00
☐ 21742	01/01/2020	01/01/2020	Tinh Van Le	☒	\$541.00
☐ 21743	01/01/2020	01/01/2020	Ngoc T. Lieu	☒	\$2177.00
☐ 21744	01/01/2020	01/01/2020	Alfred Tai-Kong Ho and Lisa Chen	☒	\$861.00
☐ 21745	01/01/2020	01/01/2020	1015 West Garvey West Covina, LP	☒	\$510.00
☐ 21746	01/01/2020	01/01/2020	Covina 023 Woods 206 LP - Pama	☒	\$1042.00
☐ 21747	01/01/2020	01/01/2020	Doreen Han	☒	\$994.00
☐ 21748	01/01/2020	01/01/2020	Roland Wiekamp	☒	\$1307.00
☐ 21749	01/01/2020	01/01/2020	AMFP IV Atrium LLC c/o Abacus	☒	\$1092.00
☐ 21750	01/01/2020	01/01/2020	Siu Fung Mak	☒	\$550.00
☐ 21751	01/01/2020	01/01/2020	Baldwin Park Family Housing Limited	☒	\$13521.00
☐ 21752	01/01/2020	01/01/2020	Grace Chiou	☒	\$1317.00
☐ 21753	01/01/2020	01/01/2020	Marina Alvarez	☒	\$1704.00
☐ 21754	01/01/2020	01/01/2020	Sui Man Mak	☒	\$874.00
☐ 21755	01/01/2020	01/01/2020	Henry Wong	☒	\$1686.00
☐ 21756	01/01/2020	01/01/2020	West Covina Senior Villas II, LP	☒	\$578.00
☐ 21757	01/01/2020	01/01/2020	Dung Trung Pham and Tammy Tram	☒	\$347.00
☐ 21758	01/01/2020	01/01/2020	Francisco J. Sanchez and Gloria	☒	\$919.00
☐ 21759	01/01/2020	01/01/2020	JBWV Investment, LLC	☒	\$750.00
☐ 21760	01/01/2020	01/01/2020	John Young	☒	\$909.00
☐ 21761	01/01/2020	01/01/2020	Blessed Rock of El Monte	☒	\$9851.00
☐ 21762	01/01/2020	01/01/2020	Vintage West Covina	☒	\$11367.00
☐ 21763	01/01/2020	01/01/2020	Alfonso Contreras	☒	\$425.00
☐ 21764	01/01/2020	01/01/2020	Alta Vista Villas, LP	☒	\$793.00
☐ 21765	01/01/2020	01/01/2020	West Covina Seniors Villas I	☒	\$1290.00
☐ 21766	01/01/2020	01/01/2020	Brookhollow Apartments	☒	\$11356.00
☐ 21767	01/01/2020	01/01/2020	Kimberly U Dao	☒	\$657.00
☐ 21768	01/01/2020	01/01/2020	Alan Wu	☒	\$819.00
☐ 21769	01/01/2020	01/01/2020	Henry Ho	☒	\$1047.00
☐ 21770	01/01/2020	01/01/2020	PAMA IV Properties, LP	☒	\$2222.00
☐ 21771	01/01/2020	01/01/2020	Roger Hin Nam Mak	☒	\$8057.00

☐ 21772	01/01/2020	01/01/2020	LAT Investments, LLC	☒	\$3684.00
☐ 21773	01/01/2020	01/01/2020	Xitlalai Sanchez	☒	\$1264.00
☐ 21774	01/01/2020	01/01/2020	Mary L Haynes	☒	\$990.00
☐ 21775	01/01/2020	01/01/2020	Clinett Glazis	☒	\$1225.00
☐ 21776	01/01/2020	01/01/2020	Jim & Nancy Bailey	☒	\$581.00
☐ 21777	01/01/2020	01/01/2020	Kimberly Nguyen	☒	\$721.00
☐ 21778	01/01/2020	01/01/2020	Hilbert Properties II	☒	\$734.00
☐ 21779	01/01/2020	01/01/2020	Joseph M. Kwok	☒	\$2192.00
☐ 21780	01/01/2020	01/01/2020	Mack E Titus	☒	\$566.00
☐ 21781	01/01/2020	01/01/2020	William J Rogers	☒	\$995.00
☐ 21782	01/01/2020	01/01/2020	Alejandra Gutierrez	☒	\$621.00
☐ 21783	01/01/2020	01/01/2020	Sophia Wong	☒	\$1582.00
☐ 21784	01/01/2020	01/01/2020	Lois J Gaston	☒	\$1029.00
☐ 21785	01/01/2020	01/01/2020	Doan & Lily Thi	☒	\$1900.00
☐ 21786	01/01/2020	01/01/2020	Jose Baudelio Delgado	☒	\$918.00
☐ 21787	01/01/2020	01/01/2020	Larry Mimms	☒	\$1067.00
☐ 21788	01/01/2020	01/01/2020	Guillermo Vasquez	☒	\$702.00
☐ 21789	01/01/2020	01/01/2020	Joe Diaz	☒	\$1378.00
☐ 21790	01/01/2020	01/01/2020	Raul Varela Ayala	☒	\$878.00
☐ 21791	01/01/2020	01/01/2020	Fat Law	☒	\$895.00
☐ 21792	01/01/2020	01/01/2020	Kan Investments LTD, LLC	☒	\$542.00
☐ 21793	01/01/2020	01/01/2020	Dwight Chang	☒	\$1396.00
☐ 21794	01/01/2020	01/01/2020	Man Sze Ma	☒	\$1193.00
☐ 21795	01/01/2020	01/01/2020	Jun Tang	☒	\$1353.00
☐ 21796	01/01/2020	01/01/2020	Thanh M Tang	☒	\$608.00
☐ 21797	01/01/2020	01/01/2020	Lourdes Vela	☒	\$2704.00
☐ 21798	01/01/2020	01/01/2020	Woodside Village Apartments LP	☒	\$7995.00
☐ 21799	01/01/2020	01/01/2020	Robert Lawe	☒	\$873.00
☐ 21800	01/01/2020	01/01/2020	Linda Man	☒	\$924.00
☐ 21801	01/01/2020	01/01/2020	Cynthia Pham	☒	\$758.00
☐ 21802	01/01/2020	01/01/2020	Fanny Chan	☒	\$729.00
☐ 21803	01/01/2020	01/01/2020	Kwan Chiang	☒	\$1072.00
☐ 21804	01/01/2020	01/01/2020	Sergio Molina	☒	\$258.00
☐ 21805	01/01/2020	01/01/2020	Velma Alarcon	☒	\$1172.00
☐ 21806	01/01/2020	01/01/2020	Tanya H Chen	☒	\$916.00
☐ 21807	01/01/2020	01/01/2020	Vijay Gulati	☒	\$2836.00
☐ 21808	01/01/2020	01/01/2020	Joseph H. Garcia	☒	\$2325.00
☐ 21809	01/01/2020	01/01/2020	Xue Fen Xu	☒	\$1234.00
☐ 21810	01/01/2020	01/01/2020	Lark Ellen Village	☒	\$7771.00
☐ 21811	01/01/2020	01/01/2020	Eric C. Otte	☒	\$950.00
☐ 21812	01/01/2020	01/01/2020	Kim Chau	☒	\$887.00
☐ 21813	01/01/2020	01/01/2020	Aurelio and Maria Blanco	☒	\$1020.00
☐ 21814	01/01/2020	01/01/2020	Xuyen Thach Han	☒	\$1701.00
☐ 21815	01/01/2020	01/01/2020	EZ APT LLC	☒	\$1278.00
☐ 21816	01/01/2020	01/01/2020	Lucena A Ewing	☒	\$2697.00
☐ 21817	01/01/2020	01/01/2020	Jocelyn Jae Jhong	☒	\$1656.00

