



**CITY COUNCIL
REGULAR MEETING AGENDA**

**Tuesday, September 15, 2026
7:00 PM**

**City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566**

The meeting will be held in-person, broadcast live on Channel 29 and streamed live for viewing at the following links TV30 <https://www.tri-valleytv.org>, the City's website in the Meetings portal (a red dot will indicate a live meeting) <https://www.cityofpleasantonca.gov/>, and the City's YouTube channel: <https://www.youtube.com/user/TheCityofPleasanton>.

To submit written public comment regarding an open session item on this meeting agenda visit <https://onlineforms.cityofpleasantonca.gov/260426338382054>. Written comments will be accepted by the City Clerk's Office until 12:00 p.m. on the day of the Council meeting and distributed to the City Council. After 12:00 p.m., comments must be provided at the meeting.

Public participation

Speak In Person: It is requested that members of the public wishing to address the City Council submit a speaker card to the City Clerk at the meeting. When public comment is opened on an agenda item, individuals may speak once per agenda item. When your name is called, please provide comment at the podium.

Speak Remotely:

- Join the meeting using this URL: <https://cityofpleasanton.zoom.us/j/85145185146>
- Join by phone: +1 669 444 9171
- Webinar ID: 851 4518 5146

Use the "raise hand" function once public comment is opened on an item. You will be unmuted when your name is called and you will be re-muted after the allotted time. To raise your hand, click the "raise your hand" button or *9 on your telephone. To unmute your phone, press *6.

CALL TO ORDER

- Welcome and Pledge of Allegiance - Cm. Gaidos
- Roll Call

Resolution No. 2026-072
Ordinance No. 2313

AGENDA AMENDMENTS

CONSENT CALENDAR

Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

City Manager

1. Ratify appointments to City Commissions and Committees
2. Approve meeting minutes of August 11, 2026

Community and Economic Development

3. Adopt a resolution approving the issuance by the California Statewide Communities Development Authority of Exempt Facility Bonds for Anton Hacienda Apartments
4. Receive information regarding the submittal of an application to the U.S. Department of Transportation for a total of \$2,652,016 in funding from the Advanced Transportation Technology and Innovation (ATTAIN) competitive grant for the design and construction of the Bernal Avenue Advanced Transportation and Technology Project
5. Adopt Ordinance No. 2311 approving the City-initiated rezoning of an approximately 0.66-acre portion of the property at 1225 Hopyard Road to planned unit development-high density residential (PUD-HDR) to allow for up to 10 residential units, as implementation of Program 7.6.8 in the City's Housing Element
6. Adopt Ordinance No. 2312 approving the City-initiated rezoning of an approximately 0.74-acre portion of the property at 4100 First Street to planned unit development-high density residential (PUD-HDR) to allow for up to 10 residential units, as implementation of Program 7.6.8 in the City's Housing Element

Finance

7. Accept the monthly disbursements and investments report for July 2026
8. Adopt a resolution updating the Master Fee Schedule, approving and updating various City fees and charges.

Library and Recreation

9. Approve the Civic Arts Commission's Workplan Priorities for Fiscal Year 2026/27
10. Approve a reservation system for Muirwood Community Park Pickleball Courts
11. Adopt a Memorial Bench Policy
12. Adopt a Community Special Event Support Policy

Public Works

13. Adopt resolutions authorizing the City Manager to execute contract amendments or one-year contracts with Biggs Cardosa Associates for CIP 18437, Valley Avenue soundwall repair; Woodard & Curran, Inc. for CIPs 24171 and 24173, near-term water improvements; Ruggeri-Jensen-Azar for CIP 26295, Sunol Boulevard sewer

improvements; Mark Thomas & Company, Inc., for CIPs 11514 and 26514, West Las Positas Boulevard multimodal reconstruction; Geocon Consultants, Inc. for CIP 25504, annual slurry sealing of various streets; and Wood Rodgers, Inc. for on-call land surveying services; and approve budget amendments

14. Adopt a resolution authorizing the City Manager to execute a purchase agreement for one Vac-Con VXP4214LHE/1100 Hydro-Excavator Truck from Vac-Con, Inc., through the Sourcewell Cooperative Purchasing Program, for a total not-to-exceed amount of \$856,491
15. Authorize funding for the preliminary design and Owner's Representative services for the Regional Groundwater Development Project with Zone 7
16. Adopt a resolution authorizing the City Manager to enter into an agreement with Gachina Landscape Management for Miscellaneous Landscape Services at various City locations in an amount not-to-exceed \$1,848,051
17. Adopt a resolution authorizing the City Manager to enter into a purchase agreement for one Pierce Enforcer 1500 GPM Type I Pumper Fire Engine from Golden State Fire Apparatus, Inc., through the Sourcewell Cooperative Purchasing Program, for a total amount not-to-exceed \$1,439,073

MEETING OPEN TO THE PUBLIC

18. Oath of Office for new Commission and Committee Members
19. Presentation of a Proclamation recognizing September 2026 as Hunger Awareness Month
20. Presentation of a Recognition in honor of Hively's 50th Anniversary
21. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

PUBLIC HEARINGS AND OTHER MATTERS

If necessary to ensure completion of the following items, the Mayor may alter time limits.

22. Adopt a resolution approving, authorizing and directing execution of certain financing documents and actions in connection with issuing up to \$16,500,000 in water revenue bonds for financing improvements to the City's water system
23. Provide direction to the City's voting delegate for the 2026 CalCities Annual Conference General Assembly resolution

MATTERS INITIATED BY COUNCIL

COUNCIL REPORTS

Brief reports on conferences, seminars, and meetings attended by the Council

CITY MANAGER UPDATES

ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda and items received by the City Clerk's Office by 12:00 p.m. on the day of the meeting provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection on the City's website <https://www.cityofpleasantonca.gov/> and also at the Pleasanton Library located at 400 Old Bernal Ave., Pleasanton, CA 94566.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders, which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure § 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code §65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

Accessible Public Meetings

The City of Pleasanton provides reasonable accommodations for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation, please contact the City Clerk's Office at 123 Main Street, Pleasanton, CA 94566 or (925) 931-5027 at least two business days prior to the meeting date.

CITY COUNCIL AGENDA REPORT

September 15, 2026
City Council

TITLE: RATIFY APPOINTMENTS TO CITY COMMISSIONS AND COMMITTEES

SUMMARY

The City solicited applications to fill vacancies for expiring committee and commission terms in July and August 2026. Applications were received and screened for eligibility, and interviews were held. The Mayor makes a selection for each appointment, which are listed in Attachment 1.

BACKGROUND

In accordance with commission/committee appointment policies, the City solicits applications from interested Pleasanton residents to serve on the City's standing commissions and committees. Generally, recruitment is conducted in the spring and fall of each year.

DISCUSSION

The following commissions and committees are included in the recommendation for appointment: the Bicycle, Pedestrian, and Trails Committee; Civic Arts Commission; Economic Vitality Committee; Human Services Commission; Library Commission; Planning Commission and Youth Commission.

The appointments for ratification are listed in Attachment 1. Adult members are eligible to serve a four-year term, and youth members are eligible to serve a two-year term.

OUTREACH

Recruitment was open for 30 days in accordance with City policy. The recruitment was advertised on the City's website, social media accounts, and in the e-newsletter.

FISCAL IMPACT

Members may be eligible to receive stipends for meetings attended.

RECOMMENDATION

Ratify appointments to City Commissions and Committees.

Submitted by:

A handwritten signature in blue ink, appearing to read "Jack Balch", is written over the printed name.

Jack Balch
Mayor

Attachments:

1. Appointments List – Fall 2026

Fall 2026 Appointments

APPOINTMENT

TERM

Bicycle Pedestrian and Trails Committee

Regular Member - Ernie Rodgers*	10/1/2026 – 9/30/2030
Regular Member - E.A. Palmer	10/1/2026 – 9/30/2030

Civic Arts Commission

Regular Member - Mary Ann Simmons*	10/1/2026 – 9/30/2030
Regular Member - Julia Lewis	10/1/2026 – 9/30/2030
Regular Member - Christina Gray	10/1/2026 – 9/30/2030
Youth Member - Emily Wang	10/1/2026 – 9/30/2027

Economic Vitality Committee

At Large Representative - Ruby Soleimani	10/1/2026 – 9/30/2030
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Human Services Commission

Regular Member - Mary Jane Bedegi*	10/1/2026 – 9/30/2030
Regular Member - Melanie Hayes*	10/1/2026 – 9/30/2030
Regular Member - Seema Chawla	10/1/2026 – 9/30/2030
Regular Member - Pinky Mukherjee**	10/1/2026 – 4/30/2027
Youth Member - Yashvi Jaladi*	10/1/2026 – 9/30/2027

Library Commission

Youth Member - Sophia Wang	10/1/2026 – 9/30/2028
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Planning Commission

Regular Member - Ken Morgan*	10/1/2026 – 9/30/2030
Regular Member - Joe Carlucci	10/1/2026 – 9/30/2030

Youth Commission

Youth Member (Middle School) - Finn McShane*	10/1/2026 – 9/30/2027
Youth Member (Middle School) - Tanya Jain	10/1/2026 – 9/30/2028
Youth Member (Middle School) - Sasha Satish	10/1/2026 – 9/30/2027
Youth Member (High School 9 th grade) - Anika Multani	10/1/2026 – 9/30/2028
Youth Member (High School 9 th grade) - Agastya Chandel	10/1/2026 – 9/30/2028
Youth Member (High School 9 th grade) - Elias Sayyar	10/1/2026 – 9/30/2028
Youth Member (High School 11 th grade) - Jayden Bawa*	10/1/2026 – 9/30/2028
Youth Member (High School 11 th grade) - Abhee Shah*	10/1/2026 – 9/30/2028
Youth Member (High School 11 th grade) - Kaya Kunde*	10/1/2026 – 9/30/2028

*Reappointment

**Filling unscheduled vacancy



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, August 11, 2026
6:00 PM**

CALL TO ORDER

Mayor Balch called the Special Meeting of the City Council to order at the hour of 6:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert, Testa*, Mayor Balch
Absent: None.

Councilmember Testa participated virtually for just cause and disclosed there were no individuals 18 years of age or older at her location.

AGENDA AMENDMENTS

Mayor Balch stated that due to noticing, items 2 and 10 on the agenda will not be heard until 7:00 p.m.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Jan Coleman-Knight.

Mayor Balch closed the public comment.

MOTION: It was m/s by Councilmembers Testa/Eicher to adopt the consent calendar as recommended, except for item 2, which will be considered on or after 7:00 p.m. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes: None
Absent: None

City Manager

1. Continued from June 16, 2026 - Introduce an ordinance updating the Pleasanton Municipal Code Title 2 to modify the duties, frequency of meetings, and maintenance of membership for the Civic Arts, Human Services, Library, and Parks and Recreation Commissions, and modify the membership and meeting frequency

for the Youth Commission

Recommendation: Introduce an ordinance updating the Pleasanton Municipal Code Title 2 to modify the duties, frequency of meetings, and maintenance of membership for the Civic Arts, Human Services, Library, and Parks and Recreation Commissions, and modify the membership and meeting frequency for the Youth Commission.

Community and Economic Development

Item 2 was removed from the consent calendar for vote after 7:00 p.m.

Finance

3. Accept a report on City Manager-approved contracts and purchase orders for the quarter ended June 30, 2026

Recommendation: Staff recommends that the City Council accept the report on City Manager-approved agreements for the quarter ended June 30, 2026.

4. Accept the monthly disbursements and investment report for June 2026

Recommendation: Accept claim disbursements in the amount of \$19,065,594 and the investment report for the month of June 2026.

Fire

5. Authorize the Interim City Manager to enter into a second amendment to the Livermore-Pleasanton Fire Department (LPFD) Joint Powers Authority Agreement with Stoel Rives LLP for work related to the San Francisco Bay Regional Water Quality Control Board's PFAS investigation of various LPFD facilities in an amount not to exceed \$1,000,000

Recommendation: Authorize the Interim City Manager to enter into a second amendment to the Livermore-Pleasanton Fire Department Joint Powers Authority Agreement with Stoel Rives LLP for work related to the San Francisco Bay Regional Water Quality Control Board's PFAS investigation of various LPFD facilities in an amount not to exceed \$1,000,000.

Information Technology

6. Authorize the City Manager to execute a three year agreement with Darktrace Holdings, Limited, for cybersecurity detection and response software and managed detection and response services in an amount not-to-exceed \$935,373

Recommendation: Authorize the City Manager to execute an agreement with

Darktrace Holdings, Limited, for Darktrace cybersecurity detection and response software and managed detection and response services in an amount not-to-exceed \$935,373 over a three-year term.

7. Authorize the City Manager to execute a purchase agreement with Spearus, LLC for replacement supervisory control and data acquisition (SCADA) server and storage infrastructure in an amount not to exceed \$289,532

Recommendation: Authorize the City Manager to execute a purchase agreement with Spearus, LLC for a replacement SCADA server and storage infrastructure, utilizing OMNIA Partners cooperative contract No. 01-137 (EC America), for an amount not to exceed \$289,532.

MEETING OPEN TO THE PUBLIC

8. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

Mayor Balch opened public comment. The following individuals provided comment: Valerie Arkin, Reena Gupta, and Karla Brown.

Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

9. Receive a presentation on debt financing regarding water improvement projects and adopt a resolution declaring the City's intention to reimburse expenditures relating to capital improvement projects from the proceeds of tax-exempt obligations

Recommendation: Adopt Resolution No. 2026-070 declaring the City's intention to reimburse expenditures relating to capital improvement projects from the proceeds of tax-exempt obligations.

Presentation by Siew-Chin Yeong, Director of Public Works, and Susan Hsieh, Director of Finance.

Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

MOTION: It was m/s by Councilmembers Eicher/Testa to approve the item as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes: None
Absent: None

2. Introduce Revised Ordinance No. 2308 of the City Council of the City of Pleasanton approving: (1) Initiation of proceedings for Annexation (P25-0115), (2) General Plan Amendments (P25-0116), (3) Rezoning (P25-0118), (4) a Planned Unit Development (PUD-154) plan for residential development with related on- and off-site infrastructure, and (5) a Vesting Tentative Subdivision Map (Tract 8423) Associated with the Arroyo Lago Residential Project. The revisions add two new conditions of approval for wastewater treatment facility analysis and funding.

Recommendation: Introduce revised Ordinance No. 2308 approving: (1) Initiation of proceedings for Annexation (P25-0115), (2) General Plan Amendments (P25-0116), (3) Rezoning (P25-0118), (4) a Planned Unit Development (PUD-154) plan for residential development with related on- and off-site infrastructure, and (5) a Vesting Tentative Subdivision Map (Tract 8423) Associated with the Arroyo Lago Residential Project, incorporating two new conditions of approval for wastewater treatment facility analysis and funding.

City Manager Calabrigo provided an overview of the revisions.

Mayor Balch opened public comment. The following individuals provided comment: Karla Brown, Rich Halket, Sarah Callahan, and Steve Reilly.

Mayor Balch closed the public comment.

MOTION: It was m/s by Councilmembers Eicher/Nibert to approve the item as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes: None
Absent: None

10. Adopt a resolution to deny applications for: (1) a Planned Unit Development (PUD) Rezoning (P26-0360) to rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District; (2) a Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and (3) a PUD Development Plan (PUD-152) to construct a three-story, four-unit, residential building, with units ranging in size from 430 square feet to 13,626 square feet and associated site improvements located at 231 Old Bernal Avenue

Recommendation: Adopt Resolution No. 2026-071 to deny applications for:

1. A Planned Unit Development (PUD) Rezoning (P26-0360) to rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District;
2. A Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and
3. A PUD Development Plan (PUD-152) to construct a three-story, four-unit,

residential building, with units ranging in size from 430 square feet to 13,626 square feet and associated site improvements located at 231 Old Bernal Avenue.

Presentation by Diego Mora, Associate Planner.

Mayor Balch opened public comment. The following individuals provided comment:
Kara Valdez.

Mayor Balch closed the public comment.

MOTION: It was m/s by Councilmembers Nibert/Testa to approve the item as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

ADJOURNMENT

Mayor Balch adjourned the meeting at 8:02 p.m.

Jocelyn Kwong, City Clerk

CITY COUNCIL AGENDA REPORT

September 15, 2026
Community and Economic Development

**TITLE: ADOPT A RESOLUTION APPROVING THE ISSUANCE BY THE CALIFORNIA
STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF EXEMPT
FACILITY BONDS FOR ANTON HACIENDA APARTMENTS**

SUMMARY

Hacienda Pleasanton, L.P. (Borrower) has requested that the California Statewide Communities Development Authority (CSCDA) serve as the municipal issuer of tax-exempt multi-family housing revenue bonds in an aggregate principal amount not to exceed \$36,900,000 (Bonds), for Anton Hacienda Apartments (the Property), a 168-unit mixed-income multifamily rental housing community located at 5729 West Las Positas Boulevard in Pleasanton. The Bond proceeds will enable the Borrower to refinance the acquisition and rehabilitation of the Property.

BACKGROUND

CSCDA is a joint powers authority sponsored by the League of California Cities (League) and the California State Association of Counties (CSAC) to enable local government and eligible private entities access to low-cost, tax-exempt financing for projects that provide a tangible public benefit, contribute to social and economic growth, and improve the overall quality of life in local communities throughout California. CSCDA comprises more than 530 members, including the City of Pleasanton, which has been a member since 1995.

The Property was constructed in 2015, and under the Affordable Housing Agreement (AHA) between Hacienda Pleasanton, L.P. and the City, 35 units (21 percent) are restricted to households earning 50 percent of the Area Median Income (AMI). To finance the development of the Property, CSCDA issued \$40,000,000 tax-exempt multi-family housing revenue bonds in October 2013 after the City held a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing, pursuant to Section 147(f) of the Internal Revenue Code, to receive public comment and request the Pleasanton City Council, as the "applicable elected representatives" of the jurisdiction in which the project is located, approve the project's Bond financing.

DISCUSSION

Hacienda Pleasanton, L.P., is now requesting issuance of new tax-exempt facility and refunding bonds for the acquisition and rehabilitation of the Property, which requires a similar TEFRA hearing for the City Council to authorize issuance of the bonds. Pursuant to the requirements of Section 147(f) of the Internal Revenue Code, a virtual public hearing was held by CSCDA on August 27, 2026. No comments were received from the public at the hearing.

The proposed refunding Bonds will be fixed-rate, credit-enhanced for 10 years by Fannie Mae. The refunding and reissuance of the Bonds provides the Borrower an interest rate that is approximately 1% lower than with taxable financing. The affordability restrictions on Anton Hacienda will remain in perpetuity.

Adoption of the resolution is solely for the purposes of satisfying the requirements of TEFRA, the Internal Revenue Code and the California Government Code Section 6500 (et. seq.).

OUTREACH

A Notice of Public Hearing for the TEFRA Hearing conducted by CSCDA on August 27, 2026 was published in the locally circulated newspaper *Tri-Valley Herald* on August 13, 2026. There were no comments from the public at that virtual hearing.

FISCAL IMPACT

There is no fiscal impact to the City from this action. The Bonds will be issued as limited obligations of CSCDA, payable solely from revenues and receipts derived from a loan to be made by CSCDA to the Borrower with Bond proceeds. The City bears no liability with respect to the issuance of the Bonds. The City is not a party to any financing documents related to the Bond issuance and is not named in any disclosure documents describing the Bonds or the proposed financing.

RECOMMENDATION

Adopt the resolution approving the issuance of exempt facility Bonds by the California Statewide Communities Development Authority not to exceed \$36,900,000, for the benefit of Hacienda Pleasanton, L.P., to refinance the acquisition, rehabilitation, improvement, and equipping of Anton Hacienda Apartments.

Prepared by:



Steve Hernandez, Housing
Division Program Manager

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - TEFRA Proof of Publication
3. Attachment 3 - TEFRA 8-27-2026 Meeting Minutes - Anton Hacienda

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF EXEMPT FACILITY BONDS FOR ANTON HACIENDA APARTMENTS**

WHEREAS, the California Statewide Communities Development Authority (the “Authority”) is authorized pursuant to the provisions of California Government Code Section 6500 et seq. and the terms of an Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988 (the “Agreement”), among certain local agencies throughout the State of California, including the City of Pleasanton (the “City”), to issue revenue bonds in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code for the purpose of financing multifamily rental housing projects; and

WHEREAS, Hacienda Pleasanton L.P., a California limited partnership or a partnership of which St. Anton Capital, LLC (the “Developer”) or a related person to the Developer is the general partner, has requested that the Authority adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the “Code”) in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$36,900,000 in outstanding aggregate principal amount (the “Bonds”), to finance or refinance the acquisition, construction and development of a multifamily rental housing project located at 5729 West Las Positas Boulevard, Pleasanton, California (the “Project”); and

WHEREAS, pursuant to Section 147(f) of the Code, prior to their issuance, the Bonds are required to be approved by the “applicable elected representative” of the governmental units on whose behalf such bonds are expected to be issued and by a governmental unit having jurisdiction over the entire area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the members of this City Council (this “City Council”) are the applicable elected representatives of the City; and

WHEREAS, there has been published, at least 7 days prior to the date hereof, in a newspaper of general circulation within the City, a notice that a public hearing regarding the Bonds would be held on a date specified in such notice; and

WHEREAS, pursuant to Section 147(f) of the Code, following notice duly given, representatives of the Authority conducted a public hearing on behalf of the City Council regarding the issuance of the Bonds in compliance with the requirements of Section 147(f) of the Code and provided minutes of the hearing; and

WHEREAS, the Authority is also requesting that the City Council approve the issuance of any refunding bonds hereafter issued by the Authority for the purpose of refinancing the Bonds which financed the Project (the “Refunding Bonds”), but only in such cases where federal tax laws would not require additional consideration or approval by the City Council; and

WHEREAS, it is intended that this resolution shall constitute the approval of the issuance of the Bonds required by Section 147(f) of the Code and Section 9 of the Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council hereby approves the issuance of the Bonds and the Refunding Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitutes approval of the Bonds for the purposes of (a) Section 147(f) of the Code and (b) Section 9 of the Agreement.

SECTION 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents that they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing approved hereby.

SECTION 4. This resolution shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15th day of September 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Tri-Valley Herald

(925) 943-8019

2060573

ORRICK, HERRINGTON & SUTCLIFFE LLP
 ATTN: LAUREN SOMMERHAUSER
 405 HOWARD ST.
 SAN FRANCISCO, CA 94105-2669

PROOF OF PUBLICATION**FILE NO. TEFRA Anton Hacienda 8/27/26****Tri-Valley Herald**

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Tri-Valley Herald, a newspaper published in the English language in the City of Livermore, County of Alameda, State of California.

I declare that the Tri-Valley Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by court decree dated September 16, 1947, Case Number 205370 and modified November 19, 1973, Case Number 240625. Said decree states that the Tri-Valley Herald is adjudged to be a newspaper of general circulation for the City of Livermore, County of Alameda and State of California. Said order has not been revoked.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

08/13/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Rio Vista, California.
 On this 13th day of August, 2026.



Public Notice Advertising Clerk

Legal No.

