



LIVE OAK CITY COUNCIL

REGULAR MEETING AGENDA DECEMBER 17, 2025 6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection at City Hall, 9955 Live Oak Boulevard, Live Oak, during normal business hours. Such documents are also available on the City of Live Oak's website at www.liveoakcity.org, subject to staff's availability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's office at (530) 695-2112 x107. Requests must be made at least 24 hours in advance.

- **Remote Viewing:**

- Members of the public can view a livestream of the meeting online at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
- Members of the public can access the Zoom webinar as follows:
 - **Join by Electronic Device:**
<https://us02web.zoom.us/j/82977886451>
 - **Join by Phone:**
1-669-900-6833 or 1-833-548-0282 (Toll Free)
Webinar ID: 829 7788 6451

- **Public Comment:** Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:

- **Public Attendance:** Members of the public who attend in person may make comments from the Council Chamber podium.
- **Email Public Comment:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via email to the City Clerk at cmenchaca@liveoakcity.org. Comments will be distributed to Council prior to the meeting and reflected in the meeting minutes. Please note that emailed comments will NOT be read aloud by staff during the meeting unless an approved accommodations request has been granted.

- **eComment Feature:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via the eComment feature at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1. Comments will be distributed to Council prior to the meeting and reflected in the meeting minutes. Please note that eComments will NOT be read aloud by staff during the meeting unless an approved accommodations request has been granted.
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CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE AND INVOCATION****CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY****PRESENTATIONS AND RECOGNITIONS****PUBLIC COMMENT**

Any person wishing to address the City Council on general jurisdictional matters or consent calendar items may do so at this time. If you are commenting on an agenda item, your comments will be heard at the time that item is scheduled for discussion. The City Council adopted a time limit of three minutes per person. The Brown Act does not allow for Council discussion of items not on the agenda. Councilmembers may only a) refer the matter to staff; b) ask for additional information; c) request a report back; or d) provide a limited factual response for items not listed on the agenda.

CITY COUNCIL ORGANIZATION FOR 2026

1. Election of Council Mayor
2. Election of Council Vice Mayor

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

3. City Council Meeting Minutes
Recommendation: Approve the December 3, 2025, City Council Regular Meeting minutes.
(Clarissa Menchaca, City Clerk)
4. Adoption of an Ordinance Amending Title 15 Chapter 15.01 of the City of Live Oak Municipal Code Updating References to the 2025 California Building Standards Code
Recommendation: 1) Waive the second reading of the ordinance amending Title 15 Chapter 15.01 of the City of Live Oak Municipal Code updating references to the 2025 California Building Standards Code, with certain amendments, additions and deletions thereto, by title only; and 2) Adopt ordinance.
(Benjamin Moody, City Manager)
5. Acceptance and Filing of State Required Annual Report for Fiscal Year 2025-26 for Community Facilities District No. 2004-1 of the City of Live Oak
Recommendation: Accept and File.
(Ethan Gutierrez, Finance Director)

BUSINESS ITEMS

6. 2026 City Council Committee Assignments
Recommendation: Review and confirm the 2026 City Council committee assignments.
(Benjamin Moody, City Manager)

7. Live Oak Little League License Agreement
Recommendation: 1) Approve the Live Oak Little League ten-year License Agreement; and 2) Authorize the City Manager to execute the agreement on behalf of the City.
(Luis Cibrian, Parks and Recreation Director)
8. Legal Services for Aqueous Film-Forming Foams Litigation
Recommendation: Approve and authorize the City Manager to execute a legal services agreement, with minor modifications subject to City Attorney approval, with Stag Liuzza, LLC related to the Aqueous Film-Forming Foams product liability litigation, with the finding that it is in the best interest of the City.
(Benjamin Moody, City Manager)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

COUNCILMEMBER REPORTS / COMMENTS / REQUESTS

ADJOURNMENT

CITY OF LIVE OAK
STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: Election of Council Mayor

CITY OF LIVE OAK
STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: Election of Council Vice Mayor

CITY OF LIVE OAK
STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: City Council Meeting Minutes

Background:

Submitted for approval are the December 3, 2025, City Council Regular Meeting minutes.

Recommendation:

Approve the December 3, 2025, City Council Regular Meeting minutes.

Attachments:

[Minutes](#)



LIVE OAK CITY COUNCIL

MINUTES
DECEMBER 3, 2025
6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
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BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

CALL TO ORDER

Meeting called to order by Mayor Chapdelaine at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 6:00 pm.

ROLL CALL

Present: Councilmembers Woten, Hernandez, Vice Mayor Pamma, and Mayor Chapdelaine

Absent: Councilmember Santana

**Clerk's Note: Councilmember Santana arrived at 6:02 pm.

PLEDGE OF ALLEGIANCE AND INVOCATION

Vice Mayor Pamma led the Pledge of Allegiance. Councilmember Woten delivered the invocation.

CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY

There were no corrections and/or changes to the agenda.

PRESENTATIONS AND RECOGNITIONS

A. Recognition of New Employees

Benjamin Moody, City Manager, introduced the City's new employees: Finance Director Ethan Gutierrez; City Engineer Jeff Rabo; Chief Building Official/Plans Examiner/City Inspector Mike Campos; Assistant Planner Terry Kopp; and Code Enforcement Officer Bruce Taylor.

B. High School Cross Country Team Recognition

Mayor Chapdelaine presented a proclamation recognizing the Live Oak High School Cross Country Team for their achievement as the Northern Section CIF Division IV Runner-Up.

**Clerk's Note: Council recessed at 6:17 pm and reconvened at 6:30 pm.

PUBLIC COMMENT

Public Comment was opened and closed without any speakers.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

MOTION: **APPROVE THE CONSENT AGENDA.**
 (MOTION: CHAPDELAINE; SECOND: HERNANDEZ)

VOTE: **MOTION PASSED UNANIMOUSLY**

1. City Council Meeting Minutes
 Clarissa Menchaca, City Clerk
 Council action: November 5, 2025, City Council Regular Meeting minutes approved.

2. Past Due Water and Sewer Accounts
 James Ramsey, Finance Director
 Council action: Resolution No. 20-2025 adopted.

BUSINESS ITEMS

3. Introduction of an Ordinance Amending Title 15 Chapter 15.01 of the City of Live Oak Municipal Code Updating References to the 2025 California Building Standards Code
 Benjamin Moody, City Manager

Benjamin Moody, City Manager, provided a report for the Council.

Public Comment was opened and closed without any speakers.

MOTION: **1) INTRODUCE AN ORDINANCE AMENDING TITLE 15 CHAPTER 15.01 OF THE CITY OF LIVE OAK MUNICIPAL CODE UPDATING REFERENCES TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO, BY TITLE ONLY; AND 2) WAIVE THE FIRST READING.**
 (MOTION: HERNANDEZ; SECOND: WOTEN)

VOTE: **MOTION PASSED UNANIMOUSLY**

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

There were no items removed from the Consent Agenda for Council consideration.

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

City Manager Benjamin Moody highlighted the public safety community meeting hosted by the Sutter County Sheriff's Office and the Sutter County Fire Department on Monday, December 1st, at the Live Oak High School. He also announced that the Small Town Holiday Stroll is scheduled for Friday, December 5th.

COUNCILMEMBER COMMENTS

Councilmember Woten reported on his attendance at the Regional Housing Authority Board of Commissioners meeting.

Councilmember Santana highlighted the Gridley High School Bulldogs football game and their achievement of earning their first Section Title since 1989. She also requested a moment of silence for the children affected by the mass shooting in Stockton.

Vice Mayor Pamma wished the Council and staff a happy Thanksgiving holiday and reported attending the November Yuba-Sutter Economic Development Corporation meeting and the public safety community meeting. He shared he is looking forward to the upcoming Small Town Holiday Stroll and noted that he will be attending the Feather River Air Quality Management District meeting on Monday, December 8th.

Mayor Chapdelaine reported attending the Sutter Butte Flood Control Agency meeting, the Sacramento Area Council of Governments Board of Directors meeting, and the public safety community meeting. He thanked staff for the festive decorations throughout town and expressed appreciation to staff and community volunteers for organizing the Small Town Holiday Stroll.

ADJOURNMENT

Mayor Chapdelaine adjourned the meeting at 6:18 pm in memory of the victims in the Stockton shooting.

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

CITY OF LIVE OAK STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Manager

Subject: Adoption of an Ordinance Amending Title 15 Chapter 15.01 of the City of Live Oak Municipal Code Updating References to the 2025 California Building Standards Code

Summary: Recommendation: 1) Waive the second reading of the ordinance amending Title 15 Chapter 15.01 of the City of Live Oak Municipal Code updating references to the 2025 California Building Standards Code, with certain amendments, additions and deletions thereto, by title only; and 2) Adopt ordinance.

Fiscal Impact: Minor costs associated with staff time to implement the code changes. Building permit fees will continue to be subject to the City's existing fee schedules.

Purpose:

To adopt the State mandated 2025 edition of the California Building Standards Code.

Background:

The State building codes have historically been updated every three years. The update allows for codes to improve and adjust to the newest materials, methods of construction, technological advances, and address legislative changes.

The State of California Building Standards Commission adopts new State standards, where cities and counties are then mandated to adopt those new minimum standards. The updated codes are required to be adopted by January 1, 2026, 180 days from the date that the State published, for local enforcement to be implemented.

Should the City not act to adopt the updated building codes, they become effective by default under State law. Adopting the code by ordinance allows the City to amend the administrative portions of the code that are specific to Live Oak and align the City's Municipal Code with the new State code.

The Live Oak City Council considered the introduction of the subject ordinance amendment at the December 3, 2025, meeting with Council approving 5-0.

Analysis:

To align with the new State building codes and meet mandated requirements, staff is proposing to amend the City's ordinances to reflect the changes. The City has the ability to adopt the State Building Codes with local amendments. However, staff is not proposing any new local amendments at this time.

Some changes are summarized below:

- * The 2025 code significantly updates the requirements for Electric Vehicle (EV) charging for new commercial uses. The existing code requires a certain percentage of parking spaces to be "EV Capable" (i.e., running conduit for future use) whereas the new code mandates that 240V Level 2 EV chargers and receptacle outlets be installed.
- * The updated energy code will require electric heat pump technology to be implemented for both space and water heating in new single-family homes.
- * A new California Wildland-Urban Interface Code (CWUIC) is being established as Title 24, Part 7. This new, standalone code consolidates and clarifies existing WUI provisions from the California Building Code (Chapter 7A), California Residential Code (R337), and California Fire Code (Chapter 49) into a single, more accessible document for improved clarity, consistency, and user-friendliness.
- * For commercial projects, the 2025 Energy Code (Title 24, Part 6) introduces new "electric-ready" requirements for commercial kitchens. New projects must now include electrical infrastructure to allow for a future transition to electricity, even if they intend to initially use gas appliances.
- * For commercial projects, battery energy storage systems are now required to be included as part of installing solar panels.

The City's consultant Chief Building Official is familiar with the proposed changes and is prepared to implement as needed.

Fiscal Impact:

Minor costs associated with staff time to implement the code changes. Building permit fees will continue to be subject to the City's existing fee schedules. No direct fiscal impact will result from the adoption of the 2025 edition of the California Building Standards Code, but it is recognized that with some code changes, there will be related construction and material costs that are borne by developers and property owners.

Recommendation:

1) Waive the second reading of the ordinance amending Title 15 Chapter 15.01 of the City of Live Oak Municipal Code updating references to the 2025 California Building Standards Code, with certain amendments, additions and deletions thereto, by title only; and 2) Adopt ordinance.

Attachments:

[Ordinance](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIVE OAK ADOPTING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA FIRE CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2025 CALIFORNIA REFERENCED STANDARDS CODE

The City Council of the City of Live Oak, State of California, does ordain as follows:

SECTION 1: Title 15, Chapter 15.01 Section 15.01.114 A-M of the City of Live Oak Municipal Code is hereby amended to read as follows:

15.01.114 Adoption of the California Codes.

The following publications, including their appendices, are hereby adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this code.

- A. 2025 California Administrative Code, California Code of Regulations Title 24 Part 1.
- B. 2025 California Building Code, California Code of Regulations Title 24 Part 2.
- C. 2025 California Residential Code, California Code of Regulations Title 24 Part 2.5.
- D. 2023 California Electrical Code, California Code of Regulations Title 24 Part 3.
- E. 2025 California Mechanical Code, California Code of Regulations Title 24 Part 4.
- F. 2025 California Plumbing Code, California Code of Regulations Title 24 Part 5.
- G. 2025 California Energy Code, California Code of Regulations Title 24 Part 6.
- H. 2025 California Wildland-Urban Interface Code, California Code of Regulations Title 24 Part 7.
- I. 2025 California Historical Building Code, California Code of Regulations Title 24 Part 8.
- J. 2025 California Fire Code, California Code of Regulations Title 24 Part 9.
- K. 2025 California Existing Building Code, California Code of Regulations Title 24 Part 10.
- L. 2025 California Green Building Standards Code, California Code of Regulations Title 24 Part 11.
- M. 2025 California Referenced Standards Code, California Code of Regulations Title 24 Part 12.

SECTION 2: Repeal Ordinance 580

SECTION 3: Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, that portion shall be deemed

a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 4: Effective Date. This ordinance, following its adoption, shall be published as provided by law and by its terms herein, shall be effective 30 days after its adoption, and shall thereafter remain in full force and effect unless otherwise changed by appropriate amending ordinance.

SECTION 5: Publication. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

Introduced and the first reading waived at a regular meeting of the City Council of the City of Live Oak on the ____ day of _____, 2025, and passed and adopted after waiving the second reading at a regular meeting thereafter on the ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

CITY OF LIVE OAK STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Ethan Gutierrez, Finance Director, Finance

Subject: Acceptance and Filing of State Required Annual Report for Fiscal Year 2025-26 for Community Facilities District No. 2004-1 of the City of Live Oak

Summary: Recommendation: Accept and File.

Fiscal Impact: No direct fiscal impact associated with accepting and filing.

Purpose:

Accept and file the state required annual report for the FY2025-26 Community Facilities District No. 2004-1.

Background:

In February 2004, the City Council approved the establishment of Community Facilities District No. 2004-1 (District) for the purpose of financing the costs and expenses within the boundaries of the District. The services provided include fire, law enforcement, animal control, parks and recreation/pool, storm drainage facilities as well as street light maintenance, installation, repair, removal and replacement, and electrical energy and services related thereto. At the City Council's July 16, 2025 meeting, Council took action approving assessments along with a 2.5% inflationary index amount in FY2025-26 which will result in a total levy amount of \$791,557.56 during FY2025-26.

Analysis:

Attached is the informational report that displays this information and satisfies the statutory requirements (Government Code Section 50075.3 and 53411). The annual reports are prepared by NBS, an engineering and consulting firm, who also prepares the annual tax levy roll for the District. This report is only an informational report and does not affect the levying of taxes or the administration of the District.

Fiscal Impact:

No direct fiscal impact of accepting and filing. However, the report does include a fiscal component relevant to the collected assessments in the District.

Recommendation:

Agenda Item 5.

Accept and File.

Attachments:

[Exhibit A - Live Oak CFD 2004-1 Annual Report FY 2025-26](#)

CITY OF LIVE OAK

Fiscal Year 2025/26 Annual Report for:

COMMUNITY FACILITIES DISTRICT NO. 2004-1

November 2025

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DISTRICT SUMMARY

The City of Live Oak (the “City”) formed Community Facilities District No. 2004-1 (Live Oak Municipal Services Project) (the “District”) on February 18, 2004, to fund the costs and expenses of providing municipal services within the boundaries of the District. The services provided include: fire, law enforcement, animal control, parks and recreation/pool, storm drainage facilities as well as street light maintenance, installation, repair, removal and replacement, and electrical energy and services related thereto.

Levy

The following table provides a summary of the Fiscal Year 2025/26 final levy amount.

Property Classification	Parcel Count	FY 2025/26 Levy
Single Family Detached	845	\$787,776.60
Multi-Family Property – Apartments	3	2,711.04
Commercial	1	1,069.92
Totals	849	\$791,557.56

Delinquencies

As of June 30, 2025, the Fiscal Year 2024/25 delinquency rate for the District is 1.18%, totaling \$9,095.60. Please refer to Appendix C for detailed information. NBS will continue to monitor the delinquencies and recommend the appropriate delinquency management actions to the District as needed.

NBS

Corina Chavez, Administrator
Tiffany Ellis, Project Manager
Andrew Kraus, Client Success Ambassador

1. SB 165: LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act (the “Act”). This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001, in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Section 50075.3 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain both of the following:

1. The amount of funds collected and expended.
2. The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1”

The requirements of the Act apply to the Funds for the following:

City of Live Oak
Community Facilities District No. 2004-1

Purpose of Special Tax

Community Facilities District No. 2004-1 (Live Oak Municipal Services Project) was formed to fund the costs and expenses of providing municipal services within the boundaries of the District. The services provided include fire, law enforcement, animal control, parks and recreation/pool, storm drainage facilities as well as streetlight maintenance, installation, repair, removal and replacement, and electrical energy and services related thereto.

The services financed by the special tax are ongoing.

Collections and Expenditures

Fund Name	6/30/2024 Balance	Amount Collected ⁽¹⁾	Amount Expended ⁽²⁾	6/30/2025 Balance ⁽³⁾	Service Status
Operating Fund	\$338,831.00	\$771,223.96	\$944,893.96	\$165,161.00	Ongoing

(1) Amount levied in Fiscal Year 2024/25.

(2) Equal to the 6/30/2024 Balance, plus the Amount Collected, less the 6/30/2025 Balance.

(3) Provided by the City.

2. SPECIAL TAX ANALYSIS

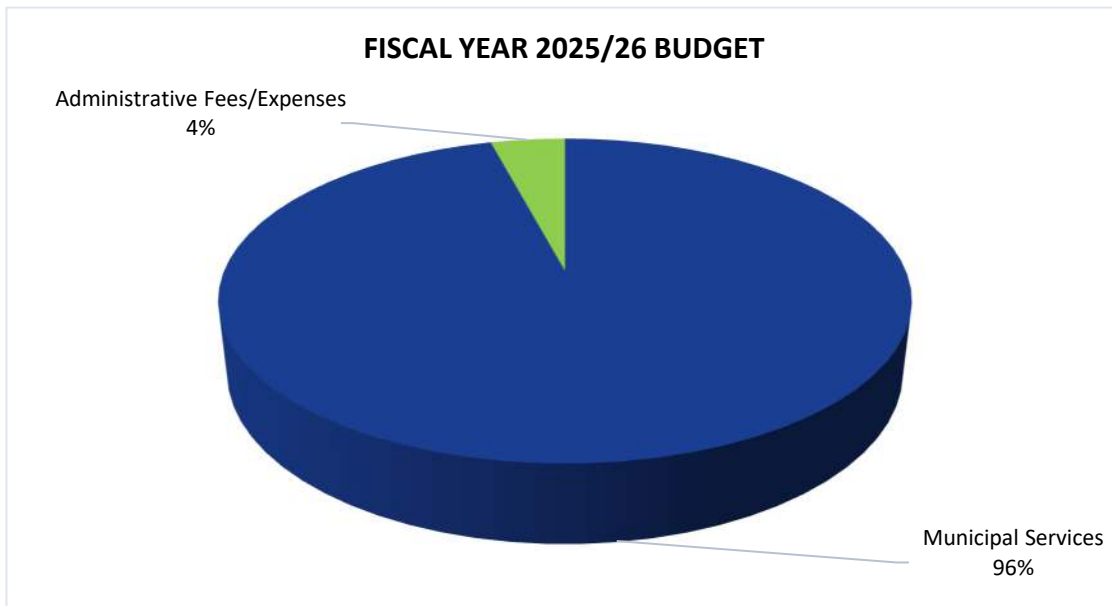
2.1 Levy Summary

A summary of the levy for Fiscal Year 2025/26 is shown in the table and chart below.