☐ 21818	01/01/2020	01/01/2020	Virginia Carlson	☒	\$1068.00
☐ 21819	01/01/2020	01/01/2020	Emilio De Jesus Cruz	☒	\$967.00
☐ 21820	01/01/2020	01/01/2020	Dinh Thom Tran	☒	\$1617.00
☐ 21821	01/01/2020	01/01/2020	Isabel R Sanchez	☒	\$1037.00
☐ 21822	01/01/2020	01/01/2020	Cienega Garden Apartments	☒	\$3352.00
☐ 21823	01/01/2020	01/01/2020	Therisa L Tyck	☒	\$1056.00
☐ 21824	01/01/2020	01/01/2020	Doreen E. Ewing	☒	\$2190.00
☐ 21825	01/01/2020	01/01/2020	Olive RE Holdings, LLC	☒	\$3499.00
☐ 21826	01/01/2020	01/01/2020	Moller Property Management	☒	\$848.00
☐ 21827	01/01/2020	01/01/2020	Pacific Towers Senior Apartments -	☒	\$9856.00
☐ 21828	01/01/2020	01/01/2020	Paul & Annie W Chau	☒	\$1032.00
☐ 21829	01/01/2020	01/01/2020	LEFA Trust	☒	\$865.00
☐ 21830	01/01/2020	01/01/2020	Gilbert Dominguez	☒	\$3269.00
☐ 21831	01/01/2020	01/01/2020	German Ghibaudo	☒	\$1105.00
☐ 21832	01/01/2020	01/01/2020	Monica Alber	☒	\$906.00
☐ 21833	01/01/2020	01/01/2020	Up Hill Investment Inc.	☒	\$1507.00
☐ 21834	01/01/2020	01/01/2020	Dieu Van Huynh	☒	\$954.00
☐ 21835	01/01/2020	01/01/2020	Badillo Street Senior Apartments, LLC	☒	\$12946.00
☐ 21836	01/01/2020	01/01/2020	Monrovia Heritage Park LP	☒	\$20043.00
☐ 21837	01/01/2020	01/01/2020	James or Barbara Fox	☒	\$970.00
☐ 21838	01/01/2020	01/01/2020	Mayra Ortega	☒	\$889.00
☐ 21839	01/01/2020	01/01/2020	Sel Homes LLC	☒	\$6648.00
☐ 21840	01/01/2020	01/01/2020	Hui Chuan Wang	☒	\$3000.00
☐ 21841	01/01/2020	01/01/2020	725-731 W. Duarte Rd, LLC	☒	\$2499.00
☐ 21842	01/01/2020	01/01/2020	Nhan Nguyen and Amy Tran	☒	\$2108.00
☐ 21843	01/01/2020	01/01/2020	Paul P Simon	☒	\$1050.00
☐ 21844	01/01/2020	01/01/2020	RAMONA BLVD. FAMILY	☒	\$5980.00
☐ 21845	01/01/2020	11/01/2019	Maria Martha Martinez	☒	\$4992.00
☐ 21846	01/01/2020	01/01/2020	Greater San Gabriel Valley Property	☒	\$1814.00
☐ 21847	01/01/2020	01/01/2020	Ronald & Pamela Layne	☒	\$516.00
☐ 21848	01/01/2020	01/01/2020	Annette C Scott	☒	\$1474.00
☐ 21849	01/01/2020	01/01/2020	Denise Van Pham	☒	\$1412.00
☐ 21850	01/01/2020	01/01/2020	1024 Royal Oaks LP dba Whispering	☒	\$11972.00
☐ 21851	01/01/2020	01/01/2020	Derek Sim	☒	\$930.00
☐ 21852	01/01/2020	01/01/2020	Allan M. & Virginia J Chipp and Ralph	☒	\$3367.00
☐ 21853	01/01/2020	01/01/2020	Amparo M Limon	☒	\$664.00
☐ 21854	01/01/2020	01/01/2020	Zi Jian Li	☒	\$1268.00
☐ 21855	01/01/2020	01/01/2020	Minh A Nguyen	☒	\$498.00
☐ 21856	01/01/2020	01/01/2020	Jaime Barcena	☒	\$866.00
☐ 21857	01/01/2020	01/01/2020	Monica D Mao	☒	\$1058.00
☐ 21858	01/01/2020	01/01/2020	LAI MING LEUNG	☒	\$232.00
☐ 21859	01/01/2020	01/01/2020	The Promenade Housing Partners, LP	☒	\$2989.00
☐ 21860	01/01/2020	01/01/2020	Paramjit S Nijjar	☒	\$2918.00
☐ 21861	01/01/2020	01/01/2020	Estate of Rosetta Mix	☒	\$839.00
☐ 21862	01/01/2020	01/01/2020	Rosa Beltran	☒	\$1141.00
☐ 21863	01/01/2020	01/01/2020	John Nguyen	☒	\$650.00

☐ 21864	01/01/2020	01/01/2020	Takis Bogris	☒	\$667.00
☐ 21865	01/01/2020	01/01/2020	Roman Basin	☒	\$453.00
☐ 21866	01/01/2020	01/01/2020	Nomer Lacson	☒	\$987.00
☐ 21867	01/01/2020	01/01/2020	Anna & Simon Choi	☒	\$1285.00
☐ 21868	01/01/2020	01/01/2020	Fenistine Nagengast	☒	\$345.00
☐ 21869	01/01/2020	01/01/2020	Tanya Hang Chen	☒	\$1099.00
☐ 21870	01/01/2020	01/01/2020	Chung Thi Pham	☒	\$2109.00
☐ 21871	01/01/2020	01/01/2020	Rosie Leon	☒	\$869.00
☐ 21872	01/01/2020	01/01/2020	Roy Lam	☒	\$952.00
☐ 21873	01/01/2020	01/01/2020	Nancy H Shen	☒	\$921.00
☐ 21874	01/01/2020	01/01/2020	Olie S Johnson	☒	\$876.00
☐ 21875	01/01/2020	01/01/2020	Joe Clark	☒	\$1355.00
☐ 21876	01/01/2020	01/01/2020	Richard A DaSylveira	☒	\$778.00
☐ 21877	01/01/2020	01/01/2020	Sara Romo	☒	\$1176.00
☐ 21878	01/01/2020	01/01/2020	Jeff Ma	☒	\$343.00
☐ 21879	01/01/2020	01/01/2020	T & P Property LLC	☒	\$789.00
☐ 21880	01/01/2020	01/01/2020	Singing Wood Senior Housing LP	☒	\$3071.00
☐ 21881	01/01/2020	01/01/2020	Michael H Phuong	☒	\$807.00
☐ 21882	01/01/2020	01/01/2020	Sitara B. Mamdani	☒	\$1456.00
☐ 21883	01/01/2020	01/01/2020	Joseph Pham	☒	\$824.00
☐ 21884	01/01/2020	01/01/2020	Garvey Senior Affordable Partners, LP	☒	\$1509.00
☐ 21885	01/01/2020	01/01/2020	Sylvester Carter	☒	\$1146.00
☐ 21886	01/01/2020	01/01/2020	Fred Lau	☒	\$932.00
☐ 21887	01/14/2020	01/01/2020	Orange County Housing Authority	☒	\$69.70
☐ 21888	01/14/2020	01/01/2020	Housing Authority Of The County Of	☒	\$6570.24
☐ 21889	01/14/2020	01/01/2020	Becky Binh Nguyet Luu or Eddie Ma	☒	\$108.00
☐ 21890	01/14/2020	01/01/2020	Blessed Rock of El Monte	☒	\$3046.00
☐ 21891	01/14/2020	01/01/2020	Lucena A Ewing	☒	\$69.00
☐ 21892	01/14/2020	01/01/2020	Virginia Carlson	☒	\$75.00
☐ 21893	01/14/2020	01/01/2020	Isabel R Sanchez	☒	\$50.00
☐ 21894	01/14/2020	01/01/2020	Cienega Garden Apartments	☒	\$252.00
☐ 21895	01/14/2020	01/01/2020	Olive RE Holdings, LLC	☒	\$100.00
☐ 21896	01/14/2020	11/19/2019	Badillo Street Senior Apartments, LLC	☒	\$1608.00
☐ 21897	01/14/2020	10/30/2019	725-731 W. Duarte Rd, LLC	☒	\$3345.00
☐ 21898	01/14/2020	01/01/2020	RAMONA BLVD. FAMILY	☒	\$241.00
☐ 21899	01/14/2020	01/01/2020	1024 Royal Oaks LP dba Whispering	☒	\$93.00
☐ 21900	01/14/2020	01/01/2020	Derek Sim	☒	\$290.00
☐ 21901	01/14/2020	01/01/2020	T & P Property LLC	☒	\$50.00
☐ 21902	02/01/2020	02/01/2020	Y & H Investment, Inc.	☒	\$1583.00
☐ 21903	02/01/2020	02/01/2020	Eunice Property, LLC	☒	\$1050.00
☐ 21904	02/01/2020	02/01/2020	Dimitris Papadopoulos	☒	\$883.00
☐ 21905	02/01/2020	02/01/2020	Wilson Apartment Associates L.P.	☒	\$3123.00
☐ 21906	02/01/2020	02/01/2020	Monet Huong Nguyen	☒	\$2071.00
☐ 21907	02/01/2020	02/01/2020	ASCENSION HOLDINGS LLC	☒	\$1019.00
☐ 21908	02/01/2020	02/01/2020	Tom Cinquegrani	☒	\$1075.00
☐ 21909	02/01/2020	02/01/2020	Louis Tong	☒	\$1030.00