0006984486**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Thursday, August 27, 2026, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code") will be held with respect to a proposed plan of financing providing for the issuance by the California Statewide Communities Development Authority of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$36,900,000 in outstanding aggregate principal amount, to finance or refinance the acquisition, construction and development of a multifamily rental housing project located at 5729 West Las Positas Boulevard, Pleasanton, California. The facilities are to be owned by Hacienda Pleasanton L.P., a California limited partnership (the "Borrower") or a partnership of which St. Anton Capital, LLC (the "Developer") or a related person to the Developer is the general partner (the "Project").

The hearing will commence at 10:00 a.m. or as soon thereafter as the matter can be heard, and will be held telephonically at 1-877-304-9269; passcode 651864#. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may participate in the public hearing or, prior to the time of the hearing, submit written comments. Written comments should be addressed to the California Statewide Communities Development Authority, 3201 Danville Blvd., Suite 267, Alamo, CA 94507, or by email to info@cscda.org.

Dated: August 13, 2026

TVH 6984486; Aug. 13, 2026

TEFRA PUBLIC HEARING MEETING MINUTES

August 27, 2026

10:00 A.M.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the Anton Hacienda Apartments project.

This meeting was called to order on the 27th day of August, 2026 at 10:01 a.m. via toll free telephone by the California Statewide Communities Development Authority.

A notice of this hearing was published in the *Tri-Valley Herald* on August 13, 2026 (the "Notice"). The purpose of this meeting was to hear public comments regarding the California Statewide Communities Development Authority's proposed issuance of bonds or notes for financing and/or refinancing the above referenced project.

The California Statewide Communities Development Authority representatives present were, Jon Penkower.

By 10:05 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on August 27, 2026 at 10:00 a.m.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

By: 
 Name: Jon Penkower
 Title: Managing Director

CITY COUNCIL AGENDA REPORT

September 15, 2026
Community and Economic Development

TITLE: RECEIVE INFORMATION REGARDING THE SUBMITTAL OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR A TOTAL OF \$2,652,016 IN FUNDING FROM THE ADVANCED TRANSPORTATION TECHNOLOGY AND INNOVATION (ATTAIN) COMPETITIVE GRANT FOR THE DESIGN AND CONSTRUCTION OF THE BERNAL AVENUE ADVANCED TRANSPORTATION AND TECHNOLOGY PROJECT

SUMMARY

The U.S. Department of Transportation (US DOT) issued a Notice of Funding Opportunity (NOFO) for the Advanced Transportation Technology and Innovation (ATTAIN) competitive grant on June 26, 2026, with applications due on August 11, 2026. To meet the application deadline, on August 10, 2026, staff submitted a grant application on behalf of the City, requesting \$2,652,016 for design and construction of the Bernal Avenue Advanced Transportation and Technology Project. Staff requests the City Council formally authorize the grant application, in accordance with City procedures.

BACKGROUND

The ATTAIN grant program was created to fund the deployment and operation of advanced-technology transportation projects, and exists to:

- Boost Safety: Cut down on traffic crashes, injuries, and deaths using smart tech.
- Reduce Congestion: Improve travel times and traffic flow through real-time data.
- Advance Innovation: Help local and State agencies maximize efficiency of the surface transportation system.

The program, administered by the Federal Highway Administration, has a maximum funding allocation of \$120 million. Grant recipients are required to contribute a minimum non-Federal local match of 20 percent. The US DOT anticipates announcing award selections the week of September 30, 2026.

Due to the summer recess and short timeline between issuance of the NOFO and grant submittal deadline, staff was unable to bring the request to authorize grant submittal to City Council before the August 11 deadline. Details of the application and the authorization request are being provided here in accordance with City procedures.

DISCUSSION

The ATTAIN grant program aligns with the current administration's transportation priorities, mainly:

- Rebuilding national infrastructure

- Achieving passenger safety
- Supporting economic competitiveness
- Reducing congestion
- Promoting innovation and reinvesting in the American family

The grant program identifies 14 project types eligible for funding, including new technologies, smart congestion-management hardware, and vehicle-to-everything technology. Of these, the City's proposed project meets four project types identified in the ATTAIN Grant:

- Advanced transportation management technologies
- Infrastructure maintenance, monitoring, and condition assessment
- Transportation system performance data collection, analysis, and dissemination systems
- Integrated corridor management systems

Proposed Grant-Funded Project

The Bernal Avenue Advanced Transportation and Technology Project meets the above project types by adding the following technologies at 10 intersections between Foothill Road and First Street/Sunol Boulevard/Bernal Avenue, and at Valley Avenue at Fairgrounds Gate 12:

- AI-enabled adaptive traffic signal technology
- New fiber optic communications
- New advanced traffic controllers

Bernal Avenue experiences frequent, variable travel demand driven by regional congestion, school traffic, and Alameda County Fairgrounds events. The proposed improvements will support more responsive signal operations by upgrading communications infrastructure and by replacing aging traffic signal controllers, closing existing gaps and providing reliable, continuous connectivity between field equipment and the City's Traffic Operations Center for real-time signal timing adjustments. AI-enabled processing at individual intersections and within the central signal management system will also let signal timing respond dynamically to prevailing conditions.

OUTREACH

The Citywide Signal Upgrades Project is identified in the recently-adopted Pleasanton Transportation Safety Action Plan (PTSAP) and includes fiber installation, modernization of aging traffic signal technology, and implementation of adaptive signal timing technology – all components of the proposed project.

A total of 16 outreach meetings were conducted for the PTSAP prior to its adoption by City Council on May 19, 2026 including stakeholder, community, and citywide meetings with civic organizations.

FISCAL IMPACT

As outlined below, the submitted application was for \$2,652,016, with a 20 percent local match

(\$530,403) required

FUNDING	FY 2027/28
ATTAIN Grant Share	\$2,121,613
20 Percent Local Match (City Share) - TIF Funding	\$530,403
Total	\$2,652,016 (Design and construction)

If awarded, staff will return to the City Council with funding agreements and seek authorization for any necessary budget actions, including appropriation of funds necessary for the local match, assignment of a CIP number, and amendments to revenue and expenditure budgets to account for the grant funding.

RECOMMENDATION

Receive information regarding the submittal of an application to the U.S. Department of Transportation for a total of \$2,652,016 in funding from the Advanced Transportation Technology and Innovation (ATTAIN) competitive grant for the design and construction of the Bernal Avenue Advanced Transportation and Technology Project.

Prepared by:



Cedric Novenario, Senior
Transportation Engineer

Submitted by:



Ellen Clark, Director of Community and
Economic Development

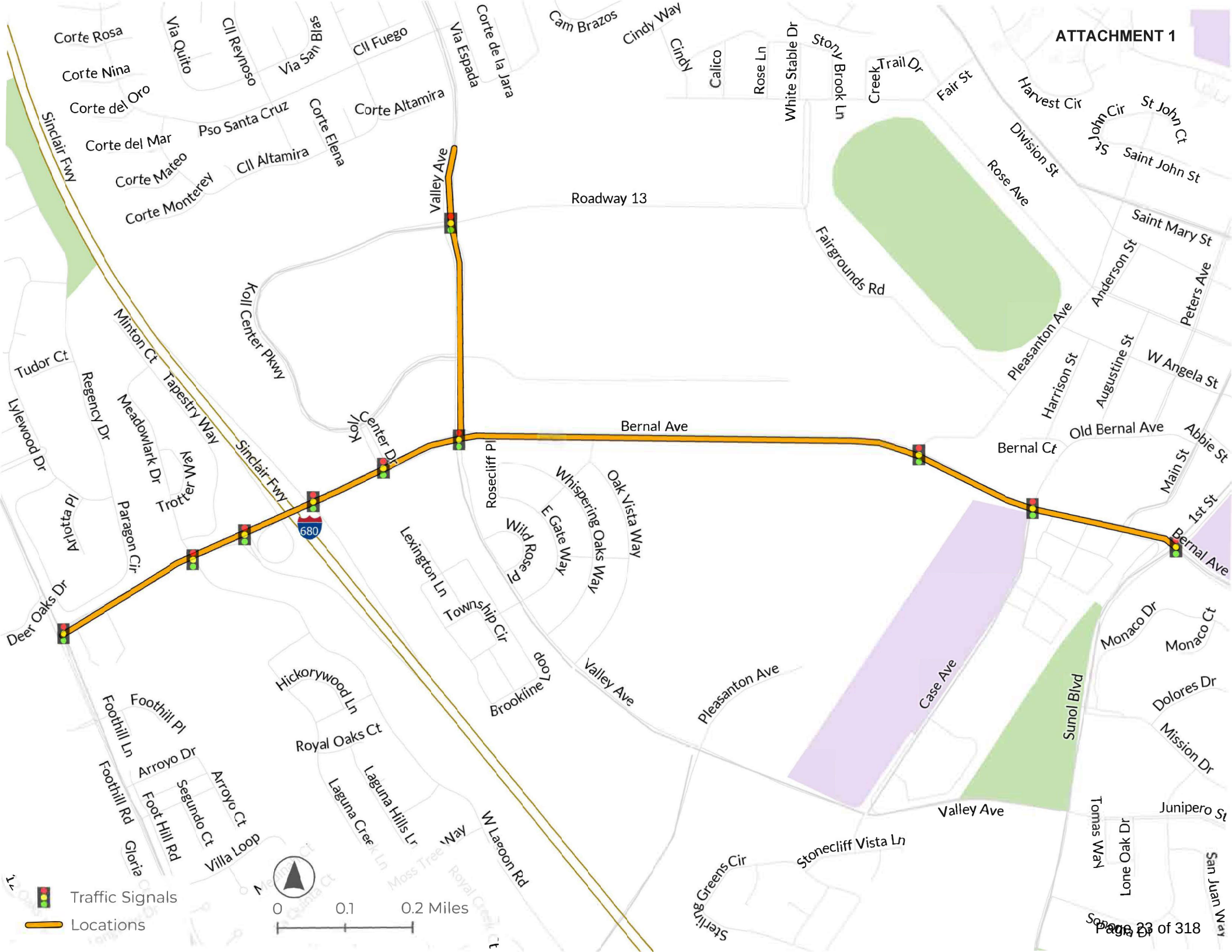
Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Project Map



CITY COUNCIL AGENDA REPORT

September 15, 2026
Community and Economic Development

TITLE: ADOPT ORDINANCE NO. 2311 APPROVING THE CITY-INITIATED REZONING OF AN APPROXIMATELY 0.66-ACRE PORTION OF THE PROPERTY AT 1225 HOPYARD ROAD TO PLANNED UNIT DEVELOPMENT-HIGH DENSITY RESIDENTIAL (PUD-HDR) TO ALLOW FOR UP TO 10 RESIDENTIAL UNITS, AS IMPLEMENTATION OF PROGRAM 7.6.8 IN THE CITY'S HOUSING ELEMENT

The foregoing Ordinance No. 2311 was introduced at a special meeting of the City Council on September 1, 2026 by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Mayor Balch
Noes:	Councilmember Testa
Absent:	None
Abstain:	None

ORDINANCE NO. 2311

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF AN APPROXIMATELY 0.66-ACRE PORTION OF THE PROPERTY AT 1225 HOPYARD ROAD TO PLANNED UNIT DEVELOPMENT-HIGH DENSITY RESIDENTIAL (PUD-HDR) TO ALLOW FOR UP TO 10 RESIDENTIAL UNITS, AS IMPLEMENTATION OF PROGRAM 7.6.8 IN THE CITY'S HOUSING ELEMENT

WHEREAS, subsequent to certification of the Housing Element by the State Department of Housing and Community Development (HCD) on August 25, 2023, and readoption of the Housing Element by the City Council on September 19, 2023, the City of Pleasanton ("City") is implementing Program 7.6.8 of the Housing Element to allow opportunity for up to 20 residential units by rezoning two properties as identified in Government Code Section 65913.5; and

WHEREAS, the increased density authorized by this action is consistent with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50; and

WHEREAS, at its duly noticed public hearing of June 24, 2026, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning Case No. P26-0255 and adopted Resolution No. PC-2026-18 recommending the rezoning of the sites to City Council; and

WHEREAS, the City Council adopted Resolution XXX for land use changes in the General Plan and Downtown Specific Plan; and

WHEREAS, the City Council held a duly noticed public hearing on September 1, 2026, and considered the agenda report, attachments, and relevant exhibits, and all public testimony before making a decision on the project.

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

SECTION 1. The rezoning of 1225 Hopyard Road is exempt from the California Environmental Quality Act (CEQA) per Government Code 65913.5(a)(3), which specifically exempts actions taken to amend the General Plan, local ordinances, or other local regulations adopted in accordance with Government Code Section 65913.5 from environmental review.

SECTION 2. The rezoning of 1225 Hopyard Road is consistent with the Housing Element of the General Plan, specifically the implementation of Program 7.6.8.

SECTION 3. The rezoning of an approximately 0.66-acre portion of the property located at 1225 Hopyard Road from One-family Residential (R-1-6,500) to Planned Unit Development – High Density Residential (PUD-HDR) is hereby approved.

SECTION 4. The uses allowed and development standards applicable to this Property are those which were in effective prior to this rezoning, plus the ability to develop the Property with up to 10 residential units.

SECTION 5. At the time of PUD submittal for development review, the City may, at its discretion, consult with Native American tribes to seek comments on the proposed construction.

SECTION 6. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Map No. XXX attached hereto as Exhibit A, dated September 1, 2026, and incorporated herein by this reference.

SECTION 7. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 8. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a meeting of the City Council of the City of Pleasanton on September 1, 2026 and adopted at a regular meeting on September 15, 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jack Balch, Mayor

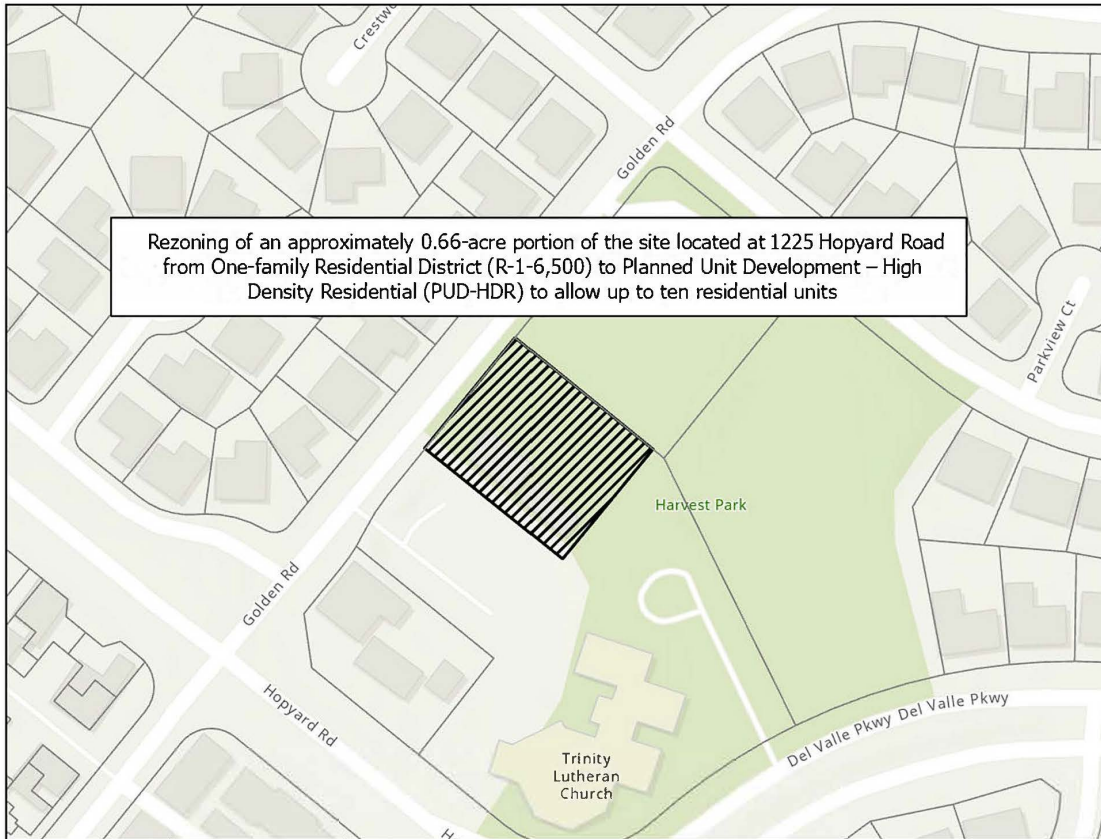
ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

DRAWN BY: M.McMahon	APPROVED BY:	DATE: 5/19/2026
SCALE: 1:1,842		SEC NO:

\\GISData\SQLRust\GISData\Planning\Zoning\Zoning_MM.aprx, 1225 Hopyard Road Created 20260319 Revised 20260519 - MM

CITY COUNCIL AGENDA REPORT

September 15, 2026
Community and Economic Development

TITLE: ADOPT ORDINANCE NO. 2312 APPROVING THE CITY-INITIATED REZONING OF AN APPROXIMATELY 0.74-ACRE PORTION OF THE PROPERTY AT 4100 FIRST STREET TO PLANNED UNIT DEVELOPMENT-HIGH DENSITY RESIDENTIAL (PUD-HDR) TO ALLOW FOR UP TO 10 RESIDENTIAL UNITS, AS IMPLEMENTATION OF PROGRAM 7.6.8 IN THE CITY'S HOUSING ELEMENT

The foregoing Ordinance No. 2312 was introduced at a special meeting of the City Council on September 1, 2026 by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Mayor Balch
Noes:	Councilmember Testa
Absent:	None
Abstain:	None

ORDINANCE NO. 2312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF AN APPROXIMATELY 0.74-ACRE PORTION OF THE PROPERTY AT 4100 FIRST STREET TO PLANNED UNIT DEVELOPMENT-HIGH DENSITY RESIDENTIAL (PUD-HDR) TO ALLOW FOR UP TO 10 RESIDENTIAL UNITS, AS IMPLEMENTATION OF PROGRAM 7.6.8 IN THE CITY'S HOUSING ELEMENT

WHEREAS, subsequent to certification of the Housing Element by the State Department of Housing and Community Development (HCD) on August 25, 2023, and readoption of the Housing Element by the City Council on September 19, 2023, the City of Pleasanton ("City") is implementing Program 7.6.8 of the Housing Element to allow opportunity for up to 20 residential units by rezoning two properties as identified in Government Code Section 65913.5; and

WHEREAS, the increased density authorized by this action is consistent with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50; and

WHEREAS, at its duly noticed public hearing of June 24, 2026, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning Case No. P26-0255 and adopted Resolution No. PC-2026-18 recommending the rezoning of the sites to City Council; and

WHEREAS, the City Council adopted Resolution XXXX for land use changes in the General Plan and Downtown Specific Plan; and

WHEREAS, the City Council held a duly noticed public hearing on September 1, 2026, and considered the agenda report, attachments, and relevant exhibits, and all public testimony before making a decision on the project.

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

SECTION 1. The rezoning of 4100 First Street is exempt from the California Environmental Quality Act (CEQA) per Government Code 65913.5(a)(3), which specifically exempts actions taken to amend the General Plan, local ordinances, or other local regulations adopted in accordance with Government Code Section 65913.5 from environmental review.

SECTION 2. The rezoning of 4100 First Street is consistent with the Housing Element of the General Plan, specifically the implementation of Program 7.6.8.

SECTION 3. The rezoning of approximately 0.74 acres of 4100 First Street from Multi-family Residential District (RM-4,000) to Planned Unit Development – High Density Residential (PUD-HDR) is hereby approved.

SECTION 4. The uses allowed and development standards applicable to this Property are those which were in effective prior to this rezoning, plus the ability to develop the Property with up to 10 residential units.

SECTION 5. At the time of PUD submittal for development review, the City may, at its discretion, consult with Native American tribes to seek comments on the proposed construction.

SECTION 6. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Map No. XXX attached hereto as Exhibit A, dated September 1, 2026, and incorporated herein by this reference.

SECTION 7. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 8. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a meeting of the City Council of the City of Pleasanton on September 1, 2026 and adopted at a regular meeting on September 15, 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jack Balch, Mayor

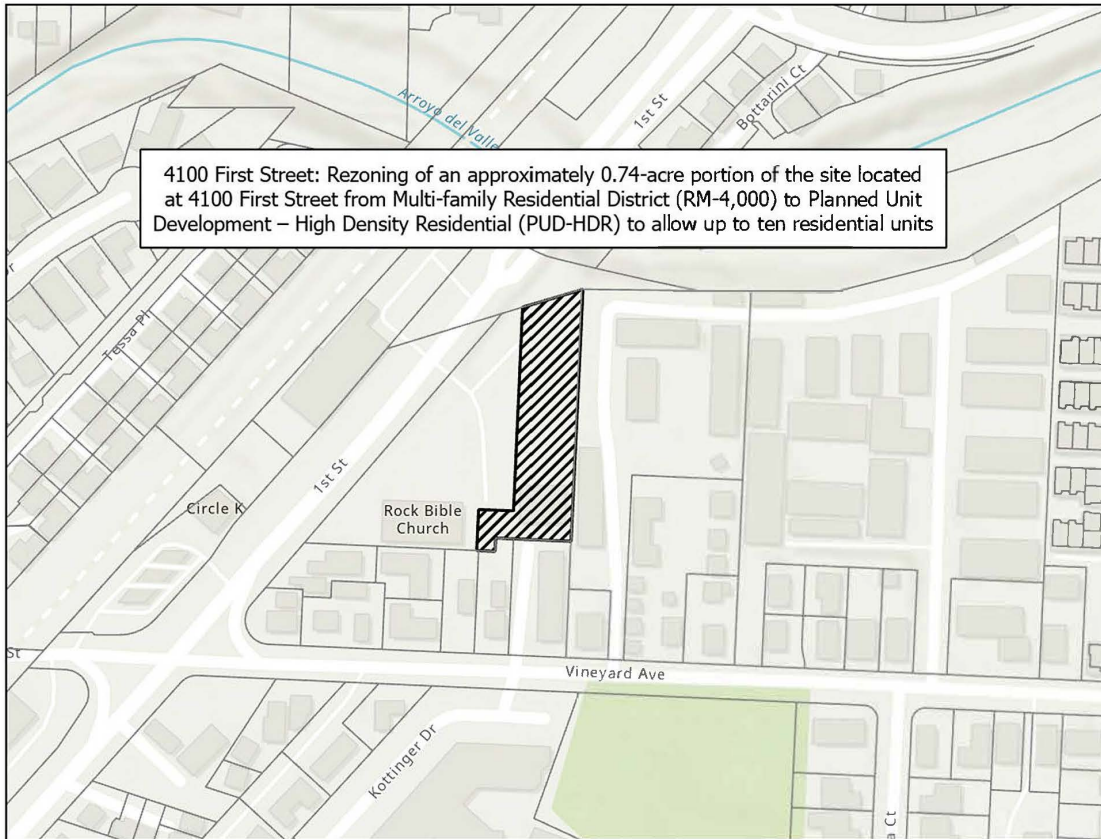
ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

DRAWN BY: M.McMahon	APPROVED BY:	DATE: 4/27/2026
SCALE: 1:2,568		SEC NO:

\\GISData\SQLRust\GISData\Planning\Zoning\Zoning_MM.aprx, 4100 First Street Created 20260319 Revised 20260427 - MM

CITY COUNCIL AGENDA REPORT

September 15, 2026
Finance

TITLE: ACCEPT THE MONTHLY DISBURSEMENTS AND INVESTMENTS REPORT FOR JULY 2026

SUMMARY

The City of Pleasanton monthly disbursements and investment report for July 2026 is presented for acceptance by the City Council.