Description	Amount
Municipal Services	\$758,754.59
Administrative Fees/Expenses ⁽¹⁾	32,802.97
Total Special Tax Levy Amount:	\$791,557.56
Levied Parcel Count ⁽²⁾	849

(1) Includes County collection fees for tax roll purposes.

(2) Excludes undeveloped parcels that are subject to the special tax but were not levied in Fiscal Year 2025/26 due to their development status.



2.2 Special Tax Rates

The Fiscal Year 2025/26 applied rates and special tax levy are shown in the table below.

Property Classification	Parcel Count	Units/ Acres	Maximum Tax Rate	Applied Tax Rate ⁽¹⁾	Total Special Tax Levy ⁽²⁾
Single Family Detached	845	845	\$2,298.41	\$932.28	\$787,776.60
Single Family Attached – Duplex	0	0	919.36	0.00	0.00
Single Family Attached – Triplex	0	0	696.49	0.00	0.00
Single Family Attached – Fourplex	0	0	459.68	0.00	0.00
Single Family Attached – Five or more units	0	0	278.59	0.00	0.00
Multi-Family Property – Apartments	3	96	69.64	28.24	2,711.04
Commercial Property	1	5.26	501.47	203.41	1,069.92
Totals	849				\$791,557.56

(1) Every property classification is levied on a per unit basis, except for Commercial Property which is levied on a per acre basis.

(2) Includes installment rounding.

2.3 Annual Special Tax Rate Increase

The maximum special tax for future years is authorized to automatically increase by 5% per year, per the District's Rate and Method of Apportionment.

2.4 Special Tax Rate Comparison

The Fiscal Year 2025/26 maximum tax rates and applied tax rates compared to the prior year are shown below.

Property Classification	Rate Per	Maximum Tax Rate ⁽¹⁾	FY 2024/25 Applied Tax Rate	% of Maximum	Maximum Tax Rate ⁽¹⁾	FY 2025/26 Applied Tax Rate	% of Maximum	% Change in Applied Tax Rate ⁽²⁾
Single Family Detached	Unit	\$2,188.97	\$909.56	41.55%	\$2,298.41	\$932.28	40.56%	2.47%
Single Family Attached – Duplex	Unit	875.58	0.00	0.00%	919.36	0.00	0.00%	0.00%
Single Family Attached – Triplex	Unit	663.32	0.00	0.00%	696.49	0.00	0.00%	0.00%
Single Family Attached – Fourplex	Unit	437.79	0.00	0.00%	459.68	0.00	0.00%	0.00%
Single Family Attached – Five or more units	Unit	265.32	0.00	0.00%	278.59	0.00	0.00%	0.00%
Multi-Family Property – Apartments	Unit	66.33	27.56	41.55%	69.64	28.24	40.56%	2.47%
Commercial Property	Acre	477.59	0.00	0.00%	501.47	203.41	40.56%	100.00%

(1) The Maximum Tax Rate increases annually by 5%.

(2) Represents the change between the current and prior year applied tax rates.

3. FINANCIAL STATUS

3.1 Fund Balances

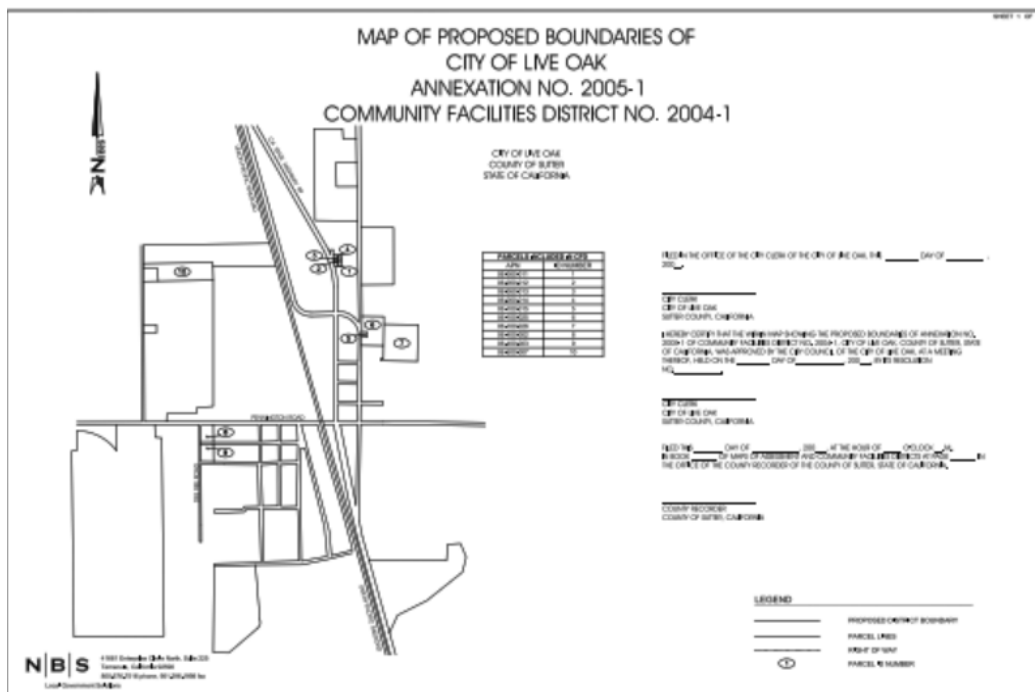
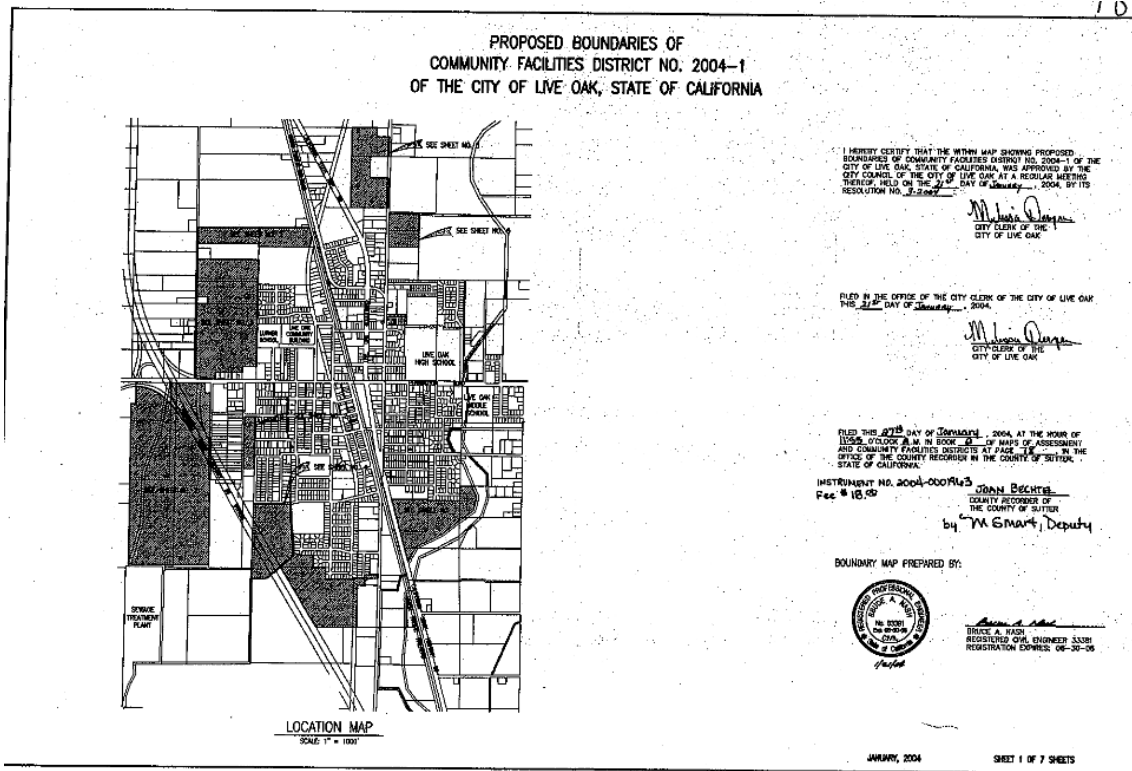
Operating Fund - Subaccounts	6/30/2025 Balance
Fire CFD 2004	\$418
Police CFD 2004	1,135
Animal Control CFD 2004	2,328
Street Lighting CFD 2004	(67,745)
Recreation/Pool CFD 2004	19,696
Drainage CFD 2004	209,329
Total	\$165,161

3.2 Delinquency Summary

The following table summarizes the Fiscal Year 2024/25 delinquency rate for the District. Please refer to Appendix C for the District's historical delinquency rates.

Description	Amount
Fiscal Year 2024/25 Amount Levied	\$771,223.96
Fiscal Year 2024/25 Amount Delinquent	9,095.60
Fiscal Year 2024/25 Delinquency Rate	1.18%

APPENDIX A. DISTRICT BOUNDARY



APPENDIX B. RATE AND METHOD OF APPORTIONMENT

The following pages show the Rate and Method of Apportionment of the Special Tax.

EXHIBIT "A"

**CITY OF LIVE OAK
COMMUNITY FACILITIES DISTRICT NO. 2004-1
OF THE CITY OF LIVE OAK**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax shall be levied and collected in Community Facilities District No. 2004-1 of the City of Live Oak (the "District") each Fiscal Year, in an amount determined by the application of the procedures described below. All of the real property in the District, unless exempted by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

I. DEFINITIONS

The terms used herein shall have the following meanings:

"Acreage" or "Acre" means that acreage shown on the Assessor's Parcel Map for each Assessor's Parcel. In the event that the Assessor's Parcel Map shows no acreage, the Acreage for any Assessor's Parcel shall be determined by the District Administrator based upon the applicable condominium plan, final map or parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Act of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of the District: the costs of computing the Special Tax Requirement and the annual Special Tax and of preparing the annual Special Tax collection schedules; the costs of collecting the Special Taxes; the costs of remitting the Special Taxes to the fiscal agent or trustee for any Bonds; the costs of the fiscal agent or trustee (including its legal counsel) in the discharge of the duties required of it under any Indenture; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and the California Government Act (including the Act), including public inquiries regarding the Special Taxes and the costs associated with the release of funds from any escrow account (to the extent not paid from other sources); the costs of the City or designee related to an appeal of the Special Tax and an allocable share of the salaries and an allocable portion of City overhead costs relating to the foregoing; the costs of the City or designee related to any arbitrage rebate calculations for the District ; the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes in the District; the costs of the City (including its legal counsel) related to the administration of any letter of credit or other security provided for the payment of Special Taxes or Bonds, any fees or expenses related to any such letters of credit. Administrative Expenses shall also include amounts advanced by the City for any administrative purposes of the District.

"Annual Special Tax Requirement" means (A) that amount with respect to the District determined by the Council or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) amounts required to fund services listed on Exhibit A, (3) any amount required to replenish any reserve fund established in connection with the District, (4) for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year, and (B) less available funds.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"CFD No. 2004-1" means the Community Facilities District No. 2004-1 of the City of Live Oak.

"City" means the City of Live Oak, County of Sutter.

"Council" means the City Council of the City, acting as the legislative body of the District.

"County" means the County of Sutter, California.

"Commercial Property" means all property other than Single Family Residential Property or Multi-Family Property.

"Developed Property" means, for each Fiscal Year, all Taxable Property, for which a building permit for new residential or non-residential construction was issued prior to the March 1 preceding the Fiscal Year for which the Special Tax is being levied.

"District" means the Community Facilities District No. 2004-1 of the City of Live Oak.

"District Administrator" means an official of the City, or designee or agent or consultant, responsible for determining the Special Tax Requirement and providing for the levy and collection of Special Taxes each Fiscal Year.

"Exempt Property" means all property located within the boundaries of the District which is exempt from the Special Tax pursuant to Section V below.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots for which building permits may be issued. The term "Final Map" shall not include any parcel map or subdivision map or portion thereof that does not create individual lots for which a building permit may be issued, including parcels that are designated as a remainder parcel for future subdivision. The term "Final Map" shall not include an Interim Final Map.

"Finance Director" means the official of the City who is the chief financial officer or other comparable officer of the City or designee thereof.

"Fiscal Year" means the period from July 1st of any calendar year through June 30th of the following calendar year.

"Interim Final Map" means (i) an approved final map or parcel map that allows the sale, lease or financing of the parcels created thereby but which requires further subdivisions or other actions before a building permit may be issued for such parcels, or (ii) those portions of a final map or parcel map approved pursuant to other provisions of the Live Oak Municipal Code, that are excluded from the definition of "Final Map" above.

"Maximum Special Tax Rate" means the maximum Special Tax authorized for levy in any Fiscal Year as described in Section III that may apply to Taxable Property.

"Multi-Family Property" means all parcels of Developed Property for which a building permit was issued for construction of a residential structure with multiple Units upon a single Parcel, all of which are offered for rent to the general public and are not available for sale to individual owners.

"Parcel" means a lot or parcel with a parcel number assigned by the assessor of the County.

"Proportionately" means the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels.

"Public Property" means property within the boundaries of the District owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way has been granted to the federal government, the State of California, the County, the City, or any local government or other public agency, provided that any property leased by a public agency to a private entity and subject to taxation under the Act shall be taxed and classified according to its use.

"Single Family Attached Property" means all parcels of Developed Property with a two or more residential units that share common walls and are offered as for-sale units with each unit having its own Assessor's Parcel Number, including residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means all parcels of Developed Property with a single residential structure on a single parcel where the dwelling unit does not share a common wall with another unit.

"Special Tax" means the amount levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Annual Special Tax Requirement.

"Taxable Property" means all property located within the boundaries of The District which is not exempt from the Special Tax pursuant to Section V below.

"Unit" means (i) for Single Family Detached Property, an individual single family residential unit, (ii) for Single Family Attached Property, each individual residential unit within a duplex,

triplex, fourplex, townhome or condominium structure or (iii) for Multi-Family Property, each individual apartment unit.

II. DETERMINATION OF TAXABLE PARCELS

On July 1 of each Fiscal Year, the District Administrator shall determine the valid Assessor's Parcel Numbers for the current Fiscal Year for all property within the District. If any Parcel numbers are no longer valid from the previous Fiscal Year, the Administrator shall determine the new Parcel number or numbers that are in effect for the current Fiscal Year. To the extent a Parcel or Parcels are subdivided, consolidated or otherwise reconfigured, the special tax rates shall be assigned to the new Assessor's Parcels pursuant to Section III.

III. ANNUAL SPECIAL TAX - METHOD OF APPORTIONMENT

All property shall be subject to a Special Tax defined as follows.

The Special Tax shall be levied each Fiscal Year by the District Administrator. The Annual Special Tax Requirement shall be apportioned to each parcel within the District by the method shown below.

- First. Determine the Annual Special Tax Requirement.
- Second. Levy each Parcel of Taxable Property Proportionately up to the Maximum Special Tax Rate described in Table 1 to satisfy the Annual Special Tax Requirement.

TABLE 1
MAXIMUM SPECIAL TAX RATES

<u>Type</u>	<u>Description</u>	<u>Rate</u>
Single Family Detached Property	Per Unit	\$825.00
Single Family Attached Property	Duplex - Per Unit	330.00
Single Family Attached Property	Triplex - Per Unit	250.00
Single Family Attached Property	Fourplex - Per Unit	165.00
Single Family Attached Property	Five or more units per structure - Per Unit	100.00
Multi-Family Property	Per Multi-Family Unit (Apartment)	25.00
Commercial Property	Per Acre	\$180.00

The above rates shown in Table 1 are effective for the 2004/2005 Fiscal Year and are subject to an increase of 5% per year over the previous year's Maximum Special Tax Rate.

IV. FORMULA FOR PREPAYMENT OF SPECIAL TAX OBLIGATIONS

The Special Tax may not be prepaid.

V. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Annual Special Taxes shall be levied on Public Property, except as otherwise provided in this Section. Any property acquired by a public entity for non-public use development shall be subject to the Special Tax.

VI. INTERPRETATION OF RATE AND METHOD OF APPORTIONMENT

The Council reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning the Maximum Annual Special Tax. In addition, the interpretation and application of any section of this document shall be at the Council's discretion.

VII. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section IV above and provided further than the City may directly bill the Special Tax, may collect the Annual Special Tax at a different time or in a different manner if needed to meet the financial obligations of the District, and may collect delinquent Annual Special Taxes through foreclosure or other available methods.

A Special Tax shall continue to be levied and collected within the District to fund the Annual Special Tax Requirement for the maximum term authorized by the Act.

EXHIBIT "B"**PROPERTY OWNERS LIST**

CITY OF LIVE OAK
 COMMUNITY FACILITIES DISTRICT NO. 2004-1
 CITY OF LIVE OAK MUNICIPAL SERVICES PROJECT

<u>Name</u>	<u>County of Sutter Assessor Parcel Number</u>
Eagle Meadows of Live Oak (Kent Hoggan)	06-351-014
Amarjit Pamma, ETAL (Pennington Ranch)	06-640-001
Millennium Farms LLC (Pennington Ranch)	06-640-005
Gurjit Gosal (Walnut View)	06-580-020
Gurjit & Amardeep Gosal	06-560-002
Peachtree II (Mercy Housing California, Greg Sparks)	06-470-045
Surjit Bains (Peachtree III)	06-470-040
Surjit Bains (Peachtree III)	06-470-041
Surjit Bains (Peachtree III)	06-470-042
Pramod & Lucy Kumar (Sadnpiper)	06-370-004
Neil Kumar (Sandpiper)	06-370-005
Homes First LLC (Mark Vespoli)	06-600-004
Laverne & Helen Heenan Family Trust	06-470-035
Dorthy Cooper	06-600-001
John Kimura, ETAL	06-010-001
John Kimura, ETAL	06-600-006
T/C Kimura Family Trust, ETAL	06-400-004
Harsev Thiara	06-310-002
Harsev Thiara	06-310-005
Harsev Thiara	06-310-006
Harsev Thiara	06-310-009
Margaret Knoop Estate	06-370-003

APPENDIX C. DELINQUENCY SUMMARY REPORT

The following pages show the current Delinquency Summary Report.

