

City of Santa Paula

City Council Regular

MAYOR CARLOS JUAREZ
VICE MAYOR JENNY CROSSWHITE
COUNCILMEMBER LESLIE CORNEJO
COUNCILMEMBER PEDRO A. CHAVEZ
COUNCILMEMBER GABRIELA ORNELAS



CITY COUNCIL REGULAR MEETING OF THE SANTA PAULA CITY COUNCIL REGULAR

WEDNESDAY, MAY 20, 2026

6:30 PM - City Council Regular Meeting

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
MONICA CASTILLO, CITY ATTORNEY

CITY COUNCIL REGULAR MEETING

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula. Special and Closed Sessions vary by date and time.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING: If you wish to speak at a City Council meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate. **Public comments are limited to 3 minutes.**

1. **Items Not on the Agenda:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment may be referred to staff or considered on a future agenda.
2. **Agenda Items:** Items being considered by the City Council may appear on the Consent Calendar, as an Action Item, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
 - a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
 - b. For items appearing as an Action Item, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
 - c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to cityclerk@spcity.org. All public correspondence received by 3:00 p.m. (PT) on the meeting date will be provided to the legislative body before the meeting. Public Comments received after 3:00 p.m. will be provided to the legislative body the next day.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

PLEASE NOTE: *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

*In compliance with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.*

HOW TO VIEW ON YOUR TELEVISION, COMPUTER, OR MOBILE DEVICE: Watch from home live on the local Channel 10, or view the live feed on the city website at the following link: <https://www.spcity.org/523/Public-Meeting-Agendas>

NOTE: Special and Closed Sessions are not recorded and not available on Channel 10 or live feed on the city website.

MEETING ENVIRONMENT

To maintain a public meeting environment conducive and welcoming to receive public comments from all members of the public, the audience is discouraged from engaging in displays of support or opposition to staff reports or public comments, including clapping, yelling, booing, hissing, or cheering, that may create a disruptive environment for the public who wish to express their views during the meeting are encouraged to do so in silent, non-disruptive ways -- such as raising a hand, shaking hands, or another quiet gesture of support or opposition that does not obstruct views or interrupt proceedings.

Members of the public holding signs are asked to hold the signs on their person in front of them or move to the back of the room so as not to obstruct the view of other members of the public wishing to participate in the meeting.

REGULAR MATTERS - COUNCIL CHAMBERS

1. CALL TO ORDER

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

2. INVOCATION

3. FLAG SALUTE

4. ROLL CALL

5. CLOSED SESSION REPORT

6. PUBLIC COMMENT

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the City Council. A Public Comment Form must be submitted to the City Clerk prior to the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Mayor at the conclusion of the meeting. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. The City Council may direct the City Manager to report to the City Council on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for City Council

consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Council, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

7. PRESENTATIONS

7.A PUBLIC WORKS WEEK RECOGNITION

7.B SANTA PAULA WATER RECYCLING FACILITY (WRF) RESILIENCY PROJECT PRESENTATION

7.C **2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT
RECOMMENDATION:**

Receive and file the 2025 Housing Element Annual Progress Report

8. CITY COUNCIL REPORTS

9. CITY MANAGER REPORTS

10. CONSENT CALENDAR

Background information has been provided to the City Council on all matters listed under the Consent Calendar and these items are considered to be routine by the City Council and are normally approved by one motion. If discussion is requested by a Councilmember on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

10.A **APPROVAL OF MINUTES**

- **City Council Regular Meeting April 15, 2026**
- **City Council Regular Meeting May 5, 2026**

RECOMMENDATION:

Staff recommends Council approve minutes.

10.B **APRIL 2026 WARRANTS AND CERTIFICATIONS**

RECOMMENDATION:

Staff recommends that the City Council:

1. Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for April 2026, starting check number 343793 and ending check number 344174.
2. Review and accept the "Certification of Salaries" for the pay period ending dates April 3rd, 2026, through April 17th, 2026.

10.C **SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
WITH MAINTSTAR, INC. FOR ASSET MANAGEMENT SYSTEM
RECOMMENDATION:**

Staff recommends that the City Council:

1. Authorize the City Manager to execute an amendment to the Professional Services Agreement with Maintstar, Inc. to extend the term through September 1, 2027, and increase the total compensation by Fifty-Three Thousand dollars (\$53,000).

10.D **2024 CITYWIDE STREET MAINTENANCE PROJECT AND 2025 FALL PAVEMENT MANAGEMENT PLAN PROJECT NOTICES OF COMPLETION RECOMMENDATION:**

Staff recommends that the City Council:

1. Accept the work performed by J & H Engineering General Contractors, Inc. for the 2024 Citywide Street Maintenance Project.
2. Accept the work performed by J & H Engineering General Contractors, Inc. for the 2025 Fall Pavement Management Plan Project.
3. Authorize Staff to file the Notices of Completion with the County Recorder for both projects.

10.E **FISCAL YEAR 2026-27 PROJECT LIST FOR SENATE BILL 1 ROAD MAINTENANCE AND REHABILITATION FUNDING RECOMMENDATION:**

1. Adopt Resolution No. 7616 approving the Fiscal Year 2026-2027 Project List for Senate Bill 1 (Road Repair and Accountability Act of 2017) Road Maintenance and Rehabilitation Account Funding.

11. PUBLIC HEARING

- Verification of posting notice by City Clerk
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation
- Public comments
- Close public hearing
- Discussion and action

11.A **VENTURA COUNTY WATERSHED PROTECTION DISTRICT'S BENEFIT ASSESSMENT PROGRAM FOR FY 2026-2027 RECOMMENDATION:**

Staff recommends that the City Council:

1. Open the public hearing;
2. Receive testimonial and documentary evidence from the public, if any;
3. Close the public hearing;
4. Adopt Resolution No. 7615 authorizing the City Manager to allow City participation in the Ventura County Watershed Protection District's Benefit Assessment Program for FY 2026-27 and continue the City's assessment of \$37.74 per Benefit Assessment Unit per year to fund a portion of the City's Stormwater Management Program.

Presented by: Dale Goodman, Public Works Director

12. ACTION ITEMS

12.A **LEASE AGREEMENT BETWEEN THE CITY OF SANTA PAULA AND THE BOYS AND GIRLS CLUB OF SANTA CLARA VALLEY FOR USE OF 1400 EAST HARVARD BOULEVARD**

RECOMMENDATION:

That the City Council:

1. Approve a Lease Agreement between the City of Santa Paula ("City") and the Boys and Girls Club of Santa Clara Valley ("Lessee") for the use of the gymnasium building, offices, classrooms and associated parking area located at 1400 East Harvard Boulevard; and
2. Authorize the City Manager, or designee, to execute the Lease Agreement in a form approved by the City Attorney and to take all actions necessary to implement the Agreement.

Presented by: Community & Economic Director James Mason

12.B **3RD QUARTER FISCAL REPORT 25/26**

RECOMMENDATION:

Staff recommends that the City Council

1. Approve budget recommendations and personnel changes as noted in the fiscal impact section.

Presented by: Finance Director, Christy Ramirez

13. ITEMS FOR FUTURE AGENDAS

13.A **FUTURE AGENDA ITEMS**

RECOMMENDATION:

Staff recommends City Council review future agenda items.

14. ADJOURNMENT

State of California)-

County of Ventura)- ss

City of Santa Paula)-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On _____ at _____ Signed: _____

Julie Latshaw



CLPE–GreenGen Proposal for: Santa Paula Water Recycling Facility (WRF) Resiliency Project

MAY 20, 2026

For City of Santa Paula Use Only

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AGENDA

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WRF PROJECT OVERVIEW

- Solar PV, 900 kW (DC)
 - Approx. 1,525 Panels on 4 Acres
 - Array Tilt: 25°, Azimuth: 180°
 - System Losses: 15%
- Battery Energy Storage System (BESS), 3.9 MWh
 - Tesla Megapack (or domestic content alternative)
 - Discharge Capacity: 979 kW
 - Round Trip Efficiency: 93.7%
 - Size: 84,000 lbs; 347" x 65" x 110"





BASIS FOR DESIGN & SCHEDULE

- Maximize array size while preserving 2-acre emergency flood basin
- Expected energy generation & hourly panel output determined through model simulation using NREL solar resource data
- BESS options were evaluated using hourly simulated PV output with 15m WRF interval data & applicable electricity rate schedule. Objectives included:
 - Minimizing low-value energy export
 - Reducing peak demand costs
- Overall project balances capital cost, avoided utility costs, demand reduction, solar self-consumption, and overall project financial performance
- Examined critical equipment lead times; If the project cannot prove beginning of construction before July 4, 2026 (Safe Harbor), long lead times could delay project completion beyond ITC expiration date
- Other considerations re: expedited project schedule include existing competition for labor, and sourcing of ITC-compliant materials*

*GreenGen is still evaluating ITC-eligibility based on BESS specifications



SITE GRADING, CITY FEES & OTHER REQUIREMENTS

SITE DEVELOPMENT BUDGET PRICING	
ITEM	BUDGET
Site Development Plan	\$15,000
City Fees (from City Fee Schedule)	
Site development permit deposit	\$1,200
Concept / pre-application review deposit	\$2,000
Grading & plan check deposit	\$2,000
Landscape plan review / inspection deposit	\$1,000
Public Works plan review fee	\$735
Backfill ¹	\$179,850
Additional City Requirements ²	
Landscaping/Irrigation	\$52,000
Screening Fence w/Access Gates	\$93,250
TOTAL BUDGET	\$347,035



1. Requirement may be reduced if suitable fill is available from other projects

2. Requesting City consider a variance for this project due to cost/savings impacts and existing site status



PROJECT COST ESTIMATE

Project Budget Item	Price/Cost
Subcontractor Labor ¹	\$2,939,535
Solar PV Equipment, Material, Supplies	\$1,364,480
BESS Equipment, Material, Supplies	\$1,700,000
Permits ²	\$10,000
Subtotal of Hard Costs	\$6,014,015
Project Development	\$170,719
Engineering Design	\$98,914
Project Management	\$67,028
Procurement and Sourcing	\$20,640
Financial Modeling and Financing Development	\$14,448
Subtotal of Hard Costs + Service Provider Fees	\$6,385,765
Overhead	\$677,102
Profit	\$451,402
Project Risk	\$225,701
Total (Est.) Project Implementation Price	\$7,739,969

NOTES:

1. Includes \$347,035 in Site Development costs in accordance with City requirements, although grading cost could be reduced if fill from other projects is suitable and allowed to be used
2. Permit cost is NTE

PROJECT COST LEVERAGING POTENTIAL*

- Federal Clean Electricity Investment Credit (48E) for Solar + BESS
 - 30% via Direct Pay (pre-filing is required)
 - 10% additional credit for U.S.-domestic content
 - Current estimated value of ITCs for WRF (\$1.97M)
 - GreenGen is still evaluating ITC-eligibility for the BESS (above estimate is solar only)
- Potential for additional credit (either or both could be applied):
 - If Santa Paula can verify low-income community adder, and if pre-application can be submitted by August 7, 2026, and if allocation is approved (incentive est. \$493k)
 - California Public Utilities Commission Self-Generation Incentive Program (program appears to be backlogged, but project incentive could be \$600k or more, if approved)
- Additional WRF demand-side energy savings (i.e., pump motors) could further improve project financials

*GreenGen will help the City secure all eligible ITCs and other applicable incentives



INDICATIVE PROJECT FINANCIALS

The project financials below outline three different aggregate return scenarios for the proposed system. The key variable impacting the project returns will be the use of the municipal bond funding.

Scenario	Gross Project Investment	Incentives (ITCs)	Bond Proceeds	Net Out-of-Pocket Investment	Year 1 Savings ¹	Simple Payback – Cash Basis (Years)	Utility Cost Avoidance (over 20 years) ²
1	\$7,739,969	\$1,972,209	\$1,000,000	\$4,767,760	\$230,267	20.71	\$9,971,639
2	\$7,739,969	\$1,972,209	\$2,000,000	\$3,767,760	\$230,267	16.36	\$9,971,639
3	\$7,739,969	\$1,972,209	\$3,000,000	\$2,767,760	\$230,267	12.02	\$9,971,639

1. Year 1 savings do not account for the annual debt service associated with the bonds or the balance of the perspective financing vehicle.

2. Assumed 7.5% annual utility rate escalation per historic values

- CLPE and GreenGen are in the process of optimizing the project financials for the BESS portion of the system.
- Project costs and the estimated ITC for the BESS will be further refined based on final equipment selection and may be subject to change.



BENEFITS

- Reduces future tax burden associated with rising commercial electricity (and infrastructure) costs
- Increased reliability of critical City infrastructure
- Increased efficiency of WRF operations (if demand-side measures are included)
- Environmental benefits: 180–195 tCO₂e avoided annually
- Increased energy resiliency; Reduced grid dependence
- Aligns with intended use of bond proceeds (i.e., to finance capital improvement projects, including energy efficiency improvements, planned for the Water System, and sustainability initiatives)
- Utility cost savings \$230,267 (year 1)



PROJECT PROCUREMENT STRATEGY

- Santa Paula has an existing Master Services Agreement (MSA) with CLP Engineering (CLPE) for development of a microgrid within city limits to ensure energy resiliency for critical facilities
- Objectives of that effort as defined by the City's original RFP include:
 - Establish community microgrid infrastructure, including distributed energy resources within clearly defined electrical boundaries
 - Improve community health by increasing energy reliability, providing access to clean energy, and reducing harmful emissions
 - Ensure energy resiliency for critical facilities (water/wastewater facilities are among those defined by the City as critical)
- The WRF Project is a natural extension of the existing MSA with CLPE
- There are three distinct delivery options for the WRF project: (1) Short-term construction loan; (2) Energy Savings Performance Contract (ESPC); (3) Power Purchase Agreement (PPA)



PROPOSED PATH FOR TURNKEY IMPLEMENTATION



* IRS Date Preserving Tax Credit Eligibility



Thank you!



GreenGen.com



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**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: James Mason, Community & Economic Development Director

Subject: 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Date: May 20, 2026

Agenda Item: 7.C

RECOMMENDATION:

Receive and file the 2025 Housing Element Annual Progress Report

BACKGROUND:

California law requires all cities and counties to submit an Annual Progress Report (APR) to both their legislative bodies and the California Department of Housing and Community Development (HCD) documenting progress toward implementation of the City's adopted Housing Element and Regional Housing Needs Allocation (RHNA). In accordance with these requirements, staff has prepared this 2025 Housing Element Annual Progress Report for the City Council's review and receipt.

Santa Paula's 6th Cycle RHNA allocation for the 2021–2029 planning period totals 657 housing units, distributed across the following income categories:

- Very Low Income: 102 units
- Low Income: 99 units
- Moderate Income: 121 units
- Above Moderate Income: 335 units

The City Council adopted the 2021–2029 Housing Element Update on May 18, 2022, through Resolution No. 7401. Subsequent technical revisions were completed on April 28, 2023, and December 22, 2023. The Housing Element was certified by HCD on February 12, 2024.

ANALYSIS:

The 2025 Housing Element Annual Progress Report highlights continued residential development activity and implementation of housing programs throughout the City.

In 2025, the City issued 57 Certificates of Occupancy (CofOs). In 2024, during the same reporting period, the City processed 127 residential permit applications. Much of this activity is attributed to continued development within the Harvest at Limoneira project, reflecting steady progress in property improvements, housing production and home sales.

The City continues to implement the 18 housing programs identified in the Housing Element, several of which have been activated in response to recent residential development activity.

Accessory Dwelling Unit (ADU) production also remained active in 2025, with the City receiving 26 ADU applications. To further streamline the ADU review process, the City's Chief Building Official prepared five pre-approved ADU prototype plans available for residential use.

The addition of a full-time Code Enforcement Officer has improved response times related to health and safety concerns and has contributed to increased Building and Safety permit activity. Under the Workforce and Senior Housing Development Program, the City continues to coordinate with a developer on a 27-unit senior housing project for residents age 55 and older, originally approved in 2021. Seven units within the project will be deed-restricted for low-income households.

The City also continued work on affordable housing initiatives, including the Red Tail Apartments project, also known as Citrus Flats. In 2022, the City collaborated with the developer on an updated Affordable Housing Plan for the by-right project, which revised unit siting and amenities to align with current development standards. The project was approved in 2023 and is anticipated to begin leasing in June. City staff coordinated outreach efforts with the leasing agent through the City newsletter and social media platforms, resulting in an interest list exceeding 2,000 applicants, to date.

The Citrus Flats project will provide 166 deed-restricted affordable housing units and will substantially contribute toward meeting the City's Regional Housing Needs Assessment (RHNA) obligations, including:

- 47 very low-income units, representing approximately 46% of the City's RHNA allocation for that category; and
- 110 low-income units, representing approximately 101% of the City's RHNA allocation for low-income housing.

In addition, the project includes 132 market-rate units that will contribute toward the City's moderate- and above moderate-income RHNA allocations.

Development activity also continues within the East Area 1 (EA1) Specific Plan area. Approximately 46% of the annexation area approved in 2013 is currently under construction. The original Specific Plan anticipated approximately 1,500 residential units, including 110 market-rate units affordable to households earning up to 200% of the County median income. In 2024, a specific plan amendment and development agreement amendment increased the allowable number of units from 1,500 to 2,050.

Within the Harvest development, all 707 units in Phase I have been sold. Significant progress has also been made on Phase II, which includes 554 units under development by Lennar Homes. To date, 18 units have been sold within Phase II.

The City also continued to provide fair housing information and referral services throughout the reporting period. No requests for reasonable accommodation were received in 2025. In March 2024, *211 Ventura County* presented information to the City Council regarding legal aid resources available to both tenants and landlords, and informational materials were distributed at public service counters. During the same period, City staff presented information regarding Senate Bill 567, which amended the 2019 Tenant Protection Act, including provisions related

to tenant protections and restrictions on “substantial remodel” evictions. Staff also continue to coordinate with the Fair Housing Council of Southern California to explore potential legal clinics and fair housing services.

Additionally, the City is in the process of updating the Mobile Home Rent Control Ordinance and anticipates conducting workshops with the community, City Council, and Planning Commission to gather input from mobile home park residents and property owners.

Finally, the City maintained an adequate inventory of residential zoned sites to accommodate its RHNA allocation during the reporting period. No lot consolidations or Affordable Housing Overlay (AHO) projects were processed during this reporting cycle.

STRATEGIC PLAN:

Continued progress advocating for housing resources in alignment with the 6th Cycle of the Housing Element aligns with City Council Strategic Goals, Objectives and Tasks:

Goal: D. Healthy, Connected & Thriving Community

Objective: Housing - Advocate and seek resources for the implementation of the Housing Element 2029 Housing Action Plan.

Tasks & Metrics:

1. Meet or exceed Regional Housing Needs Assessment (RHNA) numbers.
2. Seek funding sources.
3. Utilize the Housing Element as a blueprint to address housing needs of the community.

FISCAL IMPACTS:

No fiscal impacts are anticipated at this time.

OPTIONS:

Staff recommends that the City Council receive and file the 2025 Housing Element Annual Progress Report.

ATTACHMENTS:

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Julie Latshaw, City Clerk

Subject: APPROVAL OF MINUTES

- City Council Regular Meeting April 15, 2026
- City Council Regular Meeting May 5, 2026

Date: May 20, 2026

Agenda Item: 10.A

RECOMMENDATION:

Staff recommends Council approve minutes.