BACKGROUND

The City's Investment Policy requires the Director of Finance to submit a monthly transaction report to the City Council within 60 days of the end of the reporting period in accordance with California Government Code Section 53607.

The Policy also requires the Director of Finance to submit a quarterly report to the City Council on the status of the City's investment portfolio no later than 45 days after the end of each month. This report shall include the types of investments, the amount of money invested with various institutions, purchase and maturity dates, and yield on investments. The Director of Finance affirms that the investment portfolio complies with the investment policy and will meet cash flow needs for the next six months.

This report also includes check and electronic payment information for July 2026.

DISCUSSION

The monthly disbursements and investment report provides transparency of the City's financial transactions and payments for review by the City Council.

The City has transitioned to a new reporting format that incorporates Chandler Asset Management's Investment Report, beginning with the report for the quarter ended March 2026. The average purchase yield (also known as book yield) indicates the annual rate at which the City is currently earning income. The average market yield indicates the average rate at which new and maturing funds are reinvested. The City uses total return to demonstrate how the portfolio has grown over time. Total return includes growth from income (including accrual), realized gains and losses as a result of a sale before maturity, and unrealized gains and losses (gains and losses on paper) as a result of changes in market value. Total return is compared to the City's risk and performance measuring benchmark that is similar in duration to the City's portfolio duration: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index.

The total investment portfolio (market value) consists of \$202,643,140 managed by Chandler Asset Management, and \$54,422,471 invested by the City in Local Agency Investment Fund (LAIF) and Certificates of Deposit. The average market yield of the Chandler portfolio and the City Managed Investments were 4.42% and 3.83% respectively. These figures reflect the rate

at which new and maturing funds are being reinvested.

The City's investment portfolio for this period totaled \$257,065,611 (market value) with a weighted average market yield of 4.30%. The total investment portfolio balance fluctuates throughout the year due to normal cash flow needs and includes both discretionary and restricted funds.

Table 1. Asset Composition

Investment Type	Par Value	Book Value	Market Value	% of Subtotal	% of Total Portfolio	Book Yield	Market Yield
Managed by City							
Certificates of Deposits - Bank	481,331	483,362	483,362	0.9%	0.2%	3.30%	3.30%
LAIF	54,000,000	54,000,000	53,939,109	99.1%	21.0%	3.84%	3.84%
SUBTOTAL	54,481,331	54,483,362	54,422,471	100.0%	21.2%	3.83%	3.83%
Managed by Chandler Asset Management							
Money Market Fund	1,196,691	1,196,691	1,196,691	0.6%	0.5%	3.30%	3.30%
Asset Backed Securities (ABS)	20,340,000	20,333,667	20,217,756	10.0%	7.9%	4.36%	4.55%
Federal Agency Issues (Agency)	18,530,000	18,525,200	18,330,860	9.1%	7.2%	1.62%	4.07%
Federal Agency Issues (Agency CMBS*)	6,545,000	6,397,252	6,362,747	3.2%	2.5%	4.44%	4.62%
Cash	3,898	3,898	3,898	0.0%	0.0%	0.00%	0.00%
Medium Term Notes (Corporate)	44,050,000	43,990,767	43,592,931	21.7%	17.1%	4.40%	4.75%
Supranationals (Supras)	3,000,000	2,984,861	2,966,358	1.5%	1.2%	3.95%	4.32%
US Treasury	110,145,000	110,194,383	108,648,833	53.9%	42.4%	3.87%	4.33%
SUBTOTAL	203,810,589	203,626,720	201,320,074	100.0%	78.8%	3.84%	4.42%
Accrued Interest			1,323,066				
			202,643,140				
TOTAL PORTFOLIO	258,291,920	258,110,082	257,065,611		100.0%		4.30%

*Agency Commercial Mortgage-Backed Securities.

OUTREACH

No outreach was conducted, as this item is a routine administrative matter of City business.

FISCAL IMPACT

There is no fiscal impact associated with acceptance of this report.

RECOMMENDATION

Accept claim disbursements in the amount of \$41,805,079 and the investment report for the month of July 2026.

Prepared by:



Dawn DeMarcus, Senior
Budget and Finance Analyst

Submitted by:



Susan Hsieh, Director of Finance

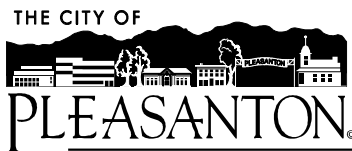
Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Disbursements & Investments



July 2026 DISBURSEMENTS

CHECK REGISTER*

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
7/1/2026	88414	\$ 425
7/2/2026	88420-88500	415,188
7/10/2026	88508-88625, 88633-88667	1,312,632
7/14/2026	88670-88712	301,121
7/17/2026	88718-88781, 88785-88816	541,875
7/22/2026	88817	860
7/24/2026	88829-88904, 88919-88974	6,849,751
7/30/2026	88979-89028	316,822
7/31/2026	89033-89089	443,643
		\$ 10,182,315

ACH PAYMENTS

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
7/2/2026	88415-88419	\$ 288,551
7/10/2026	88501-88507, 88626-88632	455,619
7/14/2026	88668-88669	24,246
7/17/2026	88713-88717, 88782-88784	6,463,261
7/24/2026	88818-88828, 88905-88918	1,902,229
7/30/2026	88975-88978	209,550
7/31/2026	89029-89032	81,542
7/3/2026	Housing related Loan Payment	56,903
	Payroll & Tax Related ACH Payments**	18,381,784
		\$ 27,863,685

WIRE TRANSFERS

<u>DATE</u>	<u>AMOUNT</u>
	\$ -

PAYROLL TRANSFERS

<u>DATE</u>	<u>AMOUNT</u>
7/9/2026	\$ 1,874,242
7/22/2026	1,852,492
7/31/2026	32,345
	\$ 3,759,079

TOTAL DISBURSEMENTS

\$ 41,805,079

* Detailed registers available upon request.

**Includes \$17.0 million in prepayment to CalPERS for FY2026/27 unfunded pension liability.

MONTHLY ACCOUNT STATEMENT

City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Bank of New York Mellon

PORTFOLIO SUMMARY

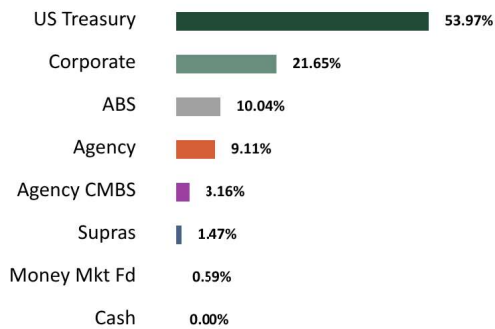


City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Portfolio Characteristics

Average Modified Duration	2.43
Average Coupon	3.82%
Average Purchase YTM	3.84%
Average Market YTM	4.42%
Average Credit Quality*	AA+
Average Final Maturity	2.88
Average Life	2.71

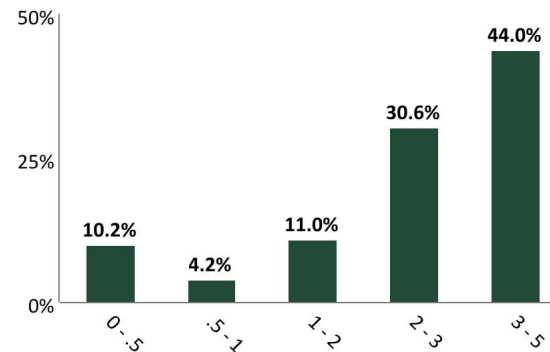
Sector Allocation



Account Summary

	End Values as of 06/30/2026	End Values as of 07/31/2026
Market Value	201,018,015.11	201,320,074.29
Accrued Interest	1,725,977.52	1,323,065.82
Total Market Value	202,743,992.63	202,643,140.11
Income Earned	1,032,044.49	662,058.68
Cont/WD	(2,772,052.52)	0.00
Par	202,797,121.47	203,810,589.55
Book Value	202,661,923.78	203,626,720.50
Cost Value	202,646,052.93	203,635,138.03

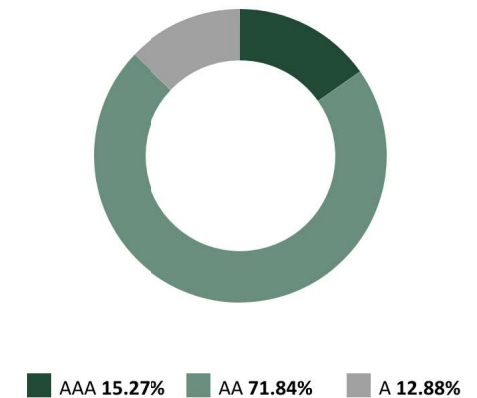
Maturity Distribution



Top Issuers

United States	53.97%
Federal Home Loan Banks	9.11%
Federal Home Loan Mortgage Corp	3.16%
Bank of America Corporation	1.30%
Hyundai Auto Receivables Trust	1.30%
Morgan Stanley	1.24%
Deere & Company	1.24%
Toyota Motor Corporation	1.24%

Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (07/01/25)
City of Pleasanton Mgd Account	(0.05%)	0.18%	0.82%	3.20%	--	--	--	--	3.03%
Benchmark Return	(0.04%)	0.05%	0.17%	2.47%	--	--	--	--	2.23%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

**Periods over 1 year are annualized.

Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index

STATEMENT OF COMPLIANCE



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	3.2	Compliant	
Max % Issuer (MV)	30.0	3.2	Compliant	
Max Maturity (Years)	5.0	4.2	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	10.0	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CAMP				
Max % (MV)	30.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	21.7	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	4	Compliant	

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STATEMENT OF COMPLIANCE



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	9.1	Compliant	
Max % Issuer (MV)	30.0	9.1	Compliant	
Max Callables (MV)	20.0	9.1	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.6	Compliant	
Max % Issuer (MV)	20.0	0.6	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	

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STATEMENT OF COMPLIANCE



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	15.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
SRI PROHIBITED INVESTMENTS				
Prohibited Investment - Fossil Fuels	0.0	0.0	Compliant	
Prohibited Investments - Firearms	0.0	0.0	Compliant	
Prohibited Investments - Tobacco	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	1.5	Compliant	
Max % Issuer (MV)	10.0	1.0	Compliant	
Max Maturity (Years)	5	1	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	54.0	Compliant	
Max Maturity (Years)	5	4	Compliant	

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RECONCILIATION SUMMARY



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Maturities / Calls

Month to Date	0.00
Fiscal Year to Date	0.00

Principal Paydowns

Month to Date	0.00
Fiscal Year to Date	0.00

Purchases

Month to Date	17,626,157.73
Fiscal Year to Date	17,626,157.73

Sales

Month to Date	(16,564,493.09)
Fiscal Year to Date	(16,564,493.09)

Interest Received

Month to Date	1,072,868.46
Fiscal Year to Date	1,072,868.46

Purchased / Sold Interest

Month to Date	(11,203.82)
Fiscal Year to Date	(11,203.82)

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	202,661,923.78	202,661,923.78
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	17,626,157.73	17,626,157.73
Sales	(16,564,493.09)	(16,564,493.09)
Change in Cash, Payables, Receivables	(20,116.51)	(20,116.51)
Amortization/Accretion	3,305.75	3,305.75
Realized Gain (Loss)	(80,057.16)	(80,057.16)
Ending Book Value	203,626,720.50	203,626,720.50

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	201,018,015.11	201,018,015.11
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	17,626,157.73	17,626,157.73
Sales	(16,564,493.09)	(16,564,493.09)
Change in Cash, Payables, Receivables	(20,116.51)	(20,116.51)
Amortization/Accretion	3,305.75	3,305.75
Change in Net Unrealized Gain (Loss)	(662,737.54)	(662,737.54)
Realized Gain (Loss)	(80,057.16)	(80,057.16)
Ending Market Value	201,320,074.29	201,320,074.29

HOLDINGS REPORT



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
096912AD2	BMWLT 2025-1 A3 4.43 06/26/2028	175,000.00	06/03/2025 4.82%	174,996.15 174,997.59	100.11 4.31%	175,187.60 129.21	0.09% 190.01	NA/AAA AAA	1.91 0.66
89240NAD4	TLOT 2025-B A3 3.96 11/20/2028	805,000.00	09/09/2025 3.97%	804,855.91 804,895.41	99.30 4.58%	799,348.90 974.05	0.40% (5,546.51)	Aaa/NA AAA	2.31 1.21
448970AD5	HALST 2026-A A3 3.97 12/15/2028	590,000.00	01/12/2026 3.98%	589,913.51 589,929.19	99.29 4.51%	585,798.02 1,041.02	0.29% (4,131.17)	NA/AAA AAA	2.38 1.39
36273VAD7	GMALT 2026-1 A3 3.88 01/22/2029	1,050,000.00	02/03/2026 4.11%	1,049,862.56 1,049,884.30	99.26 4.51%	1,042,224.75 1,244.83	0.52% (7,659.55)	NA/AAA AAA	2.48 1.24
36275AAD1	GMALT 2026-2 A3 4.3 03/20/2029	635,000.00	05/05/2026 4.40%	634,931.29 634,936.50	99.71 4.53%	633,172.47 834.32	0.31% (1,764.03)	NA/AAA AAA	2.64 1.50
58770XAD5	MBALT 2025-B A3 3.88 04/16/2029	1,260,000.00	10/16/2025 4.57%	1,259,793.23 1,259,839.23	99.39 4.38%	1,252,259.82 2,172.80	0.62% (7,579.41)	NA/AAA AAA	2.71 1.30
448972AD1	HALST 26B A3 4.21 04/16/2029	1,250,000.00	-- 4.21%	1,249,836.35 1,249,851.07	99.55 4.52%	1,244,367.50 2,338.89	0.62% (5,483.57)	NA/AAA AAA	2.71 1.64
05594YAD8	BMWLT 2026-1 A3 4.15 05/25/2029	1,875,000.00	-- 4.64%	1,870,997.06 1,871,137.88	99.47 4.53%	1,865,045.63 1,296.88	0.93% (6,092.25)	Aaa/NA AAA	2.82 1.53
44935XAD7	HART 2025-B A3 4.36 12/17/2029	265,000.00	06/03/2025 4.36%	264,976.07 264,982.10	99.98 4.42%	264,944.88 513.51	0.13% (37.22)	NA/AAA AAA	3.38 1.11
58770YAD3	MBALT 2026-A A3 3.93 01/15/2030	535,000.00	01/13/2026 3.97%	534,893.91 534,907.91	99.13 4.49%	530,371.72 934.47	0.26% (4,536.19)	Aaa/NA AAA	3.46 1.64
47787DAD3	JDOT 2026 A3 3.87 08/15/2030	650,000.00	03/10/2026 4.49%	649,884.82 649,894.54	98.48 4.66%	640,124.55 1,118.00	0.32% (9,769.99)	Aaa/NA AAA	4.04 2.02
89240KAD0	TAOT 2026-A A3 3.86 09/15/2030	770,000.00	01/13/2026 4.13%	769,934.40 769,941.82	98.92 4.58%	761,651.66 1,320.98	0.38% (8,290.16)	Aaa/AAA NA	4.13 1.58
43815CAD0	HAROT 2026-1 A3 3.78 09/23/2030	930,000.00	02/10/2026 3.03%	929,851.85 929,866.33	98.64 4.60%	917,364.09 976.50	0.46% (12,502.24)	Aaa/NA AAA	4.15 1.72
58769MAD2	MBART 261 A3 4.36 10/15/2030	1,400,000.00	05/12/2026 4.60%	1,399,695.08 1,399,708.91	99.62 4.62%	1,394,666.00 2,712.89	0.69% (5,042.91)	NA/AAA AAA	4.21 1.70
87269AAA8	TMUST 2026-1 A 4.25 10/21/2030	690,000.00	03/12/2026 4.26%	689,853.58 689,865.29	99.32 4.63%	685,283.85 896.04	0.34% (4,581.44)	Aaa/NA AAA	4.22 2.01
43814YAD3	HAROT 2026-2 A3 4.3 11/15/2030	1,435,000.00	05/05/2026 4.34%	1,434,958.53 1,434,960.54	99.51 4.59%	1,427,968.50 2,742.44	0.71% (6,992.04)	Aaa/AAA NA	4.29 1.92
47800VAD6	JDOT 26B A3 4.88 11/15/2030	880,000.00	07/14/2026 4.94%	879,890.09 879,890.79	99.83 4.62%	878,472.32 1,073.60	0.44% (1,418.47)	Aaa/NA AAA	4.29 2.23

HOLDINGS REPORT



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
89240QAD7	TAOT 2026-B A3 4.13 12/16/2030	710,000.00	04/14/2026 4.27%	709,850.26 709,859.24	99.29 4.56%	704,926.34 1,303.24	0.35% (4,932.90)	Aaa/AAA NA	4.38 1.81
448981AD2	HART 2026-A A3 3.79 02/18/2031	1,240,000.00	02/10/2026 4.30%	1,239,916.30 1,239,923.82	98.57 4.56%	1,222,235.76 2,088.71	0.61% (17,688.06)	NA/AAA AAA	4.55 1.95
44935KAD5	HART 26B A3 4.51 02/18/2031	1,135,000.00	06/09/2026 4.86%	1,134,863.01 1,134,866.62	99.99 4.56%	1,134,930.77 2,275.04	0.56% 64.14	NA/AAA AAA	4.55 2.17
14041NGJ4	COMET 2026-1 A 4.48 07/16/2029	2,060,000.00	07/09/2026 4.53%	2,059,521.26 2,059,528.25	99.87 4.57%	2,057,410.58 3,845.33	1.02% (2,117.67)	NA/AAA AAA	2.96 2.70
Total ABS		20,340,000.00	4.36%	20,333,275.22 20,333,667.34	99.40 4.55%	20,217,755.70 31,832.76	10.04% (115,911.65)		3.50 1.78

AGENCY									
3130APU78	FEDERAL HOME LOAN BANKS 1.3 11/24/2026	530,000.00	12/09/2021 1.42%	526,947.20 529,806.14	99.17 4.01%	525,604.71 1,282.31	0.26% (4,201.43)	Aa1/AA+ AA+	0.32 0.30
3130AQG80	FEDERAL HOME LOAN BANKS 1.42 12/29/2026	6,000,000.00	-- 1.48%	5,982,000.00 5,998,511.82	98.96 4.01%	5,937,894.00 7,573.33	2.95% (60,617.82)	Aa1/AA+ AA+	0.41 0.40
3130AQEC3	FEDERAL HOME LOAN BANKS 1.37 12/30/2026	3,000,000.00	12/30/2021 1.37%	3,000,000.00 3,000,000.00	98.87 4.17%	2,966,181.00 3,539.17	1.47% (33,819.00)	Aa1/AA+ AA+	0.42 0.40
3130AQEF6	FEDERAL HOME LOAN BANKS 1.375 12/30/2026	3,000,000.00	12/30/2021 1.39%	2,998,500.00 2,999,875.96	98.92 4.05%	2,967,660.00 3,552.08	1.47% (32,215.96)	Aa1/AA+ AA+	0.42 0.40
3130AQLD3	FEDERAL HOME LOAN BANKS 1.75 01/28/2027	3,000,000.00	02/08/2022 1.93%	2,975,010.00 2,997,521.65	98.91 4.03%	2,967,381.00 437.50	1.47% (30,140.65)	Aa1/AA+ AA+	0.50 0.48
3130AQW66	FEDERAL HOME LOAN BANKS 2.08 02/25/2027	3,000,000.00	03/08/2022 2.11%	2,995,500.00 2,999,484.30	98.87 4.13%	2,966,139.00 27,040.00	1.47% (33,345.30)	Aa1/AA+ AA+	0.57 0.54
Total Agency		18,530,000.00	1.62%	18,477,957.20 18,525,199.87	98.93 4.07%	18,330,859.71 43,424.39	9.11% (194,340.16)		0.45 0.43

AGENCY CMBS									
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,795,000.00	03/26/2026 4.24%	1,766,883.01 1,770,317.36	97.86 4.57%	1,756,551.10 5,519.63	0.87% (13,766.26)	Aaa/AA+ AA+	2.49 2.25
3137FQ3A9	FHMS K-100 A2 2.673 09/25/2029	2,000,000.00	05/21/2026 4.44%	1,891,093.75 1,897,118.74	94.35 4.61%	1,887,056.00 4,455.00	0.94% (10,062.74)	Aa1/AA+ AAA	3.15 2.91
3137HB2L7	FHMS K-753 A2 4.4 10/25/2030	2,750,000.00	07/20/2026 4.56%	2,729,697.27 2,729,816.62	98.88 4.67%	2,719,139.50 10,083.33	1.35% (10,677.12)	Aa1/AA+ AAA	4.24 3.68
Total Agency CMBS		6,545,000.00	4.44%	6,387,674.03 6,397,252.72	97.25 4.62%	6,362,746.60 20,057.96	3.16% (34,506.12)		3.43 3.06

