



CITY OF NEWARK CITY COUNCIL

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4266 • E-mail: city.clerk@newark.org

City Administration Building
7:30 p.m.
City Council Chambers

AGENDA

Thursday, October 10, 2019

A. ROLL CALL

B. MINUTES

- B.1 Approval of Minutes of the City Council meetings of September 26, 2019.
(MOTION)**

C. PRESENTATIONS AND PROCLAMATIONS

- C.1 Introduction of employee.**

D. WRITTEN COMMUNICATIONS

E. PUBLIC HEARINGS

F. CITY MANAGER REPORTS

(It is recommended that Items F.1 through F.2 be acted on simultaneously unless separate discussion and/or action is requested by a Council Member or a member of the audience.)

CONSENT

- F.1 Authorizing the City Manager to execute a Side Letter between the City of Newark and the Newark Association of Miscellaneous Employees (NAME) to provide the off-salary-schedule pay to Part-Time, Seasonal, and Temporary (PST) employees converted to regular full-time employees in the same classification – from Acting Human Resources Director Que-Garcia.
(RESOLUTION)**
- F.2 Authorizing the City Manager to execute individual contract change orders with Webcor Builders for the Design-Build contract for the New Civic Center, Project 1188, and amending the 2018-2020 Biennial Budget and Capital Improvement Plan for fiscal year 2019-2020 – from Chief Building Official/City Architect Collier.
(RESOLUTION)**

NONCONSENT

F.3 Authorizing the assignment of up to \$2,713,174 of Measure A1 Base City Allocation and \$2,765,000 of the City’s Affordable Housing Funds to Eden Housing for development of a 79-unit Senior Affordable Housing at 37660 Timber Street – from Deputy Community Development Director Interiano. (RESOLUTION)

G. CITY ATTORNEY REPORTS

H. ECONOMIC DEVELOPMENT CORPORATION

I. CITY COUNCIL MATTERS

J. CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

K. ORAL COMMUNICATIONS

L. APPROPRIATIONS

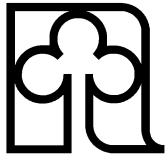
Approval of Audited Demands. (MOTION)

M. CLOSED SESSION

N. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the City Council, will be made available for public inspection at this meeting and at the City Clerk’s Office located at 37101 Newark Boulevard, 5th Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

For those persons requiring hearing assistance, please make your request to the City Clerk two days prior to the meeting.



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City Administration Building
7:30 p.m.
City Council Chambers

AGENDA

Thursday, October 10, 2019

CITY COUNCIL:

Alan L. Nagy, Mayor
Sucy Collazo, Vice Mayor
Luis L. Freitas
Michael K. Hannon
Mike Buccì

CITY STAFF:

David J. Benoun
City Manager

Michael Carroll
Police Chief

Soren Fajeau
Public Works Director

David Zehnder
Recreation and Community
Services Director

Helen Que-Garcia
Acting Human Resources Dir.

Kristopher J. Kokotaylo
Interim City Attorney

Krysten Lee
Finance Manager

Steven M. Turner
Community Deveopment Dir.

Sheila Harrington
City Clerk

Welcome to the Newark City Council meeting. The following information will help you understand the City Council Agenda and what occurs during a City Council meeting. Your participation in your City government is encouraged, and we hope this information will enable you to become more involved. The Order of Business for Council meetings is as follows:

- | | |
|--|--------------------------------|
| A. ROLL CALL | I. COUNCIL MATTERS |
| B. MINUTES | J. SUCCESSOR AGENCY |
| C. PRESENTATIONS AND PROCLAMATIONS | TO REDEVELOPMENT AGENCY |
| D. WRITTEN COMMUNICATIONS | K. ORAL COMMUNICATIONS |
| E. PUBLIC HEARINGS | L. APPROPRIATIONS |
| F. CITY MANAGER REPORTS | M. CLOSED SESSION |
| G. CITY ATTORNEY REPORTS | N. ADJOURNMENT |
| H. ECONOMIC DEVELOPMENT CORPORATION | |

Items listed on the agenda may be approved, disapproved, or continued to a future meeting. Many items require an action by motion or the adoption of a resolution or an ordinance. When this is required, the words **MOTION**, **RESOLUTION**, or **ORDINANCE** appear in parenthesis at the end of the item. If one of these words does not appear, the item is an informational item.

The attached *Agenda* gives the *Background/Discussion* of agenda items. Following this section is the word *Attachment*. Unless “none” follows *Attachment*, there is more documentation which is available for public review at the Newark Library, the City Clerk’s office or at www.newark.org. Those items on the Agenda which are coming from the Planning Commission will also include a section entitled *Update*, which will state what the Planning Commission’s action was on that particular item. *Action* indicates what staff’s recommendation is and what action(s) the Council may take.

Addressing the City Council: You may speak once and submit written materials on any listed item at the appropriate time. You may speak once and submit written materials on any item **not** on the agenda during *Oral Communications*. To address the Council, please seek the recognition of the Mayor by raising your hand. Once recognized, come forward to the lectern and you may, but you are not required to, state your name and address for the record. Public comments are limited to five (5) minutes per speaker, subject to adjustment by the Mayor. Matters brought before the Council which require an action may be either referred to staff or placed on a future Council agenda.

No question shall be asked of a council member, city staff, or an audience member except through the presiding officer. No person shall use vulgar, profane, loud or boisterous language that interrupts a meeting. Any person who refuses to carry out instructions given by the presiding officer for the purpose of maintaining order may be guilty of an infraction and may result in removal from the meeting.



CITY OF NEWARK CITY COUNCIL

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City Administration Building
7:30 p.m.
City Council Chambers

Minutes

Thursday, September 26, 2019

A. ROLL CALL

Mayor Nagy called the meeting to order at 7:30 p.m. Present were Council Members Hannon, Collazo, Freitas, and Bucci.

B. MINUTES

B.1 Approval of Minutes of the City Council meeting of September 12, 2019. MOTION APPROVED

Council Member Bucci moved, Council Member Hannon seconded, to approve the Minutes of the regular City Council meeting. The motion passed, 5 AYES.

C. PRESENTATIONS AND PROCLAMATIONS

C.1 Introduction of employees.

Mayor Nagy introduced Public Safety Clerk Trevor Ware and Vehicle Abatement Officer Veronica Mora of the Police Department.

Mayor Nagy thanked the Police Explorers in the audience for their service.