City of Live Oak
Delinquency Summary Report
As of: 06/30/2025

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2004-1 - CFD 2004-1 (Live Oak Municipal Services Project)									
08/01/2005 Billing:									
	12/10/2005	\$88,275.00	\$88,275.00	\$0.00	0.00%	174	174	0	0.00%
	04/10/2006	\$88,275.00	\$88,275.00	\$0.00	0.00%	174	174	0	0.00%
	Subtotal:	\$176,550.00	\$176,550.00	\$0.00	0.00%	348	348	0	0.00%
08/01/2006 Billing:									
	12/10/2006	\$183,642.88	\$183,642.88	\$0.00	0.00%	497	424	0	0.00%
	04/10/2007	\$183,642.88	\$183,642.88	\$0.00	0.00%	497	424	0	0.00%
	Subtotal:	\$367,285.76	\$367,285.76	\$0.00	0.00%	994	848	0	0.00%
08/01/2007 Billing:									
	12/10/2007	\$219,203.96	\$219,203.96	\$0.00	0.00%	634	482	0	0.00%
	04/10/2008	\$219,203.96	\$219,203.96	\$0.00	0.00%	634	482	0	0.00%
	Subtotal:	\$438,407.92	\$438,407.92	\$0.00	0.00%	1,268	964	0	0.00%
08/01/2008 Billing:									
	12/10/2008	\$234,211.70	\$234,211.70	\$0.00	0.00%	960	515	0	0.00%
	04/10/2009	\$234,211.70	\$234,211.70	\$0.00	0.00%	960	515	0	0.00%
	Subtotal:	\$468,423.40	\$468,423.40	\$0.00	0.00%	1,920	1,030	0	0.00%
08/01/2009 Billing:									
	12/10/2009	\$237,395.16	\$237,395.16	\$0.00	0.00%	960	522	0	0.00%
	04/10/2010	\$237,395.16	\$237,395.16	\$0.00	0.00%	960	522	0	0.00%
	Subtotal:	\$474,790.32	\$474,790.32	\$0.00	0.00%	1,920	1,044	0	0.00%
08/01/2010 Billing:									
	12/10/2010	\$238,759.50	\$238,759.50	\$0.00	0.00%	960	525	0	0.00%
	04/10/2011	\$238,759.50	\$238,759.50	\$0.00	0.00%	960	525	0	0.00%
	Subtotal:	\$477,519.00	\$477,519.00	\$0.00	0.00%	1,920	1,050	0	0.00%
08/01/2011 Billing:									
	12/10/2011	\$263,317.62	\$263,317.62	\$0.00	0.00%	962	579	0	0.00%
	04/10/2012	\$263,317.62	\$263,317.62	\$0.00	0.00%	962	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,924	1,158	0	0.00%

City of Live Oak
Delinquency Summary Report
As of: 06/30/2025

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2004-1 - CFD 2004-1 (Live Oak Municipal Services Project)									
08/01/2012 Billing:									
	12/10/2012	\$263,317.62	\$263,317.62	\$0.00	0.00%	825	579	0	0.00%
	04/10/2013	\$263,317.62	\$263,317.62	\$0.00	0.00%	825	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,650	1,158	0	0.00%
08/01/2013 Billing:									
	12/10/2013	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	04/10/2014	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,800	1,158	0	0.00%
08/01/2014 Billing:									
	12/10/2014	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	04/10/2015	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,800	1,158	0	0.00%
08/01/2015 Billing:									
	12/10/2015	\$263,317.62	\$263,317.62	\$0.00	0.00%	898	579	0	0.00%
	04/10/2016	\$263,317.62	\$263,317.62	\$0.00	0.00%	898	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,796	1,158	0	0.00%
08/01/2016 Billing:									
	12/10/2016	\$264,089.30	\$264,089.30	\$0.00	0.00%	898	580	0	0.00%
	04/10/2017	\$264,089.30	\$264,089.30	\$0.00	0.00%	898	580	0	0.00%
	Subtotal:	\$528,178.60	\$528,178.60	\$0.00	0.00%	1,796	1,160	0	0.00%
08/01/2017 Billing:									
	12/10/2017	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	04/10/2018	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	Subtotal:	\$526,359.60	\$526,359.60	\$0.00	0.00%	1,796	1,156	0	0.00%
08/01/2018 Billing:									
	12/10/2018	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	04/10/2019	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	Subtotal:	\$526,359.60	\$526,359.60	\$0.00	0.00%	1,796	1,156	0	0.00%

City of Live Oak
Delinquency Summary Report
As of: 06/30/2025

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2004-1 - CFD 2004-1 (Live Oak Municipal Services Project)									
	08/01/2019 Billing:								
	12/10/2019	\$291,830.90	\$291,830.90	\$0.00	0.00%	899	641	0	0.00%
	04/10/2020	\$291,830.90	\$291,830.90	\$0.00	0.00%	899	641	0	0.00%
	Subtotal:	\$583,661.80	\$583,661.80	\$0.00	0.00%	1,798	1,282	0	0.00%
	08/01/2020 Billing:								
	12/10/2020	\$312,406.26	\$312,406.26	\$0.00	0.00%	899	687	0	0.00%
	04/10/2021	\$312,406.26	\$312,406.26	\$0.00	0.00%	899	687	0	0.00%
	Subtotal:	\$624,812.52	\$624,812.52	\$0.00	0.00%	1,798	1,374	0	0.00%
	08/01/2021 Billing:								
	12/10/2021	\$0.00	\$0.00	\$0.00	0.00%	759	0	0	0.00%
	04/10/2022	\$0.00	\$0.00	\$0.00	0.00%	759	0	0	0.00%
	Subtotal:	\$0.00	\$0.00	\$0.00	0.00%	1,518	0	0	0.00%
	08/01/2022 Billing:								
	12/10/2022	\$365,146.88	\$365,146.88	\$0.00	0.00%	803	803	0	0.00%
	04/10/2023	\$365,146.88	\$365,146.88	\$0.00	0.00%	803	803	0	0.00%
	Subtotal:	\$730,293.76	\$730,293.76	\$0.00	0.00%	1,606	1,606	0	0.00%
	08/01/2023 Billing:								
	12/10/2023	\$380,609.40	\$380,154.62	\$454.78	0.12%	837	836	1	0.12%
	04/10/2024	\$380,609.40	\$380,154.62	\$454.78	0.12%	837	836	1	0.12%
	Subtotal:	\$761,218.80	\$760,309.24	\$909.56	0.12%	1,674	1,672	2	0.12%
	08/01/2024 Billing:								
	12/10/2024	\$385,611.98	\$384,702.42	\$909.56	0.24%	848	846	2	0.24%
	04/10/2025	\$385,611.98	\$377,425.94	\$8,186.04	2.12%	848	830	18	2.12%
	Subtotal:	\$771,223.96	\$762,128.36	\$9,095.60	1.18%	1,696	1,676	20	1.18%
CFD 2004-1	Total:	\$10,088,261.24	\$10,078,256.08	\$10,005.16	0.10%	32,818	22,156	22	0.07%

APPENDIX D. FINAL BILLING DETAIL REPORT

The following pages show the Final Billing Detail Report for Fiscal Year 2025/26.

City of Live Oak
CFD 2004-1 (Live Oak Municipal Services Project)
Final Billing Detail Report for Fiscal Year 2025/26

APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-370-003000	10461 LARKIN RD	COM	0	\$1,069.93	\$1,069.92
006-580-021000	2510 JENNIFER DR	SFR	1	932.29	932.28
006-580-022000	2522 JENNIFER DR	SFR	1	932.29	932.28
006-580-023000	2534 JENNIFER DR	SFR	1	932.29	932.28
006-580-024000	2546 JENNIFER DR	SFR	1	932.29	932.28
006-580-025000	2558 JENNIFER DR	SFR	1	932.29	932.28
006-580-026000	2570 JENNIFER DR	SFR	1	932.29	932.28
006-580-027000	2582 JENNIFER DR	SFR	1	932.29	932.28
006-580-028000	2594 JENNIFER DR	SFR	1	932.29	932.28
006-580-029000	2606 JENNIFER DR	SFR	1	932.29	932.28
006-580-030000	2618 JENNIFER DR	SFR	1	932.29	932.28
006-580-031000	10690 STEPHANIE DR	SFR	1	932.29	932.28
006-580-032000	10702 STEPHANIE DR	SFR	1	932.29	932.28
006-580-033000	10714 STEPHANIE DR	SFR	1	932.29	932.28
006-580-034000	10726 STEPHANIE DR	SFR	1	932.29	932.28
006-580-035000	10738 STEPHANIE DR	SFR	1	932.29	932.28
006-580-036000	10750 STEPHANIE DR	SFR	1	932.29	932.28
006-580-037000	10762 STEPHANIE DR	SFR	1	932.29	932.28
006-580-038000	10774 STEPHANIE DR	SFR	1	932.29	932.28
006-580-039000	10786 STEPHANIE DR	SFR	1	932.29	932.28
006-580-040000	10798 STEPHANIE DR	SFR	1	932.29	932.28
006-580-041000	10810 STEPHANIE DR	SFR	1	932.29	932.28
006-580-042000	10822 STEPHANIE DR	SFR	1	932.29	932.28
006-580-043000	10834 STEPHANIE DR	SFR	1	932.29	932.28
006-580-044000	10846 STEPHANIE DR	SFR	1	932.29	932.28
006-580-045000	10858 STEPHANIE DR	SFR	1	932.29	932.28
006-580-046000	10857 STEPHANIE DR	SFR	1	932.29	932.28
006-580-047000	10845 STEPHANIE DR	SFR	1	932.29	932.28
006-580-048000	10833 STEPHANIE DR	SFR	1	932.29	932.28
006-580-049000	10821 STEPHANIE DR	SFR	1	932.29	932.28
006-580-050000	10809 STEPHANIE DR	SFR	1	932.29	932.28
006-580-051000	10797 STEPHANIE DR	SFR	1	932.29	932.28
006-580-052000	10785 STEPHANIE DR	SFR	1	932.29	932.28
006-580-053000	10773 STEPHANIE DR	SFR	1	932.29	932.28
006-580-054000	2583 BRIANNE WAY	SFR	1	932.29	932.28
006-580-055000	2571 BRIANNE WAY	SFR	1	932.29	932.28
006-580-056000	2559 BRIANNE WAY	SFR	1	932.29	932.28
006-580-057000	2547 BRIANNE WAY	SFR	1	932.29	932.28
006-580-058000	2535 BRIANNE WAY	SFR	1	932.29	932.28
006-580-059000	2523 BRIANNE WAY	SFR	1	932.29	932.28
006-580-060000	2511 BRIANNE WAY	SFR	1	932.29	932.28
006-580-061000	10751 IRENE WAY	SFR	1	932.29	932.28

Slight variances may occur due to rounding

City of Live Oak
CFD 2004-1 (Live Oak Municipal Services Project)
Final Billing Detail Report for Fiscal Year 2025/26

APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-580-062000	10739 IRENE WAY	SFR	1	932.29	932.28
006-580-063000	10727 IRENE WAY	SFR	1	932.29	932.28
006-580-064000	10715 IRENE WAY	SFR	1	932.29	932.28
006-580-065000	10703 IRENE WAY	SFR	1	932.29	932.28
006-580-066000	10702 IRENE WAY	SFR	1	932.29	932.28
006-580-067000	10714 IRENE WAY	SFR	1	932.29	932.28
006-580-068000	10726 IRENE WAY	SFR	1	932.29	932.28
006-580-069000	10738 IRENE WAY	SFR	1	932.29	932.28
006-580-070000	10750 IRENE WAY	SFR	1	932.29	932.28
006-580-071000	10749 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-072000	10737 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-073000	10725 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-074000	10713 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-075000	10701 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-076000	10704 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-077000	10716 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-078000	10728 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-079000	10740 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-080000	10752 VIRGINIA WAY	SFR	1	932.29	932.28
006-580-081000	10751 STEPHANIE DR	SFR	1	932.29	932.28
006-580-082000	10739 STEPHANIE DR	SFR	1	932.29	932.28
006-580-083000	10727 STEPHANIE DR	SFR	1	932.29	932.28
006-580-084000	10715 STEPHANIE DR	SFR	1	932.29	932.28
006-580-085000	10703 STEPHANIE DR	SFR	1	932.29	932.28
006-650-043000	9170 IDA ST	SFR	1	932.29	932.28
006-650-044000	9162 IDA ST	SFR	1	932.29	932.28
006-650-045000	9154 IDA ST	SFR	1	932.29	932.28
006-650-046000	9146 IDA ST	SFR	1	932.29	932.28
006-650-047000	2838 DEANNE ST	SFR	1	932.29	932.28
006-650-048000	2824 DEANNE ST	SFR	1	932.29	932.28
006-650-049000	2810 DEANNE ST	SFR	1	932.29	932.28
006-650-050000	2796 DEANNE ST	SFR	1	932.29	932.28
006-650-051000	2782 DEANNE ST	SFR	1	932.29	932.28
006-650-052000	2768 DEANNE ST	SFR	1	932.29	932.28
006-650-053000	2756 DEANNE ST	SFR	1	932.29	932.28
006-650-054000	2744 DEANNE ST	SFR	1	932.29	932.28
006-650-055000	2732 DEANNE ST	SFR	1	932.29	932.28
006-650-056000	2720 DEANNE ST	SFR	1	932.29	932.28
006-650-057000	2721 DEANNE ST	SFR	1	932.29	932.28
006-650-058000	2733 DEANNE ST	SFR	1	932.29	932.28
006-650-059000	2745 DEANNE ST	SFR	1	932.29	932.28
006-650-060000	2757 DEANNE ST	SFR	1	932.29	932.28