BACKGROUND:

An account of all proceedings of the Legislative Body in open meetings shall be kept by the Clerk/Secretary. The Clerk/Secretary shall prepare an abbreviated record of the meeting proceedings for approval by the Legislative Body which when adopted by the Legislative Body shall be the official Minutes of the meeting. Amendment of the minutes may be made only as to factual accuracy and not as to a change of intent. The Minutes of the meeting need not be verbatim. Only the best and most complete available recording of the meeting shall constitute the official record of the Legislative Body, but the Minutes shall constitute the official record of the Legislative Body meeting where a verbatim record of the meeting is not available. Unless requested by a majority of the quorum, the minutes may be approved without reading.

ANALYSIS:

None.

STRATEGIC PLAN:

This item is not a goal or objective in the City Council's two-year Strategic Plan, however, the Minutes shall constitute the official record of the Legislative Body.

FISCAL IMPACTS:

There are no fiscal impacts for this item.

OPTIONS:

None.

ATTACHMENTS:

[2026.04.15 City Council Regular Minutes.pdf](#)

[2026.05.05 City Council Regular Minutes.pdf](#)



**CITY OF SANTA PAULA
City Council Regular Meeting
April 15, 2026, 6:30 PM
MINUTES**

1) CALL TO ORDER

Mayor Juarez called the meeting to order at 6:30 p.m.

2) INVOCATION

Chaplain Kay Wilson-Bolton provided the Invocation.

3) FLAG SALUTE

Vice Mayor Crosswhite led the flag salute.

4) ROLL CALL

Members Present: Carlos Juarez, Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, and Gabriela Ornelas

5) PUBLIC COMMENT

Richard Rudman was called to speak on upcoming Cruise Night.

Joseph Beerhalter was called to speak asking for term limits for Councilmember terms.

Eduardo Morales was called to speak on park restrooms not having supplies.

6) PRESENTATIONS

6.A) SANTA PAULA AYSO SOCCER CHAMPIONSHIP RECOGNITION

Mayor Juarez presented Recognition Certificates to Soccer Players Oliver Jacob, Michael Zamor, Manuel Gonzales, Abel Duran, Jesus Nedia, John Rodriguez, Javier Aguinia, Jonathan Magaña, Iker Ramirez, Nilo Zizumbo, Allen Padua, Roberto Garcia, Daniel Mendez, Pedro Torres, Eric Cervantes, Coach Pedro Duran, Assistant Coach Christian Villa, Commissioner Yolanda Beltran, Victor Hernandez AYSO staff, and Maggie Ilepe AYSO staff.

6.B) DISPATCHER OF THE YEAR - CHRISTINA DE LA MORA

Mayor Juarez presented a Recognition Certificate and Police Chief Don Aguilar presented an award to Christina De La Mora as the Dispatcher of the Year.

6.C) ARTS, CULTURE & CREATIVITY MONTH PROCLAMATION

Mayor Juarez presented the Arts, Culture & Creativity Month Proclamation to Tracy Hudak, who introduced the many groups involved.

6.D) ARBOR DAY PROCLAMATION

Mayor Juarez presented the Arbor Day Proclamation to Vanessa Olmos.

6.E) INTERFACE CHILDREN & FAMILY PRESENTATION

Gerardo Gonzalez, Community Information Associate Director provided a presentation on Interface Children and Family.

7) **CITY COUNCIL REPORTS**

Councilmember Cornejo: Attended the Cannabis meeting; and Property Business Improvement District meeting.

Councilmember Chavez: Will report on his regular written report.

Councilmember Ornelas: Attended Immigration Adhoc Committee meeting; and Cannabis meeting.

Vice Mayor Crosswhite: Attended the California State Assembly Select Committee in the Japan House of Representatives; announced she is being recommended to the General Assembly in May, for Southern California Association of Governments as first Vice President; and announced updates on the Ventura County Transportation Commission.

Mayor Juarez: Attended the Cannabis meeting; and Oxnard's Knights of Columbus awards.

8) **CITY MANAGER REPORTS**

City Manager Dan Singer: Attended the Cannabis meeting; Future Leaders Academy; anticipate interviews for Commissions/Committees on June 3; met with merchants; announced Police Advisory Committee applications are out; upcoming Community Forum Workshop on mobilome parks Sunday April 26; Mr. Mason presented at the Rotary meeting on April 15; and explained discussions have been discussed on Council terms in the past. He will share that staff report with Mr. Beerhalter and Council.

9) **CONSENT CALENDAR**

9.A) MARCH 2026 WARRANTS AND CERTIFICATIONS

9.B) APPROVAL OF MINUTES

City Council Special Meeting April 1, 2026

City Council Regular Meeting April 1, 2026

City Council Special Meeting April 6, 2026, 4:00 pm

City Council Special Meeting April 6, 2026, 6:30 pm

9.C) AMENDMENT NO. 2 TO THE 2024-2025 PROFESSIONAL SERVICES AGREEMENT WITH SOLID WASTE SOLUTIONS, INC.

9.D) SECOND READING AND ADOPTION OF ORDINANCE TO REGULATE SUCCESSIVE RENT INCREASE APPLICATIONS

Motion: Approve Consent Calendar

Moved by Pedro A Chavez, seconded by Leslie Cornejo

Vote: Motion carried 5-0

Yes: Carlos Juarez, Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

10) **ACTION ITEMS**

10.A) PARK AND ORCHARD STREET, WATER, SEWER AND PAVING PROJECT

Robert Woodward, Interim City Engineer, presented this item.

Motion: Approve Awarding a Construction Contract to Toro Enterprises Inc for the construction of the Park and Orchard Street Water, Sewer and Paving Project in the amount of \$1,363,614.00 and authorize the City Manager to execute the contract in a form approved by the City Attorney;

Authorize the City Manager or his designee to approve contract change orders to the Construction Contract as required and verified by staff in an amount not to cumulatively exceed \$202,774.00 (15% construction contingency) for the Park and Orchard Street Water, Sewer and Paving Project;

Authorize the City Manager to execute a professional services agreement with Phoenix Civil Engineering (PCE) for an amount not to exceed \$167,359.20 dollars for construction management, materials testing, and associated construction period services for the Park and Orchard Street Water, Sewer and Paving Project; and

Approve budget adjustments and allocations as shown in Table 2 of the Staff Report to allocate \$1,733,747.20 in funds for the Park and Orchard Street Water, Sewer and Paving Project.

Moved by Jenny Crosswhite, seconded by Pedro A Chavez

Vote: Motion carried 5-0

Yes: Carlos Juarez, Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

10.B) REVIEW THE 2025 MILITARY EQUIPMENT ANNUAL REPORT AND RENEW ORDINANCE 1315, APPROVING THE MILITARY EQUIPMENT FUNDING, ACQUISITION AND USE POLICY FOR SANTA PAULA

Police Chief Don Aguilar presented this item.

Motion: Approve Review of the Police Department's Annual Military Equipment Report and approve the Military Equipment Funding, Acquisition and Use Policy as required by Government Code Section 7072 of AB 481, and Renew Ordinance 1315 adopted April 20, 2022.

Moved by Pedro A Chavez, seconded by Gabriela Ornelas

Vote: Motion carried 5-0

Yes: Carlos Juarez, Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

11) **ITEMS FOR FUTURE AGENDAS**

11.A) FUTURE AGENDA ITEMS

12) **ADJOURNMENT**

Mayor Juarez adjourned the meeting at 8:31 p.m.

ATTEST:

Julie Latshaw, City Clerk



**CITY OF SANTA PAULA
City Council Regular Meeting
May 5, 2026, 6:30 PM
MINUTES**

1) CALL TO ORDER

Vice Mayor Crosswhite called the meeting to order at 6:30 p.m.

2) INVOCATION

Deacon Al Guilin provided the Invocation.

3) FLAG SALUTE

Councilmember Chavez led the flag salute.

4) ROLL CALL

Members Present: Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, and Gabriela Ornelas

Members Absent: Carlos Juarez

5) PUBLIC COMMENT

Angel Garza was called to speak requesting flyers go out to the Mobile Home Park community for the next community forum on the Mobile Home Rent Control.

Constance Leshin was called to speak thanking Council for adopting immigration resolution.

Paul Sangston was called to speak requesting the review of fees on film production to bring more filming to the city.

6) PRESENTATIONS

6.A) OLDER AMERICAN'S MONTH PROCLAMATION

Vice Mayor Crosswhite presented the Older American's Month Proclamation.

6.B) SANTA PAULA MASTER PLAN FOR AGING UPDATE

Parks & Recreation Director Gregory Barnes and Administrative Analyst Michael Schouten provided a presentation on the Santa Paula Master Plan for Aging Update.

6.C) CITY MANAGER'S DEPARTMENT REPORT - NOVEMBER 2025 - APRIL 2026

City Manager Dan Singer presented the City Manager's Department Report November 2025 through April 2026.

7) **CITY COUNCIL REPORTS**

Councilmember Ornelas:

Attended the Planning Commission meeting; and announced Dutch Bros. Coffee will be coming to Santa Paula.

Councilmember Chavez:

Spoke of travel to 6 different countries in Europe.

Councilmember Cornejo:

Attended Ventura Council of Governments; Ventura College East Campus 100 Year Celebration; Arbor Day event; Harding Park Advisory Board; Police and K9 Spaghetti Dinner fundraiser; and Chamber Local Business Roundtable.

Vice Mayor Crosswhite:

Attended Arbor Day event; Project Isabella Parent Conference at Glenn City School; Chamber Mixer; Police and K9 fundraiser; Chamber Local Business Roundtable; Cruise Night; Dia de los Niños event at Veterans Park; Clean Power Alliance; Three Southern California Association of Governments meetings; Ventura County Transportation Commission meeting; announced Bike to Work Day on Friday, May 15th; and Santa Paula Unified School District received a grant for Green School Yards.

8) **CITY MANAGER REPORTS**

City Manager Dan Singer:

Attended Staff All-Hands meeting; monthly birthday celebration; Police and K9 Spaghetti Dinner fundraiser; Chamber Local Business Roundtable; ribbon cutting for Casa Raiz Studio and Bookkeeping and accounting services; Cruise Night; annual Ventura County Leadership Academy lunch; Arbor Day event; and Future Leader Academy meetings.

9) **CONSENT CALENDAR**

9.A) APPROVAL OF MINUTES

City Council Special Meeting April 1, 2026
City Council Regular Meeting April 1, 2026

City Clerk Julie Latshaw requested this item pulled, as these minutes were already approved at the April 15, 2026 meeting.

9.B) 2026 CITYWIDE STREET MAINTENANCE PROJECT CONTRACT AWARD

City Engineer Robert Woodward provided an update on the 2026 Citywide Street Maintenance Project.

9.C) WATER ENTERPRISE PURCHASE OF FORD F150 LIGHTNING EV TO COMPLY WITH CARB ADVANCED CLEAN FLEETS REGULATIONS

9.D) PACIFIC ENERGY CONCEPTS LLC MAINTENANCE AGREEMENT TO UPGRADE EXISTING FACILITY LIGHTING

9.E) ACCEPTANCE OF QUITCLAIM DEED FROM FARMERS IRRIGATION COMPANY FOR PROPERTY IN FAGAN BARANCA

City Clerk Julie Latshaw request item 9.A pulled; and item 9.B City Engineer Robert Woodward provided update on the 2026 Citywide Street Maintenance Project.

Motion: Approve Consent Calendar Items 9.B through 9.E.
Moved by Pedro A Chavez, seconded by Leslie Cornejo

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

10) ACTION ITEMS

10.A) LICENSE AGREEMENT AND MOU WITH THE RESPONSIBLE ENERGY COUNCIL FOR PARTIAL USE OF THE UNION OIL BUILDING

David Compton was called to speak in support of the License Agreement and MOU with the Responsible Energy Council.

Tim Truwe was called to speak in support of the License Agreement and MOU with the Responsible Energy Council.

Motion: Approve as amended Staff Recommends that the City Council:1. Authorize the City Manager to enter into a license agreement with the Responsible Energy Council for use of the Union Oil Building and a Memorandum of Understanding (MOU) for content management, with changes as follows: Regarding the License Agreement, Section 11 will be clarified to specify that the signage will be installed on the second-floor exit door; Regarding the Loan Agreement, the item will return to a future Council meeting with proposed language requiring that the collection remain within the City, except for limited duration exhibitions or loans, which may be approved by council. Any

arrangement involving a longer-term removal of the collection would require additional review and approval; In addition, although not reflected in the presentation slides, the agreement includes a provision requested by the City establishing mutual rights of first refusal. Specifically, if the City elects to sell the collection, REC would have the first right of refusal, and likewise, if REC elects to sell the collection, the City will have the first right of refusal.

Moved by Pedro A Chavez, seconded by Leslie Cornejo

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

10.B) RESOLUTION CONDEMNING UNJUST AND DISCRIMINATORY IMMIGRATION ENFORCEMENT PRACTICES AND AFFIRMING THE CITY'S COMMITMENT TO THE SAFETY, DIGNITY, AND RIGHTS OF ALL RESIDENTS

This item was presented by Gloria Parra, ACC Fellow & The Council Ad-hoc Committee on Immigration.

Ron Merkord was called to speak in support of the Resolution.

Motion: Approve as amended Resolution No. 7612, Condemning Unjust and Discriminatory Immigration Enforcement Practices and Affirming the City's Commitment to the Safety, Dignity, and Rights of All Residents, amending the title to include By Advocating for Comprehensive Immigration Reform.

Moved by Pedro A Chavez, seconded by Gabriela Ornelas

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

10.C) AUGMENTATION TO THE DOWNTOWN FACADE IMPROVEMENT PROGRAM

This item was presented by Community and Economic Development Director James Mason.

Motion: Approve additional allocation totaling \$30,000 in GL 100-5-3002-209 using available fund balance, to augment original applicants who were relying on the program to factor prevailing wages.

Moved by Pedro A Chavez, seconded by Gabriela Ornelas

Vote: Motion carried 4-0

Yes: Jenny Crosswhite, Leslie Cornejo, Pedro A Chavez, Gabriela Ornelas

11) ITEMS FOR FUTURE AGENDAS

11.A) FUTURE AGENDA ITEMS

12) ADJOURNMENT

Vice Mayor Crosswhite adjourned the meeting at 9:30 p.m.

ATTEST:

Julie Latshaw, City Clerk

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Beatriz Jimenez, Assistant Finance Director

Subject: APRIL 2026 WARRANTS AND CERTIFICATIONS

Date: May 20, 2026

Agenda Item: 10.B

RECOMMENDATION:

Staff recommends that the City Council:

1. Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for April 2026, starting check number 343793 and ending check number 344174.
2. Review and accept the "Certification of Salaries" for the pay period ending dates April 3rd, 2026, through April 17th, 2026.

BACKGROUND:

This staff report certifies the separation of duties between the Preparer (Accounting and Payroll Specialist) and the Reviewer (Finance Director and Assistant Finance Director).

Presented in the attached documents:

- a) CERTIFICATION OF ACCOUNTS PAYABLE CHECKS by check number range and dates. It also discloses any voided checks.
- b) EXPENSE REPORTS showing the amount and funds accounts payable came from.

The "Check Report" depicts the following columns:

- c) AP-ACCOUNTS PAYABLE for the vendors (non-City staff) by the vendor number, vendor name, payment date, payment amount and check number (entitled 'number').
- d) PY-PAYROLL for benefit payments, insurance, retirement, etc. Benefits payable on behalf of City staff.
- e) Bank Code Summary by payment type.
- f) Fund Summary by fund the accounts payables utilized.

CERTIFICATION OF SALARIES

This is the certification (separation of duties between "preparer" and the "reviewer") of salaries and benefits (payroll checks) by fund. It lists salary (payroll) issued checks by beginning and ending check number, payroll ending dates April 3rd, 2026, through April 17th, 2026.

ANALYSIS:

See the attachment to this staff report for expense breakdown by respective fund.

STRATEGIC PLAN:

None.

FISCAL IMPACTS:

None.

OPTIONS:

As an alternative to staff's recommendation, the City Council may:

1. Decline to receive and file April 2026 Certifications of Accounts Payable Checks and Certifications of Salaries.

ATTACHMENTS:

[April 2026 AP and PY Certification.pdf](#)

EXHIBIT A:
CERTIFICATION OF SALARIES

CERTIFICATION OF SALARIES

BEG. CHK #: 149128
ENDING CHK #: 149137

PAYROLL ENDING: 04/03/2026
PAY DATE: 04/10/2026

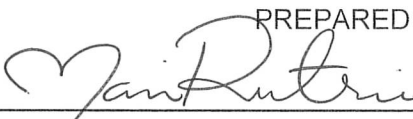
100	GENERAL FUND	380,596.79
104	GENERAL FUND-MEASURE T	108,751.66
108	GENERAL FUND-MEASURE R	17,530.66
206	STORMWATER PROGRAM	3,554.09
280	STATE GAS TAX FUND	18,005.40
405	AAA-AREA AGCY ON AG	1,991.29
610	SEWER ENTERPRISE FUND	12,032.54
620	WATER ENTERPRISE FUND	83,577.84
702	EQUIP. MAINT. FUND	9,645.11

\$ 635,685.38

CERTIFICATION
ALLOWED BY THE CITY COUNCIL


JULIE LATSHAW - CITY CLERK DATED 5/11/26



PREPARED BY:

MARIA RENTERIA - PAYROLL SPECIALIST DATED 5/11/26


BEATRIZ JIMENEZ - ASSISTANT FINANCE DIRECTOR DATED 5/11/26

Fund Summary

Fund	Units	Amount
100-GENERAL	6,624.31	380,596.79
104-GENERAL FUND-MEASURE T	2,143.96	108,751.66
108-GENERAL FUND - MEASURE R	480.94	17,530.66
206-STORMWATER PROGRAM	52.75	3,554.09
280-STATE GAS TAX	426.65	18,005.40
405-AAA (AREA AGCY ON AGING)	71.60	1,991.29
610-SEWER	205.75	12,032.54
620-WATER	1,689.79	83,577.84
702-EQUIPMENT MAINTENANCE	165.00	9,645.11
Grand Total:	11,860.75	635,685.38

CERTIFICATION OF SALARIES

BEG. CHK #: 149138
ENDING CHK #: 149145

PAYROLL ENDING: 04/17/2026
PAY DATE: 04/24/2026

100	GENERAL FUND	368,115.68
104	GENERAL FUND-MEASURE T	102,061.52
108	GENERAL FUND-MEASURE R	21,667.43
206	STORMWATER PROGRAM	3,552.88
280	STATE GAS TAX FUND	17,574.29
405	AAA-AREA AGCY ON AG	1,973.87
610	SEWER ENTERPRISE FUND	11,999.13
620	WATER ENTERPRISE FUND	85,834.90
702	EQUIP. MAINT. FUND	9,798.87

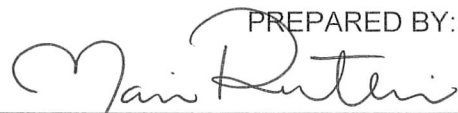
\$ 622,578.57

CERTIFICATION
ALLOWED BY THE CITY COUNCIL


JULIE LATSHAW - CITY CLERK

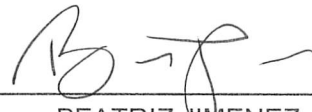
5/11/26
DATED



PREPARED BY:

MARIA RENTERIA - PAYROLL SPECIALIST

5/11/26

DATED


BEATRIZ JIMENEZ - ASSISTANT FINANCE DIRECTOR

5/11/26

DATED

Fund Summary

Fund	Units	Amount
100-GENERAL	6,003.15	368,115.68
104-GENERAL FUND-MEASURE T	1,791.77	102,061.52
108-GENERAL FUND - MEASURE R	749.95	21,667.43
206-STORMWATER PROGRAM	52.75	3,552.88
280-STATE GAS TAX	347.45	17,574.29
405-AAA (AREA AGCY ON AGING)	72.15	1,973.87
610-SEWER	201.35	11,999.13
620-WATER	1,750.88	85,834.90
702-EQUIPMENT MAINTENANCE	167.00	9,798.87
Grand Total:	11,136.45	622,578.57