D. WRITTEN COMMUNICATIONS

E. PUBLIC HEARINGS

F. CITY MANAGER REPORTS

Mayor Nagy stated that staff requested the removal of the reference to the Used Oil Collection Program in paragraph 5 of the resolution for item F.2. The Program was previously approved by the City Council.

Council Member Freitas moved, Council Member Hannon seconded, to approve Consent Calendar Items F.1 through F.2 (as amended), that the resolutions be numbered consecutively, and that reading of the titles suffice for adoption of the ordinance and resolution. The motion passed, 5 AYES.

CONSENT

- F.1 Second reading and adoption of an ordinance to amend Title 17 (Zoning) of the Newark Municipal Code to revise sections: 17.07.020, 17.07.030, 17.07.040(D)(5), 17.07.040(E), 17.08.020, 17.13.040(B), 17.26.090(E) and 17.26.280, generally affecting land uses, pedestrian walkways, landscaping, design standards, public notice requirements and other development standards. ORDINANCE NO. 516**
- F.2 Amendment of the 2018-2020 Biennial Budget and Capital Improvement Plan for Fiscal Year 2019-2020 for Capital Improvement Plan Budget Rollovers. RESOLUTION NO. 10989**

NONCONSENT

- F.3 Authorization for the City of Newark to accept \$750,000 in funding from the State of California to be used for car break-in prevention efforts. RESOLUTION NO. 10990**

Police Captain Arguello gave a presentation (on file with City Clerk) that detailed increased car break-ins over the last 5 years and reviewed potential uses of the State of California funding to help prevent future occurrences.

Mayor Nagy thanked Assembly Member Chu for his efforts in securing the funding.

Council Member Collazo moved, Council Member Bucci seconded to, by resolution, authorize the City of Newark to accept \$750,000 in funding from the State of California in accordance with Assembly Bill 74, Chapter 23, Statutes of 2019, Item 5227-107-0001, Provision 1(d) for Car Break-In Prevention and amend the 2018-2020 Biennial Budget. The motion passed, 5 AYES.

G. CITY ATTORNEY REPORTS**H. ECONOMIC DEVELOPMENT CORPORATION****I. CITY COUNCIL MATTERS**

The entire City Council thanked the Newark Days Committee and City staff for another successful Newark Days celebration.

Mayor Nagy stated that Tesla has opened a new supercharger station at the Lazy Dog restaurant.

Council Member Collazo stated that October 19, 2019 is Newark Night at the Oakland Roots soccer game in Oakland. Shop Newark.

J. CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

K. ORAL COMMUNICATIONS

Jana Sokale stated her concerns regarding climate change, the Area 4 development, and the Capital Corridor Joint Powers Authority Alviso Wetland Railroad Alternatives Adaptation Study (includes rail line through Newark). She presented copies of the Newark specific pages from the San Francisco Bay Shoreline Adaptation Atlas (on file with City Clerk). She requested further information on the Area 4 review process and suggested that the City hold a meeting on climate change.

L. APPROPRIATIONS

Approval of Audited Demands.

MOTION APPROVED

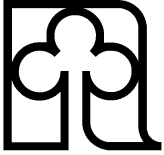
City Clerk Harrington read the Register of Audited Demands: Check numbers 118861 to 118985.

Council Member moved, Council Member seconded, to approve the Register of Audited Demands. The motion passed, 5 AYES.

M. CLOSED SESSION

N. ADJOURNMENT

Mayor Nagy adjourned the meeting at 8:13 p.m.



CITY OF NEWARK CITY COUNCIL

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SPECIAL MEETING

Minutes

Thursday, September 26, 2019

City Administration Building
8:00 p.m.
City Council Chambers

A. ROLL CALL

Mayor Nagy called the meeting to order at 8:13 p.m. Present were Council Members Hannon, Collazo, Freitas, and Bucci.

B. CLOSED SESSION

Closed Session for Liability Claims Pursuant to Government Code Section 54956.95. Claimant: Jeffrey Saunders. Agency claimed against: City of Newark – from Interim City Attorney Kokotaylo and Acting Human Resources Director Que-Garcia.

At 8:14 p.m. the City Council recessed to a closed session.

At 8:19 p.m. the City Council convened in closed session in the Fifth Floor Conference Room.

At 8:27 p.m. the City Council reconvened into open session.

C. ADJOURNMENT

Council Member Hannon moved, Council Member Bucci seconded to adjourn the meeting. The motion passed, 5 AYES.

C.1 Introduction of employee.

Background/Discussion – Community Development Director Steven M. Turner will be at the City Council meeting to be introduced to the City Council.

F.1 Authorizing the City Manager to execute a Side Letter between the City of Newark and the Newark Association of Miscellaneous Employees (NAME) to provide the off-salary-schedule pay to Part-Time, Seasonal, and Temporary (PST) employees converted to regular full-time employees in the same classification – from Acting Human Resources Director Que-Garcia. (RESOLUTION)

Background/Discussion – The Newark Association of Miscellaneous Employees (NAME) July 1, 2019 - June 30, 2022 Memorandum of Understanding (MOU) provides members of NAME with a one-time, \$1,000 off-salary-schedule pay. Section IV. Salary Increase of the MOU states:

“All active NAME employees employed as of July 1, 2019, shall be eligible to receive an off-salary-schedule lump sum payment. The payment shall be \$1,000 for full-time NAME employees and pro-rated for part-time NAME employees and shall be provided by no later than September 1, 2019.

The off-salary-schedule lump sum payment of \$1,000 is not reportable to CalPERS, consistent with CalPERS “Off-Salary-Schedule Pay” Circular Letter dated November 10, 2016.”

Two, Part-Time, Seasonal, and Temporary (PST) employees hired prior to July 1, 2019, were converted to Regular-Full-Time employees after July 1, 2019, and are working in the same classification. These employees were performing the exact same tasks as if they were Regular-Full-Time employees and were converted to Regular-Full-Time employees before the City issued the \$1,000 off-salary-schedule payment pursuant to Section IV. Salary Increase of the MOU. Staff recommends authorizing the City Manager to execute a side letter that confirms and clarifies that PST employees converted to Regular-Full-Time employees and working in the same classification prior to the City’s distribution of the \$1,000 off-salary-schedule payment are eligible for the \$1,000 payment.