HOLDINGS REPORT



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	3,898.34	--	3,898.34 3,898.34	1.00	3,898.34 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		3,898.34		3,898.34 3,898.34	1.00	3,898.34 0.00	0.00% 0.00		0.00 0.00
CORPORATE									
14913UAR1	CATERPILLAR FINANCIAL SERVICES CORP 4.4 10/15/2027	1,500,000.00	-- 4.17%	1,507,375.00 1,503,949.25	100.01 4.38%	1,500,214.50 19,433.33	0.75% (3,734.75)	A1/A A+	1.21 1.14
571748BY7	MARSH & MCLENNAN COMPANIES INC 4.55 11/08/2027	1,000,000.00	07/21/2025 4.22%	1,006,950.00 1,003,724.44	100.01 4.53%	1,000,126.00 10,490.28	0.50% (3,598.44)	A3/A- A-	1.27 1.20
532457CU0	ELI LILLY AND CO 4.55 02/12/2028	500,000.00	03/19/2025 4.32%	502,955.00 501,520.62	100.23 4.39%	501,150.50 10,679.86	0.25% (370.12)	Aa3/AA- NA	1.54 1.35
857477CU5	STATE STREET CORP 4.536 02/28/2028	500,000.00	03/19/2025 4.50%	500,095.00 500,049.59	100.20 4.40%	500,977.50 9,639.00	0.25% 927.91	Aa3/A AA-	1.58 1.40
46647PAF3	JPMORGAN CHASE & CO 3.54 05/01/2028	750,000.00	07/22/2025 4.38%	739,305.00 745,487.27	99.24 5.05%	744,270.75 6,637.50	0.37% (1,216.52)	A1/A AA-	1.75 0.72
26444HAE1	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028	1,250,000.00	-- 4.20%	1,235,640.00 1,241,018.57	98.69 4.51%	1,233,668.75 2,111.11	0.61% (7,349.82)	A1/A NA	1.96 1.85
61744YAK4	MORGAN STANLEY 3.591 07/22/2028	750,000.00	07/22/2025 4.21%	736,972.50 741,422.08	98.91 4.18%	741,797.25 673.31	0.37% 375.17	A1/A- A+	1.98 0.94
74340XBX8	PROLOGIS LP 4.0 09/15/2028	1,250,000.00	-- 4.38%	1,235,247.50 1,240,670.59	98.79 4.61%	1,234,850.00 18,888.89	0.61% (5,820.59)	A2/A NA	2.13 1.97
023135CS3	AMAZON.COM INC 3.9 11/20/2028	925,000.00	11/17/2025 3.91%	924,796.50 924,843.66	98.40 4.64%	910,213.88 7,114.79	0.45% (14,629.79)	A1/AA AA-	2.31 2.15
06051GHD4	BANK OF AMERICA CORP 3.419 12/20/2028	750,000.00	07/22/2025 4.40%	733,402.50 740,456.44	98.31 4.86%	737,314.50 2,920.40	0.37% (3,141.94)	A1/A- AA-	2.39 1.32
58989V2M5	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	1,225,000.00	01/07/2026 4.05%	1,223,419.75 1,223,706.68	98.31 4.74%	1,204,323.23 2,313.89	0.60% (19,383.45)	Aa3/AA- AA-	2.46 2.30
24422EXH7	JOHN DEERE CAPITAL CORP 4.5 01/16/2029	1,500,000.00	-- 4.47%	1,500,745.00 1,501,278.40	99.86 4.56%	1,497,921.00 2,812.50	0.74% (3,357.40)	A1/A A+	2.46 2.29
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	500,000.00	03/19/2025 4.54%	501,095.00 500,708.30	100.15 4.54%	500,725.00 63.89	0.25% 16.70	A1/A+ NA	2.50 2.33

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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
06406RBN6	BANK OF NEW YORK MELLON CORP 4.543 02/01/2029	1,250,000.00	-- 4.38%	1,251,885.00 1,253,070.16	99.95 4.68%	1,249,432.50 28,393.75	0.62% (3,637.66)	Aa3/A AA-	2.51 1.43
91159HJK7	US BANCORP 4.653 02/01/2029	1,500,000.00	-- 4.30%	1,509,580.00 1,507,502.95	99.93 4.78%	1,498,974.00 34,897.50	0.74% (8,528.95)	A3/A A+	2.51 1.43
009158BH8	AIR PRODUCTS AND CHEMICALS INC 4.6 02/08/2029	500,000.00	04/17/2025 4.37%	503,835.00 502,516.19	99.92 4.63%	499,585.00 11,052.78	0.25% (2,931.19)	A3/A NA	2.53 2.30
756109CF9	REALTY INCOME CORP 4.75 02/15/2029	1,000,000.00	07/22/2025 4.30%	1,014,460.00 1,010,208.40	100.00 4.75%	999,996.00 21,902.78	0.50% (10,212.40)	A3/A- NA	2.54 2.31
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	2,000,000.00	-- 4.04%	2,046,800.00 2,037,312.49	100.64 4.58%	2,012,892.00 41,763.89	1.00% (24,420.49)	A1/AA- NA	2.57 2.27
00287YDS5	ABBVIE INC 4.8 03/15/2029	1,500,000.00	-- 4.23%	1,524,390.00 1,520,153.92	100.31 4.67%	1,504,672.50 27,200.00	0.75% (15,481.42)	A2/A- NA	2.62 2.32
571748BG6	MARSH & MCLENNAN COMPANIES INC 4.375 03/15/2029	500,000.00	05/22/2025 4.55%	496,995.00 497,934.06	99.18 4.71%	495,913.50 8,263.89	0.25% (2,020.56)	A3/A- A-	2.62 2.40
79466LAR5	SALESFORCE INC 4.65 03/15/2029	425,000.00	03/19/2026 4.65%	425,029.75 425,026.00	99.56 4.83%	423,115.13 7,575.63	0.21% (1,910.87)	A2/A+ NA	2.62 2.39
58989V2H6	MET TOWER GLOBAL FUNDING 5.25 04/12/2029	1,000,000.00	07/21/2025 4.39%	1,029,130.00 1,021,097.83	101.22 4.76%	1,012,214.00 15,895.83	0.50% (8,883.83)	Aa3/AA- AA-	2.70 2.45
91324PEH1	UNITEDHEALTH GROUP INC 4.0 05/15/2029	500,000.00	02/20/2025 4.74%	485,910.00 490,710.09	98.32 4.65%	491,605.00 4,222.22	0.24% 894.91	A2/A+ A	2.79 2.58
74456QBY1	PUBLIC SERVICE ELECTRIC AND GAS CO 3.2 05/15/2029	1,000,000.00	07/22/2025 4.27%	962,760.00 972,765.57	96.42 4.58%	964,187.00 6,755.56	0.48% (8,578.57)	A1/A NA	2.79 2.61
61747YFF7	MORGAN STANLEY 5.449 07/20/2029	750,000.00	-- 4.87%	762,862.50 757,833.08	101.05 5.02%	757,875.00 1,248.73	0.38% 41.92	A1/A- A+	2.97 1.84
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	1,750,000.00	-- 4.27%	1,753,312.50 1,752,664.10	99.42 4.60%	1,739,848.25 2,326.58	0.86% (12,815.85)	A2/A- A	2.97 1.86
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	750,000.00	-- 4.93%	734,265.00 741,104.61	99.07 4.95%	743,052.75 711.83	0.37% 1,948.14	A1/A- AA-	2.98 1.87
46647PDU7	JPMORGAN CHASE & CO 5.299 07/24/2029	750,000.00	-- 4.81%	760,890.00 756,689.57	101.03 4.87%	757,734.75 772.77	0.38% 1,045.18	A1/A AA-	2.98 1.86
30303M8S4	META PLATFORMS INC 4.3 08/15/2029	500,000.00	03/19/2025 4.47%	496,715.00 497,733.78	99.04 4.64%	495,179.00 9,913.89	0.25% (2,554.78)	Aa3/AA- NA	3.04 2.75
171239AL0	CHUBB INA HOLDINGS LLC 4.65 08/15/2029	500,000.00	04/17/2025 4.45%	503,710.00 502,589.32	99.79 4.72%	498,944.50 10,720.83	0.25% (3,644.82)	A2/A A	3.04 2.74

HOLDINGS REPORT



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
857477BD4	STATE STREET CORP 4.141 12/03/2029	500,000.00	05/22/2025 4.57%	493,045.00 495,390.29	98.80 4.79%	494,001.50 3,335.81	0.25% (1,388.79)	Aa3/A AA-	3.34 2.18
89236TNA9	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	1,500,000.00	08/27/2025 4.19%	1,544,835.00 1,535,333.92	100.42 4.81%	1,506,361.50 4,537.50	0.75% (28,972.42)	A1/A+ A+	3.44 3.12
341081GP6	FLORIDA POWER & LIGHT CO 4.625 05/15/2030	2,000,000.00	03/05/2026 4.06%	2,041,320.00 2,037,159.89	99.70 4.71%	1,994,018.00 19,527.78	0.99% (43,141.89)	Aa2/A+ AA-	3.79 3.40
24422EYE3	JOHN DEERE CAPITAL CORP 4.55 06/05/2030	1,000,000.00	03/19/2026 4.38%	1,006,290.00 1,005,741.98	99.34 4.74%	993,366.00 7,077.78	0.49% (12,375.98)	A1/A A+	3.85 3.46
828807EB9	SIMON PROPERTY GROUP LP 4.3 01/15/2031	2,000,000.00	03/05/2026 4.33%	1,997,040.00 1,997,286.67	97.48 4.94%	1,949,538.00 3,822.22	0.97% (47,748.67)	A3/A NA	4.46 3.99
756109CD4	REALTY INCOME CORP 3.2 02/15/2031	1,000,000.00	04/21/2026 4.54%	942,640.00 945,931.68	92.85 4.98%	928,478.00 14,755.56	0.46% (17,453.68)	A3/A- NA	4.54 4.07
023135DD5	AMAZON.COM INC 4.25 03/13/2031	1,000,000.00	-- 4.40%	993,589.00 994,049.19	97.00 4.98%	970,024.00 16,291.67	0.48% (24,025.19)	A1/AA AA-	4.62 4.06
61747YFZ3	MORGAN STANLEY 5.192 04/17/2031	1,000,000.00	06/11/2026 4.89%	1,010,480.00 1,010,107.05	100.30 5.12%	1,002,990.00 14,999.11	0.50% (7,117.05)	A1/A- A+	4.71 3.29
06051GJB6	BANK OF AMERICA CORP 2.592 04/29/2031	1,250,000.00	06/04/2026 4.95%	1,154,875.00 1,157,905.81	91.74 5.20%	1,146,775.00 8,280.00	0.57% (11,130.81)	A1/A- AA-	4.74 3.47
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	1,000,000.00	07/13/2026 4.86%	986,520.00 986,657.47	98.39 4.93%	983,879.00 9,731.94	0.49% (2,778.47)	A1/A+ A+	4.79 4.20
532457DL9	ELI LILLY AND CO 4.375 05/20/2031	1,225,000.00	-- 4.41%	1,222,894.05 1,222,978.24	98.23 4.79%	1,203,280.75 10,569.88	0.60% (19,697.49)	Aa3/AA- NA	4.80 4.24
67066GAR5	NVIDIA CORP 4.5 06/15/2031	1,000,000.00	06/22/2026 4.66%	993,050.00 993,199.09	97.87 5.00%	978,685.00 5,375.00	0.49% (14,514.09)	Aa1/AA NA	4.87 4.29
44891AEP8	HYUNDAI CAPITAL AMERICA 5.0 06/18/2031	1,000,000.00	07/13/2026 5.16%	993,210.00 993,277.90	98.88 5.26%	988,761.00 5,972.22	0.49% (4,516.90)	A3/A- A-	4.88 4.25
Total Corporate		44,050,000.00	4.40%	43,990,316.55 43,990,767.19	99.00 4.75%	43,592,931.48 451,673.66	21.65% (397,835.72)		3.07 2.55

MONEY MARKET FUND									
262006208	BNY DREYFUS GVT CM INST	1,196,691.21	-- 3.30%	1,196,691.21 1,196,691.21	1.00 3.30%	1,196,691.21 0.00	0.59% 0.00	Aaa/ AAAm NA	0.00 0.00
Total Money Market Fund		1,196,691.21	3.30%	1,196,691.21 1,196,691.21	1.00 3.30%	1,196,691.21 0.00	0.59% 0.00		0.00 0.00

HOLDINGS REPORT



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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
SUPRANATIONAL									
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	1,000,000.00	06/27/2025 3.89%	1,007,230.00 1,002,140.80	100.14 4.06%	1,001,362.00 1,944.44	0.50% (778.80)	Aaa/AAA NA	0.46 0.44
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	2,000,000.00	06/17/2025 3.98%	1,972,780.00 1,982,720.16	98.25 4.45%	1,964,996.00 3,694.44	0.98% (17,724.16)	Aaa/AAA NA	1.95 1.85
Total Supranational		3,000,000.00	3.95%	2,980,010.00 2,984,860.96	98.89 4.32%	2,966,358.00 5,638.89	1.47% (18,502.96)		1.45 1.37
US TREASURY									
91282CJT9	UNITED STATES TREASURY 4.0 01/15/2027	3,000,000.00	07/21/2025 3.95%	3,002,109.38 3,000,649.94	100.03 3.92%	3,000,939.00 5,543.48	1.49% 289.06	Aa1/AA+ AA+	0.46 0.44
91282CMP3	UNITED STATES TREASURY 4.125 02/28/2027	2,695,000.00	-- 3.67%	2,711,219.73 2,701,817.28	100.05 4.04%	2,696,234.31 46,521.71	1.34% (5,582.97)	Aa1/AA+ AA+	0.58 0.55
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	750,000.00	04/17/2025 3.80%	750,966.80 750,329.99	99.90 4.03%	749,238.00 9,766.91	0.37% (1,091.99)	Aa1/AA+ AA+	0.67 0.64
91282CMY4	UNITED STATES TREASURY 3.75 04/30/2027	1,000,000.00	05/22/2025 4.00%	995,273.44 998,181.58	99.76 4.08%	997,573.00 9,476.90	0.50% (608.58)	Aa1/AA+ AA+	0.75 0.72
91282CKV2	UNITED STATES TREASURY 4.625 06/15/2027	1,000,000.00	06/04/2025 3.86%	1,014,765.63 1,006,345.23	100.42 4.12%	1,004,174.00 5,939.21	0.50% (2,171.23)	Aa1/AA+ AA+	0.87 0.84
91282CLG4	UNITED STATES TREASURY 3.75 08/15/2027	3,000,000.00	07/22/2025 3.82%	2,995,664.06 2,997,817.63	99.55 4.20%	2,986,548.00 51,899.17	1.48% (11,269.63)	Aa1/AA+ AA+	1.04 0.98
91282CPE5	UNITED STATES TREASURY 3.5 10/31/2027	2,000,000.00	11/24/2025 3.51%	1,999,609.38 1,999,747.34	99.13 4.22%	1,982,656.00 17,690.22	0.98% (17,091.34)	Aa1/AA+ AA+	1.25 1.19
91282CLX7	UNITED STATES TREASURY 4.125 11/15/2027	750,000.00	12/19/2024 4.33%	745,810.55 748,138.46	99.87 4.22%	749,033.25 6,557.40	0.37% 894.79	Aa1/AA+ AA+	1.29 1.23
91282CMF5	UNITED STATES TREASURY 4.25 01/15/2028	750,000.00	01/14/2025 4.48%	745,283.20 747,708.37	100.00 4.25%	750,029.25 1,472.49	0.37% 2,320.88	Aa1/AA+ AA+	1.46 1.39
91282CMS7	UNITED STATES TREASURY 3.875 03/15/2028	750,000.00	03/19/2025 4.05%	746,279.30 747,981.07	99.41 4.25%	745,605.75 10,977.41	0.37% (2,375.32)	Aa1/AA+ AA+	1.62 1.53
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	1,000,000.00	04/17/2025 3.80%	998,515.63 999,151.59	99.16 4.27%	991,563.00 11,065.57	0.49% (7,588.59)	Aa1/AA+ AA+	1.71 1.61
91282CHE4	UNITED STATES TREASURY 3.625 05/31/2028	1,200,000.00	-- 4.12%	1,182,328.13 1,189,964.12	98.87 4.27%	1,186,453.20 7,368.85	0.59% (3,510.92)	Aa1/AA+ AA+	1.84 1.73

HOLDINGS REPORT



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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CNH0	UNITED STATES TREASURY 3.875 06/15/2028	1,500,000.00	06/17/2025 3.90%	1,499,003.91 1,499,376.65	99.29 4.28%	1,489,278.00 7,464.14	0.74% (10,098.65)	Aa1/AA+ AA+	1.88 1.77
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	3,000,000.00	07/22/2025 3.78%	3,008,203.13 3,005,383.30	99.25 4.28%	2,977,383.00 5,370.24	1.48% (28,000.30)	Aa1/AA+ AA+	1.96 1.85
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	3,000,000.00	-- 3.85%	3,040,302.73 3,031,089.87	100.18 4.28%	3,005,274.00 54,925.27	1.49% (25,815.87)	Aa1/AA+ AA+	2.08 1.93
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	3,000,000.00	09/29/2025 3.63%	2,978,671.88 2,984,689.53	98.16 4.29%	2,944,689.00 38,243.89	1.46% (40,000.53)	Aa1/AA+ AA+	2.13 1.99
91282CJA0	UNITED STATES TREASURY 4.625 09/30/2028	2,000,000.00	-- 4.05%	2,033,945.31 2,023,149.00	100.66 4.30%	2,013,282.00 31,086.07	1.00% (9,867.00)	Aa1/AA+ AA+	2.17 2.01
91282CJN2	UNITED STATES TREASURY 4.375 11/30/2028	3,000,000.00	-- 3.81%	3,053,671.88 3,036,667.26	100.14 4.31%	3,004,101.00 22,233.61	1.49% (32,566.26)	Aa1/AA+ AA+	2.33 2.17
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,250,000.00	01/27/2026 3.63%	2,241,826.17 2,243,263.58	98.19 4.31%	2,209,306.50 10,112.70	1.10% (33,957.08)	Aa1/AA+ AA+	2.38 2.23
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	3,000,000.00	-- 3.91%	3,008,828.13 3,006,326.35	99.24 4.32%	2,977,266.00 326.09	1.48% (29,060.35)	Aa1/AA+ AA+	2.50 2.34
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	5,000,000.00	-- 3.96%	5,028,720.70 5,020,239.13	99.50 4.32%	4,975,000.00 69,313.52	2.47% (45,239.13)	Aa1/AA+ AA+	2.67 2.46
91282CKT7	UNITED STATES TREASURY 4.5 05/31/2029	3,000,000.00	-- 3.90%	3,064,218.75 3,046,613.51	100.44 4.33%	3,013,125.00 22,868.85	1.50% (33,488.51)	Aa1/AA+ AA+	2.83 2.61
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	5,000,000.00	-- 3.96%	5,010,390.63 5,005,960.36	99.06 4.34%	4,953,125.00 543.48	2.46% (52,835.36)	Aa1/AA+ AA+	3.00 2.79
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	3,000,000.00	07/22/2025 3.85%	3,032,226.56 3,024,650.99	99.28 4.36%	2,978,319.00 20,963.11	1.48% (46,331.99)	Aa1/AA+ AA+	3.33 3.05
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	3,000,000.00	-- 3.72%	3,062,050.78 3,051,436.31	99.60 4.38%	2,987,931.00 346.47	1.48% (63,505.31)	Aa1/AA+ AA+	3.50 3.21
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	3,000,000.00	09/29/2025 3.72%	2,971,875.00 2,977,002.39	96.96 4.39%	2,908,944.00 26,535.33	1.44% (68,058.39)	Aa1/AA+ AA+	3.75 3.43
91282CHF1	UNITED STATES TREASURY 3.75 05/31/2030	5,000,000.00	-- 3.74%	5,002,617.19 5,002,387.91	97.77 4.39%	4,888,670.00 31,762.30	2.43% (113,717.91)	Aa1/AA+ AA+	3.83 3.50
91282CHJ3	UNITED STATES TREASURY 3.75 06/30/2030	5,000,000.00	-- 3.70%	5,010,468.75 5,009,149.52	97.71 4.39%	4,885,545.00 16,304.35	2.43% (123,604.52)	Aa1/AA+ AA+	3.91 3.58
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	5,000,000.00	-- 3.75%	5,026,367.19 5,023,693.30	98.11 4.40%	4,905,470.00 526.49	2.44% (118,223.30)	Aa1/AA+ AA+	4.00 3.65
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	5,000,000.00	-- 3.76%	4,970,507.81 4,973,551.55	97.07 4.40%	4,853,515.00 60,911.89	2.41% (120,036.55)	Aa1/AA+ AA+	4.17 3.76

HOLDINGS REPORT



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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	7,500,000.00	-- 3.90%	7,373,945.32 7,382,433.95	96.43 4.41%	7,232,227.50 44,467.21	3.59% (150,206.45)	Aa1/AA+ AA+	4.33 3.93
91282CJX0	UNITED STATES TREASURY 4.0 01/31/2031	8,000,000.00	-- 3.88%	8,040,546.87 8,037,303.71	98.30 4.42%	7,863,752.00 869.57	3.91% (173,551.71)	Aa1/AA+ AA+	4.50 4.06
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	7,500,000.00	-- 4.00%	7,457,910.16 7,460,466.94	97.72 4.42%	7,328,910.00 97,669.06	3.64% (131,556.94)	Aa1/AA+ AA+	4.67 4.15
91282CQX2	UNITED STATES TREASURY 4.125 06/30/2031	6,500,000.00	-- 4.26%	6,461,191.40 6,461,715.15	98.67 4.43%	6,413,673.50 23,315.22	3.19% (48,041.65)	Aa1/AA+ AA+	4.91 4.38
Total US Treasury		110,145,000.00	3.87%	110,265,315.48 110,194,382.88	98.65 4.33%	108,648,833.26 770,438.16	53.97% (1,545,549.62)		3.14 2.87
Total Portfolio		203,810,589.55	3.84%	203,635,138.03 203,626,720.50	98.21 4.42%	201,320,074.29 1,323,065.82	100.00% (2,306,646.21)		2.88 2.43
Total Market Value + Accrued						202,643,140.11			

TRANSACTION LEDGER



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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/02/2026	262006208	24,014.85	BNY DREYFUS GVT CM INST	1.000	3.53%	(24,014.85)	0.00	(24,014.85)	0.00
Purchase	07/09/2026	91282CQX2	3,500,000.00	UNITED STATES TREASURY 4.125 06/30/2031	99.082	4.33%	(3,467,871.09)	(3,530.91)	(3,471,402.00)	0.00
Purchase	07/09/2026	262006208	37,125.00	BNY DREYFUS GVT CM INST	1.000	3.50%	(37,125.00)	0.00	(37,125.00)	0.00
Purchase	07/10/2026	262006208	2,483,520.81	BNY DREYFUS GVT CM INST	1.000	3.49%	(2,483,520.81)	0.00	(2,483,520.81)	0.00
Purchase	07/13/2026	262006208	35,000.00	BNY DREYFUS GVT CM INST	1.000	3.51%	(35,000.00)	0.00	(35,000.00)	0.00
Purchase	07/14/2026	44891AEP8	1,000,000.00	HYUNDAI CAPITAL AMERICA 5.0 06/18/2031	99.321	5.16%	(993,210.00)	(3,611.11)	(996,821.11)	0.00
Purchase	07/14/2026	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	98.652	4.86%	(986,520.00)	(7,583.33)	(994,103.33)	0.00
Purchase	07/14/2026	262006208	24,500.00	BNY DREYFUS GVT CM INST	1.000	3.53%	(24,500.00)	0.00	(24,500.00)	0.00
Purchase	07/15/2026	262006208	257,054.23	BNY DREYFUS GVT CM INST	1.000	3.53%	(257,054.23)	0.00	(257,054.23)	0.00
Purchase	07/16/2026	14041NGJ4	2,060,000.00	COMET 2026-1 A 4.48 07/16/2029	99.977	4.53%	(2,059,521.26)	0.00	(2,059,521.26)	0.00
Purchase	07/16/2026	262006208	38,135.42	BNY DREYFUS GVT CM INST	1.000	3.54%	(38,135.42)	0.00	(38,135.42)	0.00
Purchase	07/20/2026	262006208	69,275.67	BNY DREYFUS GVT CM INST	1.000	3.51%	(69,275.67)	0.00	(69,275.67)	0.00
Purchase	07/21/2026	262006208	2,969,075.00	BNY DREYFUS GVT CM INST	1.000	3.51%	(2,969,075.00)	0.00	(2,969,075.00)	0.00
Purchase	07/21/2026	262006208	2,929.50	BNY DREYFUS GVT CM INST	1.000	3.51%	(2,929.50)	0.00	(2,929.50)	0.00
Purchase	07/22/2026	47800VAD6	880,000.00	JDOT 26B A3 4.88 11/15/2030	99.988	4.94%	(879,890.09)	0.00	(879,890.09)	0.00