EXHIBIT B:
CERTIFICATION OF ACCOUNTS
PAYABLES

CERTIFICATION OF ACCOUNTS PAYABLE CHECKS

CHECK NO.:	343793	THRU:	343925	DATED:	April 2, 2026
CHECK NO.:	343926	THRU:	343927	DATED:	April 7, 2026
CHECK NO.:	343928	THRU:	343933	DATED:	April 9, 2026
CHECK NO.:	343934	THRU:	343939	DATED:	April 10, 2026
CHECK NO.:	343940	THRU:	344032	DATED:	April 16, 2026
CHECK NO.:	344033	THRU:	344038	DATED:	April 24, 2026
CHECK NO.:	344039	THRU:	344174	DATED:	April 30, 2026

DRAFT:	992611	THRU:	992615	DATED:	April 1, 2026
DRAFT:	992617	THRU:	992617	DATED:	April 8, 2026
DRAFT:	992618	THRU:	992618	DATED:	April 10, 2026
DRAFT:	992619	THRU:	992623	DATED:	April 15, 2026
DRAFT:	992624	THRU:	992627	DATED:	April 29, 2026
DRAFT:	992628	THRU:	992628	DATED:	April 17, 2026
DRAFT:	992629	THRU:	992629	DATED:	April 22, 2026
DRAFT:	992630	THRU:	992630	DATED:	April 29, 2026
DRAFT:	992631	THRU:	992631	DATED:	April 24, 2026

VOIDED CHECK NO.:	343866	THRU:	343866	DATED:	April 2, 2026
VOIDED CHECK NO.:	344125	THRU:	344125	DATED:	April 30, 2026
VOIDED CHECK NO.:	318153	THRU:	318153	DATED:	April 2, 2026
VOIDED CHECK NO.:	318304	THRU:	318304	DATED:	April 2, 2026
VOIDED CHECK NO.:	319352	THRU:	319352	DATED:	April 2, 2026
VOIDED CHECK NO.:	320741	THRU:	320741	DATED:	April 2, 2026
VOIDED CHECK NO.:	321414	THRU:	321414	DATED:	April 2, 2026
VOIDED CHECK NO.:	323813	THRU:	323813	DATED:	April 2, 2026
VOIDED CHECK NO.:	324137	THRU:	324137	DATED:	April 2, 2026
VOIDED CHECK NO.:	328841	THRU:	328841	DATED:	April 2, 2026
VOIDED CHECK NO.:	329068	THRU:	329068	DATED:	April 2, 2026
VOIDED CHECK NO.:	331869	THRU:	331869	DATED:	April 2, 2026
VOIDED CHECK NO.:	332613	THRU:	332613	DATED:	April 2, 2026
VOIDED CHECK NO.:	333182	THRU:	333182	DATED:	April 2, 2026
VOIDED CHECK NO.:	343659	THRU:	343659	DATED:	April 2, 2026
VOIDED CHECK NO.:	316291	THRU:	316291	DATED:	April 2, 2026
VOIDED CHECK NO.:	328114	THRU:	328114	DATED:	April 2, 2026
VOIDED CHECK NO.:	328481	THRU:	328481	DATED:	April 2, 2026
VOIDED CHECK NO.:	331006	THRU:	331006	DATED:	April 2, 2026

COUNCIL MEETING DATE: May 20, 2026

AMOUNT OF CERTIFICATION: \$ 2,576,384.47

DISTRIBUTION BY FUND

100	GENERAL FUND	\$724,033.64
103	CABLE TELEVISION FUND	\$2,224.98
104	GENERAL FUND MEASURE - MEASURE T	\$134,830.95
108	GENERAL FUND MEASURE - MEASURE R	\$61,543.06
115	RECREATION PROGRAM	\$28,648.60
206	STORMWATER PROGRAM	\$5,854.10
207	UNION OIL BUILDING ENDOWMENT	\$8,253.15
229	SVCS-DESIGN/STUDY	\$32,786.00
280	STATE GAS TAX	\$199,918.64
282	LOCAL TRANSPORTATION-ART 3	\$13,615.60
314	OFFICE OF TRAFFIC SAFETY	\$541.20
405	AAA (AREA AGENCY ON AGING	\$16,348.21
412	AMERICAN RESCUE PLAN	\$54,544.44
450	HUD - CDBG	\$359.88
500	HILLSBOROUGH OPEN SPACE MAINT	\$325.00
503	GHAD-GEO HAZ ABATEMENT	\$23,750.38
504	HARVEST CFD EA1	\$18,769.80
610	SEWER ENTERPRISE	\$403,045.87
620	WATER ENTERPRISE	\$530,961.08
702	EQUIPMENT MAINTENANCE FUND	\$25,963.69
800	CASH DEPOSIT TRUST FUND	\$280,909.40
803	HARDING PARK TRUST	\$21,795.56
	TOTAL FUND DISTRIBUTION	\$2,589,023.23

PREPARED BY:

ANAIRY GONZALEZ
ACCOUNTING SPECIALIST

REVIEWED BY:

BEATRIZ JIMENEZ
ASSISTANT FINANCE DIRECTOR

ALLOWED BY CITY COUNCIL

DATE: May 11, 2026

EXCEPT:

CITY CLERK:

JULIE LATSHAW, CITY CLERK

Variance of \$12,638.78 due to
voided check.



Fund Summary

Fund	Payment Amount
100 - GENERAL	724,033.64
103 - CABLE TELEVISION	2,224.98
104 - GENERAL FUND-MEASURE T	134,830.95
108 - GENERAL FUND - MEASURE R	61,543.06
115 - GENERAL RECREATION PRO	28,648.60
206 - STORMWATER PROGRAM	5,854.10
207 - UNION OIL BULDING ENDOWMENT - OPERATING FU	8,253.15
229 - TRAFFIC IMPACT FEE	32,786.00
280 - STATE GAS TAX	199,918.64
282 - LOCAL TRANS TDA ART 3	13,615.60
314 - OFF OF TRAFFIC SFTY(OTS)	541.20
405 - AAA (AREA AGCY ON AGING)	16,348.21
412 - AMERICAN RESCUE PLAN	54,544.44
450 - HUD- CDBG	359.88
500 - HILLSBOROUGH OPEN SPACE	325.00
503 - GHAD-GEO HAZ ABATE DIST	23,750.38
504 - HARVEST CFD EA1	18,769.80
610 - SEWER	403,045.87
620 - WATER	530,961.08
702 - EQUIPMENT MAINTENANCE	25,963.69
800 - MISC DEPOSITS	280,909.40
803 - HARDING PARK TRUST	21,795.56
Grand Total:	2,589,023.23



City of Santa Paula, CA

Check Report

By Check Number

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-ACCOUNTS PAYABLE						
010910	VARNER, SCOTT	04/02/2026	Regular	0.00	-21.00	318153
013758	RAAD, RAMZI	04/02/2026	Regular	0.00	-84.00	318304
010910	VARNER, SCOTT	04/02/2026	Regular	0.00	-85.80	319352
013758	RAAD, RAMZI	04/02/2026	Regular	0.00	-132.00	320741
015231	PINE GROVE INDUSTRIES, INC.	04/02/2026	Regular	0.00	-3,758.90	321414
014127	RIVERA, CHRIS	04/02/2026	Regular	0.00	-19.80	323813
013628	FERRELL, ROBERT PRESTON	04/02/2026	Regular	0.00	-240.00	324137
015412	ZOSIMO, SEAN	04/02/2026	Regular	0.00	-541.20	328841
014189	OCEGUEDA, LUZ	04/02/2026	Regular	0.00	-72.60	329068
015767	SISTER'S SIGNS	04/02/2026	Regular	0.00	-362.64	331869
010929	VENTURA, COUNTY OF	04/02/2026	Regular	0.00	-2,925.00	332613
016144	RODRIGUEZ, DENISE	04/02/2026	Regular	0.00	-428.00	333182
010797	GAS COMPANY, THE	04/22/2026	Regular	0.00	-97.82	343659
010019	A-1 TRUCK & EQUIPMENT INC	04/02/2026	Regular	0.00	3,732.75	343793
010055	ACCUSOURCE INC	04/02/2026	Regular	0.00	878.67	343794
016763	ALVAREZ, EDUARDO D	04/02/2026	Regular	0.00	2,000.00	343795
016999	ALVAREZ, JOSE	04/02/2026	Regular	0.00	1,140.05	343796
015498	AMAZON CAPITAL SERVICES	04/02/2026	Regular	0.00	6,860.52	343797
016603	AMERICAN ALLIANCE DRUG TESTING	04/02/2026	Regular	0.00	20.00	343798
016525	ARANDA, ANTHONY	04/02/2026	Regular	0.00	114.96	343799
011738	AT&T CALNET 3	04/02/2026	Regular	0.00	512.37	343800
011354	AT&T MOBILITY	04/02/2026	Regular	0.00	2,392.96	343801
016808	AZUL FOUNDATION	04/02/2026	Regular	0.00	1,486.80	343802
011253	BAY ALARM COMPANY	04/02/2026	Regular	0.00	2,899.08	343803
016847	BENSON, JASON	04/02/2026	Regular	0.00	473.00	343804
014680	BEST BEST & KRIEGER LLP	04/02/2026	Regular	0.00	22,883.11	343805
011211	BNY MELLON	04/02/2026	Regular	0.00	1,500.00	343806
011151	C.O.R. PLUMBING SUPPLIES	04/02/2026	Regular	0.00	960.00	343807
015904	CALDERON, ISAAC	04/02/2026	Regular	0.00	90.00	343808
011603	CALIFORNIA WOOD RECYCLING	04/02/2026	Regular	0.00	502.72	343809
012679	CAL-STATE AUTO PARTS	04/02/2026	Regular	0.00	139.48	343810
015999	CHARTER COMMUNICATIONS HOLDING, LLC	04/02/2026	Regular	0.00	189.43	343811
013156	COAST CART, INC.	04/02/2026	Regular	0.00	17,887.80	343812
016228	COPWARE, INC	04/02/2026	Regular	0.00	965.00	343813
011149	COSTCO WHOLESALE	04/02/2026	Regular	0.00	1,510.17	343814
010932	COUNTY OF VENTURA IT SERVICES	04/02/2026	Regular	0.00	874.62	343815
011161	CRAGOE PEST SERVICES INC	04/02/2026	Regular	0.00	435.00	343816
011164	CRANE PRINTING	04/02/2026	Regular	0.00	424.63	343817
015452	CROWN AWARDS	04/02/2026	Regular	0.00	391.97	343818
011210	DEPARTMENT OF JUSTICE	04/02/2026	Regular	0.00	32.00	343819
012948	DIAL SECURITY 2021	04/02/2026	Regular	0.00	88.80	343820
012421	DIVISION OF THE STATE ARCHITECT	04/02/2026	Regular	0.00	1,138.63	343821
013975	DODOS DESIGN - GARCIA, DAVID	04/02/2026	Regular	0.00	50.00	343822
016156	EFUEL LLC	04/02/2026	Regular	0.00	7,371.23	343823
015438	ENCOMPASS CONSULTANT GROUP	04/02/2026	Regular	0.00	8,927.50	343824
013360	ENGEO INCORPORATED	04/02/2026	Regular	0.00	23,750.38	343825
010385	ENVIRONMENTAL HEALTH DIVISION	04/02/2026	Regular	0.00	4,404.29	343826
016126	ENVISION VTA FD AUTO LLC	04/02/2026	Regular	0.00	499.65	343827
010187	F M PEARCE Company	04/02/2026	Regular	0.00	2,057.16	343828
010395	FAMCON PIPE & SUPPLY, INC.	04/02/2026	Regular	0.00	625.81	343829
010847	FARMERS IRRIGATION	04/02/2026	Regular	0.00	3,685.89	343830
013628	FERRELL, ROBERT PRESTON	04/02/2026	Regular	0.00	240.00	343831
014348	FERRIS, SABRINA ZAN	04/02/2026	Regular	0.00	254.80	343832
010440	FGL ENVIRONMENTAL, INC	04/02/2026	Regular	0.00	1,660.00	343833

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Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
016934	FILLMORE AND PIRU BASINS GROUNDWATER S	04/02/2026	Regular	0.00	831.77	343834
015835	FLORES, ELIXEO	04/02/2026	Regular	0.00	94.27	343835
016407	FOSTER & FOSTER CONSULTING ACTUARIES, IN	04/02/2026	Regular	0.00	8,400.00	343836
010432	FRANK'S PAINT & HARDWARE	04/02/2026	Regular	0.00	1,304.72	343837
010441	FRUIT GROWERS SUPPLY CO	04/02/2026	Regular	0.00	2,095.64	343838
010451	GARDEN MARKET	04/02/2026	Regular	0.00	334.05	343839
014651	GARMAN, CLINT	04/02/2026	Regular	0.00	54.67	343840
010797	GAS COMPANY, THE	04/02/2026	Regular	0.00	926.78	343841
016449	GAYTAN, CARLOS	04/02/2026	Regular	0.00	2,500.53	343842
016298	GEIGER ENTERPRISES, INC	04/02/2026	Regular	0.00	2,169.56	343843
015222	GOODSUITE	04/02/2026	Regular	0.00	32.78	343844
012800	GRANITE CONSTRUCTION COMPANY	04/02/2026	Regular	0.00	4,029.42	343845
014686	HASA, INC.	04/02/2026	Regular	0.00	4,378.93	343846
010537	HOUSE SANITARY SUPPLY	04/02/2026	Regular	0.00	5,008.71	343847
015640	HUITT-ZOLLARS, INC.	04/02/2026	Regular	0.00	9,105.00	343848
016254	HUNT DESIGN ASSOCIATES, INC.	04/02/2026	Regular	0.00	9,970.00	343849
010574	INGLIS IMPORTS	04/02/2026	Regular	0.00	5,000.00	343850
015967	J. ARTHUR GUTIERREZ	04/02/2026	Regular	0.00	2,177.50	343851
016343	JOEDICKER, LINA A.	04/02/2026	Regular	0.00	1,025.00	343852
012750	JORDANO'S INC. AND SUBSIDIARIES	04/02/2026	Regular	0.00	3,816.73	343853
013483	JUAREZ, CARLOS	04/02/2026	Regular	0.00	2,077.54	343854
010629	KIMBALL MIDWEST	04/02/2026	Regular	0.00	357.23	343855
011796	LANDS' END BUSINESS OUTFITTERS	04/02/2026	Regular	0.00	31.68	343856
013544	LARRY WALKER ASSOCIATES, INC.	04/02/2026	Regular	0.00	4,610.80	343857
010061	LOWE'S	04/02/2026	Regular	0.00	824.84	343858
016090	LUCY PET PRODUCTS, LLC	04/02/2026	Regular	0.00	318.78	343859
015633	M6 CONSULTING, INC.	04/02/2026	Regular	0.00	3,486.40	343860
016927	MAERLY LLC	04/02/2026	Regular	0.00	9,310.00	343861
015442	MARIPOSA LANDSCAPES, INC.	04/02/2026	Regular	0.00	6,915.40	343862
013911	MICHAEL K. NUNLEY & ASSOCIATES, INC.	04/02/2026	Regular	0.00	32,595.50	343863
016589	MINERO, ALEJANDRO	04/02/2026	Regular	0.00	50.00	343864
014436	MINER'S ACE HARDWARE	04/02/2026	Regular	0.00	1,652.88	343865
	Void	04/02/2026	Regular	0.00	0.00	343866
012895	MNS ENGINEERS, INC.	04/02/2026	Regular	0.00	48,927.50	343867
015884	NATIONAL AUTO FLEET GROUP	04/02/2026	Regular	0.00	136,922.30	343868
016997	NATIONAL LATINO PEACE OFFICERS ASSOCIATI	04/02/2026	Regular	0.00	250.00	343869
015436	NUTRIEN AG SOLUTIONS, INC.	04/02/2026	Regular	0.00	2,574.00	343870
016863	OAKRIDGE LANDSCAPE, INC.	04/02/2026	Regular	0.00	16,944.90	343871
014189	OCEGUEDA, LUZ	04/02/2026	Regular	0.00	72.60	343872
012691	O'REILLY AUTOMOTIVE STORES, INC.	04/02/2026	Regular	0.00	1,922.77	343873
015231	PINE GROVE INDUSTRIES, INC.	04/02/2026	Regular	0.00	3,758.90	343874
013758	RAAD, RAMZI	04/02/2026	Regular	0.00	84.00	343875
013758	RAAD, RAMZI	04/02/2026	Regular	0.00	132.00	343876
014934	RAMIREZ, JOSHUA	04/02/2026	Regular	0.00	722.82	343877
016771	RAMIREZ, PORFIRIO G.	04/02/2026	Regular	0.00	325.00	343878
010326	RED WING SHOE STORE	04/02/2026	Regular	0.00	275.00	343879
014415	REYES, PEDRO R.	04/02/2026	Regular	0.00	400.00	343880
014127	RIVERA, CHRIS	04/02/2026	Regular	0.00	19.80	343881
016144	RODRIGUEZ, DENISE	04/02/2026	Regular	0.00	428.00	343882
016611	ROSANNA JENNETT	04/02/2026	Regular	0.00	595.53	343883
010520	RP RENTALS	04/02/2026	Regular	0.00	3,610.35	343884
016305	RUGERIO, JOSE LUIS PEREZ	04/02/2026	Regular	0.00	429.00	343885
014129	SAM HILL & SONS, INC	04/02/2026	Regular	0.00	5,442.11	343886
015917	SANTA PAULA MATERIALS, INC.	04/02/2026	Regular	0.00	620.00	343887
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/02/2026	Regular	0.00	1,241.79	343888
012477	SANTA PAULA ROTARY CLUB	04/02/2026	Regular	0.00	147.00	343889
011263	SANTA PAULA SELF STORAGE	04/02/2026	Regular	0.00	315.00	343890
014880	SE&J FABRICATIONS, INC.	04/02/2026	Regular	0.00	2,106.16	343891
015368	SINGER, DAN	04/02/2026	Regular	0.00	382.21	343892
015767	SISTER'S SIGNS	04/02/2026	Regular	0.00	362.64	343893
013909	SITEONE LANDSCAPE SUPPLY, LLC	04/02/2026	Regular	0.00	880.70	343894