☐ 21910	02/01/2020	02/01/2020	Mark T. Fernandez	☒	\$413.00
☐ 21911	02/01/2020	02/01/2020	Melody (Muoi) Dao	☒	\$1270.00
☐ 21912	02/01/2020	02/01/2020	John W. Ruwitch and Anh Lam Truong	☒	\$957.00
☐ 21913	02/01/2020	02/01/2020	Ramiro S. Viramontes Separate	☒	\$337.00
☐ 21914	02/01/2020	02/01/2020	SAE GROUP, LLC	☒	\$730.00
☐ 21915	02/01/2020	02/01/2020	Wei Zhen Su	☒	\$570.00
☐ 21916	02/01/2020	02/01/2020	Mallorca Apartments, LTD	☒	\$1105.00
☐ 21917	02/01/2020	02/01/2020	The Sam Gurfinkel and Renee	☒	\$1352.00
☐ 21918	02/01/2020	02/01/2020	Michael I. or Ling Brooks	☒	\$1120.00
☐ 21919	02/01/2020	02/01/2020	Donna J Falls	☒	\$746.00
☐ 21920	02/01/2020	02/01/2020	Cipriano Salazar Jr.	☒	\$1108.00
☐ 21921	02/01/2020	02/01/2020	Dung Tran	☒	\$501.00
☐ 21922	02/01/2020	02/01/2020	Monrovia 612, LP	☒	\$9619.00
☐ 21923	02/01/2020	02/01/2020	Leslie K Ng	☒	\$895.00
☐ 21924	02/01/2020	02/01/2020	Peter R Nasmyth	☒	\$646.00
☐ 21925	02/01/2020	02/01/2020	Quoc T. Vo	☒	\$1201.00
☐ 21926	02/01/2020	02/01/2020	Orange County Housing Authority	☒	\$1410.70
☐ 21927	02/01/2020	02/01/2020	Lien Diep	☒	\$1223.00
☐ 21928	02/01/2020	02/01/2020	Rosa Lamas-Serratos	☒	\$1460.00
☐ 21929	02/01/2020	02/01/2020	Primrose Villa	☒	\$4421.00
☐ 21930	02/01/2020	02/01/2020	Vinh H. Lai	☒	\$955.00
☐ 21931	02/01/2020	02/01/2020	Malcolm Oso	☒	\$560.00
☐ 21932	02/01/2020	02/01/2020	Dieu-Thuy Nu Ton	☒	\$1823.00
☐ 21933	02/01/2020	02/01/2020	Dajojo, LLC	☒	\$972.00
☐ 21934	02/01/2020	02/01/2020	Lan Hua Mi Ku	☒	\$152.00
☐ 21935	02/01/2020	02/01/2020	Maria Luz Rodriguez	☒	\$150.00
☐ 21936	02/01/2020	02/01/2020	Dinghwa Eddy Liu	☒	\$1362.00
☐ 21937	02/01/2020	02/01/2020	Billy Theodorakopoulos	☒	\$1021.00
☐ 21938	02/01/2020	02/01/2020	Wai Keng Tam	☒	\$1044.00
☐ 21939	02/01/2020	02/01/2020	Don Norwood	☒	\$1115.00
☐ 21940	02/01/2020	02/01/2020	Aaron Abdus Shakoor	☒	\$1056.00
☐ 21941	02/01/2020	02/01/2020	Ana Thai	☒	\$929.00
☐ 21942	02/01/2020	02/01/2020	Larry Chow	☒	\$2761.00
☐ 21943	02/01/2020	02/01/2020	Antonio & Aida Rinos	☒	\$964.00
☐ 21944	02/01/2020	02/01/2020	T & T Asset Holding, LLC	☒	\$2692.00
☐ 21945	02/01/2020	02/01/2020	Michael Alfred Alarcon	☒	\$1328.00
☐ 21946	02/01/2020	02/01/2020	Mousa Boushaaya	☒	\$1050.00
☐ 21947	02/01/2020	02/01/2020	Tuan Viet Ho	☒	\$1855.00
☐ 21948	02/01/2020	02/01/2020	Housing Authority Of The County Of	☒	\$3077.09
☐ 21949	02/01/2020	02/01/2020	Jun Ye and Ming Feng	☒	\$1590.00
☐ 21950	02/01/2020	02/01/2020	El Monte Housing Partners LP	☒	\$3674.00
☐ 21951	02/01/2020	02/01/2020	Joseph T. Tung	☒	\$1004.00
☐ 21952	02/01/2020	02/01/2020	Alamitas LLC	☒	\$1502.00
☐ 21953	02/01/2020	02/01/2020	Luan Trong Hoang	☒	\$802.00
☐ 21954	02/01/2020	02/01/2020	Andrew & Eva Fogg	☒	\$936.00
☐ 21955	02/01/2020	02/01/2020	Heritage Park Villas LP	☒	\$17560.00