Slight variances may occur due to rounding

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-650-061000	2769 DEANNE ST	SFR	1	932.29	932.28
006-650-062000	2783 DEANNE ST	SFR	1	932.29	932.28
006-650-063000	2797 DEANNE ST	SFR	1	932.29	932.28
006-650-064000	2811 DEANNE ST	SFR	1	932.29	932.28
006-650-065000	2825 DEANNE ST	SFR	1	932.29	932.28
006-650-066000	2839 DEANNE ST	SFR	1	932.29	932.28
006-650-067000	9165 IDA ST	SFR	1	932.29	932.28
006-650-068000	9173 LINDA ST	SFR	1	932.29	932.28
006-650-069000	9185 LINDA ST	SFR	1	932.29	932.28
006-650-070000	9201 LINDA ST	SFR	1	932.29	932.28
006-650-071000	2820 WELLS CT	SFR	1	932.29	932.28
006-650-072000	2802 WELLS CT	SFR	1	932.29	932.28
006-650-073000	2782 WELLS CT	SFR	1	932.29	932.28
006-650-074000	2770 WELLS CT	SFR	1	932.29	932.28
006-650-075000	2777 WELLS CT	SFR	1	932.29	932.28
006-650-076000	2791 WELLS CT	SFR	1	932.29	932.28
006-650-077000	2805 WELLS CT	SFR	1	932.29	932.28
006-650-078000	9226 LINDA ST	SFR	1	932.29	932.28
006-650-079000	9218 LINDA ST	SFR	1	932.29	932.28
006-650-080000	9210 LINDA ST	SFR	1	932.29	932.28
006-650-081000	9202 LINDA ST	SFR	1	932.29	932.28
006-650-082000	9194 LINDA ST	SFR	1	932.29	932.28
006-660-001000	3250 PENNINGTON RD	SFR	1	932.29	932.28
006-660-002000	9975 LUTHER RD	SFR	1	932.29	932.28
006-660-003000	9963 LUTHER RD	SFR	1	932.29	932.28
006-660-004000	3277 PAMMA CT	SFR	1	932.29	932.28
006-660-005000	3265 PAMMA CT	SFR	1	932.29	932.28
006-660-006000	3253 PAMMA CT	SFR	1	932.29	932.28
006-660-007000	3231 PAMMA CT	SFR	1	932.29	932.28
006-660-008000	3210 PAMMA CT	SFR	1	932.29	932.28
006-660-009000	3232 PAMMA CT	SFR	1	932.29	932.28
006-660-010000	3266 PAMMA CT	SFR	1	932.29	932.28
006-660-011000	3278 PAMMA CT	SFR	1	932.29	932.28
006-660-012000	3277 ARBOR WAY	SFR	1	932.29	932.28
006-660-013000	3265 ARBOR WAY	SFR	1	932.29	932.28
006-660-014000	3245 ARBOR WAY	SFR	1	932.29	932.28
006-660-015000	3227 ARBOR WAY	SFR	1	932.29	932.28
006-660-016000	9911 GARNET WAY	SFR	1	932.29	932.28
006-660-017000	9899 GARNET WAY	SFR	1	932.29	932.28
006-660-018000	9887 GARNET WAY	SFR	1	932.29	932.28
006-660-019000	9875 GARNET WAY	SFR	1	932.29	932.28
006-660-020000	9863 GARNET WAY	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-660-021000	9851 GARNET WAY	SFR	1	932.29	932.28
006-660-022000	9839 GARNET WAY	SFR	1	932.29	932.28
006-660-023000	9827 GARNET WAY	SFR	1	932.29	932.28
006-660-024000	3265 PRESLEY AVE	SFR	1	932.29	932.28
006-660-025000	3277 PRESLEY AVE	SFR	1	932.29	932.28
006-660-026000	3289 PRESLEY AVE	SFR	1	932.29	932.28
006-660-027000	3301 PRESLEY AVE	SFR	1	932.29	932.28
006-660-028000	3313 PRESLEY AVE	SFR	1	932.29	932.28
006-660-029000	3325 PRESLEY AVE	SFR	1	932.29	932.28
006-660-030000	3337 PRESLEY AVE	SFR	1	932.29	932.28
006-660-031000	3338 BAKER WAY	SFR	1	932.29	932.28
006-660-032000	3326 BAKER WAY	SFR	1	932.29	932.28
006-660-033000	3314 BAKER WAY	SFR	1	932.29	932.28
006-660-034000	3302 BAKER WAY	SFR	1	932.29	932.28
006-660-035000	3290 BAKER WAY	SFR	1	932.29	932.28
006-660-036000	3278 BAKER WAY	SFR	1	932.29	932.28
006-660-037000	3266 BAKER WAY	SFR	1	932.29	932.28
006-660-038000	3265 BAKER WAY	SFR	1	932.29	932.28
006-660-039000	3277 BAKER WAY	SFR	1	932.29	932.28
006-660-040000	3289 BAKER WAY	SFR	1	932.29	932.28
006-660-041000	3301 BAKER WAY	SFR	1	932.29	932.28
006-660-042000	3313 BAKER WAY	SFR	1	932.29	932.28
006-660-043000	3325 BAKER WAY	SFR	1	932.29	932.28
006-660-044000	3337 BAKER WAY	SFR	1	932.29	932.28
006-660-045000	3338 ARBOR WAY	SFR	1	932.29	932.28
006-660-046000	3326 ARBOR WAY	SFR	1	932.29	932.28
006-660-047000	3314 ARBOR WAY	SFR	1	932.29	932.28
006-660-048000	3302 ARBOR WAY	SFR	1	932.29	932.28
006-660-049000	3290 ARBOR WAY	SFR	1	932.29	932.28
006-660-050000	3278 ARBOR WAY	SFR	1	932.29	932.28
006-660-051000	3266 ARBOR WAY	SFR	1	932.29	932.28
006-660-052000	9828 ELLIS WAY	SFR	1	932.29	932.28
006-660-053000	9840 ELLIS WAY	SFR	1	932.29	932.28
006-660-054000	9852 ELLIS WAY	SFR	1	932.29	932.28
006-660-055000	9864 ELLIS WAY	SFR	1	932.29	932.28
006-660-056000	9876 ELLIS WAY	SFR	1	932.29	932.28
006-660-057000	9888 ELLIS WAY	SFR	1	932.29	932.28
006-660-058000	9900 ELLIS WAY	SFR	1	932.29	932.28
006-660-059000	9912 ELLIS WAY	SFR	1	932.29	932.28
006-660-060000	9924 ELLIS WAY	SFR	1	932.29	932.28
006-660-061000	3349 ARBOR WAY	SFR	1	932.29	932.28
006-660-062000	3337 ARBOR WAY	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-660-063000	3325 ARBOR WAY	SFR	1	932.29	932.28
006-660-064000	3313 ARBOR WAY	SFR	1	932.29	932.28
006-660-065000	3301 ARBOR WAY	SFR	1	932.29	932.28
006-660-066000	9914 LUTHER RD	SFR	1	932.29	932.28
006-660-067000	9924 LUTHER RD	SFR	1	932.29	932.28
006-660-068000	9934 LUTHER RD	SFR	1	932.29	932.28
006-660-069000	9944 LUTHER RD	SFR	1	932.29	932.28
006-660-070000	9954 LUTHER RD	SFR	1	932.29	932.28
006-660-071000	9964 LUTHER RD	SFR	1	932.29	932.28
006-660-072000	9974 LUTHER RD	SFR	1	932.29	932.28
006-670-001000	9799 GARNET CT	SFR	1	932.29	932.28
006-670-002000	9785 GARNET CT	SFR	1	932.29	932.28
006-670-003000	9771 GARNET CT	SFR	1	932.29	932.28
006-670-004000	9757 GARNET CT	SFR	1	932.29	932.28
006-670-005000	9743 GARNET CT	SFR	1	932.29	932.28
006-670-006000	9729 GARNET CT	SFR	1	932.29	932.28
006-670-007000	9715 POPLAR CT	SFR	1	932.29	932.28
006-670-008000	9701 POPLAR CT	SFR	1	932.29	932.28
006-670-009000	9687 POPLAR CT	SFR	1	932.29	932.28
006-670-010000	9673 POPLAR CT	SFR	1	932.29	932.28
006-670-011000	9661 POPLAR CT	SFR	1	932.29	932.28
006-670-012000	9649 POPLAR CT	SFR	1	932.29	932.28
006-670-013000	9650 POPLAR CT	SFR	1	932.29	932.28
006-670-014000	9662 POPLAR CT	SFR	1	932.29	932.28
006-670-015000	9674 POPLAR CT	SFR	1	932.29	932.28
006-670-016000	9688 POPLAR CT	SFR	1	932.29	932.28
006-670-017000	9702 POPLAR CT	SFR	1	932.29	932.28
006-670-018000	9716 POPLAR CT	SFR	1	932.29	932.28
006-670-019000	9730 GARNET CT	SFR	1	932.29	932.28
006-670-020000	9744 GARNET CT	SFR	1	932.29	932.28
006-670-021000	9758 GARNET CT	SFR	1	932.29	932.28
006-670-022000	9772 GARNET CT	SFR	1	932.29	932.28
006-670-023000	9786 GARNET CT	SFR	1	932.29	932.28
006-670-024000	9800 GARNET CT	SFR	1	932.29	932.28
006-670-025000	9797 COLLIER AVE	SFR	1	932.29	932.28
006-670-026000	9785 COLLIER AVE	SFR	1	932.29	932.28
006-670-027000	9773 COLLIER AVE	SFR	1	932.29	932.28
006-670-028000	9761 COLLIER AVE	SFR	1	932.29	932.28
006-670-029000	9749 COLLIER AVE	SFR	1	932.29	932.28
006-670-030000	9737 COLLIER AVE	SFR	1	932.29	932.28
006-670-031000	9725 COLLIER AVE	SFR	1	932.29	932.28
006-670-032000	9713 COLLIER AVE	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-670-033000	9701 COLLIER AVE	SFR	1	932.29	932.28
006-670-034000	9689 COLLIER AVE	SFR	1	932.29	932.28
006-670-035000	9677 COLLIER AVE	SFR	1	932.29	932.28
006-670-036000	9665 COLLIER AVE	SFR	1	932.29	932.28
006-670-037000	9653 COLLIER AVE	SFR	1	932.29	932.28
006-670-038000	9654 COLLIER AVE	SFR	1	932.29	932.28
006-670-039000	9666 COLLIER AVE	SFR	1	932.29	932.28
006-670-040000	9678 COLLIER AVE	SFR	1	932.29	932.28
006-670-041000	9690 COLLIER AVE	SFR	1	932.29	932.28
006-670-042000	9702 COLLIER AVE	SFR	1	932.29	932.28
006-670-043000	9714 COLLIER AVE	SFR	1	932.29	932.28
006-670-044000	9726 COLLIER AVE	SFR	1	932.29	932.28
006-670-045000	9738 COLLIER AVE	SFR	1	932.29	932.28
006-670-046000	9750 COLLIER AVE	SFR	1	932.29	932.28
006-670-047000	9762 COLLIER AVE	SFR	1	932.29	932.28
006-670-048000	9774 COLLIER AVE	SFR	1	932.29	932.28
006-670-049000	9786 COLLIER AVE	SFR	1	932.29	932.28
006-670-050000	9798 COLLIER AVE	SFR	1	932.29	932.28
006-670-051000	9799 ELLIS CT	SFR	1	932.29	932.28
006-670-052000	9785 ELLIS CT	SFR	1	932.29	932.28
006-670-053000	9771 ELLIS CT	SFR	1	932.29	932.28
006-670-054000	9757 ELLIS CT	SFR	1	932.29	932.28
006-670-055000	9743 ELLIS CT	SFR	1	932.29	932.28
006-670-056000	9729 ELLIS CT	SFR	1	932.29	932.28
006-670-057000	9715 LEYTON CT	SFR	1	932.29	932.28
006-670-058000	9701 LEYTON CT	SFR	1	932.29	932.28
006-670-059000	9687 LEYTON CT	SFR	1	932.29	932.28
006-670-060000	9673 LEYTON CT	SFR	1	932.29	932.28
006-670-061000	9661 LEYTON CT	SFR	1	932.29	932.28
006-670-062000	9649 LEYTON CT	SFR	1	932.29	932.28
006-670-063000	9650 LEYTON CT	SFR	1	932.29	932.28
006-670-064000	9662 LEYTON CT	SFR	1	932.29	932.28
006-670-065000	9674 LEYTON CT	SFR	1	932.29	932.28
006-670-066000	9688 LEYTON CT	SFR	1	932.29	932.28
006-670-067000	9702 LEYTON CT	SFR	1	932.29	932.28
006-670-068000	9716 LEYTON CT	SFR	1	932.29	932.28
006-670-069000	9730 ELLIS CT	SFR	1	932.29	932.28
006-670-070000	9744 ELLIS CT	SFR	1	932.29	932.28
006-670-071000	9758 ELLIS CT	SFR	1	932.29	932.28
006-670-072000	9772 ELLIS CT	SFR	1	932.29	932.28
006-670-073000	9786 ELLIS CT	SFR	1	932.29	932.28
006-670-074000	9800 ELLIS CT	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-680-001000	9827 RICHMOND WAY	SFR	1	932.29	932.28
006-680-002000	9839 RICHMOND WAY	SFR	1	932.29	932.28
006-680-003000	9851 RICHMOND WAY	SFR	1	932.29	932.28
006-680-004000	9863 RICHMOND WAY	SFR	1	932.29	932.28
006-680-005000	9875 RICHMOND WAY	SFR	1	932.29	932.28
006-680-006000	9887 RICHMOND WAY	SFR	1	932.29	932.28
006-680-007000	9899 RICHMOND WAY	SFR	1	932.29	932.28
006-680-008000	9911 RICHMOND WAY	SFR	1	932.29	932.28
006-680-009000	9923 RICHMOND WAY	SFR	1	932.29	932.28
006-680-010000	3365 RICHMOND CT	SFR	1	932.29	932.28
006-680-011000	3377 RICHMOND CT	SFR	1	932.29	932.28
006-680-012000	3389 RICHMOND CT	SFR	1	932.29	932.28
006-680-013000	3401 RICHMOND CT	SFR	1	932.29	932.28
006-680-014000	3413 RICHMOND CT	SFR	1	932.29	932.28
006-680-015000	3427 RICHMOND CT	SFR	1	932.29	932.28
006-680-016000	3439 RICHMOND CT	SFR	1	932.29	932.28
006-680-017000	3451 RICHMOND CT	SFR	1	932.29	932.28
006-680-018000	3463 RICHMOND CT	SFR	1	932.29	932.28
006-680-019000	3475 RICHMOND CT	SFR	1	932.29	932.28
006-680-020000	3495 RICHMOND CT	SFR	1	932.29	932.28
006-680-021000	3484 RICHMOND CT	SFR	1	932.29	932.28
006-680-022000	3472 RICHMOND CT	SFR	1	932.29	932.28
006-680-023000	3460 RICHMOND CT	SFR	1	932.29	932.28
006-680-024000	3448 RICHMOND CT	SFR	1	932.29	932.28
006-680-025000	3436 RICHMOND CT	SFR	1	932.29	932.28
006-680-026000	3420 RICHMOND CT	SFR	1	932.29	932.28
006-680-027000	3413 CANNON WAY	SFR	1	932.29	932.28
006-680-028000	3425 CANNON WAY	SFR	1	932.29	932.28
006-680-029000	3437 CANNON WAY	SFR	1	932.29	932.28
006-680-030000	3449 CANNON WAY	SFR	1	932.29	932.28
006-680-031000	3461 CANNON WAY	SFR	1	932.29	932.28
006-680-032000	3473 CANNON WAY	SFR	1	932.29	932.28
006-680-033000	3485 CANNON WAY	SFR	1	932.29	932.28
006-680-034000	9924 CANNON WAY	SFR	1	932.29	932.28
006-680-035000	9912 CANNON WAY	SFR	1	932.29	932.28
006-680-036000	9900 CANNON WAY	SFR	1	932.29	932.28
006-680-037000	9888 CANNON WAY	SFR	1	932.29	932.28
006-680-038000	9876 CANNON WAY	SFR	1	932.29	932.28
006-680-039000	9864 CANNON WAY	SFR	1	932.29	932.28
006-680-040000	9852 CANNON WAY	SFR	1	932.29	932.28
006-680-041000	9840 CANNON WAY	SFR	1	932.29	932.28
006-680-042000	9828 CANNON WAY	SFR	1	932.29	932.28

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006-680-043000	3474 CANNON WAY	SFR	1	932.29	932.28
006-680-044000	3462 CANNON WAY	SFR	1	932.29	932.28
006-680-045000	3450 CANNON WAY	SFR	1	932.29	932.28
006-680-046000	3438 CANNON WAY	SFR	1	932.29	932.28
006-680-047000	3426 CANNON WAY	SFR	1	932.29	932.28
006-680-048000	3414 CANNON WAY	SFR	1	932.29	932.28
006-680-049000	3402 CANNON WAY	SFR	1	932.29	932.28
006-680-050000	3403 CROFT WAY	SFR	1	932.29	932.28
006-680-051000	3415 CROFT WAY	SFR	1	932.29	932.28
006-680-052000	3427 CROFT WAY	SFR	1	932.29	932.28
006-680-053000	3439 CROFT WAY	SFR	1	932.29	932.28
006-680-054000	3451 CROFT WAY	SFR	1	932.29	932.28
006-680-055000	3463 CROFT WAY	SFR	1	932.29	932.28
006-680-056000	3475 CROFT WAY	SFR	1	932.29	932.28
006-680-057000	3472 CROFT WAY	SFR	1	932.29	932.28
006-680-058000	3460 CROFT WAY	SFR	1	932.29	932.28
006-680-059000	3448 CROFT WAY	SFR	1	932.29	932.28
006-680-060000	3436 CROFT WAY	SFR	1	932.29	932.28
006-680-061000	3424 CROFT WAY	SFR	1	932.29	932.28
006-680-062000	3412 CROFT WAY	SFR	1	932.29	932.28
006-680-063000	3400 CROFT WAY	SFR	1	932.29	932.28
006-680-064000	3401 PRESLEY AVE	SFR	1	932.29	932.28
006-680-065000	3413 PRESLEY AVE	SFR	1	932.29	932.28
006-680-066000	3425 PRESLEY AVE	SFR	1	932.29	932.28
006-680-067000	3437 PRESLEY AVE	SFR	1	932.29	932.28
006-680-068000	3449 PRESLEY AVE	SFR	1	932.29	932.28
006-680-069000	3461 PRESLEY AVE	SFR	1	932.29	932.28
006-680-070000	3473 PRESLEY AVE	SFR	1	932.29	932.28
006-690-001000	9798 CANNON WAY	SFR	1	932.29	932.28
006-690-002000	9786 CANNON WAY	SFR	1	932.29	932.28
006-690-003000	9774 CANNON WAY	SFR	1	932.29	932.28
006-690-004000	9762 CANNON WAY	SFR	1	932.29	932.28
006-690-005000	9750 CANNON WAY	SFR	1	932.29	932.28
006-690-006000	9738 CANNON WAY	SFR	1	932.29	932.28
006-690-007000	9726 CANNON WAY	SFR	1	932.29	932.28
006-690-008000	9714 CANNON WAY	SFR	1	932.29	932.28
006-690-009000	9702 CANNON WAY	SFR	1	932.29	932.28
006-690-010000	9690 CANNON WAY	SFR	1	932.29	932.28
006-690-011000	9678 CANNON WAY	SFR	1	932.29	932.28
006-690-012000	9666 CANNON WAY	SFR	1	932.29	932.28
006-690-013000	9654 CANNON WAY	SFR	1	932.29	932.28
006-690-014000	9642 CANNON WAY	SFR	1	932.29	932.28