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
010785	SMART & FINAL	04/02/2026	Regular	0.00	8.38	343895
010795	SOUTHERN CALIFORNIA EDISON	04/02/2026	Regular	0.00	20,140.26	343896
016094	SOUTHERN CALIFORNIA PERMANENTE MEDICAL	04/02/2026	Regular	0.00	1,076.00	343897
013043	STAFFORD, STEVE	04/02/2026	Regular	0.00	300.00	343898
015809	STANDARD SITE RENTALS INC.	04/02/2026	Regular	0.00	3,548.49	343899
011144	STAPLES, INC.	04/02/2026	Regular	0.00	302.31	343900
016315	STARNA, ERIC	04/02/2026	Regular	0.00	473.00	343901
015728	THE COUNSELING TEAM INTERNATIONAL	04/02/2026	Regular	0.00	1,750.00	343902
012070	TRAFFIC TECHNOLOGIES	04/02/2026	Regular	0.00	349.60	343903
011389	TYLER TECHNOLOGIES, INC	04/02/2026	Regular	0.00	10,863.86	343904
010885	UNDERGROUND SERVICE ALERT OF SOUTHERN	04/02/2026	Regular	0.00	161.81	343905
010883	U-RENT INC	04/02/2026	Regular	0.00	334.19	343906
015117	VANECEK, GEORGE	04/02/2026	Regular	0.00	1,202.00	343907
010910	VARNER, SCOTT	04/02/2026	Regular	0.00	106.80	343908
010929	VENTURA , COUNTY OF	04/02/2026	Regular	0.00	2,925.00	343909
010938	VENTURA COUNTY SHERIFF'S OFFICE	04/02/2026	Regular	0.00	190.57	343910
015375	VENTURA LOCKSMITHS	04/02/2026	Regular	0.00	1,871.78	343911
010975	VENTURA REGIONAL SANITATION DISTRICT	04/02/2026	Regular	0.00	53,439.11	343912
016578	VITAL RECORDS HOLDINGS, LLC	04/02/2026	Regular	0.00	126.90	343913
016998	VIVIAN, MICHAEL	04/02/2026	Regular	0.00	7,726.00	343914
016930	VORTEX INDUSTRIES	04/02/2026	Regular	0.00	825.00	343915
010978	VULCAN MATERIALS COMPANY	04/02/2026	Regular	0.00	388.59	343916
013539	WAGE WORKS, INC.	04/02/2026	Regular	0.00	249.60	343917
013550	WHITE CAP, L.P.	04/02/2026	Regular	0.00	439.13	343918
014793	WHITE, WENDI	04/02/2026	Regular	0.00	2,053.75	343919
011010	WILLDAN ENGINEERING	04/02/2026	Regular	0.00	33,002.26	343920
014968	WILLDAN FINANCIAL SERVICES	04/02/2026	Regular	0.00	14,823.00	343921
013843	YOUNG, DUNCAN JAMES	04/02/2026	Regular	0.00	2,252.25	343922
016027	YUNEX LLC	04/02/2026	Regular	0.00	2,924.66	343923
015412	ZOSIMO, SEAN	04/02/2026	Regular	0.00	541.20	343924
011464	BUSINESS CARD	04/07/2026	Regular	0.00	421.72	343926
015859	ROGERS, ANDERSON, MALODY & SCOTT, LLP	04/07/2026	Regular	0.00	800.00	343927
017003	824 EATERY LLC	04/16/2026	Regular	0.00	1,118.25	343940
015244	ACCURATE FIRST AID SERVICES	04/16/2026	Regular	0.00	358.60	343941
010378	ALBERTSON'S/SAFEWAY	04/16/2026	Regular	0.00	768.96	343942
015498	AMAZON CAPITAL SERVICES	04/16/2026	Regular	0.00	4,512.22	343943
016402	AQUAPULSE CHEMICALS LLC	04/16/2026	Regular	0.00	13,386.41	343944
016808	AZUL FOUNDATION	04/16/2026	Regular	0.00	659.40	343945
015318	BADGER METER	04/16/2026	Regular	0.00	4,351.04	343946
016546	BARK AND BRANCH LANDSCAPING	04/16/2026	Regular	0.00	4,200.00	343947
014680	BEST BEST & KRIEGER LLP	04/16/2026	Regular	0.00	530.20	343948
014870	BOYD & ASSOCIATES	04/16/2026	Regular	0.00	595.50	343949
012106	BROADCAST MUSIC, INC.	04/16/2026	Regular	0.00	466.11	343950
011464	BUSINESS CARD	04/16/2026	Regular	0.00	3,114.68	343951
011464	BUSINESS CARD	04/16/2026	Regular	0.00	2,306.37	343952
011814	CALIF. ASSOCIATION FOR PROPERTY AND EVIDI	04/16/2026	Regular	0.00	500.00	343953
016682	CALPORTLAND COMPANY	04/16/2026	Regular	0.00	2,790.27	343954
012679	CAL-STATE AUTO PARTS	04/16/2026	Regular	0.00	648.51	343955
016444	CENDEJAS, ERIC	04/16/2026	Regular	0.00	425.00	343956
015874	CHANDLER ASSET MANAGEMENT, INC.	04/16/2026	Regular	0.00	2,735.74	343957
015999	CHARTER COMMUNICATIONS HOLDING, LLC	04/16/2026	Regular	0.00	1,937.99	343958
016764	CLP ENGINEERING, LLC	04/16/2026	Regular	0.00	25,000.00	343959
011149	COSTCO WHOLESALE	04/16/2026	Regular	0.00	88.56	343960
015514	CRAFCO, INC.	04/16/2026	Regular	0.00	1,597.78	343961
011161	CRAGOE PEST SERVICES INC	04/16/2026	Regular	0.00	1,630.00	343962
014331	CULLIGAN WATER	04/16/2026	Regular	0.00	467.67	343963
012191	DATAPROSE, LLC	04/16/2026	Regular	0.00	12,072.85	343964
011811	DE LAGE LANDEN	04/16/2026	Regular	0.00	1,326.63	343965
012948	DIAL SECURITY 2021	04/16/2026	Regular	0.00	44.40	343966
013724	DIRECT TV	04/16/2026	Regular	0.00	126.24	343967
013975	DODOS DESIGN - GARCIA, DAVID	04/16/2026	Regular	0.00	3,623.26	343968

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
016874	ELLISON ENVIRONMENTAL, INC.	04/16/2026	Regular	0.00	6,250.00	343969
010395	FAMCON PIPE & SUPPLY, INC.	04/16/2026	Regular	0.00	75.38	343970
010440	FGL ENVIRONMENTAL, INC	04/16/2026	Regular	0.00	3,959.00	343971
016934	FILLMORE AND PIRU BASINS GROUNDWATER S	04/16/2026	Regular	0.00	0.42	343972
012437	FMP UNIFORM CO.	04/16/2026	Regular	0.00	354.48	343973
010432	FRANK'S PAINT & HARDWARE	04/16/2026	Regular	0.00	605.28	343974
014061	FRONTIER COMMUNICATIONS	04/16/2026	Regular	0.00	3,190.73	343975
010441	FRUIT GROWERS SUPPLY CO	04/16/2026	Regular	0.00	418.80	343976
010797	GAS COMPANY, THE	04/16/2026	Regular	0.00	479.90	343977
016449	GAYTAN, CARLOS	04/16/2026	Regular	0.00	1,662.13	343978
015222	GOODSUITE	04/16/2026	Regular	0.00	1,750.55	343979
010481	GRAINGER	04/16/2026	Regular	0.00	537.51	343980
012800	GRANITE CONSTRUCTION COMPANY	04/16/2026	Regular	0.00	1,228.01	343981
014686	HASA, INC.	04/16/2026	Regular	0.00	1,346.81	343982
010521	HERITAGE VALLEY TOURISM BUREAU	04/16/2026	Regular	0.00	10,000.00	343983
010537	HOUSE SANITARY SUPPLY	04/16/2026	Regular	0.00	1,063.28	343984
013711	INDEPENDENT ORDER OF ODD FELLOWS	04/16/2026	Regular	0.00	3,060.48	343985
014988	INFRASCALE INC.	04/16/2026	Regular	0.00	1,619.58	343986
010574	INGLIS IMPORTS	04/16/2026	Regular	0.00	345.65	343987
011546	INTEGRATED WASTE MANAGEMENT DIVISION	04/16/2026	Regular	0.00	1,085.33	343988
012750	JORDANO'S INC. AND SUBSIDIARIES	04/16/2026	Regular	0.00	929.08	343989
016456	JS&S (WATER HOLDINGS) INC.	04/16/2026	Regular	0.00	30,472.19	343990
011796	LANDS' END BUSINESS OUTFITTERS	04/16/2026	Regular	0.00	57.78	343991
015971	LEXISNEXIS COPLOGIC SOLUTIONS, INC	04/16/2026	Regular	0.00	1,018.46	343992
010017	LIEBERT CASSIDY WHITMORE	04/16/2026	Regular	0.00	760.00	343993
010034	LIMONEIRA CO	04/16/2026	Regular	0.00	4,253.40	343994
010061	LOWE'S	04/16/2026	Regular	0.00	1,760.22	343995
010061	LOWE'S	04/16/2026	Regular	0.00	444.19	343996
015633	M6 CONSULTING, INC.	04/16/2026	Regular	0.00	14,161.68	343997
015032	MAGIC JUMP RENTALS VENTURA	04/16/2026	Regular	0.00	1,879.30	343998
015442	MARIPOSA LANDSCAPES, INC.	04/16/2026	Regular	0.00	7,415.40	343999
014436	MINER'S ACE HARDWARE	04/16/2026	Regular	0.00	1,187.75	344000
015436	NUTRIEN AG SOLUTIONS, INC.	04/16/2026	Regular	0.00	953.34	344001
016863	OAKRIDGE LANDSCAPE, INC.	04/16/2026	Regular	0.00	13,074.90	344002
012691	O'REILLY AUTOMOTIVE STORES, INC.	04/16/2026	Regular	0.00	147.16	344003
014362	PRES TECH	04/16/2026	Regular	0.00	390.00	344004
013739	QUADIENT FINANCE USA, INC.	04/16/2026	Regular	0.00	1,000.00	344005
017000	RAMIREZ, JORGE	04/16/2026	Regular	0.00	1,662.20	344006
017006	RENOVIBE ROOFING	04/16/2026	Regular	0.00	132.80	344007
010520	RP RENTALS	04/16/2026	Regular	0.00	95.40	344008
011263	SANTA PAULA SELF STORAGE	04/16/2026	Regular	0.00	821.00	344009
010711	SANTA PAULA TIMES	04/16/2026	Regular	0.00	1,211.11	344010
016000	SCHMIDT, KENNETH L.	04/16/2026	Regular	0.00	23.93	344011
010785	SMART & FINAL	04/16/2026	Regular	0.00	304.59	344012
011524	SOLID WASTE SOLUTIONS	04/16/2026	Regular	0.00	1,519.45	344013
010795	SOUTHERN CALIFORNIA EDISON	04/16/2026	Regular	0.00	118,001.43	344014
016034	SPIRIT OF SANTA PAULA	04/16/2026	Regular	0.00	87,190.66	344015
016829	SUN'S ENTERPRISES, INC.	04/16/2026	Regular	0.00	294.60	344016
015285	SUPERIOR PRINTING & GRAPHICS	04/16/2026	Regular	0.00	620.97	344017
015728	THE COUNSELING TEAM INTERNATIONAL	04/16/2026	Regular	0.00	2,200.00	344018
016907	TORRES, ERIC	04/16/2026	Regular	0.00	400.00	344019
010867	TRI COUNTY OFFICE FURNITURE	04/16/2026	Regular	0.00	1,031.94	344020
011891	ULINE SHIPPING SUPPLIES	04/16/2026	Regular	0.00	171.97	344021
013736	V.C.T.C.	04/16/2026	Regular	0.00	315.00	344022
015439	VALU GROUP ENTERPRISES, INC.	04/16/2026	Regular	0.00	700.00	344023
015375	VENTURA LOCKSMITHS	04/16/2026	Regular	0.00	748.38	344024
011539	VERIZON WIRELESS	04/16/2026	Regular	0.00	3,269.06	344025
016578	VITAL RECORDS HOLDINGS, LLC	04/16/2026	Regular	0.00	232.80	344026
017004	WEATHERPROOFING TECHNOLOGIES, INC.	04/16/2026	Regular	0.00	516.56	344027
011963	WHARF, THE	04/16/2026	Regular	0.00	248.16	344028
013550	WHITE CAP, L.P.	04/16/2026	Regular	0.00	239.71	344029

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
011010	WILLDAN ENGINEERING	04/16/2026	Regular	0.00	24,214.75	344030
016844	WOLVERTON, JACOB ALLEN	04/16/2026	Regular	0.00	325.00	344031
017001	ZAMORA, SALVADOR	04/16/2026	Regular	0.00	2,097.00	344032
015244	ACCURATE FIRST AID SERVICES	04/30/2026	Regular	0.00	111.22	344039
017016	AGUILERA, ANDREA	04/30/2026	Regular	0.00	200.00	344040
017021	AGUIRRE, ELESHA	04/30/2026	Regular	0.00	200.00	344041
015881	AIR FAB SERVICES INC.	04/30/2026	Regular	0.00	4,786.00	344042
015448	ALL CITY MANAGEMENT SERVICES, INC.	04/30/2026	Regular	0.00	10,490.76	344043
012682	ALL PHASE UTILITY AND LEAK LOCATING, INC	04/30/2026	Regular	0.00	326.00	344044
015896	ALONSO TOOLS, LLC	04/30/2026	Regular	0.00	133.23	344045
016763	ALVAREZ, EDUARDO D	04/30/2026	Regular	0.00	8,400.00	344046
015498	AMAZON CAPITAL SERVICES	04/30/2026	Regular	0.00	4,073.76	344047
016603	AMERICAN ALLIANCE DRUG TESTING	04/30/2026	Regular	0.00	20.00	344048
011354	AT&T MOBILITY	04/30/2026	Regular	0.00	3,366.11	344049
016812	AT&T MOBILITY, LLC	04/30/2026	Regular	0.00	40.50	344050
016808	AZUL FOUNDATION	04/30/2026	Regular	0.00	2,751.00	344051
016546	BARK AND BRANCH LANDSCAPING	04/30/2026	Regular	0.00	11,256.00	344052
017014	BARRAZA, LORENA	04/30/2026	Regular	0.00	200.00	344053
011253	BAY ALARM COMPANY	04/30/2026	Regular	0.00	250.50	344054
014680	BEST BEST & KRIEGER LLP	04/30/2026	Regular	0.00	13,737.00	344055
014381	BOLTON & ASSOCIATES	04/30/2026	Regular	0.00	8,500.00	344056
011094	BRAGG INVESTMENT COMPANY, INC.	04/30/2026	Regular	0.00	462.93	344057
011464	BUSINESS CARD	04/30/2026	Regular	0.00	600.56	344058
011464	BUSINESS CARD	04/30/2026	Regular	0.00	1,046.17	344059
011464	BUSINESS CARD	04/30/2026	Regular	0.00	1,308.10	344060
011464	BUSINESS CARD	04/30/2026	Regular	0.00	847.70	344061
011464	BUSINESS CARD	04/30/2026	Regular	0.00	1,030.05	344062
011151	C.O.R. PLUMBING SUPPLIES	04/30/2026	Regular	0.00	1,835.00	344063
012318	CALIFORNIA BUILDING STANDARDS COMMISSION	04/30/2026	Regular	0.00	5,996.80	344064
015593	CANNON CORPORATION	04/30/2026	Regular	0.00	6,102.50	344065
017013	CARREON, GINA	04/30/2026	Regular	0.00	200.00	344066
016811	CARRILLO, ALEXANDRO JESUS	04/30/2026	Regular	0.00	217.00	344067
015999	CHARTER COMMUNICATIONS HOLDING, LLC	04/30/2026	Regular	0.00	718.34	344068
011133	CONSTRUCTION & RIGGING SUPPLY	04/30/2026	Regular	0.00	61.78	344069
015920	CORE & MAIN LP	04/30/2026	Regular	0.00	25,744.00	344070
010418	CORELOGIC SOLUTIONS, LLC	04/30/2026	Regular	0.00	140.00	344071
015615	COUNTY OF VENTURA - CEO	04/30/2026	Regular	0.00	359.88	344072
011161	CRAGOE PEST SERVICES INC	04/30/2026	Regular	0.00	145.00	344073
016873	DAUPLER, INC.	04/30/2026	Regular	0.00	24,999.00	344074
011811	DE LAGE LANDEN	04/30/2026	Regular	0.00	293.24	344075
017010	DELAMORA, JOSE	04/30/2026	Regular	0.00	935.00	344076
016439	DEVIL MOUNTAIN WHOLESALE NURSERY LLC	04/30/2026	Regular	0.00	375.32	344077
016685	DIMAGGIO, CATIE	04/30/2026	Regular	0.00	200.00	344078
017015	DIONICIO, EDID	04/30/2026	Regular	0.00	200.00	344079
013975	DODOS DESIGN - GARCIA, DAVID	04/30/2026	Regular	0.00	3,512.09	344080
016156	EFUEL LLC	04/30/2026	Regular	0.00	20,699.59	344081
015438	ENCOMPASS CONSULTANT GROUP	04/30/2026	Regular	0.00	4,069.00	344082
010385	ENVIRONMENTAL HEALTH DIVISION	04/30/2026	Regular	0.00	1,429.29	344083
017005	EVERYTHING2GO.COM LLC	04/30/2026	Regular	0.00	1,868.18	344084
015900	EXPRESS GLASS AND WINDOW, INC.	04/30/2026	Regular	0.00	590.00	344085
016861	FAJARDO, EFREN	04/30/2026	Regular	0.00	3,440.00	344086
010395	FAMCON PIPE & SUPPLY, INC.	04/30/2026	Regular	0.00	8,129.95	344087
010847	FARMERS IRRIGATION	04/30/2026	Regular	0.00	3,685.89	344088
010406	FERGUSON WATERWORKS #1084	04/30/2026	Regular	0.00	14,513.99	344089
014348	FERRIS, SABRINA ZAN	04/30/2026	Regular	0.00	200.20	344090
010440	FGL ENVIRONMENTAL, INC	04/30/2026	Regular	0.00	7,078.00	344091
015835	FLORES, ELIXEO	04/30/2026	Regular	0.00	61.75	344092
010432	FRANK'S PAINT & HARDWARE	04/30/2026	Regular	0.00	309.80	344093
014061	FRONTIER COMMUNICATIONS	04/30/2026	Regular	0.00	800.00	344094
010441	FRUIT GROWERS SUPPLY CO	04/30/2026	Regular	0.00	223.58	344095
010797	GAS COMPANY, THE	04/30/2026	Regular	0.00	2,945.48	344096