☐ 21956	02/01/2020	02/01/2020	Mohamad Tavakkoli	☒	\$5718.00
☐ 21957	02/01/2020	02/01/2020	Palo Verde Apartments, LP	☒	\$948.00
☐ 21958	02/01/2020	02/01/2020	Ha X Van	☒	\$2175.00
☐ 21959	02/01/2020	02/01/2020	Chen Jackson	☒	\$626.00
☐ 21960	02/01/2020	02/01/2020	Philip Tsui	☒	\$920.00
☐ 21961	02/01/2020	02/01/2020	Paul Yen	☒	\$204.00
☐ 21962	02/01/2020	02/01/2020	Mie Chen	☒	\$2021.00
☐ 21963	02/01/2020	02/01/2020	Becky Binh Nguyet Luu or Eddie Ma	☒	\$1641.00
☐ 21964	02/01/2020	02/01/2020	Thomas Pang	☒	\$1169.00
☐ 21965	02/01/2020	02/01/2020	Tinh Van Le	☒	\$541.00
☐ 21966	02/01/2020	02/01/2020	Ngoc T. Lieu	☒	\$2177.00
☐ 21967	02/01/2020	02/01/2020	Alfred Tai-Kong Ho and Lisa Chen	☒	\$861.00
☐ 21968	02/01/2020	02/01/2020	1015 West Garvey West Covina, LP	☒	\$599.00
☐ 21969	02/01/2020	02/01/2020	Covina 023 Woods 206 LP - Pama	☒	\$1042.00
☐ 21970	02/01/2020	02/01/2020	Doreen Han	☒	\$994.00
☐ 21971	02/01/2020	02/01/2020	Roland Wiekamp	☒	\$1307.00
☐ 21972	02/01/2020	02/01/2020	AMFP IV Atrium LLC c/o Abacus	☒	\$1092.00
☐ 21973	02/01/2020	02/01/2020	Siu Fung Mak	☒	\$550.00
☐ 21974	02/01/2020	02/01/2020	Baldwin Park Family Housing Limited	☒	\$13438.00
☐ 21975	02/01/2020	02/01/2020	Grace Chiou	☒	\$1251.00
☐ 21976	02/01/2020	02/01/2020	Marina Alvarez	☒	\$1704.00
☐ 21977	02/01/2020	02/01/2020	Sui Man Mak	☒	\$1126.00
☐ 21978	02/01/2020	02/01/2020	Henry Wong	☒	\$1686.00
☐ 21979	02/01/2020	02/01/2020	West Covina Senior Villas II, LP	☒	\$578.00
☐ 21980	02/01/2020	02/01/2020	Dung Trung Pham and Tammy Tram	☒	\$347.00
☐ 21981	02/01/2020	02/01/2020	Francisco J. Sanchez and Gloria	☒	\$919.00
☐ 21982	02/01/2020	02/01/2020	John Young	☒	\$909.00
☐ 21983	02/01/2020	02/01/2020	Blessed Rock of El Monte	☒	\$12659.00
☐ 21984	02/01/2020	02/01/2020	Vintage West Covina	☒	\$11450.00
☐ 21985	02/01/2020	02/01/2020	Alfonso Contreras	☒	\$425.00
☐ 21986	02/01/2020	02/01/2020	Alta Vista Villas, LP	☒	\$793.00
☐ 21987	02/01/2020	02/01/2020	West Covina Seniors Villas I	☒	\$1290.00
☐ 21988	02/01/2020	02/01/2020	Brookhollow Apartments	☒	\$7635.00
☐ 21989	02/01/2020	02/01/2020	Kimberly U Dao	☒	\$657.00
☐ 21990	02/01/2020	02/01/2020	Alan Wu	☒	\$819.00
☐ 21991	02/01/2020	02/01/2020	Henry Ho	☒	\$1047.00
☐ 21992	02/01/2020	02/01/2020	PAMA IV Properties, LP	☒	\$2222.00
☐ 21993	02/01/2020	02/01/2020	Roger Hin Nam Mak	☒	\$7973.00
☐ 21994	02/01/2020	02/01/2020	LAT Investments, LLC	☒	\$2192.00
☐ 21995	02/01/2020	02/01/2020	Xitlalai Sanchez	☒	\$1264.00
☐ 21996	02/01/2020	02/01/2020	Mary L Haynes	☒	\$990.00
☐ 21997	02/01/2020	02/01/2020	Clinett Glazis	☒	\$1225.00
☐ 21998	02/01/2020	02/01/2020	Jim & Nancy Bailey	☒	\$581.00
☐ 21999	02/01/2020	02/01/2020	Kimberly Nguyen	☒	\$721.00
☐ 22000	02/01/2020	02/01/2020	Hilbert Properties II	☒	\$734.00
☐ 22001	02/01/2020	02/01/2020	Joseph M. Kwok	☒	\$2192.00

☐ 22002	02/01/2020	02/01/2020	Mack E Titus	☒	\$566.00
☐ 22003	02/01/2020	02/01/2020	William J Rogers	☒	\$995.00
☐ 22004	02/01/2020	02/01/2020	Alejandra Gutierrez	☒	\$621.00
☐ 22005	02/01/2020	02/01/2020	Sophia Wong	☒	\$1582.00
☐ 22006	02/01/2020	02/01/2020	Lois J Gaston	☒	\$1029.00
☐ 22007	02/01/2020	02/01/2020	Doan & Lily Thi	☒	\$1900.00
☐ 22008	02/01/2020	02/01/2020	Jose Baudelio Delgado	☒	\$918.00
☐ 22009	02/01/2020	02/01/2020	Larry Mimms	☒	\$1067.00
☐ 22010	02/01/2020	02/01/2020	Guillermo Vasquez	☒	\$702.00
☐ 22011	02/01/2020	02/01/2020	Joe Diaz	☒	\$1378.00
☐ 22012	02/01/2020	02/01/2020	Raul Varela Ayala	☒	\$878.00
☐ 22013	02/01/2020	02/01/2020	Fat Law	☒	\$895.00
☐ 22014	02/01/2020	02/01/2020	Kan Investments LTD, LLC	☒	\$542.00
☐ 22015	02/01/2020	02/01/2020	Dwight Chang	☒	\$1632.00
☐ 22016	02/01/2020	02/01/2020	Cameron Park Community Partners,	☒	\$1034.00
☐ 22017	02/01/2020	02/01/2020	Man Sze Ma	☒	\$1193.00
☐ 22018	02/01/2020	02/01/2020	Jun Tang	☒	\$1353.00
☐ 22019	02/01/2020	02/01/2020	Thanh M Tang	☒	\$585.00
☐ 22020	02/01/2020	02/01/2020	Lourdes Vela	☒	\$2704.00
☐ 22021	02/01/2020	02/01/2020	Woodside Village Apartments LP	☒	\$8021.00
☐ 22022	02/01/2020	02/01/2020	Robert Lawe	☒	\$873.00
☐ 22023	02/01/2020	02/01/2020	Linda Man	☒	\$924.00
☐ 22024	02/01/2020	02/01/2020	Cynthia Pham	☒	\$758.00
☐ 22025	02/01/2020	02/01/2020	Fanny Chan	☒	\$729.00
☐ 22026	02/01/2020	02/01/2020	Kwan Chiang	☒	\$1072.00
☐ 22027	02/01/2020	02/01/2020	Sergio Molina	☒	\$258.00
☐ 22028	02/01/2020	02/01/2020	Velma Alarcon	☒	\$1309.00
☐ 22029	02/01/2020	02/01/2020	Tanya H Chen	☒	\$916.00
☐ 22030	02/01/2020	02/01/2020	Vijay Gulati	☒	\$2824.00
☐ 22031	02/01/2020	02/01/2020	Joseph H. Garcia	☒	\$2325.00
☐ 22032	02/01/2020	02/01/2020	Xue Fen Xu	☒	\$1234.00
☐ 22033	02/01/2020	02/01/2020	Lark Ellen Village	☒	\$7771.00
☐ 22034	02/01/2020	02/01/2020	Eric C. Otte	☒	\$950.00
☐ 22035	02/01/2020	02/01/2020	Kim Chau	☒	\$872.00
☐ 22036	02/01/2020	02/01/2020	Aurelio and Maria Blanco	☒	\$1020.00
☐ 22037	02/01/2020	02/01/2020	Bharat B. Garg, Darshana Garg and	☒	\$1099.00
☐ 22038	02/01/2020	02/01/2020	Xuyen Thach Han	☒	\$1701.00
☐ 22039	02/01/2020	02/01/2020	EZ APT LLC	☒	\$1306.00
☐ 22040	02/01/2020	02/01/2020	Lucena A Ewing	☒	\$2766.00
☐ 22041	02/01/2020	02/01/2020	Jocelyn Jae Zhong	☒	\$1656.00
☐ 22042	02/01/2020	02/01/2020	Virginia Carlson	☒	\$1136.00
☐ 22043	02/01/2020	02/01/2020	Emilio De Jesus Cruz	☒	\$967.00
☐ 22044	02/01/2020	02/01/2020	Dinh Thom Tran	☒	\$1617.00
☐ 22045	02/01/2020	02/01/2020	Isabel R Sanchez	☒	\$1087.00
☐ 22046	02/01/2020	02/01/2020	Cienega Garden Apartments	☒	\$3019.00
☐ 22047	02/01/2020	02/01/2020	Therisa L Tyck	☒	\$1056.00