Slight variances may occur due to rounding

City of Live Oak
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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-690-015000	3475 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-016000	3463 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-017000	3451 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-018000	3439 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-019000	3427 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-020000	3415 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-021000	3403 MUSGRAVE AVE	SFR	1	932.29	932.28
006-690-022000	3402 DURHAM WAY	SFR	1	932.29	932.28
006-690-023000	3414 DURHAM WAY	SFR	1	932.29	932.28
006-690-024000	3426 DURHAM WAY	SFR	1	932.29	932.28
006-690-025000	3438 DURHAM WAY	SFR	1	932.29	932.28
006-690-026000	3450 DURHAM WAY	SFR	1	932.29	932.28
006-690-027000	3462 DURHAM WAY	SFR	1	932.29	932.28
006-690-028000	3474 DURHAM WAY	SFR	1	932.29	932.28
006-690-029000	9713 CANNON WAY	SFR	1	932.29	932.28
006-690-030000	9725 CANNON WAY	SFR	1	932.29	932.28
006-690-031000	9737 CANNON WAY	SFR	1	932.29	932.28
006-690-032000	9749 CANNON WAY	SFR	1	932.29	932.28
006-690-033000	9761 CANNON WAY	SFR	1	932.29	932.28
006-690-034000	9773 CANNON WAY	SFR	1	932.29	932.28
006-690-035000	9785 CANNON WAY	SFR	1	932.29	932.28
006-690-036000	9797 CANNON WAY	SFR	1	932.29	932.28
006-690-037000	9800 SAVOY WAY	SFR	1	932.29	932.28
006-690-038000	9788 SAVOY WAY	SFR	1	932.29	932.28
006-690-039000	9776 SAVOY WAY	SFR	1	932.29	932.28
006-690-040000	9764 SAVOY WAY	SFR	1	932.29	932.28
006-690-041000	9752 SAVOY WAY	SFR	1	932.29	932.28
006-690-042000	9740 SAVOY WAY	SFR	1	932.29	932.28
006-690-043000	9728 SAVOY WAY	SFR	1	932.29	932.28
006-690-044000	9716 SAVOY WAY	SFR	1	932.29	932.28
006-690-045000	9715 SAVOY WAY	SFR	1	932.29	932.28
006-690-046000	9727 SAVOY WAY	SFR	1	932.29	932.28
006-690-047000	9739 SAVOY WAY	SFR	1	932.29	932.28
006-690-048000	9751 SAVOY WAY	SFR	1	932.29	932.28
006-690-049000	9763 SAVOY WAY	SFR	1	932.29	932.28
006-690-050000	9775 SAVOY WAY	SFR	1	932.29	932.28
006-690-051000	9787 SAVOY WAY	SFR	1	932.29	932.28
006-690-052000	9799 SAVOY WAY	SFR	1	932.29	932.28
006-690-053000	9798 RICHMOND WAY	SFR	1	932.29	932.28
006-690-054000	9786 RICHMOND WAY	SFR	1	932.29	932.28
006-690-055000	9774 RICHMOND WAY	SFR	1	932.29	932.28
006-690-056000	9762 RICHMOND WAY	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-690-057000	9750 RICHMOND WAY	SFR	1	932.29	932.28
006-690-058000	9738 RICHMOND WAY	SFR	1	932.29	932.28
006-690-059000	9726 RICHMOND WAY	SFR	1	932.29	932.28
006-690-060000	9714 RICHMOND WAY	SFR	1	932.29	932.28
006-690-061000	9653 RICHMOND WAY	SFR	1	932.29	932.28
006-690-062000	9665 RICHMOND WAY	SFR	1	932.29	932.28
006-690-063000	9677 RICHMOND WAY	SFR	1	932.29	932.28
006-690-064000	9689 RICHMOND WAY	SFR	1	932.29	932.28
006-690-065000	9701 RICHMOND WAY	SFR	1	932.29	932.28
006-690-066000	9713 RICHMOND WAY	SFR	1	932.29	932.28
006-690-067000	9725 RICHMOND WAY	SFR	1	932.29	932.28
006-690-068000	9737 RICHMOND WAY	SFR	1	932.29	932.28
006-690-069000	9749 RICHMOND WAY	SFR	1	932.29	932.28
006-690-070000	9761 RICHMOND WAY	SFR	1	932.29	932.28
006-690-071000	9773 RICHMOND WAY	SFR	1	932.29	932.28
006-690-072000	9785 RICHMOND WAY	SFR	1	932.29	932.28
006-690-073000	9797 RICHMOND WAY	SFR	1	932.29	932.28
006-700-001000	2707 KRISTEN ST	SFR	1	932.29	932.28
006-700-002000	2719 KRISTEN ST	SFR	1	932.29	932.28
006-700-003000	2731 KRISTEN ST	SFR	1	932.29	932.28
006-700-004000	2743 KRISTEN ST	SFR	1	932.29	932.28
006-700-005000	2755 KRISTEN ST	SFR	1	932.29	932.28
006-700-006000	2767 KRISTEN ST	SFR	1	932.29	932.28
006-700-007000	2779 KRISTEN ST	SFR	1	932.29	932.28
006-700-008000	2791 KRISTEN ST	SFR	1	932.29	932.28
006-700-009000	2801 KRISTEN ST	SFR	1	932.29	932.28
006-700-010000	9137 IDA ST	SFR	1	932.29	932.28
006-700-011000	9136 IDA ST	SFR	1	932.29	932.28
006-700-012000	9126 IDA ST	SFR	1	932.29	932.28
006-700-013000	9116 IDA ST	SFR	1	932.29	932.28
006-700-014000	9106 IDA ST	SFR	1	932.29	932.28
006-700-015000	9096 IDA ST	SFR	1	932.29	932.28
006-700-016000	9086 IDA ST	SFR	1	932.29	932.28
006-700-017000	9076 IDA ST	SFR	1	932.29	932.28
006-700-018000	9066 IDA ST	SFR	1	932.29	932.28
006-700-019000	9056 IDA ST	SFR	1	932.29	932.28
006-700-020000	9046 IDA ST	SFR	1	932.29	932.28
006-700-021000	9036 IDA ST	SFR	1	932.29	932.28
006-700-022000	9026 IDA ST	SFR	1	932.29	932.28
006-700-023000	9016 IDA ST	SFR	1	932.29	932.28
006-700-024000	9006 IDA ST	SFR	1	932.29	932.28
006-700-025000	8996 IDA ST	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-700-026000	8986 IDA ST	SFR	1	932.29	932.28
006-700-027000	8976 IDA ST	SFR	1	932.29	932.28
006-700-028000	2730 IDA ST	SFR	1	932.29	932.28
006-700-029000	2718 IDA ST	SFR	1	932.29	932.28
006-700-030000	2706 IDA ST	SFR	1	932.29	932.28
006-700-031000	2707 IDA ST	SFR	1	932.29	932.28
006-700-032000	2719 IDA ST	SFR	1	932.29	932.28
006-700-033000	8999 IDA ST	SFR	1	932.29	932.28
006-700-034000	9009 IDA ST	SFR	1	932.29	932.28
006-700-035000	9019 IDA ST	SFR	1	932.29	932.28
006-700-036000	9029 IDA ST	SFR	1	932.29	932.28
006-700-037000	9039 IDA ST	SFR	1	932.29	932.28
006-700-038000	9051 IDA ST	SFR	1	932.29	932.28
006-700-039000	2744 EMILY WAY	SFR	1	932.29	932.28
006-700-040000	2732 EMILY WAY	SFR	1	932.29	932.28
006-700-041000	2720 EMILY WAY	SFR	1	932.29	932.28
006-700-042000	2708 EMILY WAY	SFR	1	932.29	932.28
006-700-043000	9036 N ST	SFR	1	932.29	932.28
006-700-044000	9024 N ST	SFR	1	932.29	932.28
006-700-045000	9014 N ST	SFR	1	932.29	932.28
006-700-046000	9004 N ST	SFR	1	932.29	932.28
006-700-047000	2709 EMILY WAY	SFR	1	932.29	932.28
006-700-048000	2721 EMILY WAY	SFR	1	932.29	932.28
006-700-049000	2733 EMILY WAY	SFR	1	932.29	932.28
006-700-050000	2745 EMILY WAY	SFR	1	932.29	932.28
006-700-051000	2757 EMILY WAY	SFR	1	932.29	932.28
006-700-052000	2769 EMILY WAY	SFR	1	932.29	932.28
006-700-053000	2781 EMILY WAY	SFR	1	932.29	932.28
006-700-054000	2790 KRISTEN ST	SFR	1	932.29	932.28
006-700-055000	2778 KRISTEN ST	SFR	1	932.29	932.28
006-700-056000	2766 KRISTEN ST	SFR	1	932.29	932.28
006-700-057000	2754 KRISTEN ST	SFR	1	932.29	932.28
006-700-058000	2742 KRISTEN ST	SFR	1	932.29	932.28
006-700-059000	2730 KRISTEN ST	SFR	1	932.29	932.28
006-700-060000	2718 KRISTEN ST	SFR	1	932.29	932.28
006-700-061000	2706 KRISTEN ST	SFR	1	932.29	932.28
006-700-062000	2687 KRISTEN ST	SFR	1	932.29	932.28
006-700-063000	2675 KRISTEN ST	SFR	1	932.29	932.28
006-700-064000	2663 KRISTEN ST	SFR	1	932.29	932.28
006-700-065000	2651 KRISTEN ST	SFR	1	932.29	932.28
006-700-066000	2639 KRISTEN ST	SFR	1	932.29	932.28
006-700-067000	2627 KRISTEN ST	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-700-068000	2615 KRISTEN ST	SFR	1	932.29	932.28
006-700-069000	2601 KRISTEN ST	SFR	1	932.29	932.28
006-700-070000	2590 KRISTEN ST	SFR	1	932.29	932.28
006-700-219000	9027 N ST	MFR	56	1,581.44	1,581.44
006-700-220000		MFR	8	225.92	225.92
006-700-221000	2630 KRISTEN ST	MFR	32	903.68	903.68
006-710-020000	10089 ROSE AVE	SFR	1	932.29	932.28
006-710-021000	10090 ROSE AVE	SFR	1	932.29	932.28
006-710-022000	10089 HYACINTH WAY	SFR	1	932.29	932.28
006-710-023000	10105 HYACINTH WAY	SFR	1	932.29	932.28
006-710-024000	10119 HYACINTH WAY	SFR	1	932.29	932.28
006-710-025000	10133 HYACINTH WAY	SFR	1	932.29	932.28
006-710-026000	10147 HYACINTH WAY	SFR	1	932.29	932.28
006-710-027000	10161 HYACINTH WAY	SFR	1	932.29	932.28
006-710-028000	3159 LILAC CT	SFR	1	932.29	932.28
006-710-029000	3171 LILAC CT	SFR	1	932.29	932.28
006-710-030000	3183 LILAC CT	SFR	1	932.29	932.28
006-710-031000	3195 LILAC CT	SFR	1	932.29	932.28
006-710-032000	3207 LILAC CT	SFR	1	932.29	932.28
006-710-033000	3219 LILAC CT	SFR	1	932.29	932.28
006-710-034000	3231 LILAC CT	SFR	1	932.29	932.28
006-710-035000	3242 LILAC CT	SFR	1	932.29	932.28
006-710-036000	3230 LILAC CT	SFR	1	932.29	932.28
006-710-037000	3218 LILAC CT	SFR	1	932.29	932.28
006-710-038000	3206 LILAC CT	SFR	1	932.29	932.28
006-710-039000	3194 LILAC CT	SFR	1	932.29	932.28
006-710-040000	3182 LILAC CT	SFR	1	932.29	932.28
006-710-041000	3170 LILAC CT	SFR	1	932.29	932.28
006-710-042000	3158 LILAC CT	SFR	1	932.29	932.28
006-710-043000	3159 JASMINE DR	SFR	1	932.29	932.28
006-710-044000	3171 JASMINE DR	SFR	1	932.29	932.28
006-710-045000	3183 JASMINE DR	SFR	1	932.29	932.28
006-710-046000	3195 JASMINE DR	SFR	1	932.29	932.28
006-710-047000	3207 JASMINE DR	SFR	1	932.29	932.28
006-710-048000	3219 JASMINE DR	SFR	1	932.29	932.28
006-710-049000	3231 JASMINE DR	SFR	1	932.29	932.28
006-710-050000	3243 JASMINE DR	SFR	1	932.29	932.28
006-710-051000	10091 LUTHER RD	SFR	1	932.29	932.28
006-710-052000	10105 LUTHER RD	SFR	1	932.29	932.28
006-710-053000	10119 LUTHER RD	SFR	1	932.29	932.28
006-710-054000	10133 LUTHER RD	SFR	1	932.29	932.28
006-710-055000	10147 LUTHER RD	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-710-056000	10149 TULIP AVE	SFR	1	932.29	932.28
006-710-057000	10137 TULIP AVE	SFR	1	932.29	932.28
006-710-058000	10125 TULIP AVE	SFR	1	932.29	932.28
006-710-059000	10113 TULIP AVE	SFR	1	932.29	932.28
006-710-060000	10101 TULIP AVE	SFR	1	932.29	932.28
006-710-061000	10089 TULIP AVE	SFR	1	932.29	932.28
006-710-064000	3050 JASMINE DR	SFR	1	932.29	932.28
006-710-065000	3062 JASMINE DR	SFR	1	932.29	932.28
006-710-066000	10090 TULIP AVE	SFR	1	932.29	932.28
006-710-067000	10104 TULIP AVE	SFR	1	932.29	932.28
006-710-068000	10118 TULIP AVE	SFR	1	932.29	932.28
006-710-069000	10132 TULIP AVE	SFR	1	932.29	932.28
006-710-070000	10146 TULIP AVE	SFR	1	932.29	932.28
006-710-071000	10160 TULIP AVE	SFR	1	932.29	932.28
006-710-072000	10161 ROSE AVE	SFR	1	932.29	932.28
006-710-073000	10147 ROSE AVE	SFR	1	932.29	932.28
006-710-074000	10133 ROSE AVE	SFR	1	932.29	932.28
006-710-075000	10119 ROSE AVE	SFR	1	932.29	932.28
006-710-076000	10105 ROSE AVE	SFR	1	932.29	932.28
006-710-077000	10104 ROSE AVE	SFR	1	932.29	932.28
006-710-078000	10118 ROSE AVE	SFR	1	932.29	932.28
006-710-079000	10132 ROSE AVE	SFR	1	932.29	932.28
006-710-080000	10146 ROSE AVE	SFR	1	932.29	932.28
006-710-081000	10160 ROSE AVE	SFR	1	932.29	932.28
006-720-001000	10161 LUTHER RD	SFR	1	932.29	932.28
006-720-002000	10175 LUTHER RD	SFR	1	932.29	932.28
006-720-003000	3242 HEATHER DR	SFR	1	932.29	932.28
006-720-004000	3230 HEATHER DR	SFR	1	932.29	932.28
006-720-005000	3218 HEATHER RD	SFR	1	932.29	932.28
006-720-006000	3206 HEATHER DR	SFR	1	932.29	932.28
006-720-007000	3194 HEATHER DR	SFR	1	932.29	932.28
006-720-008000	3182 HEATHER DR	SFR	1	932.29	932.28
006-720-009000	3170 HEATHER DR	SFR	1	932.29	932.28
006-720-010000	3158 HEATHER DR	SFR	1	932.29	932.28
006-720-011000	10175 HYACINTH WAY	SFR	1	932.29	932.28
006-720-012000	10191 HYACINTH WAY	SFR	1	932.29	932.28
006-720-013000	10205 HYACINTH WAY	SFR	1	932.29	932.28
006-720-014000	10219 HYACINTH WAY	SFR	1	932.29	932.28
006-720-015000	10233 HYACINTH WAY	SFR	1	932.29	932.28
006-720-016000	10247 HYACINTH WAY	SFR	1	932.29	932.28
006-720-017000	10261 HYACINTH WAY	SFR	1	932.29	932.28
006-720-018000	10275 HYACINTH WAY	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-720-019000	3159 VIOLET CT	SFR	1	932.29	932.28
006-720-020000	3171 VIOLET CT	SFR	1	932.29	932.28
006-720-021000	3183 VIOLET CT	SFR	1	932.29	932.28
006-720-022000	3195 VIOLET CT	SFR	1	932.29	932.28
006-720-023000	3207 VIOLET CT	SFR	1	932.29	932.28
006-720-024000	3229 VIOLET CT	SFR	1	932.29	932.28
006-720-025000	3231 VIOLET CT	SFR	1	932.29	932.28
006-720-026000	3242 VIOLET CT	SFR	1	932.29	932.28
006-720-027000	3230 VIOLET CT	SFR	1	932.29	932.28
006-720-028000	3218 VIOLET CT	SFR	1	932.29	932.28
006-720-029000	3206 VIOLET CT	SFR	1	932.29	932.28
006-720-030000	3194 VIOLET CT	SFR	1	932.29	932.28
006-720-031000	3182 VIOLET CT	SFR	1	932.29	932.28
006-720-032000	3170 VIOLET CT	SFR	1	932.29	932.28
006-720-033000	3158 VIOLET ST	SFR	1	932.29	932.28
006-720-034000	3159 HEATHER DR	SFR	1	932.29	932.28
006-720-035000	3171 HEATHER DR	SFR	1	932.29	932.28
006-720-036000	3183 HEATHER DR	SFR	1	932.29	932.28
006-720-037000	3195 HEATHER DR	SFR	1	932.29	932.28
006-720-038000	3207 HEATHER DR	SFR	1	932.29	932.28
006-720-039000	3219 HEATHER DR	SFR	1	932.29	932.28
006-720-040000	3231 HEATHER DR	SFR	1	932.29	932.28
006-720-041000	3243 HEATHER DR	SFR	1	932.29	932.28
006-720-042000	10191 LUTHER RD	SFR	1	932.29	932.28
006-720-043000	10205 LUTHER RD	SFR	1	932.29	932.28
006-720-044000	10219 LUTHER RD	SFR	1	932.29	932.28
006-720-045000	10233 LUTHER RD	SFR	1	932.29	932.28
006-720-046000	10247 LUTHER RD	SFR	1	932.29	932.28
006-720-047000	10261 LUTHER RD	SFR	1	932.29	932.28
006-720-048000	10275 LUTHER RD	SFR	1	932.29	932.28
006-720-049000	3242 KOLA ST	SFR	1	932.29	932.28
006-720-050000	3230 KOLA ST	SFR	1	932.29	932.28
006-720-051000	3218 KOLA ST	SFR	1	932.29	932.28
006-720-052000	3206 KOLA ST	SFR	1	932.29	932.28
006-720-053000	3194 KOLA ST	SFR	1	932.29	932.28
006-720-054000	3182 KOLA ST	SFR	1	932.29	932.28
006-720-055000	3170 KOLA ST	SFR	1	932.29	932.28
006-720-056000	3158 KOLA ST	SFR	1	932.29	932.28
006-720-057000	3257 KOLA ST	SFR	1	932.29	932.28
006-720-058000	3245 KOLA ST	SFR	1	932.29	932.28
006-720-059000	3233 KOLA ST	SFR	1	932.29	932.28
006-720-060000	3221 KOLA ST	SFR	1	932.29	932.28

Slight variances may occur due to rounding

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-720-061000	3209 KOLA ST	SFR	1	932.29	932.28
006-720-062000	3197 KOLA ST	SFR	1	932.29	932.28
006-720-063000	3185 KOLA ST	SFR	1	932.29	932.28
006-720-064000	3173 KOLA ST	SFR	1	932.29	932.28
006-720-065000	3161 KOLA ST	SFR	1	932.29	932.28
006-720-066000	3149 KOLA ST	SFR	1	932.29	932.28
006-720-067000	3137 KOLA ST	SFR	1	932.29	932.28
006-720-068000	3125 KOLA ST	SFR	1	932.29	932.28
006-720-069000	3113 KOLA ST	SFR	1	932.29	932.28
006-720-070000	3101 KOLA ST	SFR	1	932.29	932.28
006-720-071000	3089 KOLA RD	SFR	1	932.29	932.28
006-720-072000	3077 KOLA ST	SFR	1	932.29	932.28
006-720-073000	3065 KOLA RD	SFR	1	932.29	932.28
006-720-074000	3061 KOLA ST	SFR	1	932.29	932.28
006-720-075000	10301 TULIP AVE	SFR	1	932.29	932.28
006-720-076000	10289 TULIP AVE	SFR	1	932.29	932.28
006-720-077000	10277 TULIP AVE	SFR	1	932.29	932.28
006-720-078000	10265 TULIP AVE	SFR	1	932.29	932.28
006-720-079000	10245 TULIP AVE	SFR	1	932.29	932.28
006-720-080000	10233 TULIP AVE	SFR	1	932.29	932.28
006-720-081000	10221 TULIP AVE	SFR	1	932.29	932.28
006-720-082000	10209 TULIP AVE	SFR	1	932.29	932.28
006-720-083000	10197 TULIP AVE	SFR	1	932.29	932.28
006-720-084000	10185 TULIP AVE	SFR	1	932.29	932.28
006-720-085000	10173 TULIP AVE	SFR	1	932.29	932.28
006-720-086000	10161 TULIP AVE	SFR	1	932.29	932.28
006-720-087000	10174 TULIP AVE	SFR	1	932.29	932.28
006-720-088000	10190 TULIP AVE	SFR	1	932.29	932.28
006-720-089000	10204 TULIP AVE	SFR	1	932.29	932.28
006-720-090000	10218 TULIP AVE	SFR	1	932.29	932.28
006-720-091000	10232 TULIP AVE	SFR	1	932.29	932.28
006-720-092000	10246 TULIP AVE	SFR	1	932.29	932.28
006-720-093000	10260 TULIP AVE	SFR	1	932.29	932.28
006-720-094000	10274 TULIP AVE	SFR	1	932.29	932.28
006-720-095000	10275 ROSE AVE	SFR	1	932.29	932.28
006-720-096000	10261 ROSE AVE	SFR	1	932.29	932.28
006-720-097000	10247 ROSE AVE	SFR	1	932.29	932.28
006-720-098000	10233 ROSE AVE	SFR	1	932.29	932.28
006-720-099000	10219 ROSE AVE	SFR	1	932.29	932.28
006-720-100000	10205 ROSE AVE	SFR	1	932.29	932.28
006-720-101000	10191 ROSE AVE	SFR	1	932.29	932.28
006-720-102000	10175 ROSE AVE	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-720-103000	10174 ROSE AVE	SFR	1	932.29	932.28
006-720-104000	10190 ROSE AVE	SFR	1	932.29	932.28
006-720-105000	10204 ROSE AVE	SFR	1	932.29	932.28
006-720-106000	10218 ROSE AVE	SFR	1	932.29	932.28
006-720-107000	10232 ROSE AVE	SFR	1	932.29	932.28
006-720-108000	10246 ROSE AVE	SFR	1	932.29	932.28
006-720-109000	10260 ROSE AVE	SFR	1	932.29	932.28
006-720-110000	10274 ROSE AVE	SFR	1	932.29	932.28
006-730-001000	9438 ROSE CT	SFR	1	932.29	932.28
006-730-002000	9424 ROSE CT	SFR	1	932.29	932.28
006-730-003000	9410 ROSE CT	SFR	1	932.29	932.28
006-730-004000	9396 ROSE CT	SFR	1	932.29	932.28
006-730-005000	9382 ROSE CT	SFR	1	932.29	932.28
006-730-006000	9368 ROSE CT	SFR	1	932.29	932.28
006-730-007000	9371 ROSE CT	SFR	1	932.29	932.28
006-730-008000	9385 ROSE CT	SFR	1	932.29	932.28
006-730-009000	9399 ROSE CT	SFR	1	932.29	932.28
006-730-010000	9413 ROSE CT	SFR	1	932.29	932.28
006-730-011000	9427 ROSE CT	SFR	1	932.29	932.28
006-730-012000	9441 ROSE CT	SFR	1	932.29	932.28
006-730-013000	9440 COLLIER AVE	SFR	1	932.29	932.28
006-730-014000	9426 COLLIER CT	SFR	1	932.29	932.28
006-730-015000	9412 COLLIER CT	SFR	1	932.29	932.28
006-730-016000	9398 COLLIER CT	SFR	1	932.29	932.28
006-730-017000	9384 COLLIER CT	SFR	1	932.29	932.28
006-730-018000	9370 COLLIER CT	SFR	1	932.29	932.28
006-730-019000	9356 COLLIER CT	SFR	1	932.29	932.28
006-730-020000	9351 COLLIER CT	SFR	1	932.29	932.28
006-730-021000	9369 COLLIER CT	SFR	1	932.29	932.28
006-730-022000	9383 COLLIER CT	SFR	1	932.29	932.28
006-730-023000	9397 COLLIER CT	SFR	1	932.29	932.28
006-730-024000	9411 COLLIER CT	SFR	1	932.29	932.28
006-730-025000	9425 COLLIER CT	SFR	1	932.29	932.28
006-730-026000	9439 COLLIER CT	SFR	1	932.29	932.28
006-730-027000	9453 COLLIER AVE	SFR	1	932.29	932.28
006-730-028000	9467 COLLIER AVE	SFR	1	932.29	932.28
006-730-029000	9481 COLLIER AVE	SFR	1	932.29	932.28
006-730-030000	9495 COLLIER AVE	SFR	1	932.29	932.28
006-730-031000	3315 APRICOT ST	SFR	1	932.29	932.28
006-730-032000	3325 APRICOT ST	SFR	1	932.29	932.28
006-730-033000	3335 APRICOT ST	SFR	1	932.29	932.28
006-730-034000	3345 APRICOT ST	SFR	1	932.29	932.28