Attachments – Side Letter, Resolution

Action – Staff recommends that the City Council, by resolution, approve and authorize the City Manager to execute the Side Letter Agreement between the City of Newark and the Newark Association of Miscellaneous Employees to provide the off-salary-schedule pay to Part-Time, Seasonal, and Temporary (PST) employees who converted to regular full-time employees in the same classification prior to distribution of the off salary schedule payment.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER AGREEMENT BETWEEN THE CITY OF NEWARK AND THE NEWARK ASSOCIATION OF MISCELLANOUS EMPLOYEES (NAME) TO PROVIDE FOR OFF-SALARY-SCHEDULE PAY TO PART-TIME, SEASONAL, AND TEMPORARY (PST) EMPLOYEES WHO CONVERTED TO REGULAR FULL-TIME EMPLOYEES IN THE SAME CLASSIFICATION PRIOR TO DISTRIBUTION OF THE OFF-SALARY-SCHEDULE PAY

WHEREAS, the City and the Newark Association of Miscellaneous Employees (NAME) are parties to a Memorandum of Understanding (MOU) in effect between July 1, 2019 and June 30, 2022; and

WHEREAS, Employees in NAME are given a one-time, \$1,000 off-salary-schedule lump sum payment; and

WHEREAS, Part-Time, Seasonal, and Temporary (PST) Employees who were in the same job classification before July 1, 2019 were converted to regular full-time employees after July 1, 2019 but prior to distribution of the one-time, \$1,000 off-salary-schedule lump sum payment; and

WHEREAS, the PST employees in the same job classification were performing the exact same tasks and job duties prior to converting to regular full-time employees; and

WHEREAS, the City Council desires to clarify the intent of eligibility for the \$1,000 off-salary-schedule lump sum payment; and

WHEREAS, a side letter is necessary to clarify that these employees are eligible for the one-time, \$1,000 off-salary schedule lump sum payment.

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

1. Approves the Side Letter of Agreement attached to this Resolution as Exhibit A.
2. Authorizes the City Manager to execute the Side Letter Agreement attached hereto as Exhibit A.



CITY OF NEWARK, CALIFORNIA

To: Newark Association of Miscellaneous Employees (NAME) Executive Board

From: David Benoun, City Manager
Kris Kokotaylo, Interim City Attorney
Helen Que-Garcia, Acting Human Resources Director

Date: October 10, 2019

This will serve as a side letter to the City of Newark (City) and the Newark Association of Miscellaneous Employees (NAME) July 1, 2019-June 30, 2022 Memorandum of Understanding (MOU). The City and NAME agree to provide members of the association a \$1,000 off-salary-schedule pay.

This pertains to Part-Time, Seasonal, and Temporary (PST) employees who were hired prior to July 1, 2019 that were converted to Regular-Full-Time employees in the same classification prior to distribution of the \$1,000 off-salary-schedule pay. Since being converted to Regular-Full-Time employees after July 1, 2019 and working in the same classification prior to distribution of the \$1,000 off-salary-schedule pay, employees that were converted from PST to Regular-Full-Time employees are eligible for the \$1,000 off-salary-schedule pay as stated in the MOU, Section IV. Salary Increase:

All active NAME employees employed as of July 1, 2019, shall be eligible to receive an off-salary-schedule lump sum payment. The payment shall be \$1,000 for full-time NAME employees and pro-rated for part-time NAME employees and shall be provided by no later than September 1, 2019.

The off-salary-schedule lump sum payment of \$1,000 is not reportable to CalPERS, consistent with CalPERS "Off-Salary-Schedule Pay" Circular Letter dated November 10, 2016.

Dated: _____

For the City of Newark:

For the Newark Association of
Miscellaneous Employees:

David J. Benoun, City Manager

Jesus Mero, President

**F.2 Authorizing the City Manager to execute individual contract change orders with Webcor Builders for the Design-Build contract for the New Civic Center, Project 1188, and amending the 2018-2020 Biennial Budget and Capital Improvement Plan for fiscal year 2019-2020 – from Chief Building Official/City Architect Collier.
(RESOLUTION)**

Background/Discussion – On July 25, 2019, the City Council authorized financing for the New Civic Center Project, Project 1188, based on a final estimated total project cost of \$88,705,207. The City also previously entered into an agreement with Webcor Builders for Design-Build Services related to the Newark Civic Center for an amount not to exceed \$72,031,027. At the time the agreement was signed there was no specific provision made for the approval of larger contract change orders at a staff level. It is typical of projects of this size and complexity to have changes that arise during construction that would require immediate action. The final estimated total project cost for the New Civic Center project included a construction contingency of \$3,616,051.

Staff is requesting authorization for the City Manager to execute individual contract change orders of up to \$200,000 with an aggregate approval authority for contract change orders up to the previously authorized and estimated total construction contingency of \$3,616,051. This authority will improve project management efficiency by establishing reasonable expenditure limits and eliminating the need for ongoing City Council actions during the construction period. It will also allow staff to keep up with changes that occur during critical points in the construction schedule thereby avoiding potential delays. Any and all contract change orders would be reviewed and negotiated by the City Project Manager in consultation with Vanir Construction Management for accuracy and necessity prior to being presented to the City Manager or City Council (for individual change orders over \$200,000) for formal approval. All contract change orders will be logged and retained with detailed supporting information.

In addition to approval authority for contract change orders, a formal amendment to the total project budget is now required. As noted, the City Council previously approved a financing plan for the project based on an estimated total project cost of \$88,705,027. The 2018-2020 Biennial Budget and Capital Improvement Plan can now be formally amended to establish this amount as the total project budget. This will require a budget increase of \$14,003,686 above the previously approved budget total of \$74,701,521.