☐ 22048	02/01/2020	02/01/2020	Doreen E. Ewing	☒	\$2190.00
☐ 22049	02/01/2020	02/01/2020	Olive RE Holdings, LLC	☒	\$3799.00
☐ 22050	02/01/2020	02/01/2020	Moller Property Management	☒	\$848.00
☐ 22051	02/01/2020	02/01/2020	Pacific Towers Senior Apartments -	☒	\$7424.00
☐ 22052	02/01/2020	02/01/2020	Paul & Annie W Chau	☒	\$1032.00
☐ 22053	02/01/2020	02/01/2020	LEFA Trust	☒	\$865.00
☐ 22054	02/01/2020	02/01/2020	Gilbert Dominguez	☒	\$5009.00
☐ 22055	02/01/2020	02/01/2020	German Ghibaudo	☒	\$1105.00
☐ 22056	02/01/2020	02/01/2020	Monica Alber	☒	\$872.00
☐ 22057	02/01/2020	12/11/2019	Ortencia Banuelos	☒	\$1465.00
☐ 22058	02/01/2020	02/01/2020	Up Hill Investment Inc.	☒	\$1507.00
☐ 22059	02/01/2020	02/01/2020	Dieu Van Huynh	☒	\$954.00
☐ 22060	02/01/2020	02/01/2020	Badillo Street Senior Apartments, LLC	☒	\$13616.00
☐ 22061	02/01/2020	02/01/2020	Monrovia Heritage Park LP	☒	\$18941.00
☐ 22062	02/01/2020	02/01/2020	James or Barbara Fox	☒	\$970.00
☐ 22063	02/01/2020	02/01/2020	Mayra Ortega	☒	\$889.00
☐ 22064	02/01/2020	02/01/2020	Sel Homes LLC	☒	\$6634.00
☐ 22065	02/01/2020	02/01/2020	Hui Chuan Wang	☒	\$3308.00
☐ 22066	02/01/2020	02/01/2020	725-731 W. Duarte Rd, LLC	☒	\$3990.00
☐ 22067	02/01/2020	02/01/2020	Nhan Nguyen and Amy Tran	☒	\$2108.00
☐ 22068	02/01/2020	02/01/2020	Paul P Simon	☒	\$1050.00
☐ 22069	02/01/2020	02/01/2020	RAMONA BLVD. FAMILY	☒	\$6221.00
☐ 22070	02/01/2020	02/01/2020	Maria Martha Martinez	☒	\$1664.00
☐ 22071	02/01/2020	02/01/2020	Greater San Gabriel Valley Property	☒	\$1814.00
☐ 22072	02/01/2020	02/01/2020	Ronald & Pamela Layne	☒	\$516.00
☐ 22073	02/01/2020	02/01/2020	Annette C Scott	☒	\$1474.00
☐ 22074	02/01/2020	02/01/2020	Denise Van Pham	☒	\$1412.00
☐ 22075	02/01/2020	02/01/2020	1024 Royal Oaks LP dba Whispering	☒	\$12040.00
☐ 22076	02/01/2020	02/01/2020	Derek Sim	☒	\$995.00
☐ 22077	02/01/2020	02/01/2020	Allan M. & Virginia J Chipp and Ralph	☒	\$3367.00
☐ 22078	02/01/2020	02/01/2020	Amparo M Limon	☒	\$664.00
☐ 22079	02/01/2020	02/01/2020	Zi Jian Li	☒	\$1276.00
☐ 22080	02/01/2020	02/01/2020	Minh A Nguyen	☒	\$498.00
☐ 22081	02/01/2020	02/01/2020	Jaime Barcena	☒	\$866.00
☐ 22082	02/01/2020	02/01/2020	Monica D Mao	☒	\$1058.00
☐ 22083	02/01/2020	02/01/2020	Shiu-Ein Huang	☒	\$455.00
☐ 22084	02/01/2020	02/01/2020	LAI MING LEUNG	☒	\$232.00
☐ 22085	02/01/2020	02/01/2020	The Promenade Housing Partners, LP	☒	\$2989.00
☐ 22086	02/01/2020	02/01/2020	Paramjit S Nijjar	☒	\$2918.00
☐ 22087	02/01/2020	02/01/2020	Estate of Rosetta Mix	☒	\$839.00
☐ 22088	02/01/2020	02/01/2020	Rosa Beltran	☒	\$1141.00
☐ 22089	02/01/2020	02/01/2020	John Nguyen	☒	\$650.00
☐ 22090	02/01/2020	02/01/2020	Takis Bogris	☒	\$667.00
☐ 22091	02/01/2020	02/01/2020	Roman Basin	☒	\$453.00
☐ 22092	02/01/2020	02/01/2020	Nomer Lacson	☒	\$987.00
☐ 22093	02/01/2020	02/01/2020	Anna & Simon Choi	☒	\$1285.00