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006-730-035000	3355 APRICOT ST	SFR	1	932.29	932.28
006-730-036000	3365 APRICOT ST	SFR	1	932.29	932.28
006-730-037000	3375 APRICOT ST	SFR	1	932.29	932.28
006-730-038000	3378 MEGAN WAY	SFR	1	932.29	932.28
006-730-039000	3368 MEGAN WAY	SFR	1	932.29	932.28
006-730-040000	3358 MEGAN WAY	SFR	1	932.29	932.28
006-730-041000	3348 MEGAN WAY	SFR	1	932.29	932.28
006-730-042000	3338 MEGAN WAY	SFR	1	932.29	932.28
006-730-043000	3328 MEGAN WAY	SFR	1	932.29	932.28
006-730-044000	3318 MEGAN WAY	SFR	1	932.29	932.28
006-730-045000	9625 COLLIER AVE	SFR	1	932.29	932.28
006-730-046000	9611 COLLIER AVE	SFR	1	932.29	932.28
006-730-047000	9597 COLLIER AVE	SFR	1	932.29	932.28
006-730-048000	9583 COLLIER AVE	SFR	1	932.29	932.28
006-730-049000	9569 COLLIER AVE	SFR	1	932.29	932.28
006-730-050000	9555 COLLIER AVE	SFR	1	932.29	932.28
006-730-051000	9541 COLLIER AVE	SFR	1	932.29	932.28
006-730-052000	9527 COLLIER AVE	SFR	1	932.29	932.28
006-730-053000	9524 POPLAR WAY	SFR	1	932.29	932.28
006-730-054000	9538 POPLAR WAY	SFR	1	932.29	932.28
006-730-055000	9552 POPLAR WAY	SFR	1	932.29	932.28
006-730-056000	9566 POPLAR WAY	SFR	1	932.29	932.28
006-730-057000	9580 POPLAR WAY	SFR	1	932.29	932.28
006-730-058000	9594 POPLAR WAY	SFR	1	932.29	932.28
006-730-059000	9608 POPLAR WAY	SFR	1	932.29	932.28
006-730-060000	9622 POPLAR WAY	SFR	1	932.29	932.28
006-730-061000	9623 POPLAR WAY	SFR	1	932.29	932.28
006-730-062000	9609 POPLAR WAY	SFR	1	932.29	932.28
006-730-063000	9595 POPLAR WAY	SFR	1	932.29	932.28
006-730-064000	9581 POPLAR WAY	SFR	1	932.29	932.28
006-730-065000	9567 POPLAR WAY	SFR	1	932.29	932.28
006-730-066000	9553 POPLAR WAY	SFR	1	932.29	932.28
006-730-067000	9539 POPLAR WAY	SFR	1	932.29	932.28
006-730-068000	9525 POPLAR WAY	SFR	1	932.29	932.28
006-730-069000	3366 APRICOT ST	SFR	1	932.29	932.28
006-730-070000	3356 APRICOT ST	SFR	1	932.29	932.28
006-730-071000	3346 APRICOT ST	SFR	1	932.29	932.28
006-730-072000	3336 APRICOT ST	SFR	1	932.29	932.28
006-730-073000	3326 APRICOT ST	SFR	1	932.29	932.28
006-730-074000	3316 APRICOT ST	SFR	1	932.29	932.28
006-730-075000	3313 BERLIN WAY	SFR	1	932.29	932.28
006-730-076000	3323 BERLIN WAY	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-730-077000	3333 BERLIN WAY	SFR	1	932.29	932.28
006-730-078000	3343 BERLIN WAY	SFR	1	932.29	932.28
006-730-079000	3353 BERLIN WAY	SFR	1	932.29	932.28
006-730-080000	3363 BERLIN WAY	SFR	1	932.29	932.28
006-740-001000	9634 CANNON WAY	SFR	1	932.29	932.28
006-740-002000	9620 CANNON WAY	SFR	1	932.29	932.28
006-740-003000	9606 CANNON WAY	SFR	1	932.29	932.28
006-740-004000	9592 CANNON WAY	SFR	1	932.29	932.28
006-740-005000	9578 CANNON WAY	SFR	1	932.29	932.28
006-740-006000	9564 CANNON WAY	SFR	1	932.29	932.28
006-740-007000	9550 CANNON WAY	SFR	1	932.29	932.28
006-740-008000	9536 CANNON WAY	SFR	1	932.29	932.28
006-740-009000	9522 CANNON WAY	SFR	1	932.29	932.28
006-740-010000	9508 CANNON WAY	SFR	1	932.29	932.28
006-740-011000	9527 CANNON WAY	SFR	1	932.29	932.28
006-740-012000	9541 CANNON WAY	SFR	1	932.29	932.28
006-740-013000	9555 CANNON WAY	SFR	1	932.29	932.28
006-740-014000	9569 CANNON WAY	SFR	1	932.29	932.28
006-740-015000	9583 CANNON WAY	SFR	1	932.29	932.28
006-740-016000	9597 CANNON WAY	SFR	1	932.29	932.28
006-740-017000	9611 CANNON WAY	SFR	1	932.29	932.28
006-740-018000	9625 CANNON WAY	SFR	1	932.29	932.28
006-740-019000	9622 WATERMAN AVE	SFR	1	932.29	932.28
006-740-020000	9608 WATERMAN AVE	SFR	1	932.29	932.28
006-740-021000	9594 WATERMAN AVE	SFR	1	932.29	932.28
006-740-022000	9580 WATERMAN AVE	SFR	1	932.29	932.28
006-740-023000	9566 WATERMAN AVE	SFR	1	932.29	932.28
006-740-024000	9552 WATERMAN AVE	SFR	1	932.29	932.28
006-740-025000	9538 WATERMAN AVE	SFR	1	932.29	932.28
006-740-026000	9524 WATERMAN AVE	SFR	1	932.29	932.28
006-740-027000	9494 WATERMAN AVE	SFR	1	932.29	932.28
006-740-028000	9480 WATERMAN AVE	SFR	1	932.29	932.28
006-740-029000	9466 WATERMAN AVE	SFR	1	932.29	932.28
006-740-030000	9452 WATERMAN AVE	SFR	1	932.29	932.28
006-740-031000	9525 WATERMAN AVE	SFR	1	932.29	932.28
006-740-032000	9539 WATERMAN AVE	SFR	1	932.29	932.28
006-740-033000	9553 WATERMAN AVE	SFR	1	932.29	932.28
006-740-034000	9567 WATERMAN AVE	SFR	1	932.29	932.28
006-740-035000	9587 WATERMAN AVE	SFR	1	932.29	932.28
006-740-036000	9595 WATERMAN AVE	SFR	1	932.29	932.28
006-740-037000	9609 WATERMAN AVE	SFR	1	932.29	932.28
006-740-038000	9623 WATERMAN AVE	SFR	1	932.29	932.28

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APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-740-039000	9620 RICHMOND WAY	SFR	1	932.29	932.28
006-740-040000	9606 RICHMOND WAY	SFR	1	932.29	932.28
006-740-041000	9592 RICHMOND WAY	SFR	1	932.29	932.28
006-740-042000	9578 RICHMOND WAY	SFR	1	932.29	932.28
006-740-043000	9564 RICHMOND WAY	SFR	1	932.29	932.28
006-740-044000	9550 RICHMOND WAY	SFR	1	932.29	932.28
006-740-045000	9536 RICHMOND WAY	SFR	1	932.29	932.28
006-740-046000	9522 RICHMOND WAY	SFR	1	932.29	932.28
006-740-047000	3426 APRICOT ST	SFR	1	932.29	932.28
006-740-048000	3416 APRICOT ST	SFR	1	932.29	932.28
006-740-049000	3406 APRICOT ST	SFR	1	932.29	932.28
006-740-050000	3396 APRICOT ST	SFR	1	932.29	932.28
006-740-051000	3386 APRICOT ST	SFR	1	932.29	932.28
006-740-052000	3376 APRICOT ST	SFR	1	932.29	932.28
006-740-053000	3373 BERLIN WAY	SFR	1	932.29	932.28
006-740-054000	3383 BERLIN WAY	SFR	1	932.29	932.28
006-740-055000	3393 BERLIN WAY	SFR	1	932.29	932.28
006-740-056000	3403 BERLIN WAY	SFR	1	932.29	932.28
006-740-057000	3413 BERLIN WAY	SFR	1	932.29	932.28
006-740-058000	3423 BERLIN WAY	SFR	1	932.29	932.28
006-750-001000	9491 POPLAR WAY	SFR	1	932.29	932.28
006-750-002000	9477 POPLAR WAY	SFR	1	932.29	932.28
006-750-003000	9463 POPLAR WAY	SFR	1	932.29	932.28
006-750-004000	9449 POPLAR WAY	SFR	1	932.29	932.28
006-750-005000	9435 POPLAR WAY	SFR	1	932.29	932.28
006-750-006000	9421 POPLAR WAY	SFR	1	932.29	932.28
006-750-007000	9407 POPLAR WAY	SFR	1	932.29	932.28
006-750-008000	9393 POPLAR WAY	SFR	1	932.29	932.28
006-750-009000	9379 POPLAR WAY	SFR	1	932.29	932.28
006-750-010000	9365 POPLAR WAY	SFR	1	932.29	932.28
006-750-011000	9353 POPLAR WAY	SFR	1	932.29	932.28
006-750-012000	9339 POPLAR WAY	SFR	1	932.29	932.28
006-750-013000	9325 POPLAR WAY	SFR	1	932.29	932.28
006-750-014000	9311 POPLAR WAY	SFR	1	932.29	932.28
006-750-015000	9297 POPLAR WAY	SFR	1	932.29	932.28
006-750-016000	9283 POPLAR WAY	SFR	1	932.29	932.28
006-750-017000	9269 POPLAR WAY	SFR	1	932.29	932.28
006-750-018000	9255 POPLAR WAY	SFR	1	932.29	932.28
006-750-019000	9235 POPLAR WAY	SFR	1	932.29	932.28
006-750-020000	9215 POPLAR WAY	SFR	1	932.29	932.28
006-750-021000	3250 GARRISON WAY	SFR	1	932.29	932.28
006-750-022000	3266 GARRISON WAY	SFR	1	932.29	932.28

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006-750-023000	3278 GARRISON WAY	SFR	1	932.29	932.28
006-750-024000	3288 GARRISON WAY	SFR	1	932.29	932.28
006-750-025000	3298 GARRISON WAY	SFR	1	932.29	932.28
006-750-026000	3308 GARRISON WAY	SFR	1	932.29	932.28
006-750-027000	3318 GARRISON WAY	SFR	1	932.29	932.28
006-750-028000	3328 GARRISON WAY	SFR	1	932.29	932.28
006-750-029000	3338 GARRISON WAY	SFR	1	932.29	932.28
006-750-030000	3348 GARRISON WAY	SFR	1	932.29	932.28
006-750-031000	3358 GARRISON WAY	SFR	1	932.29	932.28
006-750-032000	3368 GARRISON WAY	SFR	1	932.29	932.28
006-750-033000	9266 RANDIE CT	SFR	1	932.29	932.28
006-750-034000	9282 RANDIE CT	SFR	1	932.29	932.28
006-750-035000	9298 RANDIE CT	SFR	1	932.29	932.28
006-750-036000	9314 RANDIE CT	SFR	1	932.29	932.28
006-750-037000	9330 RANDIE CT	SFR	1	932.29	932.28
006-750-038000	9346 RANDIE CT	SFR	1	932.29	932.28
006-750-039000	9345 RANDIE CT	SFR	1	932.29	932.28
006-750-040000	9329 RANDIE CT	SFR	1	932.29	932.28
006-750-041000	9313 RANDIE CT	SFR	1	932.29	932.28
006-750-042000	9297 RANDIE CT	SFR	1	932.29	932.28
006-750-043000	9279 RANDIE CT	SFR	1	932.29	932.28
006-750-044000	9265 RANDIE CT	SFR	1	932.29	932.28
006-750-045000	9262 BROCK CT	SFR	1	932.29	932.28
006-750-046000	9276 BROCK CT	SFR	1	932.29	932.28
006-750-047000	9290 BROCK CT	SFR	1	932.29	932.28
006-750-048000	9304 BROCK CT	SFR	1	932.29	932.28
006-750-049000	9318 BROCK CT	SFR	1	932.29	932.28
006-750-050000	9332 BROCK CT	SFR	1	932.29	932.28
006-750-051000	9337 BROCK CT	SFR	1	932.29	932.28
006-750-052000	9323 BROCK CT	SFR	1	932.29	932.28
006-750-053000	9309 BROCK CT	SFR	1	932.29	932.28
006-750-054000	9295 BROCK CT	SFR	1	932.29	932.28
006-750-055000	9281 BROCK CT	SFR	1	932.29	932.28
006-750-056000	9267 BROCK CT	SFR	1	932.29	932.28
006-750-057000	9264 POPLAR WAY	SFR	1	932.29	932.28
006-750-058000	9278 POPLAR WAY	SFR	1	932.29	932.28
006-750-059000	9292 POPLAR WAY	SFR	1	932.29	932.28
006-750-060000	9306 POPLAR WAY	SFR	1	932.29	932.28
006-750-061000	9320 POPLAR WAY	SFR	1	932.29	932.28
006-750-062000	9334 POPLAR WAY	SFR	1	932.29	932.28
006-750-063000	9348 POPLAR WAY	SFR	1	932.29	932.28
006-750-064000	9362 POPLAR WAY	SFR	1	932.29	932.28

Slight variances may occur due to rounding

City of Live Oak
CFD 2004-1 (Live Oak Municipal Services Project)
Final Billing Detail Report for Fiscal Year 2025/26

APN	Site Address	Land Use Class	Units	Levy	Grand Total
006-750-065000	9376 POPLAR WAY	SFR	1	932.29	932.28
006-750-066000	9390 POPLAR WAY	SFR	1	932.29	932.28
006-750-067000	9404 POPLAR WAY	SFR	1	932.29	932.28
006-750-068000	9418 POPLAR WAY	SFR	1	932.29	932.28
006-750-069000	9432 POPLAR WAY	SFR	1	932.29	932.28
006-750-070000	9446 POPLAR WAY	SFR	1	932.29	932.28
006-750-071000	9460 POPLAR WAY	SFR	1	932.29	932.28
006-750-072000	9474 POPLAR WAY	SFR	1	932.29	932.28
006-750-073000	9488 POPLAR WAY	SFR	1	932.29	932.28
849 Accounts			941	\$791,566.02	\$791,557.56

CITY OF LIVE OAK STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Benjamin Moody, City Manager

Subject: 2026 City Council Committee Assignments

Summary: Recommendation: Review and confirm the 2026 City Council committee assignments.

Fiscal Impact: There is no anticipated fiscal impact.

Purpose:

To confirm the 2026 committee assignments for City Council Members.

Background:

The City Council participates on several regional and local boards, committees, and commissions to support effective interagency cooperation and collaborative efforts. The Mayor annually reviews the list of these committees and provides recommended assignments for Council Members.

Adoption of the assignments provides clarity for staff, partnering agencies, and the public regarding designated representatives and strengthens the City's involvement in regional and local governance.

Analysis:

Each year, the Mayor reviews the list of committee assignments and makes recommendations for council members to various boards, committees, and commissions. In consideration of the Mayor's recommendations, the City Council's past practices have been to determine the various committee assignments through a process of discussion and consensus. Included in the staff report is a list of committee assignments which outlines the committees, terms, and current council members serving on the committee.

Fiscal Impact:

There is no anticipated fiscal impact.

Recommendation:

Review and confirm the 2026 City Council committee assignments.

Attachments:

[List of Committee Assignments](#)



Live Oak City Council **Committee Assignments**

Local Committee Assignments

- Economic Development
Vice Mayor Pamma
Councilmember Woten
- Finance
Councilmember Woten
Councilmember Hernandez
- Loan Committee
Councilmember Woten
Councilmember Santana
- Streets, Lights, and Traffic
Mayor Chapdelaine
Vice Mayor Pamma
- Water, Sewer, and Storm Drain
Mayor Chapdelaine
Vice Mayor Pamma

Regional Committee Assignments

- Government Affairs Committee of the Sutter Yuba Homeless Consortium (Term: 1 year)
Regular Member: Councilmember Hernandez
Alternate Member: Mayor Chapdelaine
- Feather River Air Quality Management District (Term: 1 year)
Regular Member: Vice Mayor Pamma
Alternate Member: Mayor Chapdelaine
- League of California Cities (Term: 1 year)
Regular Member: Mayor Chapdelaine
Alternate Member: Vice Mayor Pamma



- Local Agency Formation Commission [City Selection Committee appoints; Term Regular Member: 4 years; Alternate Member (rotates between Live Oak and Yuba City): 2 years]
Regular Member: Mayor Chapdelaine; Term: May 3, 2027
Alternate Member: Yuba City; Term: January 2027
**No changes needed*
- Regional Housing Authority of Sutter and Nevada Counties (Term: 1 year)
Councilmember Woten
- Regional Waste Management Authority (Term: No term specified)
Regular Member: Councilmember Woten
Alternate Member: Mayor Chapdelaine
- Sacramento Area Council of Governments (Term: 1 year)
Regular Member: Mayor Chapdelaine
Alternate Member: Vice Mayor Pamma
- Sutter Animal Services Authority (Term: 1 year)
Regular Member: Mayor Chapdelaine
Regular Member: Councilmember Woten
Alternate Member: Vice Mayor Pamma
- Sutter Butte Flood Control Agency (Term: No term specified)
Regular Member: Mayor Chapdelaine
Alternate Member: Councilmember Santana
- Sutter-Yuba Mosquito and Vector Control District (Term: 4 years)
Lakhvir Ghag; Term: December 31, 2027
**No action – previously established*
- Yuba Sutter Economic Development Corporation (Term: No term specified)
Regular Member: Vice Mayor Pamma
Alternate Member: Councilmember Woten

CITY OF LIVE OAK STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Luis Cibrian, Parks and Recreation

Subject: Live Oak Little League License Agreement

Summary: Recommendation: 1) Approve the Live Oak Little League ten-year License Agreement; and 2) Authorize the City Manager to execute the agreement on behalf of the City.