TRANSACTION LEDGER



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	07/22/2026	262006208	13,466.25	BNY DREYFUS GVT CM INST	1.000	3.54%	(13,466.25)	0.00	(13,466.25)	0.00
Purchase	07/23/2026	3137HB2L7	2,750,000.00	FHMS K-753 A2 4.4 10/25/2030	99.262	4.56%	(2,729,697.27)	(7,394.44)	(2,737,091.71)	0.00
Purchase	07/24/2026	262006208	19,871.25	BNY DREYFUS GVT CM INST	1.000	3.55%	(19,871.25)	0.00	(19,871.25)	0.00
Purchase	07/27/2026	262006208	17,105.04	BNY DREYFUS GVT CM INST	1.000	3.53%	(17,105.04)	0.00	(17,105.04)	0.00
Purchase	07/28/2026	262006208	26,250.00	BNY DREYFUS GVT CM INST	1.000	3.56%	(26,250.00)	0.00	(26,250.00)	0.00
Purchase	07/31/2026	262006208	492,125.00	BNY DREYFUS GVT CM INST	1.000	3.30%	(492,125.00)	0.00	(492,125.00)	0.00
Total Purchase			17,699,448.02				(17,626,157.73)	(22,119.79)	(17,648,277.52)	0.00
TOTAL ACQUISITIONS			17,699,448.02				(17,626,157.73)	(22,119.79)	(17,648,277.52)	0.00
DISPOSITIONS										
Sale	07/09/2026	912797UF2	(3,000,000.00)	UNITED STATES TREASURY 09/10/2026	99.368	3.74%	2,981,054.06	0.00	2,981,054.06	274.31
Sale	07/10/2026	3130APVC6	(3,000,000.00)	FEDERAL HOME LOAN BANKS 1.375 12/01/2026	98.980	1.46%	2,969,400.00	(4,468.75)	2,973,868.75	(29,649.51)
Sale	07/14/2026	262006208	(165,376.62)	BNY DREYFUS GVT CM INST	1.000	3.53%	165,376.62	0.00	165,376.62	0.00
Sale	07/14/2026	3130APUR4	(1,840,000.00)	FEDERAL HOME LOAN BANKS 1.3 11/24/2026	99.034	1.42%	1,822,225.60	(3,322.22)	1,825,547.82	(16,996.05)
Sale	07/16/2026	262006208	(2,059,521.26)	BNY DREYFUS GVT CM INST	1.000	3.54%	2,059,521.26	0.00	2,059,521.26	0.00
Sale	07/21/2026	3130AQF65	(3,000,000.00)	FEDERAL HOME LOAN BANKS 1.25 12/21/2026	98.865	1.28%	2,965,950.00	(3,125.00)	2,969,075.00	(33,685.91)
Sale	07/22/2026	262006208	(879,890.09)	BNY DREYFUS GVT CM INST	1.000	3.54%	879,890.09	0.00	879,890.09	0.00

TRANSACTION LEDGER



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Sale	07/23/2026	262006208	(373,267.62)	BNY DREYFUS GVT CM INST	1.000	3.53%	373,267.62	0.00	373,267.62	0.00
Sale	07/23/2026	262006208	(2,347,807.84)	BNY DREYFUS GVT CM INST	1.000	3.53%	2,347,807.84	0.00	2,347,807.84	0.00
Total Sale			(16,665,863.43)				16,564,493.09	(10,915.97)	16,575,409.06	(80,057.16)
TOTAL DISPOSITIONS			(16,665,863.43)				16,564,493.09	(10,915.97)	16,575,409.06	(80,057.16)
OTHER TRANSACTIONS										
Coupon	07/01/2026	3137FQ3A9	0.00	FHMS K-100 A2 2.673 09/25/2029		4.44%	4,455.00	0.00	4,455.00	0.00
Coupon	07/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.24%	5,519.63	0.00	5,519.63	0.00
Coupon	07/09/2026	89236TNA9	0.00	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030		4.19%	37,125.00	0.00	37,125.00	0.00
Coupon	07/12/2026	459058KT9	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		3.98%	35,000.00	0.00	35,000.00	0.00
Coupon	07/14/2026	58989V2M5	0.00	MET TOWER GLOBAL FUNDING 4.0 01/14/2029		4.05%	24,500.00	0.00	24,500.00	0.00
Coupon	07/15/2026	44935KAD5	0.00	HART 26B A3 4.51 02/18/2031		4.86%	3,981.33	0.00	3,981.33	0.00
Coupon	07/15/2026	58769MAD2	0.00	MBART 261 A3 4.36 10/15/2030		4.60%	5,086.67	0.00	5,086.67	0.00
Coupon	07/15/2026	58770XAD5	0.00	MBALT 2025-B A3 3.88 04/16/2029		4.57%	4,074.00	0.00	4,074.00	0.00
Coupon	07/15/2026	47787DAD3	0.00	JDOT 2026 A3 3.87 08/15/2030		4.49%	2,096.25	0.00	2,096.25	0.00

TRANSACTION LEDGER



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	07/15/2026	91282CMF5	0.00	UNITED STATES TREASURY 4.25 01/15/2028		4.48%	15,937.50	0.00	15,937.50	0.00
Coupon	07/15/2026	44935XAD7	0.00	HART 2025-B A3 4.36 12/17/2029		4.36%	962.83	0.00	962.83	0.00
Coupon	07/15/2026	43814YAD3	0.00	HAROT 2026-2 A3 4.3 11/15/2030		4.34%	5,142.08	0.00	5,142.08	0.00
Coupon	07/15/2026	828807EB9	0.00	SIMON PROPERTY GROUP LP 4.3 01/15/2031		4.33%	43,477.78	0.00	43,477.78	0.00
Coupon	07/15/2026	448981AD2	0.00	HART 2026-A A3 3.79 02/18/2031		4.30%	3,916.33	0.00	3,916.33	0.00
Coupon	07/15/2026	89240QAD7	0.00	TAOT 2026-B A3 4.13 12/16/2030		4.27%	2,443.58	0.00	2,443.58	0.00
Coupon	07/15/2026	448972AD1	0.00	HALST 26B A3 4.21 04/16/2029		4.21%	4,385.42	0.00	4,385.42	0.00
Coupon	07/15/2026	26444HAE1	0.00	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028		4.20%	23,750.00	0.00	23,750.00	0.00
Coupon	07/15/2026	89240KAD0	0.00	TAOT 2026-A A3 3.86 09/15/2030		4.13%	2,476.83	0.00	2,476.83	0.00
Coupon	07/15/2026	448970AD5	0.00	HALST 2026-A A3 3.97 12/15/2028		3.98%	1,951.92	0.00	1,951.92	0.00
Coupon	07/15/2026	58770YAD3	0.00	MBALT 2026-A A3 3.93 01/15/2030		3.97%	1,752.13	0.00	1,752.13	0.00
Coupon	07/15/2026	91282CJT9	0.00	UNITED STATES TREASURY 4.0 01/15/2027		3.95%	60,000.00	0.00	60,000.00	0.00
Coupon	07/15/2026	45950KDF4	0.00	INTERNATIONAL FINANCE CORP 4.375 01/15/2027		3.89%	21,880.00	0.00	21,880.00	0.00
Coupon	07/15/2026	91282CNM9	0.00	UNITED STATES TREASURY 3.875 07/15/2028		3.78%	58,125.00	0.00	58,125.00	0.00

TRANSACTION LEDGER



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	07/16/2026	24422EXH7	0.00	JOHN DEERE CAPITAL CORP 4.5 01/16/2029		4.47%	33,750.00	0.00	33,750.00	0.00
Coupon	07/20/2026	61747YFF7	0.00	MORGAN STANLEY 5.449 07/20/2029		4.87%	20,433.75	0.00	20,433.75	0.00
Coupon	07/20/2026	36275AAD1	0.00	GMALT 2026-2 A3 4.3 03/20/2029		4.40%	2,275.42	0.00	2,275.42	0.00
Coupon	07/20/2026	025816EJ4	0.00	AMERICAN EXPRESS CO 4.351 07/20/2029		4.27%	38,071.25	0.00	38,071.25	0.00
Coupon	07/20/2026	87269AAA8	0.00	TMUST 2026-1 A 4.25 10/21/2030		4.26%	2,443.75	0.00	2,443.75	0.00
Coupon	07/20/2026	36273VAD7	0.00	GMALT 2026-1 A3 3.88 01/22/2029		4.11%	3,395.00	0.00	3,395.00	0.00
Coupon	07/20/2026	89240NAD4	0.00	TLOT 2025-B A3 3.96 11/20/2028		3.97%	2,656.50	0.00	2,656.50	0.00
Coupon	07/21/2026	43815CAD0	0.00	HAROT 2026-1 A3 3.78 09/23/2030		3.03%	2,929.50	0.00	2,929.50	0.00
Coupon	07/22/2026	61744YAK4	0.00	MORGAN STANLEY 3.591 07/22/2028		4.21%	13,466.25	0.00	13,466.25	0.00
Coupon	07/23/2026	06051GHM4	0.00	BANK OF AMERICA CORP 4.271 07/23/2029		4.93%	16,016.25	0.00	16,016.25	0.00
Coupon	07/24/2026	46647PDU7	0.00	JPMORGAN CHASE & CO 5.299 07/24/2029		4.81%	19,871.25	0.00	19,871.25	0.00
Coupon	07/25/2026	096912AD2	0.00	BMWLT 2025-1 A3 4.43 06/26/2028		4.82%	646.04	0.00	646.04	0.00
Coupon	07/25/2026	05594YAD8	0.00	BMWLT 2026-1 A3 4.15 05/25/2029		4.64%	6,484.37	0.00	6,484.37	0.00
Coupon	07/28/2026	3130AQLD3	0.00	FEDERAL HOME LOAN BANKS 1.75 01/28/2027		1.93%	26,250.00	0.00	26,250.00	0.00
Coupon	07/31/2026	69371RS80	0.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		4.54%	11,500.00	0.00	11,500.00	0.00

TRANSACTION LEDGER



City of Pleasanton Managed Account | Account #11313 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	07/31/2026	91282CLC3	0.00	UNITED STATES TREASURY 4.0 07/31/2029		3.96%	100,000.00	0.00	100,000.00	0.00
Coupon	07/31/2026	91282CJW2	0.00	UNITED STATES TREASURY 4.0 01/31/2029		3.91%	60,000.00	0.00	60,000.00	0.00
Coupon	07/31/2026	91282CJX0	0.00	UNITED STATES TREASURY 4.0 01/31/2031		3.88%	160,000.00	0.00	160,000.00	0.00
Coupon	07/31/2026	91282CNN7	0.00	UNITED STATES TREASURY 3.875 07/31/2030		3.75%	96,875.00	0.00	96,875.00	0.00
Coupon	07/31/2026	91282CMG3	0.00	UNITED STATES TREASURY 4.25 01/31/2030		3.72%	63,750.00	0.00	63,750.00	0.00
Total Coupon			0.00				1,048,853.61	0.00	1,048,853.61	0.00
Dividend	07/31/2026	262006208	0.00	BNY DREYFUS GVT CM INST		3.30%	3,898.34	0.00	3,898.34	0.00
Total Dividend			0.00				3,898.34	0.00	3,898.34	0.00
TOTAL OTHER TRANSACTIONS			0.00				1,052,751.95	0.00	1,052,751.95	0.00

September 15, 2026
Library and Recreation

**TITLE: ADOPT A RESOLUTION UPDATING THE MASTER FEE SCHEDULE,
APPROVING AND UPDATING VARIOUS CITY FEES AND CHARGES**

SUMMARY

Staff recommends that the City Council adopt the resolution approving and updating various City fees and charges. Fees and charges updated through this action include:

- Section I. A. General and Administrative Fees
- Section I. D. Pleasanton Public Library Fine and Fee Schedule
- Section V.B. Police Special Permits
- Section VII. Finance Department
- Section VIII. Recreation
- Section IX.A. Water Rates and Charges

BACKGROUND

California cities impose fees for providing services and activities through provisions of the State Constitution. Agencies are allowed to set fees at rates providing fair and reasonable recovery of costs incurred in providing the services, minimizing or eliminating use of general tax revenues. The City regularly reviews the [Master Fee Schedule \(MFS\)](#) to ensure that it is both transparent and up to date. The latest review identified several fees not listed in the MFS that need to be listed or clarified, fees that need to be adjusted to better reflect current costs and market rates, and fees that should be added.

DISCUSSION

The Resolution/Attachment 1 includes an update to fees across multiple departments.

Section I. D. Pleasanton Public Library Fine and Fee Schedule

Miscellaneous fees related to rental agreement provisions and hourly fees are currently incorporated into library rentals but are not fully reflected in the MFS. As library meeting room rentals have commenced, staff have identified the need to formalize and update these miscellaneous fees to better align with current practices, improve transparency, and support responsible cost recovery.

Staff recommends revising the MFS to display the actual hourly rental rates rather than subsidy percentages for each renter group category. The previous MFS expressed these fees as a percentage subsidy scaled to the renter group category; this revision shows the corresponding hourly rates instead, providing greater transparency to renters without changing the underlying fee amounts. Staff also recommends reducing the security deposit from \$200 to \$100 to be consistent with other meeting room rentals in the City, and clarifying the language regarding cancellation fees. These changes apply to MFS Section I, D. Pleasanton Public

Library Fine and Fee Schedule, and are outlined in Tables 1, 2, and 3 below.

Table 1: Library Meeting Room Rental Fees

Renter Group Category Fee Per Hour
I. Co-Sponsored Groups / PUSD \$84
II. Non-Profits \$98
III. Pleasanton Resident, Private Use \$112
IV. Non-Resident, Private Use / Businesses \$115

Renter Group Category	Fee Per Hour
I. Co-Sponsored Groups / PUSD	\$84
II. Non-Profits	\$98
III. Pleasanton Resident, Private Use	\$112
IV. Non-Resident, Private Use / Businesses	\$115

Table 2: Meeting Room Rental Security Deposit

Security Deposit (refundable) \$100

Security Deposit (refundable)	\$100
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Table 3: Meeting Room Rental Cancellation Fees

Meeting Room Rental Cancellation Fees
30 days or more prior to the scheduled date 50% of the total hourly rental fees
Less than 30 days prior to the scheduled date 100% of the total hourly rental fees

Meeting Room Rental Cancellation Fees	
30 days or more prior to the scheduled date	50% of the total hourly rental fees
Less than 30 days prior to the scheduled date	100% of the total hourly rental fees

BOARD/COMMITTEE/COMMISSION ACTION

At the August 6, 2026 Library Commission meeting, the commission voted unanimously to recommend City Council adopt a resolution updating the Master Fee Schedule, Section I, D. Pleasanton Public Library Fine and Fee Schedule as described above and included in Attachment 1.

Section V.B. Police Special Permits

Lions Wayside and Delucchi parks are in the heart of Downtown Pleasanton. With the recent renovations, staff has received an increase in requests to use these parks and the bandstand for special events. Use of these parks for organized events currently requires a special event permit, but no fees have been established. To develop fees for the rental of these parks for special events, staff reviewed hourly staff rates for facility monitors (Recreation Leader III), general maintenance costs for the City's parks (based on the 2024 fee study conducted by NBS), and comparable rental fees for outdoor spaces throughout the City, such as picnic and field rentals. Comparable data was challenging to obtain for this particular space due to its unique layout and amenities.

The currently approved General Fund (GF) subsidy categories were also mirrored in this recommendation. Category I includes PUSD and co-sponsored user groups and provides a 40 percent GF subsidy; Category II includes non-profit organizations and provides a 30 percent GF subsidy; Category III includes Pleasanton residents for private use and includes a 20 percent GF subsidy; and Category IV includes non-residents and businesses, and provides no GF subsidy. No GF subsidy is recommended for the bandstand.

A security deposit is recommended in case of damage. The deposit is refundable after the event if no damage occurs.

Table 4. Special Event Fees

Fee Name		Current Fee	Recommended Fee	Details
Lions Wayside Rental Fees	4-Hr Block	N/A	Cat I: \$240 Cat II: \$280 Cat III: \$320 Cat IV: \$400	Newly proposed fee; includes fee for onsite staff
	6-Hr Block	N/A	Cat I: \$360 Cat II: \$420 Cat III: \$480 Cat IV: \$600	Newly proposed fee; includes fee for onsite staff
	Bandstand (Add-On)	N/A	\$100	Newly proposed fee
	Security Deposit	N/A	\$500	Newly proposed fee; refundable after the event

These rates are for the park and facility rental only. Special event fees are calculated through the special event permit process, based on the adopted MFS - "Actual Cost Basis (actual costs, including direct costs)." The GF subsidy categories also apply to special event fees.

Casual, everyday use of the parks will continue to require no permit or fee.

BOARD/COMMITTEE/COMMISSION ACTION

At the August 13, 2026, Parks and Recreation Commission meeting, the commission voted

unanimously to recommend that the City Council adopt a resolution updating the MSF to include rental fees for Lions Wayside and Delucchi parks as outlined above and included in Attachment 1.

Section VIII. Recreation

The recommendations for Recreation fees fall into two categories. The first is administrative housekeeping: fees residents are already paying that were never formally captured in the MFS. The second category involves genuine changes — new fees, fee restructuring, or rate increases — most of which are grounded in benchmark surveys of comparable agencies or a need to clarify existing refund and cancellation practices. Details are included in Attachment 2.

Existing Fees Not Currently Listed in the MFS

This section covers fees the Library and Recreation Department already charges — most adopted informally by past practice or by standalone Council resolution — that were simply never incorporated into the MFS document itself. No rate changes are proposed for the large majority of these; the recommendation is to formalize the current fees. Because these are administrative corrections rather than fee increases, the resident-facing and fiscal impacts are minimal, though they do close a compliance gap by aligning the official fee document with actual billing practices.

Fee areas included:

- Community Garden Fees
- Augustin Bernal Non-Resident Pass
- Park/Picnic Rental Security Deposit
- Meeting Room Rental Security Deposit
- Event Venue Rental Security Deposits
- Athletic Facility Fees
- Facility Add-On Fees

Staff fees are recommended to be charged on an actual-cost basis across all program areas to reflect the current practice.

New and Updated Fees

This section reflects new fees, restructured fee categories, and rate increases.

Areas included:

- Main Street Banner Reservations
- Refund Processing Fee
- Meeting Room and Event Venue Cancellation Fees
- Outdoor Volleyball Courts
- Bocce Courts and Outdoor Skating Rink
- Dolores Bengston Aquatic Center Rentals
- Muirwood Pickleball Court Reservation Fees (described in more detail in agenda report item #10)

Additionally, the Recreation Section has been reformatted for improved transparency and readability.

BOARD/COMMITTEE/COMMISSION ACTION

At the August 3, 2026 Civic Arts Commission meeting, the commission voted unanimously to recommend that the City Council adopt a resolution updating the MFS, Section VIII. Recreation to include an add-on fee for a Drumkit Mic Set, and update the security deposit language for the Firehouse Arts Center and the Firehouse Arts Center classrooms, as included in Attachment 1.

At the August 13, 2026 Parks and Recreation Commission meeting, the commission voted unanimously to recommend that the City Council adopt a resolution updating the MFS, Section VIII. Recreation, as included in Attachment 1.

Section I. A. General and Administrative Fees and Section IX.A. Water Rates and Charges
Under California Civil Code Section 1719, payees may charge \$25 for a returned check on the first occurrence and \$35 for each subsequent occurrence. The City's master fee schedule includes only the \$25 returned check fee. While additional occurrences are infrequent, staff recommend adding the \$35 fee to the master fee schedule to recover costs if they occur. Public agencies may recover the administrative or bank processing fees incurred when a vendor requests a stop payment on a paper check or an electronic funds transfer. Staff recommend adding a stop payment service charge to the master fee schedule based on the actual cost of the bank charge. These proposed fees will be added to Sections I.A. and IX.A. of the master fee schedule once approved by the Council.

Table 5. Returned Check and Stop Payment Fees

Returned Check Fee - For Each Additional Occurrence	\$35
Stop Payment Service Charge	Actual Cost of Bank Charge

Section VII. Finance Department

The current initial set-up fee for an assessment district is \$1,500 per district. Staff recommend changing the fee to actual costs, with an initial deposit of \$5,000. The fee description is also updated to include annexation-related assessment districts. The title of the fee section will be changed from "Arbitrage Calculation Fees" to "Assessment District Administration and Arbitrage Calculation Fees" for improved transparency. The current foreclosure action fee, which covers staffing costs and the costs of obtaining the title report/insurance policy as part of the legal enforcement process, is \$2,000. Staff recommend changing the fee to actual costs. While these transactions are infrequent, the proposed fees will allow the City to recover the full cost and better manage cash flow.

Table 6. Assessment District and Abirtrage Calculation Fees

Assessment District Administration and Arbitrage Calculation Fees	
Initial Set-up (per district or annexation thereto)	\$5,000 deposit (total fee is actual cost)
Foreclosure Action	
Staff cost and litigation guarantee per parcel or owner	Actual Costs

OUTREACH

This item was heard at three public meetings, including:

- Civic Arts Commission - August 3, 2026
- Library Commission - August 13, 2026
- Parks and Recreation Commission - August 13, 2026

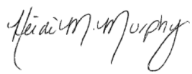
FISCAL IMPACT

Updating the MFS regularly allows revenues to help offset expenses, building long-term fiscal sustainability.

RECOMMENDATION

Adopt a resolution approving amendments and updating various City fees and charges.

Prepared by:



Heidi Murphy, Director of
Library and Recreation

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Resolution
2. 2026 Recreation MFS Update Descriptions
3. Resolution No. 91-155 Main Street Banner

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE AMENDMENTS TO THE MASTER FEE SCHEDULE SECTION I. A. GENERAL AND ADMINISTRATIVE FEES, SECTION I. D. PLEASANTON PUBLIC LIBRARY FINE AND FEE SCHEDULE, SECTION V.B. POLICE SPECIAL PERMITS, SECTION VII. FINANCE DEPARTMENT, SECTION VIII. RECREATION, AND SECTION IX.A. WATER RATES AND CHARGES

WHEREAS, the Master Fee Schedule compiles City-Council-approved fees for specific City services provided to residents, non-residents, non-profits, businesses, and other entities within the community; and

WHEREAS, limited tax revenues support these services given the unique benefit to members of the public; and

WHEREAS, agencies are allowed to set fees at rates providing fair and reasonable recovery of costs incurred in providing the services, minimizing or eliminating the use of general tax revenues.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The Master Fee Schedule is amended as set forth in Exhibit A.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15th day of September 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

CITY OF PLEASANTON
MASTER FEE SCHEDULE

I. GENERAL & ADMINISTRATIVE FEES**A. General**

Returned Check Fee - For Each Additional Occurrence	\$35
Stop Payment Service Charge	Actual Cost of Bank Charge

The returned check fee and stop payment service charge are new fees that will be added to the noted fee section once approved by the Council.