☐ 22094	02/01/2020	02/01/2020	Fenistine Nagengast	☒	\$345.00
☐ 22095	02/01/2020	02/01/2020	Tanya Hang Chen	☒	\$1099.00
☐ 22096	02/01/2020	02/01/2020	Chung Thi Pham	☒	\$2109.00
☐ 22097	02/01/2020	02/01/2020	Rosie Leon	☒	\$869.00
☐ 22098	02/01/2020	02/01/2020	Roy Lam	☒	\$952.00
☐ 22099	02/01/2020	02/01/2020	Nancy H Shen	☒	\$921.00
☐ 22100	02/01/2020	02/01/2020	Olie S Johnson	☒	\$876.00
☐ 22101	02/01/2020	02/01/2020	Joe Clark	☒	\$1355.00
☐ 22102	02/01/2020	02/01/2020	Richard A DaSylveira	☒	\$778.00
☐ 22103	02/01/2020	02/01/2020	Sara Romo	☒	\$1176.00
☐ 22104	02/01/2020	02/01/2020	Jeff Ma	☒	\$343.00
☐ 22105	02/01/2020	02/01/2020	T & P Property LLC	☒	\$839.00
☐ 22106	02/01/2020	02/01/2020	Singing Wood Senior Housing LP	☒	\$5677.00
☐ 22107	02/01/2020	02/01/2020	Michael H Phuong	☒	\$826.00
☐ 22108	02/01/2020	02/01/2020	Sitara B. Mamdani	☒	\$1456.00
☐ 22109	02/01/2020	02/01/2020	Joseph Pham	☒	\$824.00
☐ 22110	02/01/2020	02/01/2020	Garvey Senior Affordable Partners, LP	☒	\$1509.00
☐ 22111	02/01/2020	02/01/2020	Sylvester Carter	☒	\$1146.00
☐ 22112	02/01/2020	02/01/2020	Fred Lau	☒	\$932.00
☐ 22113	02/12/2020	01/01/2020	Maria Luz Rodriguez	☒	\$257.00
☐ 22114	02/12/2020	01/01/2020	Blessed Rock of El Monte	☒	\$82.00
☐ 22115	02/12/2020	01/01/2020	West Covina Seniors Villas I	☒	\$850.00
☐ 22116	02/12/2020	12/31/2019	Tanya H Chen	☒	\$2207.00
☐ 22117	02/12/2020	01/10/2020	Vinh Hong Lai	☒	\$1508.00
☐ 22118	02/12/2020	12/13/2019	Garvey Senior Affordable Partners, LP	☒	\$1482.00
☐ 22119	03/01/2020	03/01/2020	Y & H Investment, Inc.	☒	\$1583.00
☐ 22120	03/01/2020	03/01/2020	Eunice Property, LLC	☒	\$1050.00
☐ 22121	03/01/2020	03/01/2020	Dimitris Papadopoulos	☒	\$883.00
☐ 22122	03/01/2020	03/01/2020	Wilson Apartment Associates L.P.	☒	\$3123.00
☐ 22123	03/01/2020	03/01/2020	Monet Huong Nguyen	☒	\$2071.00
☐ 22124	03/01/2020	03/01/2020	ASCENSION HOLDINGS LLC	☒	\$1078.00
☐ 22125	03/01/2020	03/01/2020	Tom Cinquegrani	☒	\$1075.00
☐ 22126	03/01/2020	03/01/2020	Louis Tong	☒	\$1030.00
☐ 22127	03/01/2020	03/01/2020	Mark T. Fernandez	☒	\$413.00
☐ 22128	03/01/2020	03/01/2020	Melody (Muoi) Dao	☒	\$1275.00
☐ 22129	03/01/2020	03/01/2020	John W. Ruwitch and Anh Lam Truong	☒	\$1282.00
☐ 22130	03/01/2020	03/01/2020	Ramiro S. Viramontes Separate	☒	\$337.00
☐ 22131	03/01/2020	03/01/2020	SAE GROUP, LLC	☒	\$730.00
☐ 22132	03/01/2020	03/01/2020	Wei Zhen Su	☒	\$570.00
☐ 22133	03/01/2020	03/01/2020	Mallorca Apartments, LTD	☒	\$1105.00
☐ 22134	03/01/2020	03/01/2020	The Sam Gurfinkel and Renee	☒	\$1358.00
☐ 22135	03/01/2020	03/01/2020	Michael I. or Ling Brooks	☒	\$1208.00
☐ 22136	03/01/2020	03/01/2020	Donna J Falls	☒	\$746.00
☐ 22137	03/01/2020	03/01/2020	Cipriano Salazar Jr.	☒	\$1108.00
☐ 22138	03/01/2020	03/01/2020	Dung Tran	☒	\$402.00
☐ 22139	03/01/2020	03/01/2020	Monrovia 612, LP	☒	\$12159.00

☐ 22140	03/01/2020	03/01/2020	Leslie K Ng	☒	\$1227.00
☐ 22141	03/01/2020	03/01/2020	Peter R Nasmyth	☒	\$646.00
☐ 22142	03/01/2020	03/01/2020	Quoc T. Vo	☒	\$1201.00
☐ 22143	03/01/2020	03/01/2020	Orange County Housing Authority	☒	\$1410.70
☐ 22144	03/01/2020	03/01/2020	Lien Diep	☒	\$1094.00
☐ 22145	03/01/2020	03/01/2020	Rosa Lamas-Serratos	☒	\$1460.00
☐ 22146	03/01/2020	03/01/2020	Primrose Villa	☒	\$4421.00
☐ 22147	03/01/2020	03/01/2020	Vinh H. Lai	☒	\$952.00
☐ 22148	03/01/2020	03/01/2020	Malcolm Oso	☒	\$560.00
☐ 22149	03/01/2020	03/01/2020	Dieu-Thuy Nu Ton	☒	\$1823.00
☐ 22150	03/01/2020	03/01/2020	Dajojo, LLC	☒	\$972.00
☐ 22151	03/01/2020	03/01/2020	Lan Hua Mi Ku	☒	\$152.00
☐ 22152	03/01/2020	03/01/2020	Maria Luz Rodriguez	☒	\$347.00
☐ 22153	03/01/2020	03/01/2020	Dinghwa Eddy Liu	☒	\$1362.00
☐ 22154	03/01/2020	03/01/2020	Billy Theodorakopoulos	☒	\$1021.00
☐ 22155	03/01/2020	03/01/2020	Wai Keng Tam	☒	\$1044.00
☐ 22156	03/01/2020	03/01/2020	Don Norwood	☒	\$1115.00
☐ 22157	03/01/2020	03/01/2020	Aaron Abdus Shakoor	☒	\$1056.00
☐ 22158	03/01/2020	03/01/2020	Ana Thai	☒	\$929.00
☐ 22159	03/01/2020	03/01/2020	Larry Chow	☒	\$2761.00
☐ 22160	03/01/2020	03/01/2020	Antonio & Aida Rinos	☒	\$964.00
☐ 22161	03/01/2020	03/01/2020	T & T Asset Holding, LLC	☒	\$2692.00
☐ 22162	03/01/2020	03/01/2020	Michael Alfred Alarcon	☒	\$1328.00
☐ 22163	03/01/2020	03/01/2020	Mousa Boushaaya	☒	\$1050.00
☐ 22164	03/01/2020	03/01/2020	Tuan Viet Ho	☒	\$1855.00
☐ 22165	03/01/2020	03/01/2020	Housing Authority Of The County Of	☒	\$4394.09
☐ 22166	03/01/2020	03/01/2020	Jun Ye and Ming Feng	☒	\$1590.00
☐ 22167	03/01/2020	03/01/2020	El Monte Housing Partners LP	☒	\$3674.00
☐ 22168	03/01/2020	03/01/2020	Joseph T. Tung	☒	\$1004.00
☐ 22169	03/01/2020	03/01/2020	Alamitas LLC	☒	\$1502.00
☐ 22170	03/01/2020	03/01/2020	Luan Trong Hoang	☒	\$802.00
☐ 22171	03/01/2020	03/01/2020	Andrew & Eva Fogg	☒	\$936.00
☐ 22172	03/01/2020	03/01/2020	Heritage Park Villas LP	☒	\$17521.00
☐ 22173	03/01/2020	03/01/2020	Mohamad Tavakkoli	☒	\$5904.00
☐ 22174	03/01/2020	03/01/2020	Palo Verde Apartments, LP	☒	\$948.00
☐ 22175	03/01/2020	03/01/2020	Ha X Van	☒	\$2175.00
☐ 22176	03/01/2020	03/01/2020	Chen Jackson	☒	\$626.00
☐ 22177	03/01/2020	03/01/2020	Philip Tsui	☒	\$808.00
☐ 22178	03/01/2020	03/01/2020	Paul Yen	☒	\$204.00
☐ 22179	03/01/2020	03/01/2020	Mie Chen	☒	\$2021.00
☐ 22180	03/01/2020	03/01/2020	Becky Binh Nguyet Luu or Eddie Ma	☒	\$1641.00
☐ 22181	03/01/2020	03/01/2020	Thomas Pang	☒	\$1169.00
☐ 22182	03/01/2020	03/01/2020	Tinh Van Le	☒	\$541.00
☐ 22183	03/01/2020	03/01/2020	Ngoc T. Lieu	☒	\$2177.00
☐ 22184	03/01/2020	03/01/2020	Alfred Tai-Kong Ho and Lisa Chen	☒	\$861.00
☐ 22185	03/01/2020	03/01/2020	1015 West Garvey West Covina, LP	☒	\$373.00