Attachments – Resolution

Action – Staff recommends that the City Council, by resolution, authorize the City Manager to execute individual contract change orders with Webcor Builders for the Design-Build contract for the New Civic Center, Project 1188, and amend the 2018-2020 Biennial Budget and Capital Improvement Plan for fiscal year 2019-2020.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK AUTHORIZING THE CITY MANAGER TO EXECUTE INDIVIDUAL CHANGE ORDERS WITH WEBCOR BUILDERS FOR THE DESIGN-BUILD CONTRACT FOR THE NEW CIVIC CENTER, PROJECT 1188, AND AMENDING THE 2018-2020 BIENNIAL BUDGET AND CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2019-2020

WHEREAS, the City of Newark (“City”) entered into an agreement with Webcor Builders for the Design-Build Services for the New Civic Center, Project 1188 (“Project”) as authorized by City Council Resolution No. 10,914; and

WHEREAS, at the time the agreement was signed there was no specific provision for contract change orders; and

WHEREAS, projects of this size and complexity typically have changes that arise during construction that require immediate action; and

WHEREAS, pursuant to City Council Resolution No. 10,980 approved on July 25, 2019, the City Council took various actions to provide for financing of the Project based on a total estimated project cost of \$88,705,207; and

WHEREAS, the City’s total project cost includes a construction contingency of \$3,616,051; and

WHEREAS, the City Council desires to provide the City Manager with the authority to approve individual change orders of up to \$200,000 for a cumulative amount not to exceed the construction contingency of \$3,616,051 in order to ensure timely completion of the Project. Individual change orders exceeding \$200,000 shall be approved by the City Council; and

WHEREAS, any and all contract change order requests will be reviewed for accuracy and need by the City’s Project Manager; and

WHEREAS, the City Council desires to amend the 2018-2020 Biennial Budget and Capital Improvement Plan for Fiscal Year 2019-2020 to reflect the total project cost estimate identified with the project financing plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newark that all the foregoing recitals are true and correct and are hereby incorporated as though fully set forth herein.

BE IT FURTHER RESOLVED that the City Council of the City of Newark does hereby authorize the City Manager to approve individual contract change orders in an amount not to exceed \$200,000 with the total of contract change orders not to exceed \$3,616,051 with Webcor Builders for the Design-Build contract for the New Civic Center, Project 1188.

BE IT FURTHER RESOLVED that the City Council of the City of Newark does hereby amend the 2018-2020 Biennial Budget and Capital Improvement Plan for Fiscal Year 2019-2020 as follows to provide a complete project budget in accordance with the total project cost estimate identified with the project financing plan:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
From: 401-0000-2991	Capital Improvement Fund Reserves	\$14,003,686
To: 401-5600-5280-1188	New Civic Center	\$14,003,686

F.3 Authorizing the assignment of up to \$2,713,174 of Measure A1 Base City Allocation and \$2,765,000 of the City's Affordable Housing Funds to Eden Housing for development of a 79-unit Senior Affordable Housing at 37660 Timber Street – from Deputy Community Development Director Interiano. (RESOLUTION)

Background/Discussion – At the November 8, 2016, General Election, Alameda County voters approved the sale of general obligation bonds to provide affordable local housing and prevent displacement of vulnerable populations including low and moderate income families, seniors, veterans, people with disabilities, homeless, and others most in need. The bond is known as the Alameda County Measure A1 Housing General Obligation Bond (Measure A1). Measure A1 includes a Rental Housing Development Fund (\$425 million) to create and preserve affordable rental housing countywide to be regulated for a period of 55-years.

Revenue from Measure A1 is being allocated through a \$225 million Base City Allocation and a \$200 million Regional Pool fund. The Base City Allocation makes available a certain amount of funds to each city. The City of Newark's allocation is \$5.4 million. The Regional Pool funds are allocated through a competitive process for each region within the County. The City of Newark is part of the South County Regional Pool which was allocated \$30 million.

On September 3, 2019, Alameda County issued a Request for Proposals (RFP) for affordable housing projects in South County. The guidelines for funding require that cities provide a match that, at a minimum, equal the city planning and building fees (not including development impact fees). Proposals must be submitted by October 15, 2019, and the City's participation in this RFP process involves a guarantee to fund the City match.

Eden Housing has been negotiating to acquire a site on Timber Street located behind the shopping center fronting on Central Avenue adjacent to the I-880 freeway. This project would consist of 79 senior housing units. The Timber Street property is located in an area that is being revitalized by new residential construction as a result of rezoning from Limited Industrial District to Residential Medium Density, approved by the City Council in 2010. The intent of the rezoning was to promote the transition of industrial areas near residential neighborhoods to more compatible uses, such as multifamily residential. The proposed project would be located adjacent to restaurants, a grocery store and a block away from public transportation. These adjacencies could result in a more competitive grant application. The Timber Street project would also be consistent with the Community Development Department's Strategic Action Plan as described in the City of Newark's Five Year Forecast 2018-2023 to partner with non-profit affordable housing developers to identify sites that would be appropriate for low-income families and senior housing.

Eden Housing has developed four funding options for the City's consideration. Those funding options are outlined in the attached summary provided by Eden Housing. All four options require a City funding match of \$2,765,000, which would be paid from the City's Affordable Housing Fund. The use of the Regional Pool monies increase from left to right. Options 1 and 3 require use of all of the City's Base Allocation while options 2 and 4 require one-half of the City's Base Allocation. The points awarded for the funding options are below each option. Increasing reliance on use of Regional Pool monies results in lesser points being awarded.

Staff recommends pursuing the second funding option because this option would maximize the City's leverage (second most number of points), yet also only requires use of one-half of the City's Base Allocation. This would leave the other one-half available for future affordable housing projects.

Additionally, even if the City dedicates the required amount of \$2,765,000 in affordable housing funds to this project, the City will still have significant funds remaining as the City has accumulated over \$18 million in its Affordable Housing Fund (Fund 403). If this project is approved, the City would still have over \$15.5 million in its Affordable Housing Fund, in addition to one-half of the City's Base Allocation (approximately \$2.7 million). Thus, even with this project being approved, there would still be over \$18 million from multiple funding sources available to the City to be used for future affordable housing projects.

Finally, there is an imminent deadline of October 15, 2019, to submit a response to the County's RFP for use of the South County Regional Pool monies. If the City does not submit an application by that time, then there is the risk that other projects in neighboring jurisdictions could exhaust the available funds and the City will not have an opportunity to obtain a share of the South County Regional Pool funds.

At this point the only necessary Council action is to adopt a resolution that would authorize the assignment of approximately one-half of the City's Base Allocation and \$2,765,000 of Affordable Housing funds to the project. If the Council accepts staff's recommendation, then staff will work with Eden Housing on furthering this project and also pursue the feasibility of a work/live preference for individuals that work and/or live in the City of Newark to the extent there is interest in providing such a work/live preference.

Attachments – Resolution and Financial Summary

Action – Staff recommends that the City Council, by resolution, support authorizing the assignment of: (1) up to \$2,713,174 of Measure A1 Base City Allocation and (2) \$2,765,000 of City of Newark Affordable Housing funds to Eden Housing for development of a 79 unit senior affordable housing development located at 37660 Timber Street.