D1. Pleasanton Public Library Fine and Fee Schedule

Processing Fee for Lost or Damaged Materials- in addition to item cost		\$5
Collection Agency fee		\$10
LINK+ Items	Overdue item (per day) Max \$15 per item	\$1
	Lost / Damaged item (Per item)	\$115

D2. Pleasanton Library Meeting Room Fees

Renter Group Category		Fee Per Hour
I.	PUSD / Co-Sponsored Groups	\$84
II.	Non-Profit Organizations	\$98
III.	Pleasanton Residents (Private Use)	\$112
IV.	Non-Residents (Private Use) / Businesses	\$115

Other Fees and Charges		
Security Deposit (refundable after the event)		\$100
Cancellation Fees	30 days or more prior to the scheduled date	50% of the total hourly rental fees
	Less than 30 days prior to the scheduled date	100% of the total hourly rental fees

Rental fees for staff and equipment will be charged at the fully burdened rate, determined based on the needs of each specific rental. The discount does not apply to staff and equipment costs.

V. POLICE DEPARTMENT

B. Special Permits

		Each Employee	Permit Fee
Massage Establishments PMC 6.24		No Charge	\$100
Roving/walking vending in public right-of-way along parade routes	Nonprofit/charitable/community service organization	No Charge	No Charge
	Other vendors	\$10	\$25
Solicitors & Certain Businesses		\$10	\$25
ABC Letter			\$25
Taxicab	Owner's Permit Application		\$600
	Driver's Permit Application		\$150
	Taxicab Reinspection Fee		\$25
Taxicab Rates	Flag Drop		\$3.50
	Mileage		\$3.50
	Standby		\$30
Bingo Permit Fee			\$100
Firearm Sales Permit Ord 6.64	Application		\$350
	Renewal		\$200
	Fingerprint Processing Fee (for each set to be processed)		set by DOJ & FBI; add equipment processing cost
Concealed Weapons Permit	State Mandated Fee		varies
	Local Processing Fee (maximum fee allowed by PC 12054)		\$3
Firearm Dealer Application			\$25
Pawnbroker Permit remit to DOJ	Initial Permit		\$300
	Renewal (required by state every 2 years)		\$300
Firearm Storage, per firearm held			\$65
Special Event and Support Service Permit Fee	For-profit vendors/organizations		\$250
	Nonprofit vendors/organizations		\$75
	City-Sponsored events		No Charge
Lions Wayside / Delucchi Park Rental Fees	4-Hr Block Fee	PUSD	
		Co-Sponsored Groups	\$240
		Non-Profit Organizations	\$280
		Pleasanton Residents (Private Use)	\$320
	6-Hr Block Fee	Non-Residents (Private Use) Businesses	\$400
		PUSD	
		Co-Sponsored Groups	\$360
		Non-Profit Organizations	\$420
		Pleasanton Residents (Private Use)	\$428
		Non-Residents (Private Use) Businesses	\$600
	Bandstand Add-on		\$100
	Security Deposit (Refundable after the event)		\$500
Direct City Support/ Special Events	Category/Description	% Discount to Actual Cost/General Fund Subsidy	Actual Cost Basis (actual costs, including direct costs).
	PUSD		
	Co-Sponsored Groups	40%	
	Non-Profit Organizations	30%	
	Pleasanton Residents (Private Use)	20%	
	Non-Residents (Private Use) Businesses	0%	
Sidewalk Vendor Fee			\$50

VII. FINANCE DEPARTMENT

A. Assessment District Administration

Assessment District Administration and Arbitrage Calculation Fees	
Initial Set-up (per district or annexation thereto)	\$5,000 deposit (total fee is actual cost)
Foreclosure Action	
Staff cost and litigation guarantee per parcel or owner	Actual Costs

The initial assessment district set-up fee and foreclosure action fee will be updated in the noted fee section once approved by the Council.

VIII. RECREATION

A. Recreational Program Fees

The City Council authorizes staff to establish fees for new programs and adjust fees for existing programs based on the actual cost to provide the program.

Fees will be set to limit the General Fund subsidies for these programs and services, dependent upon the overall benefit of the program within the community.

Service Category		Maximum General Fund Subsidy
1.	City-Sponsored Community Events	100%
2.	Drop-In Programs/City-Sponsored Seasonal Events	75%
3.	Beginner/Recreational Programs	50%
4.	Art Gallery Exhibits	40%
5.	Specialized and Contractor-Led Classes & Programs/Theater Presenting Series Shows	25%
6.	Advanced/Competitive Programs	0%

Other Recreation Program Fees

Recreation Classes and Camps	Refund Processing Fee (Per class/camp)	\$10
	Refunds are not granted if requested less than 7 calendar days prior to the program or class start date. Aquatic camp and class refunds are limited to special circumstances only.	
Gingerbread Preschool	Late Pick Up (per minute)	\$1
	Late Payment Fee – not received by due date	\$25
	Refund Processing Fee (up to 7 days prior to program start)	\$50
	Refunds are not granted if requested less than 7 calendar days prior to the program or class start date.	
Non-Resident Fee (All classes and camps)		25%

B. Community Garden

Community Garden Plot Fee	Large Plot (annual cost)	\$159
	Small Plot (annual cost)	\$89
Other Fees and Charges		
Community Garden Deposit (Refundable after vacating plot)		\$125
Penalty Fees		
Late Renewal Fees	Up to 14 calendar days after due date	\$25
	14 to 30 calendar days after due date	\$50

C. Dolores Bengston Aquatic Center Fees**Swim Meet and Tournament Pool Rental Fees***

Renter Group Category		Hourly Fees			
		50-meter Olympic Pool	Shallow Pool w/ Slide	Diving Well (Only)	25-Meter L-Shaped Pool
I.	PUSD / Co-Sponsored Groups	\$89	\$32	\$16	\$49
II.	Non-Profit Organizations	\$94	\$34	\$17	\$51
III.	Pleasanton Residents (Private Use)	\$98	\$36	\$18	\$54
IV.	Non-Residents (Private Use) / Businesses	\$103	\$38	\$19	\$56

Pool Lane Rentals*

Renter Group Category		Hourly Fees	
		Short Course	Long Course
I.	PUSD / Co-Sponsored Groups	\$4.05	\$9.90
II.	Non-Profit Organizations	\$4.25	\$10.40
III.	Pleasanton Residents (Private Use)	\$4.47	\$10.91
IV.	Non-Residents (Private Use) / Businesses	\$4.69	\$11.46

Private Party Rentals*

Renter Group Category		Hourly Fees		
		Shallow Pool Only (No Slide)	Shallow Pool & 25-Meter Pool w/ Diving Boards (No Slide)	Water Slide (Add-On)
I.	PUSD / Co-Sponsored Groups	\$144	\$378	\$111
II.	Non-Profit Organizations	\$151	\$397	\$117
III.	Pleasanton Residents (Private Use)	\$159	\$417	\$123
IV.	Non-Residents (Private Use) / Businesses	\$167	\$438	\$129

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each specific rental.

D. Field Rental and Light Fees**Field Rental Fees**

Renter Group Category		Hourly Fees	
		Natural Grass Fields*	Synthetic Turf Fields*
I.	PUSD / Co-Sponsored Groups	\$6.25	\$10.00
II.	Non-Profit Organizations	\$35.00	\$56.00
III.	Pleasanton Residents (Private Use)	\$40.00	\$64.00
IV.	Non-Residents (Private Use) / Businesses	\$50.00	\$80.00

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each specific rental.

Other Fees and Charges		
Security Deposit – Tournaments (refundable after the event)		\$1000
Extra Cleaning Fee – Tournaments (Restrooms)		\$75.60
Rental Adjustment Fees (Requests after permit is billed; charged per transaction)		\$25
Penalty Fees		
Cancellation Fees	30 days prior to scheduled date	Full Refund
	Between 11 and 29 days prior to scheduled date	50% of the rental fee
	10 days or less prior to scheduled date	100% of the rental fee
Softball Complex Penalty Fees (per infraction)	Additional penalty fees that may be assessed: - The user fails to submit game/event schedules, supplemental information, and all other applicable documents - The user fails to enforce and address conduct issues (i.e. smoking (including e-cigarettes), consumption of alcoholic beverages, use of constant profanity, etc.) - The user fails to disclose vendors hosted at the event - The user fails to disclose vehicles - The user exceeds their allotted rental time - The user fails to disclose the operation of gate admission fees or soliciting donations - The user doesn't have a Person in Charge	\$250

Field Light Fees*

Renter Group Category		Hourly Fees					
		Stadium	CTS & 4Leaf	Bernal Baseball (Small)	Bernal Baseball (Large)	Upper Bernal	KMSP Softball Complex
I.	PUSD / Co-Sponsored Groups	\$35	\$23	\$17	\$22	\$25	\$28
II.	Non-Profit Organizations	\$41	\$27	\$20	\$26	\$29	\$33
III.	Pleasanton Residents (Private Use)	\$46	\$31	\$22	\$30	\$37	\$38
IV.	Non-Residents (Private Use) / Businesses	\$58	\$39	\$28	\$37	\$42	\$47

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each

specific rental.

E. Gym Rental Fees*

Renter Group Category		Hourly Fee		
		Hart 1 Court	HP/PMS 1 Court	HP/PMS 2 Courts
I.	PUSD / Co-Sponsored Groups	\$66	\$55	\$110
II.	Non-Profit Organizations	\$129	\$107	\$214
III.	Pleasanton Residents (Private Use)	\$165	\$129	\$258
IV.	Non-Residents (Private Use) / Businesses	\$184	\$131	\$262

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each specific rental.

Other Fees and Charges		
Security Deposit (refundable after the event)		\$1,000
Set Up and Clean Up Fees (charged every 15 minutes)		\$11.25
Rental Adjustment Fees (Requests after permit is billed; charged per transaction)		\$25
Penalty Fees		
Cancellation Fees	30 days prior to scheduled date	Full Refund
	Between 11 and 29 days prior to scheduled date	50% of the rental fee
	10 days or less prior to scheduled date	100% of the rental fee

F. Sports Courts/Rinks Rentals*

Outdoor Athletic Courts/Rink

Renter Group Category		Hourly Fee		
		Outdoor Volleyball Courts	Bocce Courts	Skating Rink
I.	PUSD / Co-Sponsored Groups	\$23	\$15	\$6.25
II.	Non-Profit Organizations	\$27	\$17.50	\$35
III.	Pleasanton Residents (Private Use)	\$30	\$20	\$40
IV.	Non-Residents (Private Use) / Businesses	\$38	\$25	\$50

*Drop-in use would still be allowed when no rentals are booked.

Pickleball Court Reservation Fees

Renter Group Category	Hourly Fee
Resident	\$6
Non-Resident	\$7.50

Other Fees and Charges		
Rental Adjustment Fees (Requests after permit is billed; charged per transaction)		\$25
Cancellation Fees	30 days prior to scheduled date	Full Refund
	Between 11 and 29 days prior to scheduled date	50% of the rental fee
	10 days or less prior to scheduled date	100% of the rental fee

G. Event Venue Rental Fees

Renter Group Category		Hourly Fees		
		Amador Rec Center*	Veterans Memorial Main Hall	Senior Center Main Hall
I.	PUSD / Co-Sponsored Groups	\$72	\$150	\$240
II.	Non-Profit Organizations	\$84	\$175	\$280
III.	Pleasanton Residents (Private Use)	\$96	\$200	\$320
IV.	Non-Residents (Private Use) / Businesses	\$120	\$250	\$400

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each specific rental.

Add-Ons	Amador Rec Center	Veterans Memorial Main Hall	Senior Center Main Hall
Game Pack – 3 games	\$30		
Game Pack – 7 games	\$50		
Projector Screen	\$25		
Projector	\$75	\$75	\$75
PA System / Microphones		\$30	\$30
Dumpster		\$175	\$175
Bar		\$25	\$25
Coffee Urn			\$50
Piano			\$100
Senior Center Meeting Room & Classroom – charged per room			\$100
Centennial Park – up to 6 hours			\$200

Other Fees and Charges			
Security Deposit (refundable after the event)	\$500	\$1,000	\$1,000
Penalty Fees			
Overtime Fees	Rental time exceeded	Twice the hourly rate	
	Time exceeded past midnight (charged every 15 minutes past midnight)	\$150	
Cancellation Fees	30 days or more prior to the scheduled date	50% of the security deposit	
	Less than 30 days prior to the scheduled date	100% of the total hourly rental fees	

H. Firehouse Rental Fees

Renter Group Category		Hourly Fees		
		Firehouse Theater	Classroom A or B	Lobby / Gallery
I.	PUSD / Co-Sponsored Groups	\$174	\$72	\$90
II.	Non-Profit Organizations	\$203	\$84	\$105
III.	Pleasanton Residents (Private Use)	\$232	\$96	\$120
IV.	Non-Residents (Private Use) / Businesses	\$290	\$120	\$150

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each specific rental.

Add-Ons		Firehouse Theater	Classroom A or B	Lobby / Gallery
Projector		\$125	\$50	
Podium		\$15		
4'x8' Platforms (4 available)		\$40 Each		
Monitors (6 available)		\$30 Each		
Microphones	Wireless handheld / Lapel lavaliers (4 available)	\$45 Each		
	Wired Handheld	\$30 Each		
Grand Piano (Steinway & Sons Model B)		\$200		
Piano Tuning		\$230		
Drumkit Mic Set		\$75		
Lighting Programming		\$50		
Lighting Additions		\$25		
DI Box (6 available)		\$10 Each		
Cocktail Tables (no linens)		\$15 Each		
Cocktail Tables (with linens)		\$20 Each		

Other Fees and Charges				
Security Deposit (refundable after the event)		\$1,000	\$100	\$100
Penalty Fees				
Overtime Fees		Twice the hourly rate		
Cancellation Fees	30 days or more prior to the scheduled date	50% of the security deposit	50% of the total hourly rental fees	
	Less than 30 days prior to the scheduled date	100% of the total hourly rental fees	100% of the total hourly rental fees	

Firehouse Ticketing Fees

Ticket Programming Set Up		\$175
2 Hour Staff Fee Day of Show		\$60
Per Ticket Sold	PUSD / Co-Sponsored	\$2
	Non-Profits	\$3
	Pleasanton Residents (Private Use)	\$4
	Non-Residents (Private Use)	
Businesses		

Firehouse Marketing Packages

Basic Marketing Package		\$175
• Inclusion on the Firehouse Arts Center website events calendar • Dedicated 11" x 17" poster displayed in the Firehouse Arts Center lobby for two weeks prior to the event		
Upgraded Marketing Package • All Basic Marketing Package benefits • Event promotion in one (1) Firehouse Arts Center e-newsletter • Event promotion in one (1) post on Firehouse Arts Center Instagram and Facebook accounts (limit 2 per	First Post	\$300
	Each additional social media post	\$75

week)		
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I. Meeting Room Rental Fees

Renter Group Category		Hourly Fees	
		Cultural Arts Building	Senior Center Classroom / Meeting Room
I.	PUSD / Co-Sponsored Groups	\$45	\$84
II.	Non-Profit Organizations	\$56	\$98
III.	Pleasanton Residents (Private Use)	\$64	\$112
IV.	Non-Residents (Private Use) / Businesses	\$80	\$140

*Fees for staff will be charged at the fully burdened rate and determined based on the needs of each specific rental.

Add-Ons	
Projector	\$75

Other Fees and Charges		
Security Deposit (refundable after the event)		\$100
Penalty Fees		
Cancellation Fees	30 days or more prior to the scheduled date	50% of the total hourly rental fees
	Less than 30 days prior to the scheduled date	100% of the total hourly rental fees

J. Picnic Rental Fees

Renter Group Category		Daily Fees		
		Creekside (Small)	Bernal Val Vista B (Medium)	Amador Ken Mercer Val Vista A (Large)
I.	PUSD / Co-Sponsored Groups	\$66	\$120	\$180
II.	Non-Profit Organizations	\$77	\$140	\$210
III.	Pleasanton Residents (Private Use)	\$88	\$160	\$240
IV.	Non-Residents (Private Use) / Businesses	\$110	\$200	\$300

Other Fees and Charges		
Security Deposit (refundable after the event)		\$100
Cancellation Fees	Cancellation 30 days prior to scheduled date	\$50
	Cancellation between 11 and 29 days prior to scheduled date	50% of the rental fee
	Cancellation 10 days or less prior to scheduled date	100% of the rental fee

K. Main Street Banner Fees

Fee Category	Weekly Fee
PUSD / Co-Sponsored	\$294
Non-Profits	\$343

L. Miscellaneous Recreation Fees

Facility Use Fee (Applied to select programs and rentals that utilize City facilities).	2%
Augustin Bernal Non-Resident Pass (per week)	\$10

IX. WATER RATES, FEES, AND CHARGES

A. Water Rates & Charges

Administrative Cost Recovery	
Returned Check Fee - For Each Additional Occurrence	\$35
Stop Payment Service Charge	Actual Cost of Bank Charge

The returned check fee and stop payment service charge are new fees that will be added to the noted fee section once approved by the Council.

Existing Fees Not Currently Listed in the MFS

Community Garden Fees

Fee Name		Current Fee	Recommended Fee	Details
Community Garden Plot Fee	Large Plot	\$159	\$159	Currently charged but not listed in MFS.
	Small Plot	\$89	\$89	
Community Garden Deposit		\$125	\$125	Currently charged but not listed in MFS. Refundable if the plot is returned in good condition.
Community Garden - Late Renewal Fee	up to 14 calendar days after due date	\$25	\$25	Currently charged but not listed in MFS.
	14 to 30 calendar days after due date	\$50	\$50	

Augustin Bernal Fees

Fee Name	Current Fee	Recommended Fee	Details
Augustin Bernal Non-Resident Pass	\$10/week	\$10/week	Currently charged but not listed in MFS. Fee adopted by resolution by the City Council on June 4, 2024.

Park/Picnic Rental Fees

Fee Name	Current Fee	Recommended Fee	Details
Picnic Rental Security Deposit	\$100	\$100	Update to clarify that the fees are refundable after the event

Meeting Room Rental Fees

Fee Name	Current Fee	Recommended Fee	Details
Security Deposit (Cultural Arts & Senior Center Meeting rooms & Classrooms)	\$100	\$100	Update to clarify the fees are refundable after the event.

Event Venue Rental Fees

Fee Name		Current Fee	Recommended Fee	Details
Security Deposit	Amador Rec Center	\$500	\$500	Refundable after event.
	Vets Hall & Senior Center	\$1,000	\$1,000	Currently charged but not listed in MFS.

Athletic (Gym/Court/Field) Fees

Fee Name		Current Fee	Recommended Fee	Details
Gym Rentals	Security Deposit	\$1,000	\$1,000	Update to clarify that the fees are refundable after the event.
Sports Field Rentals	Security Deposit (Tournaments)	\$1,000	\$1,000	Existing under KMSP weekend field rental fields; recommend adding for all tournament rentals.
	Extra Cleaning Fee (Restrooms)	\$75.60	\$75.60	Currently charged but not listed in MFS. This is the fee charged by the janitorial service.

Recreation/Program Fees

Fee Name	Current Fee	Recommended Fee	Details
Refund Processing Fee	\$10	\$10 per class/program/camp	Currently charged and listed. Update to provide additional clarity that the fee is per course.

Staff Fees

Fee Name	Current Fee	Recommended Fee	Details
Staff Fee	Actual costs	Actual costs incurred	Currently charged but not listed in the MFS. No General Fund subsidies apply.

New and Updated Fees

Main Street Banner Fees

Fee Name		Current Fee	Recommended Fee	Details
Main Street Banner Reservations		\$70 per week	Cat I: \$294 per week Cat II: \$343 per week	Fee of \$50 currently listed in Resolution 91-55 (Attachment 3). Not listed in the MFS. The proposed fee is based upon actual labor and equipment costs (\$500), reduced by the GF subsidy for Category 1 (40%) and Category II (30%). Per the Main Street Banner Policy adopted in 1991, these are the only two categories that may use the Main Street Banner.

Meeting Room Cancellation Fees

Fee Name		Current Fee	Recommended Fee	Details
Cancellation Fee	30 days or more prior to the scheduled date:	50% of Security Deposit	50% of total hourly rental fees	Update to better clarify and reduce last-minute cancellations.
	Less than 30 days prior to the scheduled date:	- Cancellation 11-29 days prior to scheduled date: 50% of the rental fee - Cancellation less than 10 days prior to scheduled date: 100% of rental fee	100% of total hourly rental fees	

Event Venue Cancellation Fees

Fee Name		Current Fee	Recommended Fee	Details
Cancellation Fee	30 days or more prior to the scheduled date	50% of Security Deposit	50% of the Security Deposit	Update to better clarify and reduce last-minute cancellations.
	Less than 30 days prior to the scheduled date:	- Cancellation 11-29 days prior to scheduled date: 50% of the rental fee - Cancellation less than 10 days prior to scheduled date: 100% of rental fee	100% of the total hourly rate fee	

Sports Amenities

Fee Name		Current Fee	Recommended Fee	Details
Sports Courts/Rinks Rentals	Outdoor Volleyball Courts	Currently, only PUSD rents these courts at the Category I field rental rate (\$6.25/hr.). All other users have been drop-in users with no rental fee.	Cat I: \$23 Cat II: \$27 Cat III: \$30 Cat IV: \$38	Hourly rental rates. Currently, field rates apply to sand volleyball courts. Update to reflect benchmark survey for specific amenities (Attachment 3). Drop-in use would still be allowed when no rentals are booked.
	Bocce Courts	Cat I: \$6.25 Cat II: \$35 Cat III: \$40 Cat IV: \$50	Cat I: \$15 Cat II: \$17.5 Cat III: \$20 Cat IV: \$25	Hourly rental rates. Currently, field rates apply to bocce courts. Update to reflect benchmark survey for specific amenities (Attachment 3). Drop-in use would still be allowed when no rentals are booked.
	Skating Rink	Cat I: \$6.25 Cat II: \$35 Cat III: \$40 Cat IV: \$50	Cat I: \$6.25 Cat II: \$35 Cat III: \$40 Cat IV: \$50	Hourly rental rates. Currently, field rates apply to the skating rink. Update to reflect benchmark survey for specific amenities (Attachment 3). Drop-in use would still be allowed when no rentals are booked.