Check Report

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
016449	GAYTAN, CARLOS	04/30/2026	Regular	0.00	1,704.26	344097
014639	GOLD COAST ENVIRONMENTAL	04/30/2026	Regular	0.00	2,607.01	344098
015222	GOODSUITE	04/30/2026	Regular	0.00	64.09	344099
016945	GRAHAM, RAY	04/30/2026	Regular	0.00	216.19	344100
010481	GRAINGER	04/30/2026	Regular	0.00	43.35	344101
012800	GRANITE CONSTRUCTION COMPANY	04/30/2026	Regular	0.00	336.75	344102
014369	GSI WATER SOLUTIONS, INC.	04/30/2026	Regular	0.00	9,853.14	344103
014069	HANSEN'S PLUMBING & MECHANICAL	04/30/2026	Regular	0.00	344.92	344104
017008	HANSEN-WELL DO-SERVICE, INC.	04/30/2026	Regular	0.00	2,571.90	344105
015153	HINDERLITER DE LLAMAS & ASSOCIATES	04/30/2026	Regular	0.00	1,845.94	344106
016127	HOMELAND LANGUAGE SERVICES LLC	04/30/2026	Regular	0.00	1,466.16	344107
010537	HOUSE SANITARY SUPPLY	04/30/2026	Regular	0.00	832.25	344108
011546	INTEGRATED WASTE MANAGEMENT DIVISION	04/30/2026	Regular	0.00	842.50	344109
014719	INTERWEST CONSULTING GROUP	04/30/2026	Regular	0.00	2,590.00	344110
015475	JIMENEZ, BEATRIZ	04/30/2026	Regular	0.00	200.00	344111
015457	JONES, MARLENE A.	04/30/2026	Regular	0.00	675.00	344112
012750	JORDANO'S INC. AND SUBSIDIARIES	04/30/2026	Regular	0.00	2,890.46	344113
013454	LEIBOLD MCCLENDON & MANN	04/30/2026	Regular	0.00	26.00	344114
011807	LIVESCAN EXPRESS, INC.	04/30/2026	Regular	0.00	22.00	344115
010061	LOWE'S	04/30/2026	Regular	0.00	40.43	344116
015633	M6 CONSULTING, INC.	04/30/2026	Regular	0.00	21,750.00	344117
016079	MARIPOSA TREE MANAGEMENT, INC.	04/30/2026	Regular	0.00	4,350.00	344118
010129	MASAHISA, OTAGIRI	04/30/2026	Regular	0.00	855.38	344119
013994	MEHTA MECHANICAL CO INC.	04/30/2026	Regular	0.00	14,699.82	344120
015989	MERCHANT MCINTYRE & ASSOCIATES, LLC	04/30/2026	Regular	0.00	10,000.00	344121
016479	METRON FARNIER LLC	04/30/2026	Regular	0.00	20,015.00	344122
015334	MICHL, FRANK	04/30/2026	Regular	0.00	474.99	344123
014436	MINER'S ACE HARDWARE	04/30/2026	Regular	0.00	2,396.00	344124
	Void	04/30/2026	Regular	0.00	0.00	344125
012895	MNS ENGINEERS, INC.	04/30/2026	Regular	0.00	50,468.60	344126
016570	NAJERA, BRITTANY	04/30/2026	Regular	0.00	157.61	344127
011981	NBS	04/30/2026	Regular	0.00	312.50	344128
016863	OAKRIDGE LANDSCAPE, INC.	04/30/2026	Regular	0.00	1,100.00	344129
016831	OLVERA, MICHAEL	04/30/2026	Regular	0.00	210.31	344130
012691	O'REILLY AUTOMOTIVE STORES, INC.	04/30/2026	Regular	0.00	1,131.40	344131
017012	PEREZ, CHRISTOPHER	04/30/2026	Regular	0.00	34.00	344132
014663	PHOENIX CIVIL ENGINEERING, INC.	04/30/2026	Regular	0.00	12,687.50	344133
010289	PROUSYS, INC	04/30/2026	Regular	0.00	3,315.00	344134
017022	RADICE, RAQUEL	04/30/2026	Regular	0.00	50.00	344135
014934	RAMIREZ, JOSHUA	04/30/2026	Regular	0.00	741.00	344136
012635	RAUL'S SMOG	04/30/2026	Regular	0.00	268.54	344137
010326	RED WING SHOE STORE	04/30/2026	Regular	0.00	542.30	344138
010520	RP RENTALS	04/30/2026	Regular	0.00	280.24	344139
016305	RUGERIO, JOSE LUIS PEREZ	04/30/2026	Regular	0.00	325.00	344140
014129	SAM HILL & SONS, INC	04/30/2026	Regular	0.00	92,508.95	344141
011203	SAN LUIS BUTANE DISTRIBUTORS, A CORP.	04/30/2026	Regular	0.00	63.47	344142
017018	SANCHEZ, ROSALINDA	04/30/2026	Regular	0.00	200.00	344143
012477	SANTA PAULA ROTARY CLUB	04/30/2026	Regular	0.00	147.00	344144
016993	SILICON NETWORKS, LLC	04/30/2026	Regular	0.00	38,285.00	344145
015368	SINGER, DAN	04/30/2026	Regular	0.00	574.42	344146
013909	SITEONE LANDSCAPE SUPPLY, LLC	04/30/2026	Regular	0.00	2,115.82	344147
010785	SMART & FINAL	04/30/2026	Regular	0.00	621.95	344148
010790	SOAP MAN	04/30/2026	Regular	0.00	54.52	344149
010795	SOUTHERN CALIFORNIA EDISON	04/30/2026	Regular	0.00	19,645.74	344150
016078	SP PLUMBING & HEATING L.L.C.	04/30/2026	Regular	0.00	500.00	344151
015809	STANDARD SITE RENTALS INC.	04/30/2026	Regular	0.00	3,443.49	344152
011144	STAPLES, INC.	04/30/2026	Regular	0.00	310.50	344153
015285	SUPERIOR PRINTING & GRAPHICS	04/30/2026	Regular	0.00	220.45	344154
015001	SYNAGRO-WWT, INC.	04/30/2026	Regular	0.00	21,971.77	344155
017020	TOWER, LORRAINE	04/30/2026	Regular	0.00	200.00	344156
016839	TRI-COUNTY LAUNDRY INC	04/30/2026	Regular	0.00	235.13	344157

Check Report

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
011389	TYLER TECHNOLOGIES, INC	04/30/2026	Regular	0.00	22,617.41	344158
010885	UNDERGROUND SERVICE ALERT OF SOUTHERN	04/30/2026	Regular	0.00	170.41	344159
010883	U-RENT INC	04/30/2026	Regular	0.00	398.94	344160
010903	USA BLUE BOOK	04/30/2026	Regular	0.00	1,036.61	344161
015439	VALU GROUP ENTERPRISES, INC.	04/30/2026	Regular	0.00	1,800.00	344162
017019	VASQUEZ, RENEE	04/30/2026	Regular	0.00	200.00	344163
016218	VENTERRA ENVIRONMENTAL, INC	04/30/2026	Regular	0.00	4,950.00	344164
010920	VENTURA COUNTY AIR POLLUTION CONTROL C	04/30/2026	Regular	0.00	770.00	344165
015186	VENTURA COUNTY AUTO SUPPLY, INC.	04/30/2026	Regular	0.00	72.04	344166
010975	VENTURA REGIONAL SANITATION DISTRICT	04/30/2026	Regular	0.00	171,973.40	344167
014375	VENTURA SIGNS & SCREEN PRINTING	04/30/2026	Regular	0.00	466.56	344168
013550	WHITE CAP, L.P.	04/30/2026	Regular	0.00	775.36	344169
011010	WILLDAN ENGINEERING	04/30/2026	Regular	0.00	18,271.50	344170
016844	WOLVERTON, JACOB ALLEN	04/30/2026	Regular	0.00	1,050.00	344171
013843	YOUNG, DUNCAN JAMES	04/30/2026	Regular	0.00	2,018.00	344172
016027	YUNEX LLC	04/30/2026	Regular	0.00	3,284.53	344173
016834	ZAVALA, DANIELA	04/30/2026	Regular	0.00	200.00	344174
015506	PAYMENTUS GROUP, INC.	04/17/2026	Bank Draft	0.00	14,030.40	992628

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	971	361	0.00	1,908,664.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	15	0.00	-8,768.76
Bank Drafts	1	1	0.00	14,030.40
EFT's	0	0	0.00	0.00
	972	377	0.00	1,913,926.31

Check Report

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PY-PAYROLL						
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/02/2026	Regular	0.00	-1,600.00	316291
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/02/2026	Regular	0.00	-1,800.00	328114
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/02/2026	Regular	0.00	-1,750.00	328481
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/02/2026	Regular	0.00	-2,160.00	331006
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/02/2026	Regular	0.00	9,470.00	343925
011103	COLONIAL LIFE & ACCIDENT	04/09/2026	Regular	0.00	2,557.74	343928
016111	FIDELITY SECURITY LIFE INSURANCE COMPANY	04/09/2026	Regular	0.00	755.17	343929
010371	METLIFE SBC	04/09/2026	Regular	0.00	375.39	343930
014422	RELiance STANDARD LIFE INSURANCE	04/09/2026	Regular	0.00	5,062.16	343931
010331	RELiance STANDARD LIFE INSURANCE	04/09/2026	Regular	0.00	631.69	343932
010331	RELiance STANDARD LIFE INSURANCE	04/09/2026	Regular	0.00	5,901.21	343933
011688	CALIFORNIA STATE DISBURSEMENT UNIT	04/10/2026	Regular	0.00	982.60	343934
010553	ICMA RETIREMENT TRUST-457	04/10/2026	Regular	0.00	16,123.42	343935
010554	ICMA RETIREMENT TRUST-457 (PT)	04/10/2026	Regular	0.00	1,088.64	343936
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/10/2026	Regular	0.00	1,020.00	343937
010291	SEIU LOCAL 721	04/10/2026	Regular	0.00	701.35	343938
010898	UNITED WAY OF VENTURA COUNTY	04/10/2026	Regular	0.00	10.00	343939
011688	CALIFORNIA STATE DISBURSEMENT UNIT	04/24/2026	Regular	0.00	982.60	344033
010553	ICMA RETIREMENT TRUST-457	04/24/2026	Regular	0.00	16,152.25	344034
010554	ICMA RETIREMENT TRUST-457 (PT)	04/24/2026	Regular	0.00	984.26	344035
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION	04/24/2026	Regular	0.00	1,020.00	344036
010291	SEIU LOCAL 721	04/24/2026	Regular	0.00	701.35	344037
010898	UNITED WAY OF VENTURA COUNTY	04/24/2026	Regular	0.00	10.00	344038
010420	INTERNAL REVENUE SERVICE	04/01/2026	Bank Draft	0.00	60,532.66	992611
011044	STATE OF CALIFORNIA - EDD EMPLOYMENT DE	04/01/2026	Bank Draft	0.00	19,322.21	992612
014872	STATE OF CALIFORNIA EDD - SDI	04/01/2026	Bank Draft	0.00	2,131.65	992613
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/01/2026	Bank Draft	0.00	81,546.47	992614
013539	WAGE WORKS, INC.	04/01/2026	Bank Draft	0.00	772.75	992615
013539	WAGE WORKS, INC.	04/08/2026	Bank Draft	0.00	754.62	992617
011024	CALIFORNIA PUBLIC EMPLOYEE RETIREMENT S'	04/10/2026	Bank Draft	0.00	106,681.96	992618
010420	INTERNAL REVENUE SERVICE	04/15/2026	Bank Draft	0.00	62,276.46	992619
011044	STATE OF CALIFORNIA - EDD EMPLOYMENT DE	04/15/2026	Bank Draft	0.00	20,020.02	992620
014872	STATE OF CALIFORNIA EDD - SDI	04/15/2026	Bank Draft	0.00	2,176.37	992621
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/15/2026	Bank Draft	0.00	82,440.94	992622
013539	WAGE WORKS, INC.	04/15/2026	Bank Draft	0.00	795.03	992623
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE	04/29/2026	Bank Draft	0.00	82,966.72	992624
010420	INTERNAL REVENUE SERVICE	04/29/2026	Bank Draft	0.00	57,916.08	992625
011044	STATE OF CALIFORNIA - EDD EMPLOYMENT DE	04/29/2026	Bank Draft	0.00	19,325.75	992626
014872	STATE OF CALIFORNIA EDD - SDI	04/29/2026	Bank Draft	0.00	2,178.51	992627
013539	WAGE WORKS, INC.	04/22/2026	Bank Draft	0.00	551.78	992629
013539	WAGE WORKS, INC.	04/29/2026	Bank Draft	0.00	109.22	992630
014872	STATE OF CALIFORNIA EDD - SDI	04/24/2026	Bank Draft	0.00	2,739.13	992631

Bank Code PY Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	122	19	0.00	64,529.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-7,310.00
Bank Drafts	176	19	0.00	605,238.33
EFT's	0	0	0.00	0.00
	298	42	0.00	662,458.16

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1,093	380	0.00	1,973,194.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	19	0.00	-16,078.76
Bank Drafts	177	20	0.00	619,268.73
EFT's	0	0	0.00	0.00
	1270	419	0.00	2,576,384.47

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2026	2,576,384.47
			2,576,384.47

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Dale Goodman, Public Works Director

Subject: SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
WITH MAINTSTAR, INC. FOR ASSET MANAGEMENT SYSTEM

Date: May 20, 2026

Agenda Item: 10.C

RECOMMENDATION:

Staff recommends that the City Council:

1. Authorize the City Manager to execute an amendment to the Professional Services Agreement with Maintstar, Inc. to extend the term through September 1, 2027, and increase the total compensation by Fifty-Three Thousand dollars (\$53,000).

BACKGROUND:

On February 2, 2022, the City Council approved a Professional Services Agreement with Maintstar, Inc. for the licensing and implementation of a Computerized Maintenance Management System (CMMS). The system was procured to support the City's needs in managing infrastructure and asset-related data, including work order tracking, asset lifecycle management, and reporting.

On March 20, 2024, the City Council approved a First Amendment to extend the agreement term through September 1, 2025.

The CMMS has since been implemented and is utilized across multiple City departments to support ongoing operations, improve maintenance tracking, and enhance data-driven decision-making related to City assets.

ANALYSIS:

The Professional Services Agreement with Maintstar, Inc. has expired. However, the CMMS continues to serve as a critical tool for daily operations across City departments.

To ensure continuity of service and maintain appropriate contractual coverage for services provided, staff recommends extending the agreement term by two (2) additional years, through September 1, 2027.

The proposed Second Amendment also increases the total contract amount by Fifty-Three Thousand dollars (\$53,000), which includes Twenty-Six Thousand dollars (\$26,000) for Fiscal

Year 2025-2026 and Twenty-Seven Thousand dollars (\$27,000) for Fiscal Year 2026-2027. This brings the total not-to-exceed contract amount to One Hundred Ninety-Nine Thousand Five Hundred dollars (\$199,500).

Approval of this amendment will allow the City to continue use of the CMMS without disruption and ensure administrative alignment of the agreement term with ongoing service needs.

STRATEGIC PLAN:

This program supports the currently adopted Strategic Plan in achieving the following goal:

Operational Excellence

Objective 3: Implement a citywide asset management system.

The acquisition of an asset management and computerized maintenance management system software license, its integration into all affected City departments through an implementation support agreement and most importantly, effective, diligent utilization by affected City department staff will accomplish this objective during the two-year Strategic Plan.

FISCAL IMPACTS:

The proposed amendment increases the total contract amount by \$53,000. The proposed amendment does not require additional appropriation of funds. Sufficient funds are included in the Fiscal Year 2025-2026 and Fiscal Year 2026-2027 adopted budgets to cover the increased contract amount in GLs 280-5-5022-209, 610-5-5063-209 and 620-5-5072-209.

OPTIONS:

The Council has the following available alternative option:

1. Do not approve the amendment and provide alternative direction to staff. This may result in disruption to system access and ongoing asset management operations.

ATTACHMENTS:

[Ex. A - Second Amendment to Mainstar PSA](#)

**SECOND AMENDMENT TO THE
PROFESSIONAL SERVICE AGREEMENT
BETWEEN
THE CITY OF SANTA PAULA
AND
MAINTSTAR, INC.**

THIS SECOND AMENDMENT (“Second Amendment”) is made and entered into this 20th day of May 2026, by and between the CITY OF SANTA PAULA, a California general law city and municipal corporation (“City”), and Maintstar, Inc., a Texas corporation (“Consultant”).

1. RECITALS. This Second Amendment is made with reference to the following facts and objectives:

- A. On February 3, 2022, the City and Consultant entered into that certain Contract for Professional Services between the City of Santa Paula and Consultant for Computerized Maintenance Management System (CMMS) Implementation support services (the “Agreement”). Compensation under the Agreement was not to exceed One Hundred Forty-Six Thousand Five Hundred dollars and no cents (\$146,500.00).
- B. On or about March 20, 2024, the City and Consultant entered into the First Amendment to the Agreement to extend the term for an additional year, ending on September 1, 2025.
- C. The Parties now mutually desire by this Second Amendment to increase the Consultant’s total maximum compensation and extend the term of the Agreement by two additional years as set forth below.

2. AMENDMENT. In consideration of the foregoing and pursuant to Section 3.1.2 of the Agreement, the Agreement is amended as follows:

- A. Section 3.1.2, entitled “Term,” is hereby reads as follows:

“3.1.2 Term. The term of this Agreement shall be from February 2, 2022 to September 1, 2027, unless earlier termination as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than one additional one-year term. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of the Agreement if necessary to complete the Services.”

- B. Subsection 3.2.1, entitled “Compensation,” is hereby amended to read as follows:

“3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit “A” attached hereto and incorporated herein by reference. The total compensation shall not exceed One Hundred Ninety-Nine Thousand Five Hundred dollars and no cents (\$199,500.00) without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated

at the rates and manner set forth in this Agreement.”

3. **COUNTERPARTS.** This Second Amendment may be executed in any number or counterparts, each of which will be an original, but all of which together constitutes one instrument executed on the same date.
4. **LIMITED AMENDMENT.** Except as modified by this Second Amendment, all other terms and conditions of the Agreement, as amended by the First Amendment, remain in full force and effect. In the event of a conflict between this Second Amendment and the Agreement, as amended by the First Amendment, the provisions of this Second Amendment shall control. From and after the date of this Second Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by the First and Second Amendments.

This Second Amendment is executed on and shall become effective as of the date first date written above.

CITY OF SANTA PAULA

MAINTSTAR, INC.

Dan Singer, City Manager

Eric Sabato, VP Sales

ATTEST:

Julie Latshaw, City Clerk

Dimitry Poretsky, CEO

APPROVED AS TO FORM:

Monica Castillo, City Attorney

Taxpayer ID No.

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Dale Goodman, Public Works Director

Subject: 2024 CITYWIDE STREET MAINTENANCE PROJECT AND 2025 FALL
PAVEMENT MANAGEMENT PLAN PROJECT NOTICES OF
COMPLETION

Date: May 20, 2026

Agenda Item: 10.D

RECOMMENDATION:

Staff recommends that the City Council:

1. Accept the work performed by J & H Engineering General Contractors, Inc. for the 2024 Citywide Street Maintenance Project.
2. Accept the work performed by J & H Engineering General Contractors, Inc. for the 2025 Fall Pavement Management Plan Project.
3. Authorize Staff to file the Notices of Completion with the County Recorder for both projects.

BACKGROUND:

On August 7, 2024, the City Council awarded a contract to J & H Engineering General Contractors, Inc. for construction of the 2024 Citywide Street Maintenance Project. Staff issued Agreement No. 25-1040-2024 on August 13, 2024.

On August 6, 2025, the City Council awarded a contract to J & H Engineering General Contractors, Inc. for construction of the 2025 Fall Pavement Management Plan Project. Staff issued Agreement No. 26-03120 on October 7, 2025.

ANALYSIS:

The projects generally consisted of roadway repair and maintenance improvements, including pavement dig-outs and micro-surfacing treatments intended to extend the service life of existing streets. Additional improvements included repair and replacement of damaged curb and gutter, replacement of uplifted or deteriorated sidewalk panels, and construction of curb ramp upgrades to improve accessibility and address mobility needs.

The City is maintaining retention amounts for each project to ensure all subcontractors and suppliers receive final compensation for their services. Release of the full retention amounts to J&H will occur 35 days after Council's formal acceptance of the work and the recording of the Notices of Completion, provided no subcontractor or supplier claims are filed within that

timeframe.

The recording date of each Notice of Completion establishes the beginning of the warranty period, which is typically one year. The warranty requires the contractor to guarantee the work performed under the contract and address any defects in workmanship or materials.

STRATEGIC PLAN:

The Project supports the currently adopted Strategic Plan in achieving the following:

Infrastructure, Transportation & Mobility

Goal: Maintain and develop the City’s infrastructure to be safe, sustainable, innovative and cost-efficient.

FISCAL IMPACTS:

Both projects were completed within their approved budgets. Construction contract amounts and retention balances are summarized in Table 1 below.

Table 1: Project Construction Costs

Project	Construction Contract Amount	Retention Amount
2024 Citywide Street Maintenance Project	\$1,850,434.89	\$92,521.75
2025 Fall Pavement Management Plan Project	\$1,363,712.00	\$60,793.99

Retention funds will remain pending release following the filing of the Notices of Completion.

OPTIONS:

The Council has the following available alternative option:

1. Do not accept the work performed by J & H Engineering General Contractors, Inc. and direct Staff not to file the Notices of Completion. This action would delay project closeout and may result in additional administrative and management costs.