☐ 22186	03/01/2020	03/01/2020	Covina 023 Woods 206 LP - Pama	☒	\$1042.00
☐ 22187	03/01/2020	03/01/2020	Doreen Han	☒	\$994.00
☐ 22188	03/01/2020	03/01/2020	Roland Wiekamp	☒	\$1307.00
☐ 22189	03/01/2020	03/01/2020	AMFP IV Atrium LLC c/o Abacus	☒	\$1092.00
☐ 22190	03/01/2020	03/01/2020	Siu Fung Mak	☒	\$550.00
☐ 22191	03/01/2020	03/01/2020	Baldwin Park Family Housing Limited	☒	\$13584.00
☐ 22192	03/01/2020	03/01/2020	Grace Chiou	☒	\$1251.00
☐ 22193	03/01/2020	03/01/2020	Marina Alvarez	☒	\$1704.00
☐ 22194	03/01/2020	03/01/2020	Sui Man Mak	☒	\$1126.00
☐ 22195	03/01/2020	03/01/2020	Henry Wong	☒	\$1686.00
☐ 22196	03/01/2020	03/01/2020	West Covina Senior Villas II, LP	☒	\$540.00
☐ 22197	03/01/2020	03/01/2020	Dung Trung Pham and Tammy Tram	☒	\$347.00
☐ 22198	03/01/2020	03/01/2020	Francisco J. Sanchez and Gloria	☒	\$919.00
☐ 22199	03/01/2020	03/01/2020	John Young	☒	\$909.00
☐ 22200	03/01/2020	03/01/2020	Blessed Rock of El Monte	☒	\$12721.00
☐ 22201	03/01/2020	03/01/2020	Vintage West Covina	☒	\$11474.00
☐ 22202	03/01/2020	03/01/2020	Alfonso Contreras	☒	\$425.00
☐ 22203	03/01/2020	03/01/2020	Alta Vista Villas, LP	☒	\$793.00
☐ 22204	03/01/2020	03/01/2020	West Covina Seniors Villas I	☒	\$1715.00
☐ 22205	03/01/2020	03/01/2020	Brookhollow Apartments	☒	\$7635.00
☐ 22206	03/01/2020	03/01/2020	Kimberly U Dao	☒	\$657.00
☐ 22207	03/01/2020	03/01/2020	Alan Wu	☒	\$819.00
☐ 22208	03/01/2020	03/01/2020	Henry Ho	☒	\$1048.00
☐ 22209	03/01/2020	03/01/2020	PAMA IV Properties, LP	☒	\$2222.00
☐ 22210	03/01/2020	03/01/2020	Roger Hin Nam Mak	☒	\$7973.00
☐ 22211	03/01/2020	03/01/2020	LAT Investments, LLC	☒	\$2192.00
☐ 22212	03/01/2020	03/01/2020	Xitlalai Sanchez	☒	\$1264.00
☐ 22213	03/01/2020	03/01/2020	Mary L Haynes	☒	\$990.00
☐ 22214	03/01/2020	03/01/2020	Clinett Glazis	☒	\$749.00
☐ 22215	03/01/2020	03/01/2020	Jim & Nancy Bailey	☒	\$581.00
☐ 22216	03/01/2020	03/01/2020	Kimberly Nguyen	☒	\$721.00
☐ 22217	03/01/2020	03/01/2020	Hilbert Properties II	☒	\$734.00
☐ 22218	03/01/2020	03/01/2020	Joseph M. Kwok	☒	\$2192.00
☐ 22219	03/01/2020	03/01/2020	Mack E Titus	☒	\$566.00
☐ 22220	03/01/2020	03/01/2020	William J Rogers	☒	\$986.00
☐ 22221	03/01/2020	03/01/2020	Alejandra Gutierrez	☒	\$621.00
☐ 22222	03/01/2020	03/01/2020	Sophia Wong	☒	\$1582.00
☐ 22223	03/01/2020	03/01/2020	Lois J Gaston	☒	\$1029.00
☐ 22224	03/01/2020	03/01/2020	Doan & Lily Thi	☒	\$1900.00
☐ 22225	03/01/2020	03/01/2020	Jose Baudelio Delgado	☒	\$918.00
☐ 22226	03/01/2020	03/01/2020	Larry Mimms	☒	\$1067.00
☐ 22227	03/01/2020	03/01/2020	Guillermo Vasquez	☒	\$702.00
☐ 22228	03/01/2020	03/01/2020	Joe Diaz	☒	\$1378.00
☐ 22229	03/01/2020	03/01/2020	Raul Varela Ayala	☒	\$878.00
☐ 22230	03/01/2020	03/01/2020	Fat Law	☒	\$895.00
☐ 22231	03/01/2020	03/01/2020	Kan Investments LTD, LLC	☒	\$542.00

☐ 22232	03/01/2020	03/01/2020	Dwight Chang	☒	\$1632.00
☐ 22233	03/01/2020	03/01/2020	Cameron Park Community Partners,	☒	\$1034.00
☐ 22234	03/01/2020	03/01/2020	Jun Tang	☒	\$1353.00
☐ 22235	03/01/2020	03/01/2020	Thanh M Tang	☒	\$585.00
☐ 22236	03/01/2020	03/01/2020	Lourdes Vela	☒	\$2704.00
☐ 22237	03/01/2020	03/01/2020	Woodside Village Apartments LP	☒	\$8064.00
☐ 22238	03/01/2020	03/01/2020	Robert Lawe	☒	\$873.00
☐ 22239	03/01/2020	03/01/2020	Linda Man	☒	\$924.00
☐ 22240	03/01/2020	03/01/2020	Cynthia Pham	☒	\$758.00
☐ 22241	03/01/2020	03/01/2020	Fanny Chan	☒	\$819.00
☐ 22242	03/01/2020	03/01/2020	Kwan Chiang	☒	\$1072.00
☐ 22243	03/01/2020	03/01/2020	Sergio Molina	☒	\$258.00
☐ 22244	03/01/2020	03/01/2020	Velma Alarcon	☒	\$1309.00
☐ 22245	03/01/2020	03/01/2020	Chuen Lau	☒	\$1371.00
☐ 22246	03/01/2020	03/01/2020	Tanya H Chen	☒	\$2002.00
☐ 22247	03/01/2020	03/01/2020	Vijay Gulati	☒	\$2824.00
☐ 22248	03/01/2020	03/01/2020	Joseph H. Garcia	☒	\$2325.00
☐ 22249	03/01/2020	03/01/2020	Xue Fen Xu	☒	\$1234.00
☐ 22250	03/01/2020	03/01/2020	Lark Ellen Village	☒	\$7878.00
☐ 22251	03/01/2020	03/01/2020	Eric C. Otte	☒	\$950.00
☐ 22252	03/01/2020	03/01/2020	Kim Chau	☒	\$872.00
☐ 22253	03/01/2020	03/01/2020	Aurelio and Maria Blanco	☒	\$1020.00
☐ 22254	03/01/2020	03/01/2020	Bharat B. Garg, Darshana Garg and	☒	\$1099.00
☐ 22255	03/01/2020	03/01/2020	Xuyen Thach Han	☒	\$1701.00
☐ 22256	03/01/2020	03/01/2020	EZ APT LLC	☒	\$1306.00
☐ 22257	03/01/2020	03/01/2020	Lucena A Ewing	☒	\$2885.00
☐ 22258	03/01/2020	03/01/2020	Jocelyn Jae Jhong	☒	\$1656.00
☐ 22259	03/01/2020	03/01/2020	Virginia Carlson	☒	\$1136.00
☐ 22260	03/01/2020	03/01/2020	Emilio De Jesus Cruz	☒	\$967.00
☐ 22261	03/01/2020	03/01/2020	Dinh Thom Tran	☒	\$1617.00
☐ 22262	03/01/2020	03/01/2020	Isabel R Sanchez	☒	\$1087.00
☐ 22263	03/01/2020	03/01/2020	Cienega Garden Apartments	☒	\$3019.00
☐ 22264	03/01/2020	03/01/2020	Therisa L Tyck	☒	\$1056.00
☐ 22265	03/01/2020	03/01/2020	Vinh Hong Lai	☒	\$882.00
☐ 22266	03/01/2020	03/01/2020	Doreen E. Ewing	☒	\$2190.00
☐ 22267	03/01/2020	03/01/2020	Olive RE Holdings, LLC	☒	\$3598.00
☐ 22268	03/01/2020	03/01/2020	Moller Property Management	☒	\$848.00
☐ 22269	03/01/2020	03/01/2020	Pacific Towers Senior Apartments -	☒	\$7364.00
☐ 22270	03/01/2020	03/01/2020	Paul & Annie W Chau	☒	\$1009.00
☐ 22271	03/01/2020	03/01/2020	LEFA Trust	☒	\$865.00
☐ 22272	03/01/2020	03/01/2020	Gilbert Dominguez	☒	\$6086.00
☐ 22273	03/01/2020	03/01/2020	German Ghibaud	☒	\$1105.00
☐ 22274	03/01/2020	03/01/2020	Monica Alber	☒	\$872.00
☐ 22275	03/01/2020	03/01/2020	Ortencia Banuelos	☒	\$547.00
☐ 22276	03/01/2020	03/01/2020	Up Hill Investment Inc.	☒	\$1507.00
☐ 22277	03/01/2020	03/01/2020	Dieu Van Huynh	☒	\$954.00