	Maximize MHP		Maximize A1	
	Full City Base	1/2 City Base	Full City Base	1/2 City Base
City funding match*:	\$2,765,000	\$2,765,000	\$2,765,000	\$2,765,000
City A1 base	\$5,426,348	\$2,713,174	\$5,426,348	\$2,713,174
County A1 Pool	\$3,398,509	\$6,800,000	\$8,279,320	\$10,992,494
A1 total	\$8,824,857	\$9,513,174	\$13,705,668	\$13,705,668
MHP	\$15,128,114	\$15,128,114	\$9,732,748	\$9,732,748
Points for Regional Pool Application				
A.1 Funding Readiness	2	1	2	1
F.21 Additional Match	1	1	1	1
F.22 Leverage	5	5	4	4
F.23 Amount of A1	3	3	2	2
Total	11	10	9	8

* Set to match City fees, threshold requirement



Timber Senior- 4% LIHTC

Financing Summary

AFFORDABILITY MIX	Units	Net Rent
Extremely Low Income Units @ 20% AMI- 1 bed	16	\$407
Very Low Income Units @ 50% AMI- 1 bed	62	\$1,105
Manager's Unit (2 BR)	1	
Total	79	

DEVELOPMENT BUDGET	Total		Per Unit
Total Land & Improvements	\$ 5,900,000	\$	74,684
Total Design & Consulting	\$ 2,402,483	\$	30,411
Total Construction	\$ 27,977,858	\$	354,150
Total Indirect Costs	\$ 8,193,616	\$	103,717
Total Finance & Carry Costs	\$ 3,646,036	\$	46,152
Total TCAC/Syndication	\$ 152,757	\$	1,934
TOTAL DEVELOPMENT COSTS	\$48,272,749		\$611,047

SOURCES OF FINANCING	Total		Per Unit
City	\$ 2,765,000	\$	35,000
County A1 (City base allocation)	\$ 2,713,174	\$	34,344
County A1 (County Regional Pool)	\$ 6,800,000	\$	77,363
MHP	\$ 15,128,114	\$	191,495
FHLB - AHP	\$ 780,000	\$	9,873
LIH Tax Credit-LP Capital Contribution	\$ 16,831,145	\$	213,052
LIH Tax Credit-GP Capital/Non-Priority Deferred Fee	\$ 2,187,926	\$	27,695
Permanent Financing	\$ 1,247,973	\$	15,797
Deferred Developer Fee	\$ 507,735	\$	6,427
GAP	\$ -	-	-
TOTAL SOURCES OF FUNDS	\$48,961,066		\$611,047

Tax Credit Equity Yield	\$0.95
Tie Breaker Score	n/a

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK AUTHORIZING THE ASSIGNMENT OF: (1) UP TO \$2,713,174 OF MEASURE A1 BASE CITY ALLOCATION AND (2) \$2,765,000 OF CITY OF NEWARK AFFORDABLE HOUSING FUNDS TO EDEN HOUSING FOR DEVELOPMENT OF A SENIOR AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 37660 TIMBER STREET

WHEREAS, in November 2016, Alameda County voters passed a \$580 million Countywide Housing Bond (Measure A1) which will fund countywide affordable housing development programs; and

WHEREAS, \$425 million of the Countywide Housing Bond is allocated to the Rental Housing Development fund to assist in the creation and preservation of affordable rental housing for vulnerable populations; and of that \$225 million is allocated as "Base City Allocation" and \$200 million is allocated as "Regional Pool Allocation" funding to Alameda County jurisdictions based on a geographical allocation formula; and

WHEREAS, the City of Newark's Base City Allocation is approximately \$5.5 million and the Regional Pool Allocation for South County, which is shared between Fremont, Union City and Newark, is approximately \$30 million; and

WHEREAS, \$5,426,348 of the Base City Allocation for Newark and approximately \$30 million of the South County Regional Pool remain available to be assigned to future affordable rental projects; and

WHEREAS, Eden Housing is in contract to purchase a site at 37660 Timber Street and plans to seek approvals for a 79-unit senior affordable housing project; and

WHEREAS, Eden Housing, developer of the Timber Street project, is seeking \$2,713,174 of the Base City Allocation and \$6,800,000 of South County Regional Pool Allocation; and

WHEREAS, the application for the South County Regional Pool Allocation is due October 15, 2019; and

WHEREAS, Eden Housing is seeking an assignment of \$2,765,000 million from the City of Newark Affordable Housing Fund as match funds to leverage Base City Allocation and South County Regional Pool funds to help support construction of the project; and

WHEREAS, local housing funds requested by Eden Housing in the amount herein are available to provide match funds to the project to make the project eligible for the Base City Allocation and South County Regional Pool Allocation.

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

1. Authorizes the assignment of \$2,765,000 from the City of Newark Affordable Housing Fund (Fund 403) to the Timber Street project proposed by Eden Housing; and


2. Authorizes the assignment of \$2,713,174 of the Base City Allocation to the Timber Street project proposed by Eden Housing; and

3. Authorizes the City Manager, or his designee, to submit to the Director of the Alameda County Housing and Community Development the recommendation of assignments of Base City Allocation funds or other administrative documents as may be required for the affordable housing project as described above.



City of Newark

MEMO

DATE: October 1, 2019
TO: City Council
FROM: Sheila Harrington, City Clerk, 
SUBJECT: Approval of Audited Demands for the City Council Meeting of October 10, 2019.

REGISTER OF AUDITED DEMANDS

US Bank General Checking Account

<u>Check Date</u>		<u>Check Numbers</u>	
September 17, 2019	Page 1	118986	Inclusive
September 19, 2019	Page 1-2	118987 to 119048	Inclusive
September 27, 2019	Page 1-2	119049 to 119124	Inclusive
September 27, 2019	Page 1	119125	Inclusive




City of Newark

MEMO

DATE: October 1, 2019

TO: Sheila Harrington, City Clerk

FROM: Krysten Lee, Finance Manager 

SUBJECT: Approval of Audited Demands for the City Council Meeting of October 10, 2019.

The attached list of Audited Demands is accurate and there are sufficient funds for payment.