Dolores Bengtson Aquatic Center Fees

Fee Name		Current Fee	Recommended Fee	Details
Swim Meet and Tournament Pool Rental Fees	50-meter Olympic Pool	Cat I: \$85	Cat I: \$89	Hourly rental rates, not including staff fee. Two-hour minimum. Increase is 5% above previous year.
		Cat II: \$89	Cat II: \$94	
		Cat III: \$94	Cat III: \$98	
		Cat IV: \$99	Cat IV: \$103	
	Shallow Pool w/ Slide	Cat I: \$31	Cat I: \$32	
		Cat II: \$32	Cat II: \$34	
		Cat III: \$34	Cat III: \$36	
		Cat IV: \$36	Cat IV: \$38	
	Diving Well (only)	Cat I: \$15	Cat I: \$16	
		Cat II: \$16	Cat II: \$17	
		Cat III: \$17	Cat III: \$18	
		Cat IV: \$18	Cat IV: \$19	
	25- Meter L Shaped Pool	Cat I: \$42	Cat I: \$49	
		Cat II: \$45	Cat II: \$51	
		Cat III: \$47	Cat III: \$54	
		Cat IV: \$49	Cat IV: \$56	
Pool Lane Rentals	Short Course Fee	Cat I: \$3.86	Cat I: \$4.05	Hourly rental rates, not including staff fee. Two-hour minimum. Increase is 5% above previous year.
		Cat II: \$4.05	Cat II: \$4.25	
		Cat III: \$4.26	Cat III: \$4.47	
		Cat IV: \$4.47	Cat IV: \$4.69	
	Long Course Fee	Cat I: \$9.44	Cat I: \$9.90	
		Cat II: \$9.91	Cat II: \$10.40	
		Cat III: \$10.41	Cat III: \$10.91	
		Cat IV: \$10.93	Cat IV: \$11.46	

Dolores Bengtson Aquatic Center Fees-continued

Private Party Rental Packages	Shallow Pool Only (no slide)	These packages are not currently offered.	Cat I: \$144 Cat II: \$151 Cat III: \$155 Cat IV: \$167	Hourly rate for private use of the whole facility, including staff fee. Two-hour minimum.
	Shallow Pool and 25-Meter Pool with Diving Boards (no slide)		Cat I: \$378 Cat II: \$397 Cat III: \$417 Cat IV: \$438	
	Water Slide (Add- On)		Cat I: \$111 Cat II: \$117 Cat III: \$123 Cat IV: \$129	

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. 91-155

RESOLUTION APPROVING USE POLICY AND FEES FOR
USE OF MAIN STREET BANNER STRUCTURE

WHEREAS, at its meeting of September 17, 1991, the Director of Parks and Community Services presented a report (SR 91:389) regarding the proposed policies and priorities for use of the Main Street banner structure and a proposed fee for use of the structure;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON RESOLVES AS FOLLOWS:

Section 1: Approves a fee of \$50.00 for use of the Main Street banner structure by Priority 3 and 4 users.

Section 2: Approves the policy for use of the Main Street banner structure as set forth on Exhibit "A", attached hereto and incorporated herein by this reference.

Section 3: This resolution shall become effective immediately upon its passage and adoption.

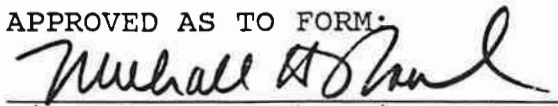
I HEREBY CERTIFY THAT THE FOREGOING WAS DULY AND REGULARLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON, AT A MEETING HELD ON SEPTEMBER 17, 1991 BY THE FOLLOWING VOTE:

AYES: Councilmembers - Butler, Mohr, Scribner, and Tarver
NOES: Mayor Mercer
ABSENT: None
ABSTAIN: None

ATTEST:


Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:


Michael H. Roush, City Attorney

POLICY FOR THE USE OF THE
MAIN STREET STRUCTURE FOR HANGING A BANNER

General

1. The construction of the banner shall meet the specifications as determined by the Director of Parks and Community Services. The specifications shall include the size of banner that can be accommodated, and construction and material guidelines. The specifications shall be clearly printed on the Application to Hang a Banner on the Main Street Structure. Should a banner not reasonably meet the specifications, it will not be hung.
2. The wording on the banner shall be kept short and easily readable.
3. Banners will be limited to hanging a maximum of one week except for special circumstances. Banners to be hung are to be delivered by the date noted on an approved application.
4. The Department of Parks and Community Services shall be responsible for receiving applications for use of the Main Street banner site and for administering the program.
5. Priority of Use
 - A. The use of the Main Street sign structure for banners will primarily be reserved for Pleasanton civic events and nonprofit organizations use for events held in Pleasanton.
 - B. The Main Street sign structure for banners will not be used for commercial purposes. (Banner acknowledging or welcoming large conventions or commercial groups to Pleasanton is not considered commercial.)
 - C. Priority for use will be controlled by allowing higher priority users to book further in advance. Once a reservation has been established, a higher priority user may not "bump" a lower priority user.

D. Priority categories and booking privilege:

Priority No. 1 - May book up to 15 months in advance

Civic Affairs Events

Example: National holidays, City Council officially designated weeks such as Public Schools Week or Fire Prevention Week, Banner Encouraging People to Vote in an Election, Centennial Celebration, Christmas Tree Lighting, Alameda County Fair - for Fair only.

Priority No. 2 - May book up to 12 months in advance

City/School District - Promotion of official City or District programs

Example: Adult Education Promotion and Registration Information, Department of Parks and Community services Program Promotion and Registration Information

Priority No. 3 - May book up to 9 months in advance

Downtown Association, Chamber of Commerce, non-profit organizations events of community-wide importance and value.

Example: Pleasanton Playhouse production, Pasta Festival, Taste of the Valley, Foothill Band Parade, Valley View Carnival, Amador Boosters Jazz Festival, Jail and Bail, Community Concert Band Performance in Pleasanton

Priority No. 4 - May book up to 6 months in advance

Banner requests that do not fall into Priority 1, 2, or 3, but have merit, will be reviewed on an individual basis and, if determined by the Director of Parks and Community Services to be of benefit to the community, will be approved for a reservation if a date is available.

Example: Chabot College drama productions, Amador Valley Quilters quilt show, Convention Bureau GoodGuys

///

CITY OF PLEASANTON
Department of Parks & Community Services
200 Old Bernal Avenue - (415) 484-8160

DRAFT

REQUEST TO HANG BANNER ON MAIN STREET

Date Received _____

Name _____ Address _____ Daytime Phone _____

Agency/Organization _____
Nonprofit Agency? Yes ☐ No ☐

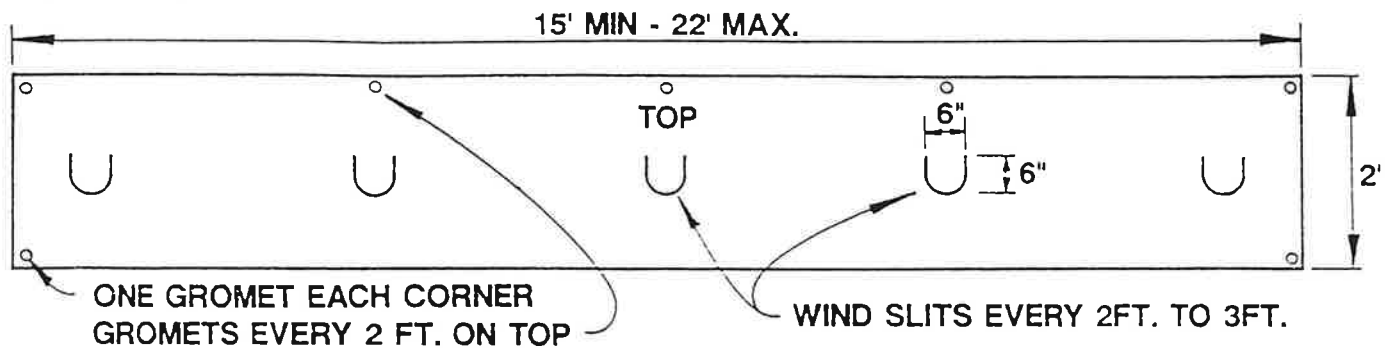
Banner Purpose _____

Approximate Wording of Banner _____

Request For One Week Beginning: Monday, _____, 19____
Second Choice: Monday, _____, 19____

Signature _____ Date _____

BANNER SPECIFICATIONS



NOTE : BANNER READS FROM BOTH SIDES.

All portions of the banner should be constructed of waterproof materials designed for extended outdoor use.

Deliver banner to the Administration Building of the Operations Service Center, 3333 Busch Road, by noon on the Friday before the banner is to be hung (office hours - 7:00 a.m. to 3:30 p.m.). Banners are to be picked up at the delivery site within five working days after removal. For specific questions regarding hanging the banner, call Pat Miranda, 484-8056.

For Office Use

Your request to hang a banner on Main Street for one week beginning Monday, _____, 19____, is: approved ☐ not approved ☐.

Signature _____ Date _____

(BANNER.FRM)-1

CITY COUNCIL AGENDA REPORT

September 15, 2026
Library and Recreation

TITLE: APPROVE THE CIVIC ARTS COMMISSION'S WORKPLAN PRIORITIES FOR FISCAL YEAR 2026/27

SUMMARY

The Civic Arts Commission's duties include developing a commission work plan to be presented to the City Council for consideration. The recommendation from the Commission for Fiscal Year 2026/27 is presented in this report.

BACKGROUND

At their April and June 2026 meetings, the Civic Arts Commission discussed their workplan for Fiscal Year 2026/27, based on the ONE Pleasanton Strategic Plan goals within the purview of the Commission and the specific duties of the Commission, including:

1. *Funding Our Future* Strategies 1, 2, 3, 4, 5, and 6 — fiscal sustainability, cost recovery, and reasonable fee policies
2. *Investing in Our Environment* Strategies 1 and 7 — continued investment in parks, bicycle and pedestrian infrastructure, and public art
3. *Building a Community Where Everyone Belongs* Strategies 1 and 3 — increasing equitable access to City programs and implementing high-priority items from the Library and Recreation Strategic Plan
4. *Optimizing Our Organization* Strategy 4 — evaluating the organization's structure of community engagement opportunities, such as commissions and committees, to improve information sharing and provide greater service to the community.

The Civic Arts Commission workplan items should focus attention on those areas stated in PMC Section 2.39.020 to be within the duties of the Commission. The duties of the Pleasanton Civic Arts Commission shall include the following:

1. Develop a commission workplan to be provided to City Council for consideration during the budget process. The workplan should be based on the goals and strategies outlined in the ONE Pleasanton Strategic Plan as well as the role of the commission.
2. Review and recommend policies and plans to the City Council related to arts and culture.
3. Seasonally, review the adopted Civic Arts budget, program and service plans, and key performance indicators.
4. Advise the City Council on services and capital projects related to arts and culture.
5. Review and provide recommendations for all works of art to be acquired, relocated, altered, or removed by the city as outlined in the Pleasanton Municipal Code Chapter 13.16.
6. As a community leader, receive arts and culture-related feedback from the community.

7. Act as an advocate for arts and culture within the community.
8. Review and recommend grant funding allocations to City Council for the Community Grant Program, Civic Arts category.
9. Serve as liaison between the City and other arts and culture-related entities including, but not limited to: local municipalities, local nonprofits, Alameda County, state, and national agencies.

DISCUSSION

The Civic Arts Commission developed the following workplan priorities for Fiscal Year 2026/27 for City Council approval:

1. Don Lewis Public Art Project

(Commission Duty 6, 7 / ONE Pleasanton Strategic Plan Goals: Investing in Our Environment, Strategy 7, and Building a Community Where Everyone Belongs, Strategy 1)

This item will include follow-up on the Don Lewis Public Art Project following the completion of installation and the public unveiling, including developing interpretive materials and gathering feedback and questions from the public about the artwork and project.

2. Public Art Interpretation and Accessibility

(Commission Duty 7 / ONE Pleasanton Strategic Plan Goals: Investing in Our Environment, Strategy 7, and Building a Community Where Everyone Belongs, Strategy 1 and 3)

This item will include continued efforts to improve the identification and accessibility of the City's public art collection, including installing the Ryan's Steps plaque and exploring QR code opportunities to provide expanded interpretive content aligned with the City's public art map. Efforts will focus on research, planning, and development of tools and recommendations to support future implementation.

3. Public Art Stewardship

(Commission Duty 7 / ONE Pleasanton Strategic Plan Goals: Building a Community Where Everyone Belongs, Strategy 3, Funding Our Future, Strategy 1, Investing in Our Environment, Strategy 7, and Optimizing Our Organization, Strategy 4)

This item will include support for a volunteer-based program focused on basic cleaning and maintenance of public art, including implementing a pilot program, developing guidelines and protocols, identifying priority artworks, and providing training for commissioners.

4. Civic Arts Outreach and Community Engagement

(Commission Duties 6, 7, 9 / ONE Pleasanton Strategic Plan Goals: Optimizing Our Organization, Strategy 4, and Building a Community Where Everyone Belongs, Strategy 1)

This item will include efforts to increase public awareness of the City's public art collection and Civic Arts programs, including developing community partnerships, exploring sponsorship and donation opportunities, expanding outreach and educational opportunities, and having commissioners attend and represent the commission at Civic Arts programs and events.

OUTREACH

This item was discussed at the April 6, 2026 and June 8, 2026 Civic Arts Commission meetings.

FISCAL IMPACT

There is no financial impact related to this workplan.

RECOMMENDATION

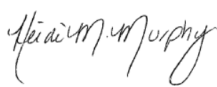
Approve the Civic Arts Commission's Workplan Priorities for Fiscal Year 2026/27.

Prepared by:



Rachel Prater, Recreation
Manager

Submitted by:



Heidi Murphy, Director of Library and
Recreation

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

None

September 15, 2026
Library and Recreation

TITLE: APPROVE A RESERVATION SYSTEM FOR MUIRWOOD COMMUNITY PARK PICKLEBALL COURTS

SUMMARY

At the June 11th Parks and Recreation Commission meeting, the commission voted to agendize a reservation process for the pickleball courts at Muirwood and Stoneridge Creek parks. Staff researched and brought back two options for the commission's consideration on August 13, 2026. The commission recommended moving forward with a paid reservation system for three of the six pickleball courts at Muirwood Community Park, prioritizing residents.

BACKGROUND

Staff reviewed the following cities and captured their information regarding pickleball court reservations and fees:

City	Location	Resident Rate per hour	Non-Resident Rate	Advance Reservation?	Notes
Fremont	Fremont Tennis Center	\$5	\$7	7 days in advance for residents 5 days in advance for non-residents	N/A
Dublin	Don Biddle Wallis Ranch	\$10	\$12	Based on rental group and date of rental - several months out	N/A
LARPD	May Nissen	\$10	\$10	No set advanced notice listed	N/A
San Ramon			N/A	N/A	No reservations allowed in San Ramon
Walnut Creek	Walnut Creek Tennis Center Rudgear	90 min court use = \$8	N/A	N/A	Managed by Lifetime Tennis No resident/non-resident - based on passes
Foster City	Leo Ryan	\$8		Foster City residents only	
Pleasanton	Stoneridge Park	N/A	N/A	N/A	Dual striped pickleball/tennis

					courts. No reservation is required. No fee. Pickleball players must bring their own net.
Pleasanton	Tennis and Community Park	\$6	\$7	One reservation per day. Residents may reserve courts 8 days in advance	Managed by Lifetime Tennis

These models were used to develop two options for Parks and Recreation Commission review. One option included fees for both residents and non-residents. The other included fees only for non-residents. Both options allowed residents to book a reservation seven days in advance, and non-residents five days in advance. Both included reservations for only three of the six Muirwood pickleball courts, with the other three remaining free and first-come, first-served.

DISCUSSION

BOARD/COMMITTEE/COMMISSION ACTION

At their August 13, 2026 meeting, the Parks and Recreation Commission unanimously recommended implementing a reservation system for three of the six pickleball courts at Muirwood Community Park, with a fee for residents at \$6.00 and non-residents at \$7.50 per hour.*

**Note, the fee approval for the pickleball courts is included in Agenda Item #8. This item reflects only the reservation process.*

Reservation Process:

- Residents can reserve seven days in advance
- Non-residents can reserve five days in advance
- Reservations are non-refundable
- Reservations can be made via a computer, a mobile device, or by calling the recreation office
- Each account can reserve one court for one hour per day
- Standard pickleball court rules would continue to apply, including players self-regulating and adhering to the reservation system.

Available Reservation Slots:

- Three courts at Muirwood would move into a reservation system, and three would remain available for free play on a first-come, first-served basis. Staff anticipate approximately 700 reserved spots per month, averaging for seasonal daylight changes.

OUTREACH

This item was heard at the August 13, 2026, Parks and Recreation Commission meeting.

FISCAL IMPACT

There is no fiscal impact associated with implementing a reservation system. Adoption of the updated Master Fee Schedule related to this item is expected to generate approximately \$30,000 annually.

RECOMMENDATION

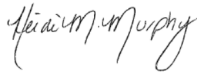
Approve a reservation system for Muirwood Community Park Pickleball Courts.

Prepared by:



Michele Crose, Assistant
Director of
Library/Recreation

Submitted by:



Heidi Murphy, Director of Library and
Recreation

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

None

September 15, 2026
Library and Recreation

TITLE: ADOPT A MEMORIAL BENCH POLICY

SUMMARY

Staff receives regular inquiries from the community about the opportunity for memorial benches in our parks and trails. The proposed Memorial Bench Donation Policy establishes guidelines, standards, and procedures for the installation and care of memorial benches donated to the City of Pleasanton to manage aesthetic impacts, mitigate ongoing maintenance costs, and identify available locations within City parks and trails.

BACKGROUND

Currently, the City does not have a standard process for the purchase and installation of Memorial Benches. This is done one by one. The draft policy (Attachment 1), was reviewed by the Parks and Recreation Commission on August 13, 2026.

BOARD/COMMITTEE/COMMISSION ACTION

At the August 13, 2026 Parks and Recreation Commission meeting, the commission voted unanimously to recommend that the City Council adopt the proposed Memorial Bench Policy (Attachment 1).

DISCUSSION

Adopting a policy allows for a more efficient and customer-friendly approach to memorial benches within the City. By identifying locations, benches, and costs, the process is streamlined and more user-friendly.

The proposed fee of \$5,000 covers all costs associated with the purchase, installation, and maintenance of the bench for 15 years.

OUTREACH

No outreach was conducted for this item.

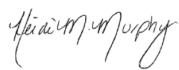
FISCAL IMPACT

It is anticipated that the revenue generated by the \$5,000 fee will offset the expenses associated with this program.

RECOMMENDATION

Adopt a Memorial Bench Policy.

Prepared and Submitted by:



Heidi Murphy, Director of
Library and Recreation

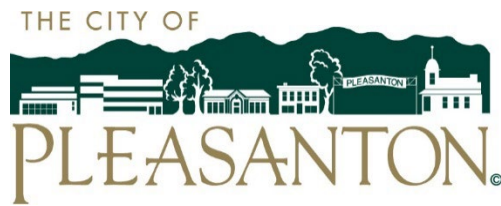
Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Pleasanton Memorial Bench Policy



CITY COUNCIL

Policy: Memorial Bench Donation

1. PURPOSE

The purpose of this policy is to establish guidelines, standards, and procedures for the installation and care of memorial benches donated to City of Pleasanton parks and trails. The City encourages donations and seeks to manage aesthetic impacts and mitigate ongoing maintenance costs. Acceptable donations are dependent upon the specific needs and available locations within City parks and trails.

Guidelines established by this policy apply to all donations made after the effective date of this policy. Donations made prior to the adoption of this policy shall be subject to applicable sections of this policy. Standards established by this policy will apply to installation methods, donation acknowledgements, and long-term care of all donations made after adoption.

2. SCOPE

This policy applies to City of Pleasanton owned parks and trails, including trails located within or adjacent to open space areas. This policy does not apply to City buildings.

3. GUIDELINES FOR EXISTING DONATIONS

Definition of an Existing Donation: For the purpose of this policy, existing donations are those installed prior to the adoption of this policy.

Appearance and Aesthetics: Decoration, ornamentation, and adornment of donated memorial benches can interfere with routine maintenance and the appearance of the donated item. Nothing shall be hung or tied to memorial benches. Landscaping shall not be installed around donated benches.

Maintenance: Donated memorial benches become City property. Donations made prior to the adoption of this policy are to be maintained by the City during their life spans.

4. STANDARDS FOR NEW DONATIONS

Definition of New Donations: New donations are those made after the adoption of this policy.

Acquisition and Purchase: The City and the community have an interest in ensuring that memorial benches purchased and installed be of high quality related to style, appearance,

durability, and ease of maintenance. City staff will be responsible for the purchase and installation of all memorial benches.

Appearance and Aesthetics: The City and the community have an interest in ensuring the best appearance of their public parks and trails. Memorial benches and their associated donation acknowledgements shall reflect the character of the park or trail, adhere to existing City standards, and match existing site furnishings. All memorial benches will be installed in a manner that will not substantially change the character of a park or trail and its intended use.

Maintenance: Donated memorial benches and their associated donation acknowledgements become City property. Accordingly, the City has the duty to maintain the donation for the expected life cycle of the bench.

Repair: Memorial benches must be of high quality to ensure a long life and must be resistant to the elements, wear and tear, and to acts of vandalism. Repair parts and materials must be readily available.

Cost: The City has an interest in ensuring that the donor covers the cost of the purchase, installation, and maintenance of the donated memorial bench. The City will detail all costs for donation and installation.

5. PROCEDURE FOR MAKING A DONATION

The City will manage all memorial bench donations on City park and trail property.

Application: The donor must contact the Library and Recreation Department to determine whether a donation may be accepted based upon the criteria contained in this policy. If a donation can be accepted, the donor will complete an application form (Appendix A). Applications are available through the City website or in person at the Library and Recreation Department. Completed applications and payment will be reviewed and processed by the Library and Recreation Department.

6. CRITERIA FOR ACCEPTANCE

Bench Map: To accept a memorial bench donation, the bench must be listed as available on the Memorial Bench Map on the City website.

Donation Acknowledgements / Memorial Plaques: Memorial plaques are available for donated benches. Plaques, as approved by the City, shall be directly affixed to the bench and purchased through the City. Plaques will be a standard size to fit the specifications of the bench being installed, in a material established by the City of Pleasanton. The Library and Recreation Department will review all plaque text and will purchase plaques from a City-approved vendor to ensure quality, longevity, and durability.

Notification: These criteria apply to both existing and new donations. It is the responsibility of the donor to provide the Library and Recreation Department with a current mailing address for notification purposes. The City will attempt to send a certified letter to the donor notifying them of changes related to the status of their donation, including any need to remove, relocate, or comply with conditions of this policy.

7. CONDITIONS

Installation: Installation of donated memorial benches, including donor acknowledgement plaques, will be completed by the City at a time and date determined by the City staff so as not to unnecessarily interfere with routine park maintenance activities.

Ownership: Donated benches become City property at the time of purchase.

Removal and/or Relocation: This section applies to both existing and new donations. The City reserves the right to remove and/or relocate donated memorial benches and their associated plaques when they interfere with site safety, maintenance, or construction activities. The City will attempt to contact each identifiable donor notifying them of any such action. In emergency or safety situations, notification may occur after the action is taken. In the event a bench must be permanently removed, the City will seek an alternative location consistent with this policy.

8. MAINTENANCE AND REPAIR

The long-term care and maintenance of donated memorial benches is important to both the donor and the City.

Life-Cycle Care: Maintenance and repair during the scheduled 15-year life cycle of a donated memorial bench will be the responsibility of the City. At the end of the life-cycle term, the City may choose to extend the term or remove the bench.