ATTACHMENTS:

[Exhibit A - Notice of Completion_2024 Citywide Street Maintenance_9359_J&H Engineering](#)
[Exhibit B - Notice of Completion_2025 Fall Pavement Management Plan_9359_J&H Engineering](#)

EXHIBIT A

Notice of Completion - 2024 Citywide Street Maintenance Project

**Recording Requested by
and When Recorded Mail To:**

**City Clerk, City of Santa Paula
P. O. Box 569
Santa Paula, CA 93061**

NO FEE GOV'T CODE 27383

NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: 2024 Citywide Street Maintenance

CIP Project No.: 9359

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of the interest stated below in the property hereinafter described.
2. The full name of the owner is: **City of Santa Paula**
3. The full address of the owner is: **City Hall, 970 Ventura Street, Santa Paula, CA 93060**
4. The nature of the interest of the owner is: In Fee
5. A work of improvement on the property hereinafter described was field reviewed by the City Engineer on April 15, 2025. The work done was: 2024 Citywide Street Maintenance.
6. On May 20, 2026, the City of Santa Paula accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.
7. The name of the Contractor for such work of improvement was: J&H Engineering General Contractors, Inc.
8. The properties on which said work of improvement was completed is within the City of Santa Paula, County of Ventura, State of California.
9. The address of said property is not applicable.

Dated: _____

Robert Woodward
City Engineer
City of Santa Paula

VERIFICATION

I, the undersigned, say: I am the City Engineer of the City of Santa Paula, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _____, 2026 at Santa Paula, California.

EXHIBIT B

**Notice of Completion
- 2025 Fall Pavement Management Plan Project**

**Recording Requested by
and When Recorded Mail To:**

**City Clerk, City of Santa Paula
P. O. Box 569
Santa Paula, CA 93061**

NO FEE GOV'T CODE 27383

NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: 2025 Fall Pavement Management Plan Project

CIP Project No.: 9359

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of the interest stated below in the property hereinafter described.
2. The full name of the owner is: **City of Santa Paula**
3. The full address of the owner is: **City Hall, 970 Ventura Street, Santa Paula, CA 93060**
4. The nature of the interest of the owner is: In Fee
5. A work of improvement on the property hereinafter described was field reviewed by the City Engineer on March 18, 2026. The work done was: 2025 Fall Pavement Management Plan Project
6. On May 20, 2026, the City of Santa Paula accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.
7. The name of the Contractor for such work of improvement was: J&H Engineering General Contractors, Inc.
8. The properties on which said work of improvement was completed is within the City of Santa Paula, County of Ventura, State of California.
9. The address of said property is not applicable.

Dated: _____

Robert Woodward
City Engineer
City of Santa Paula

VERIFICATION

I, the undersigned, say: I am the City Engineer of the City of Santa Paula, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _____, 2026 at Santa Paula, California.

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Dale Goodman, Public Works Director

Subject: FISCAL YEAR 2026-27 PROJECT LIST FOR SENATE BILL 1 ROAD
MAINTENANCE AND REHABILITATION FUNDING

Date: May 20, 2026

Agenda Item: 10.E

RECOMMENDATION:

1. Adopt Resolution No. 7616 approving the Fiscal Year 2026-2027 Project List for Senate Bill 1 (Road Repair and Accountability Act of 2017) Road Maintenance and Rehabilitation Account Funding.

BACKGROUND:

On April 28, 2017, the Governor signed Senate Bill 1 (SB 1), Road Repair and Accountability Act of 2017, to address transportation funding shortfalls statewide. SB 1 established a Road Maintenance and Rehabilitation Account (RMRA) in the State Transportation Fund. A portion of the RMRA funds are distributed on a monthly basis to the City for basic road maintenance, rehabilitation, and critical safety projects on local streets and road systems. For Fiscal Year 2026-2027, the City of Santa Paula is estimated to receive \$888,277 from the RMRA.

ANALYSIS:

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. In order to be eligible for RMRA funding this year, the City must adopt a resolution approving the list of projects to receive RMRA funding in Fiscal Year 2026-2027.

On May 6, 2020, the City Council approved Resolution 7270 adopting a 5-year Pavement Management Plan (PMP) for FY 2020-2021 to FY 2024-2025 to improve road conditions throughout the City. The PMP contemplates (4) 5-year paving cycles which will address comprehensive paving improvements throughout the City. Each year, the City completes a program of road pavement improvements to advance the Pavement Management Plan and associated pavement conditions in the current paving Cycle. In FY 2026-2027 the City will be completing the first year of roadway pavement improvements associated with Cycle 2 of the PMP.

For FY 2026-2027, staff recommends that the funding be applied towards constructing projected pavement rehabilitation improvements programmed for various portions of the City. This funding only applies to the pavement portion of the project.

STRATEGIC PLAN:

The Project supports the currently adopted Strategic Plan in achieving the following goals:

Infrastructure, Transportation & Mobility

Goal: Maintain and develop the City's infrastructure to be safe, sustainable, innovative and cost-efficient.

Objective 1: Work to maximize funding going to streets.

FISCAL IMPACTS:

By approving the SB 1 Project List for FY 2026-2027, the City will meet the criteria necessary to receive its annual allocation of funding for the fiscal year, anticipated to be approximately \$888,277.

OPTIONS:

The Council has the following available alternative options to Staff's recommendations:

1. Do not approve the Fiscal Year 2026-2027 Project List for Senate Bill 1 that will address needed road improvement funding for the This action would create a budget shortfall and delay the completion of the project.

ATTACHMENTS:

[Attachment A - 2026-2027 Project List.docx](#)

[EXHIBIT A - Slip Sheet for Reso](#)

[Resolution No. 7616](#)

Attachment A: SB 1 Project List: FY 26/27

STREET NAME	FROM	TO
SANTA PAULA ST	PECK RD	DEAN DR
WAKEFORD AVE	DEAN DR	BLANCHARD AVE
ELIOT AVE	DEAN DR	BLANCHARD AVE
SHEPPARD RD	W TELEGRAPH RD	END
BECKWITH RD	W TELEGRAPH RD	END
HIGH ST	N OJAI RD / HWY 150	GUIBERSON ST
OAK ST	RICHMOND RD	ORCHARD ST
12 TH ST	RICHMOND RD	ORCHARD ST
SYCAMORE ST	RICHMOND RD	ORCHARD ST
GUIBERSON ST	RICHMOND RD	ORCHARD ST
ERNEST DR	RICHMOND RD	BRUCE DR

Proposed Project: Roadway pavement rehabilitation at various locations throughout the City.

Project Type: Road Reconstruction and Rehabilitation

Project Description: This Project consists of the reconstruction and rehabilitation of various City Streets per the City's Pavement Management Program for FY 26/27.

Project Location: Various street locations noted in the Project list, or additional/alternate street locations specifically determined by the City.

Estimated Completion Date: August 2027

Estimated Useful Life: 15 – 20 years

EXHIBIT A

Resolution No. 7616

RESOLUTION NO. 7616

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-2027 TO BE FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law in April 2017. SB 1 is intended to address the significant multi-modal transportation funding shortfalls statewide by funding basic road maintenance, rehabilitation and critical safety needs on the City's local streets and roads.
- B. In order to be eligible for funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, the City must adopt a resolution approving a list of projects proposed to receive fiscal year funding to the California Transportation Commission. The list of projects must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement.
- C. The City will receive an estimated \$888,277 in RMRA funding in Fiscal Year 2026-2027 from SB 1.
- D. This is the ninth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1.
- E. The City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list.
- F. The City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities' priorities for transportation investment.

SECTION 2: The City Council hereby approves for Fiscal Year 2026-2027 RMRA funding the SB 1 Project List, attached hereto as Exhibit A, which contemplates various roadway segments throughout the City as designated by the City Council.

SECTION 3: The City Manager or his designee is hereby authorized to execute all documents necessary to implement and secure any and all funds that may become available to the City from the RMRA.

SECTION 4: This Resolution becomes effective immediately upon adoption and will remain effective until superseded by a subsequent resolution.

PASSED AND ADOPTED this 20th day of May, 2026.

Carlos Juarez, Mayor

ATTEST:

Julie Latshaw, City Clerk

APPROVED AS TO FORM:

Monica Castillo, City Attorney

APPROVED AS TO CONTENT:

Dan Singer, City Manager

EXHIBIT A

SB 1 PROJECT LIST

STREET NAME	FROM	TO
SANTA PAULA ST	PECK RD	DEAN DR
WAKEFORD AVE	DEAN DR	BLANCHARD AVE
ELIOT AVE	DEAN DR	BLANCHARD AVE
SHEPPARD RD	W TELEGRAPH RD	END
BECKWITH RD	W TELEGRAPH RD	END
HIGH ST	N OJAI RD / HWY 150	GUIBERSON ST
OAK ST	RICHMOND RD	ORCHARD ST
12 TH ST	RICHMOND RD	ORCHARD ST
SYCAMORE ST	RICHMOND RD	ORCHARD ST
GUIBERSON ST	RICHMOND RD	ORCHARD ST
ERNEST DR	RICHMOND RD	BRUCE DR

Proposed Project: Roadway pavement rehabilitation at various locations throughout the City.

Project Type: Road Reconstruction and Rehabilitation

Project Description: This Project consists of the reconstruction and rehabilitation of various City Streets per the City's Pavement Management Program for FY 26/27.

Project Location: Various street locations noted in the Project list, or additional or alternate street locations specifically determined by the City.

Estimated Completion Date: August 2027

Estimated Useful Life: 15 – 20 years

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Dale Goodman, Public Works Director

Subject: VENTURA COUNTY WATERSHED PROTECTION DISTRICT'S BENEFIT ASSESSMENT PROGRAM FOR FY 2026-2027

Date: May 20, 2026

Agenda Item: 11.A

RECOMMENDATION:

Staff recommends that the City Council:

1. Open the public hearing;
2. Receive testimonial and documentary evidence from the public, if any;
3. Close the public hearing;
4. Adopt Resolution No. 7615 authorizing the City Manager to allow City participation in the Ventura County Watershed Protection District's Benefit Assessment Program for FY 2026-27 and continue the City's assessment of \$37.74 per Benefit Assessment Unit per year to fund a portion of the City's Stormwater Management Program.

Presented by: Dale Goodman, Public Works Director

BACKGROUND:

The City participates in the Ventura County Watershed Protection District's Benefit Assessment Program to partially fund the City's obligations under a National Pollutant Discharge Elimination System (NPDES) Permit issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). The City is a co-permittee under the Regional Phase I Municipal Separate Storm Sewer System (MS4) NPDES Permit (Order No. R4- 2021-0105) for Los Angeles and Ventura Counties, which the LARWQCB adopted on July 23, 2021. This Permit has numerous requirements the City must fund and implement in order to maintain and improve stormwater quality within the City and remain Permit compliant.

ANALYSIS:

The goal of the Benefit Assessment Program is to improve stormwater quality and prevent pollution in stormwater runoff from the following sources: residential, commercial, construction, land development, and capital improvement. Each property is charged for its prorated share of the program cost based upon the size and use of the property. The program funds three distinct revenue sections: County Operations and Maintenance, County NPDES, and City NPDES. Currently, the Fiscal Year 2025/2026 assessment for the Benefit Assessment Program is \$37.74 per Benefit Assessment Unit (BAU). The City receives \$6.65/BAU from the

County for the City's share of the assessment. The proposed assessment for Fiscal Year 2026/2027 is expected to remain the same as Fiscal Year 2025/2026.

The proceeds from the Benefit Assessment Program are used by the City for the following activities:

1. Stormwater Quality Monitoring
2. Program Reporting
3. Data Management
4. Laboratory Analytical Services
5. Public Participation and Outreach Programs
6. Program Administration

STRATEGIC PLAN:

This item is not a goal or objective in City Council's two-year Strategic Plan; however, by adopting this resolution, the City will be able to partially fund the City's Stormwater Quality Management Program affecting all Santa Paula residents and businesses.

FISCAL IMPACTS:

The proposed Fiscal Year 2026/2027 assessment is designated to partially fund the City's activities to remain in compliance with the federal and state mandated NPDES Permit Program. The proposed Fiscal Year 2026/2027 Benefit Assessment Unit breakdown is as follows:

- County Operations and Maintenance: \$269,922 (\$27.13/BAU)
- County NPDES: \$39,363 (\$3.96/BAU)
- City NPDES: \$66,136 (\$6.65/BAU)

Total City contribution: \$375,421

There are approximately 9990 BAUs in Santa Paula and the assessment per BAU is \$37.74. Therefore, the total Santa Paula assessment would be approximately \$375,421. The \$6.65 per BAU the City should receive from this year's assessment is estimated to be \$66,136.

Proceeds from the Benefit Assessment Program will be used to partially fund the activities of the City's Stormwater Quality Management Program as required under the July 2021 Regional Phase I MS4 NPDES Permit for Los Angeles and Ventura Counties.

OPTIONS:

The Council has the following available alternative options to Staff's Recommendations:

1. Do not adopt Resolution No. 7615 authorizing the City Manager to allow City participation in the Ventura County Watershed Protection District's Benefit Assessment Program for FY 2026-27. This will result in the City not receiving critically needed revenue to fund its stormwater management program to prevent polluted stormwater runoff from entering the City's stormwater conveyance system. This could also result in non-compliance with the requirements of the NPDES permit issued by the Los Angeles Regional Water Quality Control Board.

ATTACHMENTS:

EXHIBIT A - Resolution NPDES Benefit Assessment

EXHIBIT B - Public Notice

EXHIBIT A

Resolution No. 7615 – NPDES Benefit Assessment

RESOLUTION NO. 7615

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA APPROVING AN ASSESSMENT FOR IMPLEMENTING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER QUALITY MANAGEMENT PROGRAM.

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds that:

- A. The Federal Water Pollution Control Act ("Clean Water Act"), as implemented by the United States Environmental Protection Agency ("EPA"), requires that the city adopt plans and programs for stormwater quality management;
- B. The Clean Water Act (33 U.S.C. § 1342(p)) requires that the EPA establish regulations setting forth National Pollutant Discharge Elimination System ("NPDES") Permit requirements for stormwater discharges;
- C. To comply with and implement the requirements of federal and state clean water laws, the Ventura County Watershed Protection District ("District"), the County of Ventura, and the cities of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, San Buenaventura, Santa Paula, Simi Valley and Thousand Oaks, ("Co-permittees") formed the Ventura Countywide Stormwater Quality Management Program and submitted an application, including the Ventura Countywide Stormwater Quality Management Plan ("Stormwater Quality Management Plan"), to be covered by a single NPDES Permit for publicly owned municipal storm drains;
- D. In 1992, the City Council approved an Implementation Agreement between the Co-permittees to develop an integrated Stormwater Management Program with the objective of improving water quality in the watersheds of Ventura County;
- E. The Implementation Agreement provides that the Co-Permittees may fund the NPDES program through District's Benefit Assessment Program and prescribes a procedure for requesting the levy of the assessment, and
- F. On May 20, 2026 the City Council held a public hearing to consider the imposition of a \$37.74 per year assessment to finance the costs associated with the City's Municipal Stormwater Quality Management Program

SECTION 2: The City of Santa Paula requests that the District include the following amounts in its Benefit Assessment Program for Fiscal Year 2026-27.

- A. The estimated cost for the City to coordinate and comply with the NPDES Program for Fiscal Year 2026-27 is \$375,421.00;
- B. The assessment rate will be \$37.74 per Benefit Assessment Unit within the City;
- C. The City will receive \$6.65/BAU from the County for the City's share of the assessment.

SECTION 3: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of May, 2026

Carlos Juarez, Mayor

ATTEST:

Julie Latshaw, City Clerk

APPROVED AS TO FORM:

Monica Castillo, City Attorney

APPROVED AS TO CONTENT:

Dan Singer, City Manager

EXHIBIT B

May 5, 2026 Notice of Public Hearing



**CITY OF SANTA PAULA
NOTICE OF PUBLIC HEARING**

TAKE NOTICE that the Santa Paula City Council will hold a public hearing on **Wednesday, May 20, 2026**, commencing at 6:30 p.m. or as soon thereafter as possible in the Santa Paula Council Chambers, 970 Ventura Street. The public hearing will allow testimony regarding a proposed resolution of the City Council of the City of Santa Paula requesting that the Board of Supervisors of Ventura County continue to collect a Benefit Assessment of \$37.74 per Benefit Assessment Unit (BAU) on properties within the City of Santa Paula to fund federally mandated National Pollution Discharge Elimination System (NPDES) stormwater discharge permit activities in Santa Paula. The total assessment citywide would be approximately \$375,421.

All interested persons are invited to be present and heard at said meeting. Anyone who seeks to challenge the decisions of the City Council in court with respect to these matters may be limited to raising only those issues raised by the public hearing described in this notice, or in written correspondence delivered to the City at or prior to the public hearing.

Information relating to the above matter will be available for public review in the Office of the City Clerk of Santa Paula located in City Hall at 970 Ventura Street, Santa Paula, California, ten days before the hearing.

To be published in the Santa Paula Times Wednesday, May 6, 2026.

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: James Mason, Community & Economic Development Director

Subject: LEASE AGREEMENT BETWEEN THE CITY OF SANTA PAULA AND
THE BOYS AND GIRLS CLUB OF SANTA CLARA VALLEY FOR USE OF
1400 EAST HARVARD BOULEVARD

Date: May 20, 2026

Agenda Item: 12.A

RECOMMENDATION:

That the City Council:

1. Approve a Lease Agreement between the City of Santa Paula ("City") and the Boys and Girls Club of Santa Clara Valley ("Lessee") for the use of the gymnasium building, offices, classrooms and associated parking area located at 1400 East Harvard Boulevard; and
2. Authorize the City Manager, or designee, to execute the Lease Agreement in a form approved by the City Attorney and to take all actions necessary to implement the Agreement.

Presented by: Community & Economic Director James Mason

BACKGROUND:

The City owns real property located at 1400 East Harvard Boulevard, identified as Assessor Parcel Number 101-0-260-415 ("Property"). The Property consists of a gymnasium building, offices, classrooms, associated parking areas, and related improvements, and is located within the Institutional Civic Zone.

The City has negotiated a long-term lease with the Boys and Girls Club of Santa Clara Valley, a California nonprofit organization dedicated to providing youth recreation and after-school programming. The proposed lease will allow the Lessee to utilize the gymnasium building and adjacent parking areas ("Leased Premises") for program operations consistent with its nonprofit mission.

The Leased Premises do not include surrounding public park areas, which will remain under City control and available for public use.

ANALYSIS:

The proposed Lease Agreement establishes a long-term partnership between the City and the

Boys and Girls Club to expand youth services and recreational programming within the community.

The Lease provides for an initial term of fifteen (15) years, with an option to extend for an additional five (5) years upon mutual agreement of the Parties. The annual rent is set at a nominal rate of one dollar (\$1.00) per year, reflecting the significant public benefit provided through youth programming and community services.

Under the terms of the Lease:

- The Lessee shall use the property for youth recreation, after-school programs, and related community-serving activities;
- The City will retain access to the indoor basketball courts for municipal recreation programming on a mutually agreed-upon schedule;
- The Lessee will be responsible for all utilities, maintenance, and repair of the Leased Premises, including janitorial services and upkeep of building systems;
- The Lessee must comply with all applicable local, state, and federal laws, including accessibility and environmental regulations; and
- The Lease includes standard provisions related to indemnification, insurance, hazardous materials, and property maintenance to protect the City's interests.

The Lease further allows limited subleasing to Child Development Resources of Ventura County for program-related uses, subject to the terms outlined in the agreement.