Final Disbursement List. Check Date 09/17/19, Due Date 09/17/19, Discount Date 09/17/19. Computer Checks.
 Bank 1001 US BANK

MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
118986	349	PACIFIC GAS & ELECTRIC	09/17/19	36,301.47	ELECTRIC SERVICE AT SPORTSFIELD PARK CON
		Total		36,301.47	

Final Disbursement List. Check Date 09/19/19, Due Date 09/30/19, Discount Date 09/30/19. Computer Checks.
Bank 1001 US BANK

MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
118987	11539	ACCESS INFORMATION HOLDINGS, LLC.	09/19/19	180.00	SHREDDING SVC
118988	10223	LEXISNEXIS RISK DATA MANAGEMENT INC BILL	09/19/19	424.20	BACKGROUND CHECKS
118989	11094	ACME AUTO LEASING, LLC	09/19/19	1,909.44	ARMORED VEH LEASE
118990	1774	AIRGAS USA, LLC	09/19/19	66.49	RENTAL TANKS AND EQUIPMENT
118991	11137	AL CO TRAINING & EDUCATION CENTER	09/19/19	260.00	COMMUNICATING EFFECTIVLEY TRAINING FOR P
118992	284	ALAMEDA CO. ITD/REGISTRAR OF VOTERS	09/19/19	250.00	RADIO REPAIR/MAINT
118993	12	ALLIED AUTO STORES INC	09/19/19	360.49	FLEET SUPPLIES AND PARTS
118994	348	AT&T	09/19/19	157.34	CIRCUITS, WHITE PAGES
118995	4534	BAY AREA BARRICADE SERVICE INC	09/19/19	197.55	SIGNS AND HARDWARE
118996	1131	BAY ISLAND OFFICIALS ASSOCIATION ATTN FR	09/19/19	955.00	SPORTS OFFICIATING
118997	11767	BURKETT AND SONS INC.	09/19/19	1,184.00	SECOND CHANCE SINK
118998	7898	CALIFORNIA DIESEL & POWER	09/19/19	4,200.00	GENERATOR REPAIRS
118999	2749	CARLENE'S T-SHIRT CORNER CARLENE CHOJNAC	09/19/19	210.85	COMM PRESERVATION SHIRTS
119000	1380	CHRISP COMPANY	09/19/19	1,781.25	CIP #1222 THERMOPLASTIC STREET STRIPING
119001	6304	CLASSIC GRAPHICS T & J LEWIS INC	09/19/19	6,996.55	PROJECT 2019-13 LOGOS FOR PD VEHICLES
119002	10793	ALONZO MARTINEZ	09/19/19	170.00	RENTAL DEPOSIT REFUND
119003	924	FREMONT BANK PRIVATE BANKING ATTN: HELEN	09/19/19	38,255.62	O.C JONES & SONS RETENTION PAYMENT ACCT#
119004	5106	CITY OF FREMONT REVENUE DIVISION	09/19/19	10,215.14	SHELTER OPERATING EXPS
119005	11112	FREMONT CHRYSLER DODGE JEEP RAM	09/19/19	477.91	VEHICLE SUPPLIES AND REPAIRS
119006	10655	GRANTEROCK CO	09/19/19	1,646.25	ASPHALT PRODUCTS
119007	4845	HINDERLITER DELLAMAS & ASSOCIATES	09/19/19	300.00	TRANSACTION TAX
119008	11540	JANSSEN'S PLACE AUTO BODY	09/19/19	816.50	AUTO REPAIRS
119009	10777	RYAN JOHNSON	09/19/19	991.20	EXPENSE REIMBURSEMENT
119010	73	THE ED JONES CO INC	09/19/19	58.70	BADGES & INSIGNIA
119011	11681	KBA DOCUMENT SOLUTIONS, LLC.	09/19/19	2,769.95	COPIER LEASE AGREEMENT
119012	11327	LAW ENFORCEMENT VOLUNTEERS OF CALIFORNIA	09/19/19	320.00	COMMUNITY ENGAGEMENT PROGRAM
119013	7189	LINCOLN AQUATICS	09/19/19	178.83	POOL EQUIPMENT
119014	11246	LOOMIS ARMORED	09/19/19	370.53	ARMORED CAR SERVICE
119015	11649	MACLEOD WATTS, INC.	09/19/19	2,200.00	ACTUARIAL VALUATION & REPORT OF OPEB FUN
119016	11673	MAILFINANCE DEPT 3682	09/19/19	415.11	MAILING MACHINE LEASE AGREEMENT & SUPPLI
119017	9029	MEYERS NAVE RIBACK SILVER & WILSON	09/19/19	31,352.00	LITIGATION & LEGAL CONSULTING SRVCS
119018	10907	MICHAEL STEVEN YORKS	09/19/19	6,750.00	BACKGROUND INVEST
119019	11378	MNS ENGINEERS INC	09/19/19	23,189.00	ENGINEERING PLAN CHECK AND CONSULTANT SE
119020	7335	MUNICIPAL MAINTENANCE EQUIPMENT INC	09/19/19	992.53	SWEEPER SUPPLIES AND REPAIRS
119021	3452	NEWARK PAVILION	09/19/19	6,600.00	PARKING AGREEMENT DURING CONSTRUCTION
119022	10814	TODD NOBBE	09/19/19	79.18	EXPENSE REIMBURSEMENT
119023	11731	O.C. JONES & SONS, INC.	09/19/19	726,856.81	CIP #1192 SPORTSFIELD PARK AND SKATE PAR
119024	349	PACIFIC GAS & ELECTRIC	09/19/19	59.67	STREETLIGHTS/TRAFFIC SIGNALS
119025	11697	PAKPOUR CONSULTING GROUP, INC.	09/19/19	25,665.38	ENGINEERING PLAN CHECK AND CONSULTANT SE
119026	11322	PAPA JOHNS PIZZA	09/19/19	1,154.50	BIRTHDAY AND CAFE FOOD
119027	4507	PETERSON	09/19/19	636.31	EQUIPMENT MAINTENANCE
119028	11517	ANTHONY PIQUETTE	09/19/19	1,042.97	EXPENSE REIMBURSEMENT
119029	11640	PLAN JPA C/O YORK	09/19/19	8,323.20	DEDUCTIBLE COSTS
119030	1935	PREFERRED ALLIANCE, INC.	09/19/19	65.00	RANDOM AND NON-RANDOM DRUG TESTING FEES
119031	10891	ADONAI PERAZIM INC. dba PRINTS CHARLES R	09/19/19	668.04	PRINTING SERVICES FOR CIVIC CENTER
119032	3674	PRIORITY 1 PUBLIC SAFETY EQUIPMENT INSTA	09/19/19	84.26	VEHICLE SUPPLIES
119033	9811	REDFLEX TRAFFIC SYSTEMS	09/19/19	18,800.00	REDLIGHT CAMERA MONITORING
119034	1204	S & J SALES JERRY LANDES	09/19/19	5,957.00	UPS BATTERIES EQUIP REPL# 2020-08
119035	11675	S&L BREWER ENTERPRISES, INC. DBA LAW DOG	09/19/19	250.00	K9 TRAINING/SUPPLIES
119036	377	SIMON & COMPANY INC	09/19/19	1,720.00	LEGISLATIVE SERVICES
119037	40	STAPLES ADVANTAGE DEPT LA	09/19/19	2,443.06	OFFICE SUPPLIES

Final Disbursement List. Check Date 09/19/19, Due Date 09/30/19, Discount Date 09/30/19. Computer Checks.