☐ 22278	03/01/2020	03/01/2020	Badillo Street Senior Apartments, LLC	☒	\$15357.00
☐ 22279	03/01/2020	03/01/2020	Monrovia Heritage Park LP	☒	\$18941.00
☐ 22280	03/01/2020	03/01/2020	James or Barbara Fox	☒	\$970.00
☐ 22281	03/01/2020	03/01/2020	Mayra Ortega	☒	\$889.00
☐ 22282	03/01/2020	03/01/2020	Sel Homes LLC	☒	\$6634.00
☐ 22283	03/01/2020	03/01/2020	Hui Chuan Wang	☒	\$2991.00
☐ 22284	03/01/2020	03/01/2020	725-731 W. Duarte Rd, LLC	☒	\$3990.00
☐ 22285	03/01/2020	03/01/2020	Nhan Nguyen and Amy Tran	☒	\$2108.00
☐ 22286	03/01/2020	03/01/2020	Paul P Simon	☒	\$1050.00
☐ 22287	03/01/2020	03/01/2020	RAMONA BLVD. FAMILY	☒	\$6221.00
☐ 22288	03/01/2020	03/01/2020	Maria Martha Martinez	☒	\$1664.00
☐ 22289	03/01/2020	03/01/2020	Greater San Gabriel Valley Property	☒	\$1814.00
☐ 22290	03/01/2020	03/01/2020	Ronald & Pamela Layne	☒	\$516.00
☐ 22291	03/01/2020	03/01/2020	Annette C Scott	☒	\$1472.00
☐ 22292	03/01/2020	03/01/2020	Denise Van Pham	☒	\$1412.00
☐ 22293	03/01/2020	03/01/2020	1024 Royal Oaks LP dba Whispering	☒	\$13963.00
☐ 22294	03/01/2020	10/01/2019	1024 Royal Oaks LP dba Whispering	☒	\$4440.00
☐ 22295	03/01/2020	03/01/2020	Derek Sim	☒	\$995.00
☐ 22296	03/01/2020	03/01/2020	Allan M. & Virginia J Chipp and Ralph	☒	\$3367.00
☐ 22297	03/01/2020	03/01/2020	Amparo M Limon	☒	\$416.00
☐ 22298	03/01/2020	03/01/2020	Zi Jian Li	☒	\$1276.00
☐ 22299	03/01/2020	03/01/2020	Minh A Nguyen	☒	\$498.00
☐ 22300	03/01/2020	03/01/2020	Jaime Barcena	☒	\$866.00
☐ 22301	03/01/2020	03/01/2020	Monica D Mao	☒	\$1201.00
☐ 22302	03/01/2020	03/01/2020	Shiu-Ein Huang	☒	\$455.00
☐ 22303	03/01/2020	03/01/2020	LAI MING LEUNG	☒	\$232.00
☐ 22304	03/01/2020	03/01/2020	The Promenade Housing Partners, LP	☒	\$2989.00
☐ 22305	03/01/2020	03/01/2020	Paramjit S Nijjar	☒	\$2918.00
☐ 22306	03/01/2020	03/01/2020	Estate of Rosetta Mix	☒	\$839.00
☐ 22307	03/01/2020	03/01/2020	Rosa Beltran	☒	\$1141.00
☐ 22308	03/01/2020	03/01/2020	John Nguyen	☒	\$650.00
☐ 22309	03/01/2020	03/01/2020	Takis Bogris	☒	\$684.00
☐ 22310	03/01/2020	01/18/2020	Ynfante Holdings I, LLC	☒	\$1780.00
☐ 22311	03/01/2020	03/01/2020	Roman Basin	☒	\$453.00
☐ 22312	03/01/2020	03/01/2020	Nomer Lacson	☒	\$987.00
☐ 22313	03/01/2020	03/01/2020	Anna & Simon Choi	☒	\$1285.00
☐ 22314	03/01/2020	03/01/2020	Fenistine Nagengast	☒	\$345.00
☐ 22315	03/01/2020	03/01/2020	Tanya Hang Chen	☒	\$1099.00
☐ 22316	03/01/2020	03/01/2020	Chung Thi Pham	☒	\$1840.00
☐ 22317	03/01/2020	03/01/2020	Rosie Leon	☒	\$869.00
☐ 22318	03/01/2020	03/01/2020	Roy Lam	☒	\$952.00
☐ 22319	03/01/2020	03/01/2020	Nancy H Shen	☒	\$921.00
☐ 22320	03/01/2020	03/01/2020	Olie S Johnson	☒	\$876.00
☐ 22321	03/01/2020	03/01/2020	Joe Clark	☒	\$1355.00
☐ 22322	03/01/2020	03/01/2020	Richard A DaSylveira	☒	\$623.00
☐ 22323	03/01/2020	03/01/2020	Sara Romo	☒	\$1386.00

☐ 22324	03/01/2020	03/01/2020	Jeff Ma	☒	\$326.00
☐ 22325	03/01/2020	03/01/2020	T & P Property LLC	☒	\$780.00
☐ 22326	03/01/2020	03/01/2020	Singing Wood Senior Housing LP	☒	\$3989.00
☐ 22327	03/01/2020	03/01/2020	Michael H Phuong	☒	\$826.00
☐ 22328	03/01/2020	03/01/2020	Sitara B. Mamdani	☒	\$1456.00
☐ 22329	03/01/2020	03/01/2020	Joseph Pham	☒	\$824.00
☐ 22330	03/01/2020	03/01/2020	Garvey Senior Affordable Partners, LP	☒	\$2076.00
☐ 22331	03/01/2020	03/01/2020	Sylvester Carter	☒	\$1182.00
☐ 22332	03/01/2020	03/01/2020	Fred Lau	☒	\$932.00

Housing Choice Voucher

Total	\$1,709,258.22
Average	\$904.85
Unit Count	1811
Average Weighted by Unit Count	\$932.41
Hard to House Count	24