This arrangement leverages a City-owned facility to provide expanded recreational and youth development services while minimizing direct operational costs to the City.

STRATEGIC PLAN:

The proposed Lease supports the City's goals of enhancing recreational opportunities, supporting youth development, and maximizing the use of public facilities through partnerships with community-based organizations.

FISCAL IMPACTS:

The Lease provides nominal annual revenue of one dollar (\$1.00) per year. However, the City will benefit from reduced operational and maintenance costs, as these responsibilities will be assumed by the Lessee.

Additionally, the Lease supports delivery of community services that would otherwise require City funding, representing a significant indirect fiscal benefit.

OPTIONS:

The City Council may:

1. Approve the Lease Agreement as recommended.
2. Decline to approve the Lease Agreement.
3. Provide alternative direction to staff.

ATTACHMENTS:

Attachment A - Santa Paula - Boys and Girls Club Lease

ATTACHMENT A
LEASE AGREEMENT BETWEEN THE CITY OF SANTA PAULA
AND THE BOYS AND GIRLS CLUB OF SANTA CLARA VALLEY

PARCEL NO.: 101-0-260-415

PROJECT: Lease of Property at 1400 East Harvard Boulevard, Santa Paula

CITY AGREEMENT NO.: _____

**LEASE AGREEMENT BETWEEN THE CITY OF SANTA PAULA
AND THE BOYS AND GIRLS CLUB OF SANTA CLARA VALLEY**

This Lease Agreement (“Lease”) is entered into on _____, 2026 (“Effective Date”) by and between CITY OF SANTA PAULA, a municipal corporation, (“CITY” or “LANDLORD”), and THE BOYS AND GIRLS CLUB OF SANTA CLARA VALLEY, a California nonprofit corporation (“LESSEE”). CITY and LESSEE are sometimes individually referred to herein as “Party” and collectively as “Parties.”

RECITALS

A. The CITY owns the real property located at 1400 East Harvard Boulevard, Santa Paula, CA 93060 (the “Property”). The Property is described by Assessor Parcel Numbers: 101-0-260-415 and is more particularly described in Exhibit “A” attached hereto and incorporated herein by reference.

B. The Property consists of the gymnasium building, parking lot area, and associated improvements. The Property is also located within the Institutional Civic Zone.

C. The CITY intends to lease the gymnasium building and surrounding parking lot area (“Leased Premises”) to LESSEE for use as an office, recreational gymnasium, and related incidental uses consistent with LESSEE’s nonprofit mission of providing youth recreation and after-school programs.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. LEASE; DESCRIPTION OF PROPERTY.** CITY leases to LESSEE, on an “as is” basis, the gymnasium building, offices, classrooms, and associated parking lot area located on the Property more particularly described in the attached Exhibit “A” (“Leased Premises”) and depicted in Exhibit “B”, which are incorporated by this

reference. The Leased Premises excludes the surrounding public park areas. LESSEE acknowledges that it has had the opportunity to inspect the Leased Premises and accepts them in their current condition, without any warranties or representations from CITY, express or implied, including but not limited to fitness for a particular purpose or compliance with laws.

2. **RENT.** LESSEE agrees to pay to CITY as rental for the Leased Premises the sum of one dollar (\$1.00) per year, payable in advance on the 19th day of November of each year during the Term.

3. **TERM AND TERMINATION.** The Term of this Lease shall be fifteen (15) years, commencing on the Effective Date and ending on the fifteenth anniversary thereof, unless earlier terminated as provided herein. The Term may be extended for additional five (5) year period upon the mutual consent of both Parties. This Lease may be terminated prior to the end of the Term as follows: (a) upon mutual written agreement of the Parties; (b) by either Party upon twelve (12) months' written notice to the other; (c) by City upon the Leased Premises being condemned; or (d) by City upon LESSEE's material breach of this Lease, if LESSEE fails to cure such breach within thirty (30) days (or such longer period as reasonably required if cure is commenced within thirty (30) days and diligently pursued) after City's written notice specifying the breach.

4. **USE OF PROPERTY.**

A. Subject to the limitations listed herein, LESSEE shall use the Leased Premises for youth recreation, after school programs, community meetings and related incidental activities, subject to compliance with local, state and federal laws and regulations. The Leased Premises may not be used for any other purpose without City's prior written consent, which may be withheld in City's sole discretion. LESSEE shall not use or permit the use of the Leased Premises in any manner that creates a nuisance, violates any law, or interferes with City's operations or adjacent public park uses.

B. LESSEE shall comply with all applicable laws, including but not limited to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) for any improvements or alterations, zoning ordinances, building codes, and accessibility requirements under the Americans with Disabilities Act (42 U.S.C. §§ 12101 et seq.) and Unruh Civil Rights Act (Civ. Code §§ 51 et seq.).

C. LESSEE shall not commit or permit waste on the Leased Premises and shall maintain them in a clean, safe, and sanitary condition.

D. LESSEE agrees to provide the gymnasium for use of the indoor basketball courts for the City's recreation sports programs on a mutually agreeable schedule.

5. **UTILITIES.**

A. LESSEE shall be responsible directly to the serving entities for all utilities required for its use of the Leased Premises. "Utilities" means electricity, gas, telephone services, trash, water, sewer, and cable television. LESSEE is

responsible to pay 100% of monthly water and sewer utility charges.

B. LESSEE agrees to order, obtain, and pay for all utilities and service and installation charges in connection with the use, development, and operation of the Leased Premises.

6. TRASH AND GARBAGE. LESSEE will provide and pay all costs for the complete and proper disposal and timely removal of all refuse resulting from its operations. LESSEE will provide and use appropriate covered receptacles for all refuse at the Leased Premises. Piling of boxes, cartons, barrels or other similar items in view of a public area will not be permitted. LESSEE shall be responsible for the proper disposal of its refuse in such a manner as not to contaminate or restrict sewer lines.

7. MAINTENANCE AND REPAIRS.

A. Tenant shall, at Tenant's sole cost and expense, keep and maintain the Leased Premises and all improvements located therein in good order, condition, and repair, including but not limited to the following:

- a) Interior maintenance of the Leased Premises, including floors, walls, ceilings, doors, windows, fixtures, and finishes;
- b) Landscaping;
- c) Restrooms, including routine cleaning, stocking of supplies (toilet paper, paper towels, soap, etc.), and upkeep of restroom fixtures;
- d) Plumbing systems serving the Leased Premises, including fixtures, sinks, toilets, drains, and minor plumbing repairs not involving structural components or main building lines;
- e) Electrical systems serving the Leased Premises, including outlets, switches, lighting fixtures, ballasts, and minor electrical repairs (excluding building main panels or service lines);
- f) Heating, ventilation, and air conditioning (HVAC) equipment serving only the Leased Premises, if applicable, excluding replacement of major components unless caused by Tenant's negligence; and
- g) Janitorial services within the Leased Premises, including trash removal and general cleanliness

B. CITY's designees may, at any reasonable time and without notice, enter the Leased Premises to inspect and determine if satisfactory maintenance is being performed. If the quality of maintenance is unsatisfactory, CITY will provide written notice to LESSEE specifying the specific nature of the complaint. Should LESSEE fail to improve and sustain satisfactory maintenance within thirty (30) days of CITY's notice, CITY may enter upon the Leased Premises and perform such maintenance. LESSEE will promptly reimburse CITY for the cost of maintenance, plus ten percent (10%) for CITY's administrative overhead.

C. LESSEE shall promptly repair any damage caused by its use or occupancy.

Major repairs (e.g., structural or exceeding \$5,000) shall require City's prior written approval.

D. Upon termination or expiration of this Lease, LESSEE shall surrender the Leased Premises to City in as good condition as received, ordinary wear and tear excepted.

8. HAZARDOUS MATERIALS. CITY represents that it has not and that, to CITY's knowledge, no third party has used, generated, stored, or disposed of, or permitted the use, generation, storage, or disposal of, any hazardous material (as defined below) on, under, or within the Leased Premises in violation of any law or regulation. LESSEE agrees that it will not use, generate, store, or dispose of any hazardous material (as defined below) on, under, or within the Leased Premises in violation of any law or regulation. LESSEE agrees to defend (with counsel acceptable to City) and indemnify CITY, its officers, officials, employees, agents, and volunteers, as provided in this Lease, against any and all losses, liabilities, claims, fines, penalties, and/or costs (including attorneys' fees and expert costs) arising from any breach by LESSEE of any representation, warranty, or agreement contained in this section. As used in this section, "hazardous material" means any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation (including petroleum and asbestos). LESSEE shall promptly notify City of any release or suspected release of Hazardous Materials and comply with all reporting and remediation requirements under applicable laws. This section shall survive termination or expiration of this Lease.

9. POSSESSORY INTEREST TAXES. LESSEE is hereby informed by CITY pursuant to Revenue & Taxation Code § 107.6 that its interest in the Leased Premises may be subject to property taxation and that LESSEE may be subject to the payment of property taxes levied on its interest. LESSEE shall not deduct such amount from payments to CITY.

10. QUIET ENJOYMENT. CITY agrees that LESSEE, upon making payments required to be paid by LESSEE under the terms of this Lease and upon observing and keeping the covenants, conditions, and terms of this Lease on LESSEE's part to be observed and performed, will lawfully and quietly hold, occupy, and enjoy the Leased Premises during the Term of this Lease.

11. CITY'S LIMITED WARRANTY. CITY warrants that it has full right and authority to enter into this Lease and that the person signing on behalf of CITY is authorized to do so. City further warrants that it is under no disability, restriction or prohibition, whether contractual or otherwise, with respect to its right to execute this Lease and perform its terms and conditions and has the legal right, power and authority to grant all of the rights granted herein.

12. CONDITION OF PROPERTY UPON TERMINATION. Upon termination of this Lease for any reason, LESSEE will vacate the Leased Premises and deliver them to CITY in good order and condition, damage by the elements, earthquake, fire, casualty, and ordinary wear and tear excepted. LESSEE shall remove all personal property and trade fixtures at its expense, repairing any damage caused by such removal.

13. SALE OR TRANSFER BY CITY. If CITY, at any time during the Term of this Lease, sell, lease, transfer, or otherwise convey all or any part of the Leased Premises to any transferee other than LESSEE, then such transfer will be under and subject to this Lease and all of LESSEE's rights hereunder.

14. CONDEMNATION. If all or part of the Leased Premises is acquired by eminent domain or threatened taking or purchase in lieu thereof, LESSEE acknowledges that it will have no claim to any compensation awarded for the taking of the Leased Premises or any portion thereof or for loss of or damage to LESSEE's improvements.

15. RELOCATION BENEFITS. LESSEE acknowledges that it was informed that CITY is a public entity and that the Leased Premises was previously acquired by CITY for a public purpose. LESSEE further acknowledges that any rights acquired under this Lease arose after the date of acquisition of the Leased Premises and that said rights are subject to termination when the Leased Premises is needed by CITY. LESSEE acknowledges that at the time of any termination of this Lease, LESSEE will not be a "displaced person" entitled to any of the relocation assistance or benefits offered to displaced persons under State or Federal law.

16. NO PUBLIC PROJECT. All rights given to LESSEE pursuant to this Lease are for LESSEE's use of the Leased Premises identified herein. Any trespass, use, or other utilization of private property by LESSEE is done at its own risk; LESSEE is not an agent of CITY and this Lease is not intended, nor should it be construed, to constitute a public project.

17. FORCE MAJEURE. Neither Party shall be liable for any failure to perform its obligations under this Lease if such failure is caused by events beyond its reasonable control, including but not limited to fire, flood, earthquake, explosion, war, riot, embargo, government regulation, civil or military authority, or acts of God ("Force Majeure Events"). The affected Party shall promptly notify the other Party of the Force Majeure Event and use reasonable efforts to mitigate its effects. Performance shall resume as soon as practicable after the Force Majeure Event ceases. If a Force Majeure Event prevents performance for more than ninety (90) days, either Party may terminate this Lease upon written notice.

18. NO FIXTURES. Improvements and facilities that currently exist, or may be constructed during the term of this Lease, will not constitute fixtures attached to the Leased Premises. Any such facilities may be removed by LESSEE upon termination of the Lease, provided LESSEE repairs any damage caused by removal.

19. ALTERATIONS, IMPROVEMENTS, MECHANICS' LIENS. Except as provided by this Lease, LESSEE shall not make, or cause to be made, any improvements or alterations to the Leased Premises, or any part thereof, without CITY's prior written consent, which may be withheld in City's reasonable discretion. Any approved alterations or improvements shall be at LESSEE's sole expense and comply with all applicable laws.

LESSEE shall keep the Leased Premises free from any liens arising out of any work performed, material furnished, or obligations incurred by LESSEE. LESSEE shall promptly discharge or bond any such lien at its expense.

20. ASSIGNMENT AND SUBLETTING. CITY consents to the sublease of a portion of the Leased Premises (primarily the kitchen and portable structures) to Child Development Resources of Ventura County. CITY shall have the right to approve the sublease prior to its execution, and LESSEE shall provide a copy of the executed sublease upon CITY's request. Except as specifically provided herein, this Lease may not be assigned, transferred, or sublet by LESSEE, whether voluntarily, by operation of law, or otherwise, including through merger, reorganization, bankruptcy, court order, or through any other means without City's prior written consent, which may be withheld in City's sole discretion. Any such purported transfer without consent will be null and void and shall constitute a material breach of this Lease.

21. HOLDOVER. If LESSEE holds possession of the Leased Premises after the expiration of the initial term, or any extension, without CITY's written consent, LESSEE will become a holdover tenant from month-to-month at the fair market rental rate per month. Such holdover shall be subject to all of the terms and conditions of this Lease except for any right to extend or renew.

22. INDEMNIFICATION.

A. LESSEE shall indemnify, defend (with counsel acceptable to City), and hold CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees and expert costs), injuries, or liability, arising out of this Lease, or its performance, or LESSEE's use or occupancy of the Leased Premises, except for CITY's sole gross negligence or willful misconduct. Should CITY be named in any suit, or should any claim be filed against it, by suit or otherwise, whether the same be groundless or not, arising out of this Lease, or its performance, or LESSEE's use or occupancy, pursuant to this Lease, LESSEE will defend CITY (at CITY's request and with counsel satisfactory to CITY) and will indemnify it for any judgment rendered against it or any sums paid out in settlement or otherwise.

B. For purposes of this section "CITY" includes CITY's officers, officials, employees, agents, representatives, and volunteers.

C. LESSEE expressly agrees that this hold harmless and indemnification provision is intended to be as broad and inclusive as is permitted by the law of the State of California and that if any portion is held invalid, it is agreed that the balance will, notwithstanding, continue in full legal force and effect.

D. The duties set forth in this section shall survive termination of this Lease.

E. The requirements as to the types and limits of insurance coverage to be

maintained by LESSEE as required by Section 24 below, and any approval of such insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by LESSEE pursuant to this Lease, including but not limited to the provisions concerning indemnification.

23. INSURANCE. LESSEE shall procure and maintain insurance of the type, for the period, with the coverages and limits, and in accordance with the terms, conditions, and requirements that follow:

A. LESSEE will provide Commercial General Liability, Broad Form General Liability and Business Automobile Liability insurance that meet or exceed the requirement of ISO Forms GL0002, GL0404 and CA0001, Code 1, respectively, in the most current State of California approved forms, in connection with LESSEE's performance in the amount of not less than \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage for each policy coverage.

B. Commercial General Liability, Broad Form General Liability, and Business Automobile Liability policies required in this Lease will be endorsed to name CITY, its officials, volunteers, and employees as "additional insureds" under said insurance coverage, to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto, and to state that the policy(ies) will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to CITY.

C. LESSEE will maintain Fire Insurance coverage for the full replacement value of all buildings, equipment, materials and supplies which are used or stored for use by the LESSEE in connection with this Lease. The CITY shall be named as loss payee with respect to CITY-owned property.

D. LESSEE will furnish to CITY a certificate of insurance, in the standard form required by CITY, duly authenticated, evidencing maintenance of the insurance required under this Lease and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time, including but not limited to endorsements. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII."

24. COMPLIANCE WITH LAW. LESSEE shall, at its sole cost and expense, comply with all of the requirements of all federal, state, and local authorities now in force, or which may hereafter be in force, pertaining to the Leased Premises and shall faithfully observe in the use of the Leased Premises all applicable laws. The judgment of any court of competent jurisdiction that LESSEE has violated any such ordinance or statute in the use of the Leased Premises will be conclusive of that fact as between CITY and LESSEE.

25. WAIVER OF BREACH. Any express or implied waiver by CITY of a breach of any term of this Lease will not constitute a waiver of any further breach of the same or other

term of this Lease.

26. BANKRUPTCY OR INSOLVENCY; RECEIVER. The occurrence of any of the following shall constitute a material breach of this Lease by LESSEE: (a) appointment of a receiver to take possession of all or substantially all of the assets of LESSEE, (b) a general assignment by LESSEE for the benefit of creditors; (c) any action taken or offered by LESSEE under any insolvency or bankruptcy action. In such event, and to the extent permitted by law, this Lease will terminate and the CITY shall have the right to re-enter and take possession of the Leased Premises, in addition to any other rights or remedies available to the CITY at law or in equity..

27. NOTICES. All notices or other communications required or permitted by this Lease or by law to be served on or given to either Party by the other Party shall be in writing and shall be deemed given when personally delivered to the Party to whom they are directed, or in lieu of such personal service, three (3) business days after deposit in the United States Mail, certified or registered mail, return receipt requested, postage prepaid, addressed to:

LESSEE at: Boys and Girls Club of Santa Clara Valley
Attention: Executive Director
P.O. Box Santa Paula, CA 93060
(805) 525 7910

CITY at: City of Santa Paula
Attn: City Manager's Office
P.O. Box 569 Santa Paula, CA 93060

Either Party may change its address for the purpose of this Section by giving written notice of the change to the other Party as provided herein.

28. ACCEPTANCE OF ELECTRONIC SIGNATURES. The Parties agree that electronic signatures shall have the same force and effect as original signatures. Agreements ancillary to this Lease and related documents to be entered into in connection with this Lease will be considered signed when the signature of a party is delivered by facsimile or electronic transmission. Such facsimile or electronic signature shall be treated in all respects as having the same effect as an original signature.

29. GOVERNING LAW. This Lease shall be governed by and construed in accordance with the laws of the State of California and exclusive venue for any action involving this Lease will be in Ventura County Superior Court.

30. PARTIAL INVALIDITY. If any provision of this Lease is held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Lease shall remain in full force and effect, unimpaired by the holding.

31. INTEGRATION. The Lease, including its exhibits, constitute the entire agreement between CITY and LESSEE respecting the Leased Premises, the use of the Leased Premises by LESSEE, and the specified Term, and correctly sets forth the obligations of CITY and LESSEE. Any agreements or representations respecting the Leased Premises or its lease by CITY to LESSEE not expressly set forth in this Lease are null and void. There are two (2) attachments to this Lease.

32. CONSTRUCTION. The language in all parts of this Lease shall be construed simply, according to its fair meaning, and this Lease shall never be construed either for or against either Party.

33. AUTHORITY/MODIFICATION. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Lease and to bind the Parties to its terms. This Lease may be modified by written amendment signed by both Parties. CITY's city manager, or designee, may execute any such amendment on behalf of CITY.

34. COUNTERPARTS. This Lease may be executed in any number or counterparts, each of which will be an original, and all counterparts together shall constitute one and the same instrument.

35. NO THIRD-PARTY BENEFICIARIES. Nothing in this Lease shall confer any rights upon any third party not a signatory hereto.