Fiscal Impact: Annual savings associated with reduced facility maintenance costs.

Purpose:

To establish an agreement with the Live Oak Little League for the use of the City's baseball and softball facilities.

Background:

The City has been collaborating with the Live Oak Little League for more than 16 years, with a shared vision of continuing to provide safe environments that create positive experiences for the youth and families in our community.

The League has approximately 200 children participating annually, creating 17-20 teams each year. In the past, Little League has hosted tournaments that include the Tournament of Champions, All Stars for District 2, and various state tournaments. The community has recently witnessed proven results of Little League's positive effects, with their hard work and dedication, this past year's All-Star team played in numerous championship tournaments and ultimately made it all the way to the West Regionals in San Bernardino, where games were televised on ESPN. The community came together to support players, coaches, and families during this exciting time.

The existing License Agreement specified the terms of the use and maintenance responsibilities for the facilities. The current five-year agreement ends this calendar year.

Analysis:

To continue partnering with the Live Oak Little League for the use of the City fields, and to specify maintenance and cost responsibilities, staff has coordinated with the League to establish a new, ten-year License Agreement.

The proposed agreement terms have been modified with the following significant changes:

- * A ten-year agreement vs. the past five-year term;
- * The League being responsible for full maintenance and repair responsibilities of the fields and buildings vs. partial responsibility;
- * The League is able to utilize the facilities year round vs. seasonal use;
- * The Fields will be locked by the League vs. open;
- * The League may host fund raising events, tournaments, and camps for the benefit of revenue generation for the League vs. not being able to.

There is benefit for both the City and Little League to re-establish an agreement for the use and responsibilities associated with the facilities.

Fiscal Impact:

Live Oak Little League will be responsible for maintaining the Little League fields, buildings, and perimeter boundaries of the ball fields. Overall, by shifting routine upkeep, and maintenance of the fields and buildings, the City will reduce annual expenditures. This gives the City the opportunity to redirect funds to other parks, capital projects, and other community needs.

Recommendation:

1) Approve the Live Oak Little League ten-year License Agreement; and 2) Authorize the City Manager to execute the agreement on behalf of the City.

Attachments:

[Little League License Agreement](#)
[Exhibit A](#)

LICENSE AGREEMENT

This License Agreement (“Agreement”) is made effective January 1, 2025 and is by and between the City of Live Oak, a Municipal Corporation, in the County of Sutter, State of California (“City”) and Live Oak Little League, a California 501c(3) Non-Profit Corporation (“Licensee”).

RECITALS

- A. The City owns a certain real property commonly known as LIVE OAK LITTLE LEAGUE PARK and more particularly described on Exhibit “A” attached and incorporated herein (the “Property”) upon which Licensee has previously conducted Little League baseball games. LIVE OAK LITTLE LEAGUE PARK is a portion of LIVE OAK MEMORIAL PARK, however, the portion that is described as the “Property” does not include the Live Oak Community Building and Skate Park.
- B. The purpose of this Agreement is to set forth the terms under which the City will grant to Licensee, a personal, revocable, and non-assignable privilege and permission to enter into and on the Property for the purpose of playing and practicing to play Little League Baseball games and to set up and establish such equipment as may be necessary for playing and practicing the above-mentioned games.

IN WITNESS WHEREOF, the parties agree as follows:

SECTION 1 Incorporation of Recitals

The foregoing recitals are not merely recitals but are contractual in nature and are incorporated into this Agreement.

SECTION 2 Purpose

The City grants to Licensee a personal, revocable and non-assignable privilege for the purpose of playing and practicing Little League baseball games upon the following terms and conditions:

- 1. During the term of the lease, Licensee shall be allowed to occupy the Property for the purpose of baseball and softball games and for activities related thereto, including but not limited to practices, games, tournaments, clinics, tryouts, and league-sanctioned events. The City may also utilize the Property for other activities during the lease period provided that such activities do not unreasonably interfere with Licensee’s use and occupation of the Property during the lease period and are arranged in accordance with this Agreement. Licensee acknowledges that the full-size baseball field adjacent to the Live Oak Community Building is the Varsity Baseball field for Live Oak High School and agrees to schedule Licensee activities on that field in a manner that does not conflict with the Live Oak High School game and/or practice schedule.
- 2. The Property shall remain locked at all times except when actively in use for Licensee’s scheduled practices, games, or events. Licensee shall have sole control of keys and codes and shall open the facility for its own scheduled activities. This locked-when-not-in-use policy is intended to protect the fields, reduce liability, prevent vandalism,

and preserve the condition of the playing surfaces. The City shall retain a master key for emergency access.

3. Licensee may host tournaments, clinics, camps, and fundraising events and shall retain 100% of gate fees, concession revenue, sponsorships and other event income. However, pursuant to this Agreement, Licensee shall not assign or sublease to third parties without the express written approval of the City.
4. Licensee may install and maintain outfield signage, banners, and other sponsorship displays during the Little League Season.

SECTION 3

Term of Agreement

This Agreement shall be effective for a period of TEN (10) years beginning January 1, 2026 and ending December 31, 2035. This Agreement is subject to early termination by the City as provided in SECTION 6 herein. At the end of year 8 of this Agreement, the City and the Licensee shall begin negotiation of a new Agreement if the Parties desire.

SECTION 4

Rent and Other Consideration

1. Rent. Commencing January 1, 2026, Licensee shall pay to City annual rent of ONE DOLLAR (\$1.00) per year. Rent shall be paid in advance of January 1st of each year.
2. Utilities. The cost of utility services, namely the water, sewer, gas, electric, as well as trash and recycled product removal and any other services or utilities shall be the responsibility of Licensee to the extent the same are incurred with respect to Licensee's use of the Property. The Licensee shall establish these utilities in the Licensee's name to the extent they are not already in the Licensee's name and make timely payment of ONE HUNDRED PERCENT (100%) of all charges, deposits and fees for any account transfers or changes required by PG&E or other utility providers.

SECTION 5

Capital Improvements, Maintenance, Repairs and Operations

1. Licensee is Responsible for all Aspects of Maintenance and Repair. Licensee is responsible at its sole expense to fully and completely maintain the Property, including but not limited to field grooming, mowing, irrigation, fencing, bleachers, batting cages, buildings, lighting, scoreboards, pest control and trash removal. These maintenance obligations are ongoing.

As described above, Licensee is further responsible to maintain the facilities which are the subject of this Agreement in a fully operational condition such that the structures and facilities at the Property and all City-owned capital facilities therein shall be in at least as good or better condition at the end of this Agreement than the condition of such facilities on the effective date of this Agreement. Licensee's obligations of maintenance, replacement and repair shall not take into consideration "reasonable wear and tear". To the contrary, Licensee's obligations require Licensee to maintain and repair the Property and all City-owned capital facilities at all times so as to negate the effects of "ordinary

wear and tear”. Such major maintenance and repair responsibilities Licensee apply whether the major maintenance or repair is ordinary or extraordinary, foreseen or unforeseen, necessitated by wear and tear, obsolescence, or any other cause.

2. Discretionary Improvements. Licensee has the right, at its own expense, to make alterations and capital improvements to the Property as are reasonably necessary or appropriate for Licensee’s conduct of its business, subject to prior written approval by City and, once approved, such alterations or improvements are performed in a good and workmanlike manner by qualified personnel. Any necessary operations, maintenance and/or repairs relating to such alterations or improvements are the sole responsibility of Licensee, unless City first agrees in writing to accept responsibility. At the end of the term of this Agreement, any improvement installed by Licensee shall remain at the Property and shall be property of City. Licensee shall obtain all required City permits prior to making any improvements at no cost to Licensee.

SECTION 6

Termination, Default, Remedies

1. By Destruction. In accordance with Section 7 of this Agreement, City may terminate this Agreement.
2. Default by Licensee. It shall be a default under this Agreement if any of the following occurs:
 - A. Licensee fails to pay the Rent, and any other costs, surcharges or other monetary obligations as required by this Agreement; or
 - B. Licensee fails to observe and comply with any other term, condition, covenant or agreement to be observed and complied with by Licensee under this Agreement.
3. City Termination for Convenience. The City, within its sole discretion, may terminate this Agreement upon THREE HUNDRED SIXTY FIVE (365) days notice to Licensee for the City’s convenience.
4. City Termination for Cause. The City, upon material breach by the Licensee, may terminate this Agreement with NINETY DAYS (90) written notice to Licensee. Material breach shall mean Licensee’s failure to comply with any term set forth in this Agreement. If there is an imminent health or safety risk, the City may terminate the agreement immediately to protect the health and safety of the community.

SECTION 7

Damage or Destruction

1. In the event the Property is substantially or totally damaged or destroyed so as to be unfit for occupancy or use by Licensee as contemplated, City in its sole and absolute discretion may terminate this Agreement. In the event City elects to terminate this Agreement, it may give Notice of Termination which shall be effective immediately. Whether City elects to terminate this Agreement pursuant to this section, City shall have no liability to Licensee with respect to any losses or damage occasioned by Licensee due to such termination or due to any delays occasioned by the time of repair, construction/reconstruction of the

Property facilities. Licensee shall obtain business interruption insurance or take such other financial precautions as it deems necessary for any losses which might arise from the destruction or substantial destruction of the Property.

2. Restoration of the Property. For termination of this Agreement other than for damage or destruction as described in paragraph 1 above (to include expiration of this Agreement according to its terms or termination occasioned by default), Licensee will return the Property to its original or subsequently improved condition, and shall return to City all equipment and tangible personal property owned by City, if any, in good working condition, or reimburse City for reasonable cost of repairing such damage and/or replacing such personal property.

SECTION 8

Indemnity; Insurance

1. Indemnity by Licensee. Licensee shall indemnify and hold City, and its representatives officers, directors, employees and agents free and harmless from any and all claims, suits, liens, demands, damages, injuries, liabilities, losses and expenses of any kind (including reasonable attorneys' fees, expert witnesses and costs of investigation with regard to any claim, demand or action) to the extent they arise out of or are in any way connected with the performance of this Agreement by City, its agents, directors or employees or by Licensee, its agents, directors or employees whether such claims, liens, demands, losses or expenses are based upon a contract or upon a claim for personal injury, death, or property damage or upon any other legal or equitable theory whatsoever. Licensee agrees at its own expense and upon written request by City, to defend any claim, suit, action or demand brought against City on any injury, loss, or liability, actual or alleged covered herein. Notwithstanding this defense obligation, Licensee shall not be required to indemnify City from loss or liability to the extent such loss or liability arises from the sole negligence or willful misconduct of City, its agents, directors and employees, at such time that such sole negligence or willful misconduct has been finally determined by a court of competent jurisdiction. Licensee shall provide City with a defense until such determination has been made (*i.e.*, until a court of competent jurisdiction has finally determined that the loss or liability arises from the sole negligence or willful misconduct of City, Licensee shall provide a defense as to such loss or liability). Licensee's obligations of defense and indemnity arise even if the claim is frivolous or lacking in merit. The defense indemnification obligations of this Agreement are undertaken in addition to, and shall in no way be limited by, the insurance obligations contained in this Agreement. The indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Licensee or its agents under workers' compensation acts, disability benefit acts or other employment benefit acts. The Licensee shall pay all costs that may be incurred by the City in enforcing this indemnity, including reasonable attorneys' fees. Licensee's indemnity obligations survive this Agreement.

Licensee's duties to defend is separate and independent of its duty to indemnify. The duty to defend includes claims for which the City may be liable without fault or be strictly liable. The duty to defend applies regardless of whether the issues of negligence, strict liability, fault, default or other obligation on the part of the City has been determined. The duty to defend applies immediately regardless of whether the City has paid any sums or incurred any detriment arising out of or relating (directly or indirectly) to any claims. Notwithstanding the foregoing, the City on behalf of itself reserves the right to assume the

defense of any action, arbitration or proceeding against which Licensee may have an obligation to defend pursuant to this Agreement including the right to appoint counsel of its choice, without effecting Licensee's obligation to indemnify for the cost of such defense.

Licensee shall be liable to the City for any loss or damage to City property arising from or in connection with Licensee's performance hereunder.

2. Insurance Requirements.

- A. Licensee shall procure, maintain and keep in full force and effect during the life of this Agreement, commercial general liability insurance in an amount not less than **TWO MILLION**, (\$2,000,000.00) for each occurrence. Licensee shall name the City of Live Oak as an additional insured and use the following parcel numbers for the use of the property. Parcel #06-141-001 and #06-340-23 Excluding the Live Oak Community Building and Live Oak Skate Park.

The policy or policies will be insured by an insurer licensed to do business in the State of California (California admitted carrier). Minimum insurance company ratings as determined by the most current edition of the Best's Key Rating Guide (property-casualty-United States shall be "A-" Secure Best's Rating) and VII (Financial-size category). A Certificate of Insurance shall be filed by Licensee with the City Clerk prior to commencement of Licensee's activities at the Property under this Agreement, which Certificate shall reflect the coverage set forth herein. The City, its officers, officials, employees, agents, independent contractors and volunteers are to be covered as additional insured with respect to liability under the policy. Licensee shall provide the City with copies of the actual policy and all endorsements upon request. The insurance required by this Section shall be per occurrence based and endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or limits, except after thirty-day's prior written notice which has been received by the City. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against the City with the express intention of the parties being that the required insurance coverage protects both parties and shall be the primary coverage for any and all losses covered by the above-described insurance.

Licensee shall insure that any companies issuing insurance cover the requirements contained in this Agreement agree that they shall have no recourse against the City for payment or assessments, in any form, on any policy of insurance. For any claims related to this Agreement, Licensee's insurance coverage shall be primary insurance as respects the City, its officers, officials, agents, independent contractors, employees and volunteers. Any insurance or self insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of Licensee's insurance and shall not contribute with it.

SECTION 9

Sublicense or Assignment of Agreement

1. No assignment or sublicense. The license granted to Licensee is personal to Licensee and may not be assigned or sublicensed in whole or in part to any third party without the prior written consent of City, which City may withhold in its sole discretion. Any other person,

firm, entity, group or organization, must schedule events concerning the Property with approval of the City's Parks and Recreation Director.

2. No release. Regardless of City's consent, no sublicensing or assignment shall release Licensee of Licensee's obligations or alter the primary liability of Licensee to pay the Rent and all monetary obligations under this Agreement and to perform all other obligations to be performed by Licensee hereunder, to include the indemnity and insurance obligations. Consent to one assignment or sublicensing shall not be deemed consent to any subsequent assignment or sublicensing. In the event of any default an assignee of Licensee, or any successor of Licensee in the performance of any of the terms hereof, City may proceed directly against Licensee without the necessity of exhausting remedies against such assignee or successor. City may consent to subsequent sublicensing or assignment of this Agreement or amendments or modifications of this Agreement with assignees of Licensee, without notifying Licensee, or any successor of Licensee, and without obtaining its or their consent thereto, and such action shall not relieve Licensee of liability under this Agreement.

SECTION 10

Additional Agreements

1. Hazardous Materials. For purposes of this paragraph "Hazardous Materials" shall mean any substances or materials classified as hazardous materials, hazardous substances, hazardous waste or toxic waste under any federal, state or local statute, regulation or ordinance, including by not limited to any petroleum products and agricultural chemicals used as pesticides or herbicides. Licensee shall not, and shall not permit any third party to, transport onto, store on or use on the Property any Hazardous Materials. Licensee shall not release or allow any third party to release any Hazardous Materials on any portion of Property. Licensee, at Licensee's sole expense, shall conduct any and all investigation, clean-up and/or eliminate any and all Hazardous Materials released in violation of this paragraph 2.
2. Security. Licensee shall provide reasonable security personnel for Other Reserved Events and related operations conducted at the Property, and any other activities permitted by this Agreement.
3. Community Events. From time to time, as stated herein, City has the right to schedule City sponsored community events.
4. Additional Obligations of Licensee.
 - A. Licensee shall keep and maintain a valid business license issued by City during the term of this Agreement. Licensee must secure such permits, variances and licenses as may be necessary or desirable to operate its business as contemplated in this Agreement at its sole expense and obligation.

- B. Licensee shall pay any possessory interest tax levied against the Property by the Assessor of Sutter County. Any taxes owing as a result of the private, commercial use of the Property are the sole expense of Licensee, including any subsequent taxes, levies or increases to existing taxes to which Licensee or its affiliates would be subject.
- C. Licensee shall abide by all local ordinances, rules and regulations, and all State laws, pertaining to the operation of a baseball facility open to members of the public, including, but not limited to all such ordinances, rules, regulations and laws pertaining to health, fire, safety, the sale of food and beverages, and alcohol sales and consumption.
- D. Cooperation to Protect Surrounding Neighborhood. Licensee agrees to cooperate with City to insure that Property is used in such a manner as not to produce undue annoyance to persons living in the neighborhood surrounding the Property. Measures to be taken may include, but are not limited to, noise restrictions, hours during which the Property may not be used, crowd controls, parking restrictions, and related matters.
- E. Access by City. Authorized personnel from City shall have reasonable access to the Property at all times during the term of this Agreement to ensure compliance with all the provisions of this Agreement. Such access does not provide the right to interfere with the on-going business operations of Licensee.

SECTION 11 Annual Reporting

Licensee shall meet quarterly of each year with the City Parks and Recreation Director and provide a brief report summarizing participation numbers, events hosted, maintenance performed, and any capital expenditure projects completed or pending.

SECTION 12 MISCELLANEOUS

- 1. Rent Payable in United States Money. Rent and all other sums payable under this Agreement must be paid in lawful money of the United States of America,
- 2. No Partnership or Other Legal Entity Formed. By virtue of this Agreement no partnership, joint venture, or other legal entity is formed between the parties and neither becomes the guarantor or obligator of any debt, liability or obligation of the other.
- 3. Licensee's Employees No employee, agent, contractor, or other person to the employ of one party shall be deemed to be in the employ of the other party.
- 4. No Independent Contractor. Neither City, nor Licensee, shall be independent contractors of one another pursuant to the terms of this Agreement.

5. No Liens or Encumbrances.

- A. Licensee shall not permit to be enforced against the Property or any part of them, any mechanic's, materialmen's, contractor's or subcontractor's lien arising from any work of improvement, however it may arise. Licensee shall defend and indemnify City against all liability and loss of any type arising out of work performed at the Property by Licensee, together with reasonable attorneys' fees and all costs and expenses incurred by city in negotiation, settling defending or otherwise protecting against such claims in the event of the breach by Licensee of the duty to defend or indemnify City.
- B. If Licensee does not protect the Property from a lien or liens as provided in paragraph A, and a final judgment has been rendered against Licensee by a court of competent jurisdiction for the foreclosure for a mechanic's, materialman's, contractor's or subcontractor's lien claim, and if Licensee fails to stay the execution of the judgment by lawful means or to pay the judgment, City shall have the right, but not the duty, to pay or otherwise discharge, stay, or prevent the execution of any such judgment or lien or both. Licensee shall reimburse City for all sums paid by City under this paragraph, together with all City's reasonable attorneys' fees and costs, plus interest on those sums, fees and costs at the rate of 10% per year from the date of payment until the date of reimbursement.