Bank 1001 US BANK

MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
119038	9476	YSERCO INC	09/19/19	3,653.65	PROJECT 1154 SILLIMAN AIR HANDLER
119039	11768	TOXOPTIX, LLC	09/19/19	572.15	OTS GRANT SUPPLIES
119040	135	TURF & INDUSTRIAL EQUIPMENT CO	09/19/19	1,777.56	TOOLS AND SUPPLIES
119041	11758	U.S. BANK NATIONAL ASSOCIATION TFM ESCRO	09/19/19	33,671.65	RETENTION PAYMENT - ACCT# 260108010
119042	853	VALLEY OIL COMPANY LOCKBOX# 138719	09/19/19	16,104.65	FUEL ORDER
119043	11651	VERDE DESIGN INC	09/19/19	16,477.87	DESIGN SERVICES FOR CIP #1192 SPORTSFIEL
119044	5623	VERIZON WIRELESS	09/19/19	3,062.27	12 IPAD AIR FOR BUILDING INSPECTORS #202
119045	11718	WEBCOR CONSTRUCTION, LP	09/19/19	639,760.84	DESIGN BUILD SERVICES FOR NEWARK CIVIC C
119046	11659	WEINER'S LTD	09/19/19	238.30	SWIM DIAPERS FOR FRONT DESK
119047	143	IDN WILCO	09/19/19	280.76	SUPPLIES
119048	11466	YORK RISK SERVICES GROUP, INC.	09/19/19	3,104.67	WORKERS COMPENSATION ADMINISTRATION FEES
Total				1,659,712.18	

Final Disbursement List. Check Date 09/27/19, Due Date 10/07/19, Discount Date 10/07/19. Computer Checks.
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MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
119049	9723	A-1 SEPTIC TANK SERVICE INC	09/27/19	275.00	SEPTIC SERVICE
119050	8895	ALAMEDA COUNTY ENVIRONMENTAL HEALTH	09/27/19	834.00	COUNTY FEE
119051	3853	COUNTY OF ALAMEDA INTERNAL AUDIT UNIT RI	09/27/19	1,885.00	CITATION PROCESSING FEES - AUG'19
119052	287	TREASURER OF ALAMEDA COUNTY GREGORY J AH	09/27/19	2,118.75	CRIME LAB FEES
119053	344	ALAMEDA COUNTY WATER DISTRICT	09/27/19	103,887.03	CITY WATER USE
119054	284	ALAMEDA COUNTY INFORMATION TECHNOLOGY DE	09/27/19	3,437.51	AWS ACCESS FEES
119055	5821	ALL CITY MANAGEMENT SERVICES, INC.	09/27/19	4,562.06	CROSSING GUARD SVCS
119056	14	ALPINE AWARDS	09/27/19	171.64	TSHIRTS AND UNIFORMS
119057	348	AT&T	09/27/19	113.95	CIRCUITS, WHITE PAGES
119058	11433	AUTOWISE	09/27/19	399.00	FLEET SERVICES
119059	11580	MATTHEW AVILA	09/27/19	158.38	EXPENSE REIMBURSEMENT
119060	9680	BAY CENTRAL PRINTING	09/27/19	63.78	BUSINESS CARDS
119061	11756	MARK LEE & YONG KAY, INC. DBA BAY CONSTR	09/27/19	100,069.20	CIP #1208 NEWBARK DOG PARK
119062	11561	BAYSIDE HEATING & AIR CONDITIONING, INC.	09/27/19	990.01	SILLIMAN HVAC REPAIRS
119063	4603	CENTER FOR SPECIALIZED VETERINARY CARE B	09/27/19	150.00	VET SVCS
119064	10762	CALIFORNIA BUILDING STANDARDS COMMISSION	09/27/19	2,366.10	BUILDING STANDARDS FEES
119065	744	CALIFORNIA DEPARTMENT OF CONSERVATION DI	09/27/19	6,781.21	STRONG MOTION/SEISMIC MAPPINGS FEES
119066	923	CALIFORNIA DEPARTMENT OF PUBLIC HEALTH	09/27/19	3,127.00	FY19-20 RADIOACTIVE MATERIALS LICENSE FE
119067	860	CALPELRA	09/27/19	1,080.00	CALPELRA FOR HELEN QUE-GARCIA
119068	214	CENTRAL VETERINARY HOSPITAL	09/27/19	261.75	VET SVCS FY 18/19
119069	10969	GORETTI CHUN	09/27/19	640.00	EXPENSE REIMBURSEMENT
119070	3751	BRYAN COBB	09/27/19	61.88	EXPENSE REIMBURSEMENT
119071	11076	CRIME SCENE CLEANERS INC	09/27/19	175.00	HAZ WASTE CLEAN UP
119072	10650	PG&E ATTN: MARY WARD	09/27/19	11,045.00	INVOICE REFUND
119073	10650	MARCIA WOODWARD	09/27/19	15.00	REFUND
119074	10793	PEONY KHOEUN	09/27/19	180.00	CLASS REFUND
119075	10677	DAILY JOURNAL CORPORATION CALIFORNIA NEW	09/27/19	87.50	LEGAL ADS
119076	7183	DEMARAY'S GYMNASTICS ACADEMY	09/27/19	778.80	RECREATION CONTRACT
119077	11404	ALHAMBRA	09/27/19	946.22	WATER SERVICE
119078	11030	E POLY STAR INC	09/27/19	3,889.54	TRASH CAN LINERS
119079	522	FEDEX	09/27/19	26.76	FEDEX CHARGES
119080	11683	FORCE SCIENCE INSTITUTE, LTD.	09/27/19	495.00	PATROL NON POST TRAINING
119081	11112	FREMONT CHRYSLER DODGE JEEP RAM	09/27/19	6,649.94	VEHICLE SUPPLIES AND REPAIRS
119082	60	FREMONT FORD/AUTOBODY OF FREMONT ATTN: T	09/27/19	252.73	FLEET PARTS
119083	11646	GACHINA LANDSCAPE MANAGEMENT, INC.	09/27/19	538.94	LANDSCAPE REPAIRS
119084	11666	GHD INC.	09/27/19	228.00	CIP #1184 CITYWIDE SPEED SURVEY
119085	275	GOVERNMENT FINANCE OFFICERS ASSOCIATION	09/27/19	150.00	MEMBERSHIP DUES
119086	10144	SHEILA HARRINGTON	09/27/19	30.62	EXPENSE REIMBURSEMENT
119087	3284	ANTHONY HECKMAN	09/27/19	922.71	EXPENSE REIMBURSEMENT
119088	1457	HOME DEPOT CREDIT SERVICES DEPT. 32 - 25	09/27/19	2,191.72	SUPPLIES
119089	10663	HOSE & FITTING ETC	09/27/19	29.96	PARTS AND SUPPLIES
119090	11503	ART INTERIANO	09/27/19	1,007.44	EXPENSE REIMBURSEMENT
119091	11494	KANEN TOURS, INC.	09/27/19	2,100.00	USCS ARBORETUM & CROW'S NEST TRIP 09/10/
119092	11681	KBA DOCUMENT SOLUTIONS, LLC.	09/27/19	566.46	COPIER LEASE AGREEMENT
119093	11775	LANCE, SOLL & LUNGHARD LLP	09/27/19	18,290.00	AUDITING SERVICES
119094	293	LANGUAGE LINE SERVICES INC	09/27/19	305.73	INTERPRETATION SVCS
119095	7189	LINCOLN AQUATICS	09/27/19	249.47	POOL CHEMICALS-PULSAR CLEANER, CALCIUM,
119096	9877	CITY OF LIVERMORE POLICE DEPARTMENT	09/27/19	100.00	PATROL POST TRAINING
119097	10298	MANAGED HEALTH NETWORK BANK OF AMERICA	09/27/19	384.40	EMPLOYEE ASSISTANCE PROGRAM
119098	11736	MANAGEMENT PARTNERS INC.	09/27/19	5,635.16	MANAGEMENT SERVICES
119099	3310	MAZE & ASSOCIATES	09/27/19	25,600.00	ACCOUNTING SERVICES