36. TIME IS OF THE ESSENCE. Time is of the essence with respect to the performance of every provision of this Lease in which time of performance is a factor.

37. ATTORNEYS' FEES. In any action or proceeding arising out of this Lease, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing Party.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF SANTA PAULA

BOYS AND GIRLS CLUB OF
SANTA CLARA VALLEY

Dan Singer,
City Manager

Executive Director
Boys and Girls Club of Santa Clara
Valley

ATTEST:

Taxpayer ID No. 95-2497853

Julie Latshaw,
City Clerk

APPROVED AS TO FORM:

Monica Castillo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

A portion of Subdivision 27 of Rancho Santa Paula Y Saticoy as said subdivision 27 is designated and delineated upon the certain map entitled "Plat of the Rancho Santa Paula Y Saticoy" and recorded in the office of the county Recorder of Ventura County, California in Book "A" of Miscellaneous Transcribed Records from Santa Barbara County at page 290, more particularly described as follows:

Beginning at an axel set in concrete at the point of intersection of the southeasterly line of that certain public road, 100 feet in width, known as Harvard Boulevard and the westerly line of that certain parcel of land confirmed to Mack Castanos by judgment recorded in the office of the County Recorder of Ventura county in Book 313 of official records part 57; thence along the westerly line of said Castanos property; south 20° 29' 40" East 63.19 feet to a 1.25 inch iron pipe, the true point of beginning; thence,

1st: North 65° 44' 55 11 East 161.30 feet; thence,

2nd South 25° 15' East 213.00 feet; thence,

3rd South 65° 45' West 63.00 feet; thence,

4th North 67° 05' West 86.00 feet; thence,

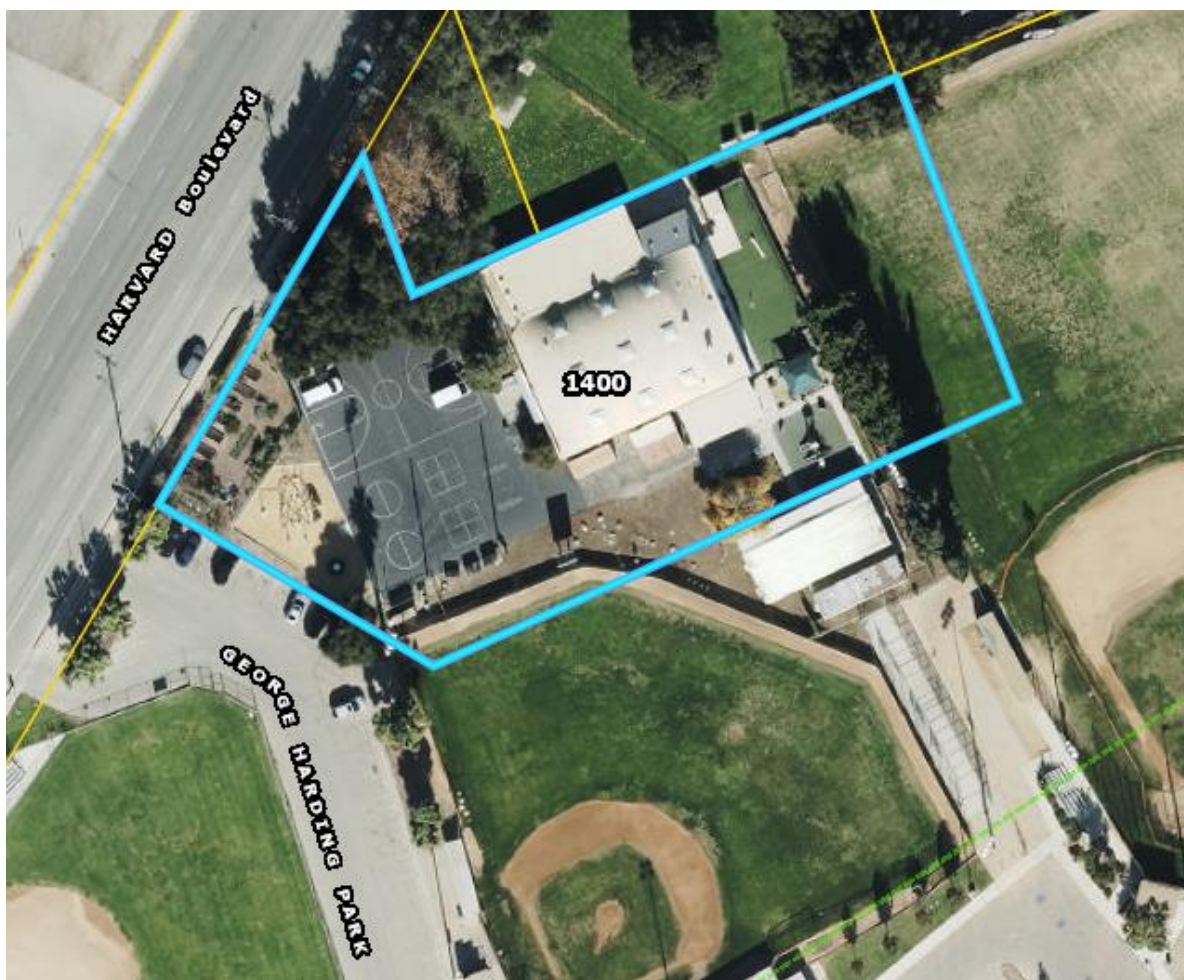
5th South 65° 44' 3 0" 100.00 feet; thence,

6th North 59° 29' West 139.00 feet, more or less, to said southeasterly line of Harvard Boulevard; thence along said southerly line,

7th North 30° 31' East 113.00 feet; thence,

8th South 84° 29' East 49.5 feet, more or less, to the true point of beginning.

EXHIBIT B
DEPICTION



**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Christy Ramirez, Finance Director

Subject: 3RD QUARTER FISCAL REPORT 25/26

Date: May 20, 2026

Agenda Item: 12.B

RECOMMENDATION:

Staff recommends that the City Council

1. Approve budget recommendations and personnel changes as noted in the fiscal impact section.

Presented by: Finance Director, Christy Ramirez

BACKGROUND:

The purpose of this Third Quarter Financial Review is to provide a status update on the City's revenue and expenditure activity as it relates to the FY 2025/26 Operating Budget, which was originally adopted on June 18, 2025. This report provides an overview of the revenue and expenditure activity in the General Fund, as well as the City's Special Funds, and presents recommendations for adjustments to the adopted budget, where needed.

The first section of this report is a summary of the financial activity for the City's most significant fund, the General Fund, as of May 12, 2026. Staff has also included discussion on other miscellaneous funds and the Capital Improvement Program (CIP) budget.

In analyzing the attached report, the following information should be taken into consideration:

- Revenues and expenditures are recorded during the period received or paid. It is only at the end of the fiscal year that accrual entries are made to associate the revenues and expenditures to the corresponding period.
- The receipt of revenues varies according to the source of funding, so the December totals may not represent six months of revenues in many categories. For example, "Traditional" Property Tax payments are normally received as follows: 56% in December, 41% in April, and 3% in June.
- Expenditures for salaries and some operating costs may be disbursed evenly on a month-to-month basis, however, there are some expenditure line items whereby funds are released or encumbered at the start of the new fiscal year. In addition, expenditures for Liability Insurance, Workers Compensation and Debt Service are made on a quarterly, semi-annual or annual basis.

ANALYSIS:

Fiscal Year 25/26 revenues are generally trending on target with expectations overall.

Following is a breakdown of staff recommendations to budget modifications for Q3 25/26 by fund:

GENERAL FUNDS -

Overall, based on year-to-date activity analysis and comparison to prior year actuals in the Third Quarter of FY 2025/26, revenues and expenditures for the General Fund are tracking at levels expected, with a few outliers higher than budgeted. At this time, staff is recommending revenue and expenditure adjustments that continue to maintain a balanced budget, described in further sections of this report.

The General Fund is the general operating fund of the City and accounts for activities and services traditionally associated with general municipal services. When discussing the General Fund in this report, included is the sub funds such as Measure T, Measure R and Recreation Program funds. Staff has included recommended budget adjustments for all funds within the analysis of the Revenues, Expenditures, and Capital Improvement Program and Other Funds sections of this report.

Staff continues to closely monitor revenue projections, as well as evaluate resource requirements, and will advise Council of any additional changes not identified in this report as they arise. Details regarding revenue and expenditure performances, previous Council approved budget appropriations made this fiscal year, as well as recommended budget revisions are further outlined in this report.

General Fund Revenue Analysis:

The tables and summary information below provide additional detail on the revenue activity to date on a budget to actual comparison.

All General Funds	Budget	Actuals	Proposed Adjustments	Actuals % of Budget
Charges for Service	1,289,711	1,834,722	727,062	142.3%
Licenses & Permits	2,220,241	1,868,832	(300,000)	84.2%
Fines & Penalties	66,000	41,432	-	62.8%
Other Revenue	49,306	30,957	-	62.8%
Intergovernmental Revenues	508,000	572,065	140,000	112.6%
Property Related	6,407,331	4,129,774	-	64.5%
Sales Tax	12,250,000	7,922,459	(100,000)	64.7%
Other Taxes	374,260	271,045	-	72.4%

TOT	80,000	34,121	-	42.7%
Business License	144,500	142,649	-	98.7%
Real Property Transfer Tax	149,760	94,275	-	63.0%
Franchise Fee	995,000	1,117,549	-	112.3%
Investments & Rents	150,000	141,981	-	94.7%
Transfers	2,237,071	-	-	0.0%
TOTALS	26,546,920	17,930,815	-	67.5%

Licenses and Permits revenue categories are falling short of reaching target levels. Permits budgeted for FY 25/26 primarily consist of significant development activity revenues, as they are in Charges for Services this year. Due to the delay of a development project, a shortfall in building permits is expected totaling \$300,000 across various line items as noted in the fiscal impact section. **Staff is recommending a decrease of \$300,000 in Licenses and Permits .**

Charges for Services , as noted in the budget process, the majority of the \$1.3m budget relied on one-time revenues from development activity and are trending as expected for the original budgeted amounts. However one development that was expected to receive revenues for Plan Check Fees in FY 27/28 has had a faster implementation phase and is causing that line item to exceed the budget by \$567,026 to date. Also included in this category are reimbursements for the Summer Camp Program that was not budgeted totaling \$160,236. **Staff is recommending an increase of \$727,262 to this revenue category.**

Other Revenues encompasses all other revenues not otherwise mentioned. While donations have not yet materialized, no changes are recommended for this category at this time as they are generally on track to meet expectations.

The **Intergovernmental Revenue** category, which includes the Prop 172 sales tax (sales tax for public safety activities), is expected to be in line with the budget for the majority of categories with two exceptions. The first change recommended is to address the lack of post reimbursements totaling \$20,000 shortfall, the second is an increase of \$160,000 for the grant funding Winter and Fall sports program. **A total increase of \$140,000 is recommended for this category.**

The **Property Tax** category is composed of two payment types - the "Traditional" Property Tax, which are received in large part during the months of December and April, and the Property Tax in Lieu of Motor Vehicle License Fees (MVLFF) which is received in two payments during January and May. Traditional property taxes are trending above expected levels. **An increase of \$80,155 is recommended for this category.**

The annual **Sales Tax** budgeted figure of \$12.25m is comprised of twelve (12) monthly

payments for the traditional Sales Tax line item, as well as an equal amount of payments for the Measure T and Measure R 1% Sales Tax. To date, the revenues collected totaled \$7.9m, or 64.7% of the estimated revenue for the year, accounting for 10 months of revenue. **Staff is recommending a decrease of \$100,000 to be in line with HDL projections for General Sales Tax.**

Other Taxes consists of three subcategories including **Transient Occupancy Tax (TOT), Business License, and Real Property Transfer Tax.** Revenues are trending on target in comparison with prior year totals, and as such no changes are currently recommended, however staff will continue to monitor Real Property Deed Transfer Tax revenues as those amounts fluctuate year over year and are currently \$55,000 under budget with only a few months worth of revenue remaining.

The City collects **Franchise Fees** from five main service provider sources (Cable, Electric, Gas, Pipeline, Solid Waste). Each provider of these services has a different payment schedule. Electric and Gas providers make annual payments in April. The Cable provider is on a quarterly payment plan, while Pipeline franchise fees are collected twice a year. This category also includes the Commercial Refuse Hauler, or Trash Hauler Franchise Fees, The Mid-Year totals are on par with projections. While it appears that this category is over budget, staff will at year end transfer the AB 939 fees to the Stormwater Fund.

Investments & Income Staff is not recommending any changes to this group as revenues are in line with projections.

Overhead/Transfers In are revenues provided by other funds to offset costs in the General Fund. These charges are done via journal entry and trued up at the end of the year. No changes are recommended for this category at this time.

General Fund Expenditure Analysis:

The General Fund expenditures budget is currently at \$27.6 million and reflects the budget originally adopted and additional appropriations approved by Council through December 2024 (not including carryovers).

All departments are currently below the expected target of their overall allocated budgets as of May 12, 2026. However other needs have been identified as discussed below:

- \$10,000 budget allocation is requested to fund consulting services in the City Manager's Office. The request relates to further implementation efforts coming out of the recent Employee Engagement Survey with \$25,000 for Young Sterling to continue facilitation and organization development services and \$20,000 for MRG to help with organizational assessments. These costs will be partially funded with \$10,000 savings in professional services and \$25,000 in salary savings from the Deputy City Manager vacancy of about 3.5 months.

CAPITAL IMPROVEMENT PROGRAM AND OTHER FUNDS:

On a budget basis, the various grant-type funds are balanced with revenues matching expenditures. However, on an actual basis, funds are reimbursed after they are expended.

The reimbursement requests for grant expenditures are submitted in a timely manner either on a monthly or quarterly basis by the staff responsible for the project reimbursements. Any negative balances are the result of timing of revenues. Revenue projections are reviewed on a quarterly basis and recommended adjustments are made when necessary.

- \$200,000 for the WRF Blower Replacement project is required. This amount was originally approved at the June 4, 2025 City Council meeting and was contingent on approval of the 25/26 budget but was not included during the budget process.
- \$100,000 for the Catch Basin Trash Excluder project. This is in order to maintain compliance with State requirements by September 2026. This request will need to be included in the midcycle update as an additional \$100,000 per year will be needed for a total of four years (\$400,000 total cost).
- An additional \$16,416 is requested to fund a Part time Parks and Abatement specialist for the Community Facilities District.

STRATEGIC PLAN:

This item is not a goal or objective in City Council's two-year Strategic Plan, however it is important to communicate the City's fiscal status to the Council and the public to maintain operational excellence.

FISCAL IMPACTS:

Account	Description	Increase	Decrease
100-4-1000-5030	Plan Check Fees	\$ 567,026	
100-4-1500-5063	Misc-Dept Reimbursement	\$ 160,236	
100-4-1000-1150	Building Permits		\$ 250,000
100-4-1000-1180	Mechanical Permits		\$ 12,000
100-4-1000-1240	Energy Permits		\$ 38,000
100-4-4500-4040	POST Reimbursement		\$ 20,000
100-4-7500-4279	Misc Grant Funding	\$ 160,000	
100-4-7500-0010	Property Taxes-Secured	\$ 80,000	
100-4-7500-0150	Sales Tax		\$ 100,000
100-5-0511-209	Professional Services	\$ 10,000	
	WRF Blower Replacement	\$ 200,000	
	Catch Basin Excluder	\$ 100,000	
504-5-1532-XXX	Various Salary Line Items	\$ 16,416	

These proposed changes will have a net increase of \$537,262 to the general fund, however it is important to remember that the increased plan check fees of \$567,026 is revenue that was anticipated for FY 26/27.

The Sewer fund will decrease by \$300,000 this fiscal year and will utilize existing fund balance. The CFD fund will utilize \$16,416 of existing fund balance.

OPTIONS:

1. The Council may reject staff's recommendations and provide additional guidance on reserve transfers and budget allocations.

ATTACHMENTS:

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council Regular

From: Dan Singer, City Manager

Subject: FUTURE AGENDA ITEMS

Date: May 20, 2026

Agenda Item: 13.A

RECOMMENDATION:

Staff recommends City Council review future agenda items.

BACKGROUND:

The attached Future Agenda Items forecast identifies anticipated agenda items for upcoming Council meetings as well as Study Session topics and long-range discussion items. Placing this forecast on the agenda affords the Council and the public the opportunity to discuss such topics and to make any recommendations. It should be noted this is only a forecast and may change over the course of time or based on feedback by the Mayor and City Manager during review of future agendas.

ANALYSIS:

Should a member of the City Council wish to introduce a future agenda topic, it should be done in compliance with the Council's adopted Manual of Procedural Guidelines, Section 5.1. Items introduced by a member of the Council during a Council meeting requires a second and should be reserved for time-sensitive matters needing attention within the proceeding 45 day period.

STRATEGIC PLAN:

FISCAL IMPACTS:

OPTIONS:

ATTACHMENTS:

[06.3.2026_Future_Agenda_Items_Im.pdf](#)



Santa Paula City Council Tentative Agenda Schedule

	Special Meeting Wednesday, June 3rd, 4:00 pm	
	Closed Session: City Manager Review	
	Regular Meeting June 3rd – 6:30 pm	
P&R	Arbor Day Poem Winners	
PW	Public Works Department Report	
Finance	Department Report	
PW	Athens Rate Adjustment Request	
PW	Geologic Hazard Abatement District GHAD	
PW	Hillsborough Assessment District	
Admin	AI Policy	
Clerk	Committee/Commission Appointments	
Clerk	Consolidation of Statewide Election Nov. 3 rd , 2026	
Clerk	Conflict of Interest Code Biennial Review	
Clerk	Elections Candidate Statement Requirements	
PW	WTF Solar Project	
	Special Meeting Wednesday, June 17th – 4:30 pm	
	Closed Session: City Manager Review	
	Regular Meeting June 17th - 6:30pm	
CDD	Community Development Department Report	
Admin	Grants Update	
PW	Water & Sewer Master Plans Presentation	
	STUDY SESSION TOPICS	
Finance	Development Impact Fees (DIF)*	2 nd Qtr.
Admin	Municipal Code Update – Joint with Planning Commission	
Admin	No Smoking Ordinance	2 nd Qtr.
CDD	Use of Triangle Property on Housing	TBD
CDD/PW	Impacts of Local Growth	3 rd Qtr.
CDD	Mobile Home Rent Control Ordinance Workshop (2 of 2)	June
P&R	Park Host Program	TBD
PD & Legal	Electric Bike/Scooter Ordinance Options	2 nd Qtr.
	FUTURE AGENDA ITEMS	
CDD	Central Business District Live Entertainment Ord 1339	2 nd Qtr.
Legal	Fire MOU Amendment for Station 26	TBD
Admin	Code Amendment Introduce Ordinance – Ongoing	
CDD	Downtown Vacancies Ordinance	2 nd Qtr.



Santa Paula City Council Tentative Agenda Schedule

CDD	Downtown Parking Inventory Update	3 rd Qtr.
PW	Water & Sewer Rate Study	2 nd Qtr.
CDD	Gateway Shopping Center CUP	2 nd Qtr.
CDD	Remnant Parcel Annexation	3 rd Qtr.
PW	Plans and Specifications for Peck/Calpipe Street Improvement	3 rd Qtr.
PW	Approve final design of bike trail extension, Telegraph Rd., and Roundabout	3 rd Qtr.
Admin	Grant Application Status Report	2 nd Qtr.
Admin	Labor Agreements with outside Unions	2 nd Qtr.
Admin	Strategic Plan – 1 year Update	3 rd Qtr.

Activities associated with the Council's Strategic Plan*