6. Integrated Agreement; Amendments. This Agreement covers all matters concerning the use and occupancy of the Property by Licensee. All prior understandings, whether written or oral, shall be of no further force or effect. All amendments hereto shall be in writing, signed by both parties.

7. Notices. Notices to either party, and correspondence between them, shall be made by personal delivery, overnight delivery (Federal Express or equivalent), or registered U.S. Mail.

To the extent a time limit is prescribed for the giving of any notice, such notice shall be deemed given:

- A. Upon personal delivery.
- B. At the time shown as the time received by the overnight delivery service or the U.S. Postal Service.

The addresses, phone numbers and fax numbers of the parties are as follows. A party will promptly notify the other in writing of any changes.

City: Benjamin K Moody
City Manager
City of Live Oak
9955 Live Oak Blvd.
Live Oak, California 95953

Licensee: Live Oak Little League
Attn: President
P.O. Box 65
Live Oak, CA 95953

8. Authority. Each party represents that the person signing this Agreement on its behalf has been duly authorized to do so in accordance with all applicable laws pertaining thereto and that the signature of such person is to be construed as legally binding the party to the terms and conditions of this Agreement.
9. Binding on Heirs, Successors, and Assigns. This Agreement, and each term and condition of it, shall be binding on the heirs, successors, and assigns of the parties. Nothing in this subparagraph permits Licensee to assign or sublet all or any rights under this Agreement.
10. Modification; Waiver. Changes or modifications to this Agreement may be made by mutual written agreement of the parties. No change or modification shall be effective unless in a writing executed by the parties. No waiver shall be deemed given unless in writing, and one waiver shall not constitute a subsequent waiver.
11. Provisions are Covenants and Conditions. All provisions, whether covenants or conditions, on the part of Licensee shall be deemed to be both covenants and conditions.
12. Nuisance. Licensee shall not commit or permit the maintenance or commission of any nuisance within the Property.
13. Captions. The captions of the various sections or paragraphs of this Agreement are for convenience and ease of reference only and do not define, limit, augment or describe the scope, content or intent of this Agreement or of any part of this Agreement.
14. Number and Gender. The singular number includes the plural whenever the context so requires. The neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter and the feminine includes the neuter and the masculine, and each includes corporation, partnership or other legal entity when the context so requires.
15. Severability. The unenforceability, invalidity or illegality of any provision shall not render the other provisions unenforceable, invalid or illegal.
16. Exclusive Representative. The parties agree that they shall each designate exclusive representatives for purposes of ongoing communications concerning this Agreement. Each party agrees that it shall not communicate with other persons concerning the subject matter

of this Agreement except with the designated representatives of each party. In that regard the designated representative(s) for Licensee shall be Mathew Smith, Live Oak Little League President, the designated representative for City shall be Luis Cibrian, Parks & Recreation Director. Either party may change its designated representative(s) by giving notice to the other party pursuant to Section 13 subdivision 7 of this Agreement.

17. Governing Law and Attorneys' Fees. This Agreement shall be governed and construed in accordance with the laws of the State of California. If this Agreement gives rise to a dispute, lawsuit or other legal proceeding between the parties hereto, the prevailing party shall be entitled to recover its court costs and reasonable attorneys', expert fees in addition to any other relief to which such party may be entitled.
18. Authority. Each individual executing this Agreement on behalf of Licensee represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of Licensee.
19. Time is of the Essence. Time is of the essence in performance of this Agreement.
20. No Third Party Beneficiaries. Except as specifically provided in this Agreement, nothing in this Agreement is intended to create any third-party benefit.
21. Severability. If any provision of this Agreement or the application of any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable to any extent, the remaining provisions of this Agreement and the application of it will remain in full force and will not be affected, impaired or invalidated.
22. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together, when signed by all the parties hereto, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement, effective on the date set forth below.

Date: _____

CITY:

CITY OF LIVE OAK, a municipal corporation

By: _____
Benjamin K Moody, City Manager

Attest:

City Clerk

LICENSEE:

Date: _____

By: _____
_____, its President



LEGEND

- LITTLE LEAGUE AGREEMENT BOUNDARY

EXHIBIT "A"

CITY OF LIVE OAK
LITTLE LEAGUE LICENSE AGREEMENT

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

DECEMBER, 2025 SHEET 1 OF 1

CITY OF LIVE OAK STAFF REPORT

Date: December 17, 2025
To: Honorable Mayor & Members of the City Council
From: Benjamin Moody, City Manager

Subject: Legal Services for Aqueous Film-Forming Foams Litigation

Summary: Recommendation: Approve and authorize the City Manager to execute a legal services agreement, with minor modifications subject to City Attorney approval, with Stag Liuzza, LLC related to the Aqueous Film-Forming Foams product liability litigation, with the finding that it is in the best interest of the City.

Fiscal Impact: Approximately one-third of the gross amount recovered. No cost if the City is not awarded a settlement amount.

Purpose:

To secure water settlement funds related to a national class action settlement for damages to public water systems.

Background:

Settlements were entered into in the Aqueous Film-Forming Foam (AFFF) multi-district Litigation, no. 2873 ("MDL"), which are overseen by the United States District Court for the District of South Carolina. The current Settlement Agreements are class action settlements designed to resolve Claims for PFAS contamination in Public Water Systems' Drinking Water, as those terms are defined in the respective Agreements. Settlements with 3M and Dupont have pending deadline dates for establishing a claim.

The Settlements were designed to resolve Claims for contamination in Public Water Systems' Drinking Water, as those terms are defined in the respective Agreements.

Analysis:

It has come to staff's attention that the City may qualify for damages associated with a national settlement with 3M and Dupont, regarding Per- and Polyfluoroalkyl substances (PFAS) chemicals that caused water system contamination. In order to meet necessary deadlines to establish a claim, the City needs to file, Phase Two Testing Claim Forms by January 1, 2026.

To meet necessary deadlines, and legal requirements to aid cost recovery, staff recommends utilizing a legal firm with attorneys experienced with the settlement and chemical

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contamination in public water systems.

Fiscal Impact:

Undetermined at this point in time. Depending on chemical levels detected in future test results from the City's source water, the levels will determine a basis for potential damages and recovery through the settlement agreements. The attorney fees per the agreement are set at one-third of the gross amount awarded. There is no cost to the City if the City does not qualify for an award.

Recommendation:

Approve and authorize the City Manager to execute a legal services agreement, with minor modifications subject to City Attorney approval, with Stag Liuzza, LLC related to the Aqueous Film-Forming Foams product liability litigation, with the finding that it is in the best interest of the City.

Attachments:

[Resolution](#)

[Draft Agreement](#)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK, CALIFORNIA, AUTHORIZING THE EXECUTION OF THE
LEGAL SERVICES AGREEMENT RELATED TO THE AFFF PRODUCT LIABILITY LITIGATION**

WHEREAS, the City of Live Oak, California (the “City”) is committed to delivering clean drinking water to its customers; and

WHEREAS, the City is also committed to identifying parties responsible for increasing the costs of water treatment and system maintenance and taking reasonable steps to avoid passing on these costs to its consumers; and

WHEREAS, STAG LIUZZA, L.L.C. has put together a team of uniquely qualified and experienced attorneys (“the Firm”) who have joined together to assist public entities facing the challenges posed by potential per- and polyfluoroalkyl substances (“PFAS”); and

WHEREAS, the Firm is comprised of experienced attorneys in both in PFAS litigation and in the representation of public entities pursuing legal claims involving cost recovery related to remediation of water contamination; and

WHEREAS, the City Council has determined it to be in the City’s best interest to enter into the Legal Services Agreement with the Firm and pursue any settlement and other legal damage claims it may have related to PFAS in Aqueous Film-Forming Foams (AFFF) Litigation MDL No. 2873; and

WHEREAS, the City desires to authorize the execution of the Agreement attached as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Live Oak that the Manager of the City is hereby authorized to execute the Legal Services Agreement with the Firm based upon the terms and conditions set forth herein and, in a manner, substantially similar to the Agreement attached hereto as Exhibit “A.”

PASSED AND ADOPTED by the City Council of the City of Live Oak this 17th day of December, 2025, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

APPROVED:

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

**CONTRACT FOR LEGAL SERVICES
AFFF PFAS LITIGATION**

The **City of Live Oak, California** (hereinafter the “Client”) hereby retains, STAG LIUZZA, LLC (through attorney Michael G. Stag, LLC) (hereinafter the “Attorneys”) for the purpose of providing legal services related to the filing of a civil action and/or claims in Aqueous Film-Forming Foams Litigation MDL No. 2873 (“AFFF”) related to the pending settlements for recovery of costs associated with damages to the public drinking water system and/or public wastewater system against Defendants who manufactured, marketed, distributed, and/or sold aqueous film-forming foam, (hereinafter the “Client’s Claims”).

CLIENT DESIGNATES FOR COMMUNICATION PURPOSES THE FOLLOWING:

Water Department: _____
Name Telephone E-mail

Business Matters: _____
Name Telephone E-mail

Client acknowledges and understands that court ordered deadlines and documentation requirements exist for the pending DuPont and 3M settlements. Client agrees to provide the required documentation and assist in performing testing in a timely manner, sufficient to allow Attorneys time to process and file the settlement claim within the court ordered deadlines. Any failure of Client to comply with the testing and documentation requirements of the settlement may result in forfeiture of the Client’s right to recover money from DuPont, 3M, and future settlements. Documentation requirements and deadlines may further apply to settlements currently pending court approval or approved in the future.

The Client specifically authorizes the Attorneys to undertake negotiations, file suit, file settlement claims, or institute legal proceedings necessary on the Client’s behalf in the AFFF Product Liability Multi-District Litigation. The Client further authorizes the Attorneys to retain and employ the services of any expert, as well as the services of other outside contractors, as the Attorneys deem necessary or expedient in representing the interests of the Client. The Client understands and authorizes Attorneys to share attorney fees with any legal counsel that Attorneys choose to associate to assist with providing the legal services contracted herein.

Unless otherwise agreed in writing by Client and Attorneys, Attorneys will not provide legal services with respect to (a) defending any legal proceeding or claim against the Client commenced by any person unless such proceeding or claim is filed against the Client in the above-referenced legal proceeding (“Action”) or (b) proceedings before any federal or state administrative or governmental agency, department, or board including, but not limited to, the United States Environmental Protection Agency. Client acknowledges that the Attorneys are not tax, regulatory, or bankruptcy legal experts. If Client wishes to retain Attorneys to provide any legal services not provided under this Agreement for additional compensation, a separate written agreement between Attorneys and Client will be required.

The Attorneys are not the attorneys for any officers, agents, employees, attorneys, or

consultants of the Client regarding this matter, and shall not become so unless the Attorneys specifically agree in the future in writing to undertake such representation. The Attorneys will confer, as needed, with such persons to perform the services specified in this Agreement, but no attorney-client relationship shall be created with such persons merely because the Attorneys work with and/or request or receive information from any such persons during their representation of the Client.

The Client has disclosed all potential adverse parties to the Attorneys, and neither the Attorneys nor the Client perceive any conflict of interest in the Attorneys undertaking this engagement on behalf of the Client.

1. ATTORNEYS' FEES. As compensation for legal services, the Client agrees to pay the Attorneys for legal services rendered and to be rendered on account of the Client's Claims (hereinafter "Attorneys' Fees"). The Attorneys' Fees shall be one-third (1/3) of the Gross Amount Recovered for the Client's Claims.

These Attorneys' Fees shall all be calculated before the deduction of costs and expenses, as set forth in Section 2 herein. "Gross amount recovered" herein means principal, interest, penalties, punitive damages, treble damages, attorney's fees, and all other amounts recovered, or value received, including the value of any structured settlement, future payments, or other relief achieved, whether by settlement, judgment or otherwise. "Constituent claims" herein means any one or more claims of the Client constituting less than the entirety of the Client's Claims, including a partial settlement or judgment with less than all defendants. The Client agrees to pay all costs and expenses, as set forth in Section 2 herein, which, in the event of a successful recovery, shall be deducted from the Client's share of that recovery. The Client acknowledges that multiple lawsuits have been filed relating to the same subject matter as Client's Claims. The Client acknowledges that these suits, including any suit for the Client's Claims, might be removed to a federal court as part of multi-district litigation. Further, the Client acknowledges that the court governing the multi-district litigation might appoint committees of attorneys to litigate common issues of law and fact to facilitate the resolution of those lawsuits for the common benefit of all claimants, including the Client. As a result, the Client might be obliged to pay from any Gross Amount Recovered a share of its recovery to satisfy an assessment of common benefit fees, costs, and expenses in an amount as determined by the court. Neither the Attorneys nor the Client shall have the right, without the written consent of the other, to settle, compromise, release, discontinue, or otherwise dispose of the Client's Claims. **Client shall only pay attorney fees contingent upon a recovery and shall not pay any attorney fees if there is no recovery.**

2. COSTS AND EXPENSES. In addition to paying Attorneys' Fees, in the event of a successful recovery, the Client agrees to reimburse all costs and expenses, as set forth herein only in the event of a recovery, which shall be deducted from the Client's share of that recovery. Attorneys shall advance all litigation expenses on behalf of Client, and Client shall not be responsible for incurring or reimbursing costs of the litigation even if the amount of recovery is less than the costs incurred. **Client shall only reimburse litigation costs or expenses in the event of a recovery by settlement or judgment.** If no recovery is made, Attorneys shall bear all unreimbursed costs and expenses incurred, and client shall not be liable for any such costs or expenses incurred by Attorneys. Further, if recovery is insufficient to fully reimburse litigation costs, Attorneys shall bear, and Client shall not be liable for, all costs in excess of the amount of

recovery. Subject to the foregoing terms, the Client agrees to reimburse the Attorneys' litigation costs and expenses upon receipt of any settlement funds or collected judgment.

Client grant Attorneys the authority to incur such litigation costs and expenses as may be necessary or reasonable in furtherance of Client's Claims. Litigation costs and expenses may include, but are not limited to, the following: filing fees; deposition costs; expert witness fees; transcript costs; witness fees; subpoena costs; sheriff's and service of process fees; trial consultant fees; mock trial costs; shadow jury fees; mediation fees; court costs; trial exhibit costs; copy costs; photographic, electronic or digital evidence production or presentation; investigation fees; travel expenses; and any other case-specific expenses directly related to the representation undertaken. Additionally, the Client specifically authorizes the Attorneys to charge as recoverable costs such items such as: computer legal research charges (e.g. Westlaw and/or Lexis); long distance telephone expenses; postage charges; Federal Express, UPS, and other delivery service charges; internal photocopying at a rate of \$.30 per page; facsimile costs at a rate of \$.25 per page; and mileage and outside courier charges, all of which must be incurred solely for the purposes of the representation undertaken. Finally, the Client acknowledges that Client will not be charged costs and expenses for any overhead costs of the Attorneys' practice, including office rent; utility costs; charges for local telephone service; office supplies; fixed asset expenses; and ordinary secretarial and staff services.

3. NO GUARANTEE. The Client acknowledges that the Attorneys have made no promise or guarantee regarding the outcome of my legal matter. The Client acknowledges that the Client's Claims may be subject to defenses that could lead to dismissal before, at, or after trial, and no recovery. The Client further acknowledge that the Attorneys shall have the right to cancel this agreement and withdraw from this matter if, in the Attorneys' professional opinion, the matter does not have merit, the Client does not have a reasonably good possibility of recovery, the Client refuses to follow the recommendations of the Attorneys, the Client fails to abide by the terms of this agreement, the Client fails to provide requested information or to produce witnesses to appear for deposition or trial, if the Attorneys' continued representation would result in a violation of the Rules of Professional Conduct, or at any other time as permitted under the Rules of Professional Conduct. No guarantee or representation has been made to the Client as to what type or amount of recovery, if any, may be expected on the Client's Claims.

4. ELECTRONIC DATA COMMUNICATION AND STORAGE. In the interest of facilitating our services to the Client, the Attorneys may communicate by facsimile transmission, send data over the internet, store electronic data via computer software applications hosted remotely on the internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to the Client may be transmitted or stored using these methods. The Attorneys may use third-party service providers to store or transmit this data. In using these data communication and storage methods, the Attorneys employ measures designed to maintain data security. The Attorneys will make reasonable efforts to keep such communications and data access secure in accordance with the Attorneys' obligations under applicable laws and professional standards. The Attorneys also require all the Attorneys' third-party vendors to do the same. However, the Client acknowledges that some information transmitted to the Attorneys will be public records, and the Client has no expectation that public records will be confidential. Client acknowledges that the Attorneys have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access,

notwithstanding all reasonable security measures employed by us or our third-party vendors, and the Client consents to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

5. PRIVILEGE. The Client acknowledges that this contract is intended to and does hereby assign, transfer, set over, and deliver unto the Attorneys as its fee for representation of the Client in this matter an interest in the claim(s), the proceeds, or any recovery therefrom under the terms and conditions aforesaid, in accordance with the provisions any state law that applies to this contract.

6. MODIFICATION. It contains the entire and complete understanding between the parties and can only be modified by a written amendment signed by all parties.

7. TERMINATION OF REPRESENTATION. The Client acknowledges that the Client has the right to terminate the representation upon written notice to that effect. The Client acknowledges that Client will be responsible for any contingent attorneys' fees or costs incurred prior to the discharge or termination, based on all the facts and circumstances, including the risk taken by the Attorneys in accepting Client's legal representation on a contingency fee basis. The Client agrees to cooperate with Attorneys and to comply with all reasonable requests of Attorneys. The Client warrants and represents to the Attorneys that all information the Client has provided to, or will in the future provide to, the Attorneys regarding the Client's Claim is true and correct to the best of the Client's knowledge, information, and belief. The Attorneys have the right to withdraw from this representation after giving reasonable notice. If the Attorneys resign, are discharged, or are disqualified or otherwise cease to serve as the Client's legal counsel prior to a settlement or final judgment, then the withdrawing, discharged, or disqualified Attorneys shall receive as compensation for services reasonable fees based on all the facts and circumstances of its representation. At the conclusion of this matter, the Attorneys will retain the Client's legal files for a period of five (5) years after the Attorneys close their files. At the expiration of the five-year period, the Attorneys may destroy these files unless the Client notifies the Attorneys in writing that the Client wishes to take possession of the files. The Attorneys reserve the right to charge administrative fees and costs associated with retrieving, copying, and delivering such files.

8. ENTIRE AGREEMENT. The undersigned representative of Client has read this agreement, a copy of which Client has received, in its entirety, and Client agrees to and understands the terms and conditions set forth herein. Client acknowledges that there are no other terms or oral agreements existing between the Attorneys and Client. This agreement may not be amended or modified in any way without the prior written consent of the Attorneys and the Client.

9. AUTHORITY. Client acknowledges having been advised to and given the full opportunity to obtain independent representation in the making of this agreement and voluntarily entering into this agreement after such opportunity. The Client representative signing below represents that the Client enters into this agreement with proper authorization and approval under state and local law, and that the Client representative is specifically authorized to execute this agreement.

EFFECT OF SIGNING

Client understands that this is a binding legal document. Client further understands that this Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

Date

BENJAMIN MOODY, CITY MANAGER

Date

**MICHAEL STAG, LLC FOR STAG LIUZZA,
L.L.C.**