Final Disbursement List. Check Date 09/27/19, Due Date 10/07/19, Discount Date 10/07/19. Computer Checks.

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MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
119100	11719	MCKIM CORPORATION	09/27/19	79,916.01	CIP #1232: 2019 PARK PATHWAYS
119101	10865	NEW IMAGE LANDSCAPE	09/27/19	14,483.04	PROJECT 1186C PARK AND LANDSCAPE SERVICE
119102	10814	TODD NOBBE	09/27/19	333.87	EXPENSE REIMBURSEMENT
119103	10918	ANKAR CYCLES, INC dba OAKLAND HARLEY-DAV	09/27/19	1,439.50	NPD MOTORCYCLE REPAIRS
119104	4139	TAYYAB ALIM	09/27/19	1,102.90	PATROL VEH CLEAN FY 18/19
119105	349	PACIFIC GAS & ELECTRIC	09/27/19	2,278.61	STREETLIGHTS/TRAFFIC SIGNALS
119106	11322	PAPA JOHNS PIZZA	09/27/19	812.50	BIRTHDAY AND CAFE FOOD
119107	78	PERFORMANCE PEST MANAGEMENT LPC SERVICES	09/27/19	769.00	PEST CONTROL SERVICES
119108	4507	PETERSON	09/27/19	636.31	EQUIPMENT MAINTENANCE
119109	10891	ADONAI PERAZIM INC. dba PRINTS CHARLES R	09/27/19	1,029.89	MISC PRINT JOBS FOR SPECIAL EVENTS AND C
119110	279	S & S WORLDWIDE, INC. ACCOUNTS RECEIVABL	09/27/19	1,174.30	CHILDRENS REST MATS FOR CHILDCARE CENTER
119111	11296	SIGNATURE CARPET ONE	09/27/19	9,620.00	RE-GROUT WOMENS ROOM SHOWERS
119112	11098	SILVER & WRIGHT LLP	09/27/19	2,987.80	LITIGATION & LEGAL CONSULTING SRVCS
119113	7885	SLOAN SAKAI YEUNG & WONG LLP	09/27/19	182.50	LEGAL ADVICE FEES
119114	220	SONITROL	09/27/19	1,059.00	BUILDING CONTRACTUAL SERVICES
119115	11133	COMMERCIAL SPEEDOMETER SERVICES, INC DBA	09/27/19	880.00	SPEED CALIBRATION
119116	11142	SUN RIDGE SYSTEMS INC	09/27/19	1,790.00	RIMS CONFERENCE
119117	11713	SURF TO SNOW ENVIRONMENTAL RESOURCE MANA	09/27/19	2,700.00	STORMWATER INSPECTION SERVICES
119118	11642	TIAA COMMERCIAL FINANCE, INC.	09/27/19	580.62	COPIER LEASE AGREEMENT
119119	135	TURF & INDUSTRIAL EQUIPMENT CO	09/27/19	11,205.48	SEEDER AND AERA-VATOR
119120	10968	UTILITY TELEPHONE	09/27/19	17,448.64	UTILITY TELEPHONE YEARLY VOIP/WAN SERVIC
119121	10998	GARY M SHELDON VBS SERVICES	09/27/19	350.00	BLOOD W/DRAWAL SVC 18/19
119122	5623	VERIZON WIRELESS	09/27/19	1,694.91	CELL SVC FOR MDTS
119123	140	VISTA UNIVERSAL INC	09/27/19	886.60	LIGHTING REPAIR
119124	11693	WEX BANK	09/27/19	1,142.29	FUEL
Total				472,809.12	

Final Disbursement List. Check Date 09/27/19, Due Date 10/07/19, Discount Date 10/07/19. Computer Checks.
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MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
19125	363	UNITED STATES POSTMASTER	09/27/19	2,765.00	POSTAGE
		Total		2,765.00	