Approval Date: _____

Attachments:

Appendix A: Memorial Bench Donation Application and Fee



**City of Pleasanton
Memorial Bench Donation Application**

Recreation Office:
400 Old Bernal Ave. Pleasanton, CA 94566
(925) 931-5340
recreation@cityofpleasantonca.gov
www.cityofpleasantonca.gov/

(TO BE COMPLETED BY APPLICANT, PLEASE PRINT LEGIBLY)

APPLICANT INFORMATION:

Name of Donor	
Address of Donor	
Home Phone	Cell Phone
Email Address	

DONATION INFORMATION:

Location of Donation
Alternate Location
Wording on Memorial Acknowledgment
Approved Location
Donation Payment Method ☐ Cash ☐ Check ☐ Credit/Debit Card

MEMORIAL BENCH DONATION FEE SCHEDULE	
DONATION TYPE	INSTALLATION COST
Park Bench	\$5,000.00

I HAVE READ AND AGREED TO THE TERMS OF THE MEMORIAL AND DONATION POLICY

Requested By	Date
--------------	------

(TO BE COMPLETED BY CITY STAFF)

Reviewed and Approved by:

Parks Department	Date
Library and Recreation Department	Date

September 15, 2026
Library and Recreation

TITLE: ADOPT A COMMUNITY SPECIAL EVENT SUPPORT POLICY

SUMMARY

The proposed Community Special Event Support Policy (Attachment 1) establishes a transparent and equitable framework for how the City of Pleasanton evaluates and provides support to community organizations presenting special events that benefit Pleasanton residents. The Policy formalizes existing practices, introduces tiered support categories, and strengthens accountability through application requirements, written agreements, and post-event reporting.

BACKGROUND

The City currently coordinates 22 special events annually that require street closures or parking restrictions. The total number of special events held in the city last year was 59. Attachment 2 describes each of these events and includes the relevant Category each event would fall under within the proposed policy.

While City support for community events has been provided consistently, there has not been a comprehensive policy governing how that support is requested, evaluated, or awarded. Existing practices have developed organically over time through various organizational agreements, facility use agreements, and annual budget deliberations. As demand for City support has grown and the nature of requests has expanded to include marketing, social media promotion, brand use, and staffing, staff has identified the need for a clear Council-adopted policy.

Staff undertook a review of peer agency policies and conducted an internal review of current practices. The resulting draft policy was presented to the City Council at the September 1, 2026 City Council meeting. Sections 7 and 9 were updated based on City Council feedback to make the application window more flexible and to specify reporting windows for events within a series.

Original Language for Section 7A:

"All Event Organizers must submit a Special Event Application annually between October 1 and 31 of each year for events in the following calendar year. Category 2 (City-Partnered) support applications received after the deadline must wait for the following year's approval cycle. Category 3 (City-Assisted) applications may be considered outside the application window, subject to the discretion of the Special Events Committee. Applications are available at: <https://www.cityofpleasantonca.gov/your-community/community-support/#special-event>."

Updated Language for Section 7A:

"Special Event Applications submitted annually between October 1 and 31 of each year for events in the following calendar year will receive special priority. Applications received outside this window may be considered. Applications are available at:

Original Language for Section 9:

"Event Organizers receiving City support in Category 2 shall submit a Post-Event Report to the Special Events Team within 30 days of the event."

Updated Language for Section 9:

"Event Organizers receiving City support in Category 2 shall submit a Post-Event Report to the Special Events Team within 30 days of the event or the final event in a series."

DISCUSSION

Policy Purpose

The Community Special Events Support Policy establishes a consistent, equitable, and transparent process for City support of special events presented by community organizations. The Policy applies to support requests submitted through the Community Special Event application process. It governs City support in the form of in-kind services, facility access, staff assistance, and marketing support. It does not supersede existing adopted City policies or individual facility use agreements.

Tiered Support Structure

The Policy organizes City events and support into three categories, modeled on best practices from peer agencies:

Table 1. Special Event Categories

Category	Description	Support Available	Approval
Category 1: City Events	Organized, funded, and managed solely by the City. Not governed by this Policy. Example: Hometown Holiday.	All City resources	City Manager/City Council (funded through the budget process)
Category 2: City-Partnered Events	Hosted by outside organizations with a substantial City contribution. It includes events requiring street closures, significant in-kind or financial support, or revenue sharing. Example. Annual Veteran's Day Parade.	In-Kind support	City Council (annual)
Category 3: City-Assisted Events	Hosted by outside organizations with limited City assistance, which may include	General Fund subsidy based on the approved Master Fee Schedule	Special Events Committee

	minimal financial support, promotional support, or facility use. Example. Rotary Halloween Spirit Run.		
--	--	--	--

Eligibility and Application

Organizations eligible for support include local nonprofits (IRS 501(c)(3), (c)(4), or (c)(6)), registered civic and community organizations, neighborhood associations, service clubs, educational institutions, and veterans' organizations. For-profit organizations may apply only when an event is demonstrably charitable in nature.

Applications are accepted annually from October 1–31 for the following calendar year through the Community Special Event Support Application. Events that do not meet the minimum eligibility requirements — including private events, politically affiliated events, events primarily serving non-residents, or events in conflict with City policies — are ineligible.

Accountability and Reporting

All approved support arrangements will be documented through a written agreement. Event organizers receiving City support must submit a post-event report within 30 days, including attendance data, a description of how the support was utilized, a community benefit summary, and documentation of any incidents. Organizations that fail to submit required reports will be ineligible for future support.

Existing Events and Transition

Adoption of this Policy is intended to formalize and provide clarity for applicants and a consistent framework for the events the City already supports. It is not intended to significantly alter existing partnerships. Staff will work with current event organizers to bring existing agreements into alignment with the Policy. The special event application process will continue to operate in conjunction with this Policy.

OUTREACH

This item was discussed in an open meeting at the September 1, 2026 City Council meeting and staff made adjustments to the policy based on Council feedback.

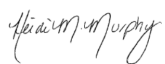
FISCAL IMPACT

The fiscal impacts of the annual support requests will vary and will be presented to the City Council for review.

RECOMMENDATION

Adopt a Community Special Event Support Policy.

Prepared and Submitted by:



Heidi Murphy, Director of
Library and Recreation

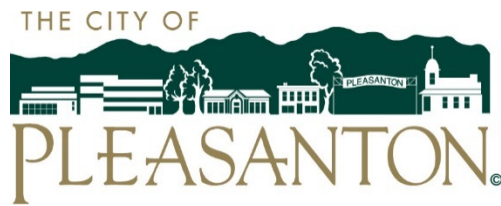
Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Community Special Event Support Policy (1)
2. 2026 Event List



CITY COUNCIL

Policy: City Support of Community Special Events

1. PURPOSE

Community Special Events and programs enhance residents' quality of life, promote civic engagement, celebrate local culture, and further the City's core values.

This Policy applies to support requests submitted through the Special Event application process. The Event Organizer (special event applicant) is typically responsible for fees associated with a Community Special Event, which could include application and permit fees as well as the actual cost of any required City service (Police, Fire, Public Works, etc.). In certain cases, the City may provide resources in the form of in-kind services, including: facility access, staff assistance, and/or marketing support.

This Policy establishes a transparent and equitable framework for the City's support of special events, ensuring that Event Organizers have clarity on process and public resources are directed toward events that provide meaningful community benefit and align with City goals. This Policy does not supersede existing adopted City policies or agreements.

Community events and/or support approved by the City are not intended to create public forums for general speech and/or public expression.

2. GUIDING PRINCIPLES

All City support decisions shall be guided by the following principles:

- **Community Benefit:** Events must provide a clear, direct benefit to Pleasanton residents.
- **Equity & Access:** Priority is given to events that are open and accessible to the broader community, including underserved populations.
- **Alignment with City Values and Goals:** Events should reflect the City's commitment to inclusion, cultural enrichment, and economic vitality.
- **Fiscal Responsibility:** Support resources are subject to budget and resource availability; the City will not guarantee continuation of support year over year.
- **Transparency:** All support decisions are made through a consistent, documented process.

3. DEFINITIONS

The following terms apply throughout this Policy:

Term	Definition
Special Event	An organized activity of a civic, cultural, recreational, educational, or charitable nature that occurs on City property or in City facilities, or that requires the coordination of City services. Events may be recurring or one-time.
Event Organizer	The individual, organization, or entity responsible for planning, executing, and taking legal responsibility for a special event, including meeting City insurance requirements.
In-Kind Support	Non-monetary support provided by the City, including but not limited to use of City facilities, staff time, equipment, marketing, and/or permit fee waivers.
Community Benefit	The measurable positive impact an event has on Pleasanton residents, including cultural enrichment, civic engagement, access to services, educational programming, or economic vitality.

4. ELIGIBILITY

A. Organizational Eligibility

Requests for support shall be considered from eligible Event Organizers, including the following:

- a. Local nonprofit organizations classified under Internal Revenue Service (IRS) Code Section 501(c)(3), (c)(4), or (c)(6) that operate within the City of Pleasanton with mission statements in alignment with City values, vision, and goals. This could include religious organizations with the required IRS status for charitable or social welfare organizations, if the event is not expressly focused on religious activities.
- b. Community or civic organizations or local service clubs operating within Pleasanton with mission statements aligned with City goals.
- c. Homeowner Associations (HOAs) or informal neighborhood groups, so long as there is a designated individual or entity that can act as the Event Organizer.
- d. Educational institutions serving Pleasanton residents.
- e. Veteran's organizations serving Pleasanton residents.
- f. Other government agencies whose use of a City facility is consistent with their normal functions.
- g. In limited cases, for-profit organizations may apply only when an event is demonstrably charitable in nature.

B. Event Eligibility

To be considered for support, a proposed events must meet all the following criteria:

- a. Supports the City's mission, vision, and goals, and is of significant value to the Pleasanton community.

- b. Will not have a significant adverse impact upon City facilities; any minor impacts must be mitigated by the Event Organizer.
- c. Does not conflict with or duplicate any City-organized event, program, or activity.
- d. Will not adversely impact City resources or finances.
- e. If expected attendance exceeds 2,500, Event Organizer must have demonstrated experience through prior successful events or be a professional event organizer.
- f. Must comply with all applicable City, County, and State regulations, including permit requirements.
- g. Must comply with the City's non-discrimination policies and all other City policies.

C. Ineligible Events

The following events are not eligible for City support under this Policy. Please note that all City support is subject to approval, as outlined below, budget and resource availability:

- a. Private events not open to the general public, or public events not providing a significant community benefit to Pleasanton residents.
- b. Events intended to provide commercial benefit to private businesses (except as permitted through applicable economic development programs), or to generate profit for a business.
- c. Events solely intended for fundraising purposes.
- d. Events held on behalf of, or in advocacy of, any political activity, platform, or candidate.
- e. Religious ceremonies, worship services, or events that use City resources primarily in support of religious activity.
- f. Events that conflict with City ordinances or facility use guidelines, including advocacy or promotion of the sale or use of tobacco, alcohol, controlled substances, weapons, or similar products.
- g. Events requiring recurring use of City property or facilities, or events of a duration lasting longer than two days.
- h. Events previously supported by the City where the organizer did not provide good faith information or did not adhere to City-provided permits or agreements.
- i. Organizations currently in legal dispute with the City.

Approval of support in a given year does not guarantee approval in subsequent years. Each application is reviewed independently.

5. CITY SUPPORT LEVELS

City support for Special Events is organized into three categories. Criteria, review, and approval vary based on the level of support requested.

Category 1: City Events

Events organized, funded, and managed solely by the City. City Events are not governed by this Policy and are given resource priority over Category 2 and Category 3 events.

Category 2: City-Partnered Events

City-Partnered Events involve a substantial contribution of City resources in the form of staffing or other significant support. The following requirements apply:

- Events must be no more than one time per year.
- Events must be open to the public and free of charge.
- Events must follow all City-required procedures and gain all required approvals no later than 6 months prior to the event date.

Category 3: City-Assisted Events

City-Assisted Events are those events that receive direct City support for actual costs, in the form of discounts for designated classes of user groups, as outlined in the City's Master Fee Schedule, Section V. B., Police Department Special Permits. Events must follow all City-required procedures and gain all required approvals no later than 90 days prior to the event date.

For both City-Partnered and City-Assisted Events: organizers must collaborate with City staff on event operations, logistics, audience, marketing, purpose, and adherence to approved proposal.

- The City must be acknowledged on all marketing materials as a supporting organization.
- The City may promote the event on City platforms at its discretion.

6. COMMUNITY BENEFIT EVALUATION CRITERIA

Applications will be evaluated on the degree to which the proposed event demonstrates community benefit. Staff will assess the following criteria:

Criterion	Description
Community Benefit	The estimated number of Pleasanton residents served and the event's reach across different age groups, zip codes, and demographics.
Negative Impact	The event's community benefit will be weighed against negative impacts to other community stakeholders (i.e., traffic congestion, road closures, property access, noise).
Equity & Accessibility	Extent to which the event includes free or reduced-cost access, ADA accommodations, multilingual outreach, and programming for underserved or vulnerable populations.
Alignment with City Priorities	Degree to which the event supports adopted City Council goals, strategic priorities, or departmental service objectives.
Organizational Capacity	Demonstrated ability of the organization to plan, execute, and evaluate a successful event, including fiscal accountability.

Event Track Record	For recurring events, prior attendance data, budget performance, and post-event reporting history.
Leveraged Resources	Extent to which the organization has secured other funding or in-kind support, reducing reliance on City resources.
Community Partnerships	Collaborations with other local organizations, schools, businesses, or agencies that broaden the event's reach and impact.

7. APPLICATION AND REVIEW PROCESS

A. Application Window

Special Event Applications submitted annually between October 1 and 31 of each year for events in the following calendar year will receive special priority. Applications received outside this window may be considered. Applications are available at:

<https://www.cityofpleasantonca.gov/your-community/community-support/#special-event>.

B. Required Application Materials

In addition to a completed City of Pleasanton Community Special Event Application, Category 2 (City-Partnered) requests for support must include:

- Completed City of Pleasanton Community Special Event Support Application
- Description of how the event meets the Community Benefit Evaluation Criteria
- Post-event reporting plan as outlined in Section 9.

C. Review and Approval

- Category 2 (City-Partnered) requests are approved by the City Council annually based upon the criteria outlined in this policy.
- Category 3 (City-Assisted) requests are reviewed and approved by the City's Special Events Team based upon the criteria outlined in this policy and the City's Master Fee Schedule.
- Facility use and/or marketing support may be approved by the Special Events Team.
- The Event Organizer will be notified in writing regarding the outcome of the request.

8. SUPPORT AGREEMENT REQUIREMENTS

All approved Category 2 support arrangements shall be documented through a written agreement executed prior to the event. Agreements shall include, at a minimum:

- Names and roles of all parties.
- Description of the event and scope of City support being provided.
- Specific obligations of the Event Organizer, including insurance requirements, permit compliance, and indemnification of the City.
- City branding and acknowledgment requirements outlined in Section 10.
- Post-event reporting obligations and deadlines.
- Conditions for suspension or termination of the agreement.

The City Attorney's Office will review all agreements.

9. POST-EVENT REPORTING & ACCOUNTABILITY

Event Organizers receiving City support in Category 2 shall submit a Post-Event Report to the Special Events Team within 30 days of the event or the final event in a series. Reports shall include:

- Actual attendance figures.
- Description of how City support was utilized.
- Summary of community benefit delivered (demographics served, accessibility measures, equity outcomes).
- Photographs or media coverage documentation.
- Any incidents, complaints, or safety concerns.

Organizations that fail to submit required post-event reports will be ineligible for future support consideration. Reports will be retained and used to inform future partnership decisions.

10. CITY ACKNOWLEDGMENT & BRANDING REQUIREMENTS

All organizations receiving City support must acknowledge the City's support in event materials, consistent with the following standards:

- The City of Pleasanton name and/or logo must appear on event promotional materials, including flyers, social media graphics, banners, and event programs, as applicable.
- Use of the City logo must comply with City branding guidelines and is subject to prior approval.
- The City shall not be identified as the event's primary or sole sponsor unless the event is City-produced.
- Verbal acknowledgment of the City's support is required at live events.

11. POLICY ADMINISTRATION

The Special Events Team is responsible for administering this Policy and shall:

- Maintain and update the Community Special Event Support Application and agreement templates.
- Maintain a record of all support applications received, approved, and denied.
- Report annually to the City Manager on support activity, including resources provided and community benefit metrics.

Approval Date: _____

Event Requests & Approvals		
2026 Events		
Name	Category	Street Closure Needed? Y/N
Indivisible Protest	Other	No
Funeral Support - Private Event - ONLY PD	3	No
Amador Against ICE Walk Out	Other	No
PDA - St. Patricks' Day Brew Crawl	2	No
Amazing Race Scavenger Hunt Fundraiser - AVHS Boosters	3	No
PUSD Save Our School Rally	Other	No
FHS Rocket Test (3)	3	No
Bench Dedication Event	1	No
No Kings Protest	Other	No
PDA - Bunny Hop	2	No
50th Annual Cinderella Classic	3	No
PPIE Run for Education	3	Yes
Primavera Century Bicycle Ride	3	No
Earth Day	1	No
Indivisible Youth Rally	Other	No
PDA - Wine Stroll	2	No
Hively - 50th Anniversary Spring Celebration	3	No
Ballistic United Brew Cup	3	No
Cone with a Cop	1	No
End of the Year Picnic - Valley View	3	No
PDA - Concert in the Park (13)	2	Yes
PDA - Weekends on Main (2)	2	Yes
Taste of Greece Festival (2)	3	No
Everytown Gun Safety	3	No
Christian Cycling's Dash for Cash	3	Yes
International Yoga Day Master Class (Suryanamaskar Marathon)	3	No
Fourth of July Concert in the Park	2	No
Alameda County Fair - 4th of July Event	3	No
Indivisible Vigil	Other	No
PGSA Soccer Parade	3	Yes
PDA - Forkful Culinary Stroll	2	No
Ballistic Fall Classic	3	No
PDA - Boo Bash	2	No
Cultural Celebration - Diwali	1	No
Foothill Band Review	3	Yes
PDA - Halloween Brew Crawl	2	No
Rotary Spirit Run	3	Yes
Halloween Trick or Treat Event	2	Yes
Cultural Celebration - Dia de los Muertos	1	No
Veterans Day Parade	2	Yes
Cultural Celebration - Native American Heritage Month	1	No
PDA - Magical Holiday Evening	2	No
Hometown Holiday	1	Yes
PDA - Spirit and Sweater Stroll	2	No
	Total	
Category 1: City Events	7	
Category 2: City-Partnered Events	25	
Category 3: City-Assisted Events	21	
Other - Demonstrations/Rallies/Free Speech Gatherings	6	
	59	

CITY COUNCIL AGENDA REPORT

September 15, 2026
Public Works - Engineering Division

TITLE: ADOPT RESOLUTIONS AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENTS OR ONE-YEAR CONTRACTS WITH BIGGS CARDOSA ASSOCIATES FOR CIP 18437, VALLEY AVENUE SOUNDWALL REPAIR; WOODARD & CURRAN, INC. FOR CIPS 24171 AND 24173, NEAR-TERM WATER IMPROVEMENTS; RUGGERI-JENSEN-AZAR FOR CIP 26295, SUNOL BOULEVARD SEWER IMPROVEMENTS; MARK THOMAS & COMPANY, INC., FOR CIPS 11514 AND 26514, WEST LAS POSITAS BOULEVARD MULTIMODAL RECONSTRUCTION; GEOCON CONSULTANTS, INC. FOR CIP 25504, ANNUAL SLURRY SEALING OF VARIOUS STREETS; AND WOOD RODGERS, INC. FOR ON-CALL LAND SURVEYING SERVICES; AND APPROVE BUDGET AMENDMENTS

SUMMARY

The City relies on professional civil engineering consultants to supplement staff resources within the Public Works Department. Implementation of the Capital Improvement Program (CIP) and processing of subdivision maps often requires specialized skills, expertise, and availability that are not always available in-house. Historically, the City has used on-call consultants because agreements were already established and funding was available. The City has also used project-specific consultants depending on the size and scope of each task. All professional service agreements were authorized by the City Council with established terms and maximum contract amounts. Six professional service agreements now require contract amendments or new one-year contracts to allow consultants to continue providing uninterrupted services.

BACKGROUND

A brief description of each consultant contract and the need for a new contract or extension is provided below. Contract terms are described in more detail in the Discussion section below.

Biggs Cardosa Associates, Inc., Contract 2021348

The City Council authorized an on-call professional services agreement for structural engineering design services on January 19, 2021, through February 1, 2025. The agreement was administratively amended on January 1, 2025, to extend the term through December 31, 2025. A new one-year contract with Biggs Cardosa Associates, Inc. through December 31, 2026, is required to complete remaining structural engineering services for the Valley Avenue Soundwall Repair Project, CIP No. 18437. The contract term will cover eligible project-related services performed and provide continued consultant support through project completion. The Valley Avenue Soundwall Repair project is currently under construction and is expected to be completed in September 2026.

Woodard & Curran, Inc., Contract 2024335

The City Council authorized a project-specific professional services agreement for the Near-

Term Water Improvements project on August 15, 2023 with a term through June 30, 2024. The City Council authorized a First Amendment on March 19, 2024, increasing the authorized contract amount and extending the term through December 31, 2025. The City Council authorized a Second Amendment on February 4, 2025, further increasing the authorized contract amount and extending the term through June 30, 2026. Staff recommends a one-year term extension through June 30, 2027, to complete the Near-Term Water Improvements project, CIPs 24171 and 24173, is currently under construction and is expected to be completed by the end of 2026. The remaining work includes installation of the booster pump station at the southwest corner of Hopyard Road and Stoneridge Drive.

Ruggeri-Jensen-Azar, Contract 2022012

The City Council authorized an on-call professional services agreement for general civil engineering design services on June 1, 2021. The maximum agreement term extended through June 30, 2026. The consultant has been providing services for the Sunol Boulevard Sewer Improvements project, CIP 26295; however, design work is ongoing. Sufficient budget is available to pay future invoices. Staff recommends a new one-year contract with Ruggeri-Jenssen-Azar to complete remaining design services for the Sunol Boulevard Sewer Improvements project, CIP 2629,, through June 30, 2027. The Sunol Boulevard Sewer Improvements project is expected to be advertised for bids in winter 2026/27, with construction expected in spring 2027.

Mark Thomas & Company, Inc., Contract 2023416

The City Council authorized a project-specific professional services agreement for design of the West Las Positas Boulevard Multimodal Reconstruction project on December 6, 2022. The original term extended through September 30, 2023. A First Amendment was approved administratively extending the term through August 1, 2024. A Second Amendment was presented to the City Council as Item 18 on July 16, 2024, increasing the authorized contract amount and extending the term through December 31, 2025. A Third Amendment was presented to the City Council as Item 12 on October 21, 2025, again increasing the authorized contract amount and extending the term through December 1, 2026. A Fourth Amendment was presented to the City Council as Item 5 on November 4, 2025, increasing the authorized contract amount but not extending the term. The project is still in design, and additional changes are needed before bids can be solicited from contractors. Therefore, an additional term extension and budget increase are needed.

Staff recommends a two-year term extension through December 1, 2028, and an increase of \$556,651 to the authorized contract amount, for a total authorized contract amount of \$4,552,295. The extension and budget increase are needed to value-engineer the design, and address input from adjoining property owners and utility purveyors, including Zone 7 and PG&E. The additional scope also includes the removal of the asphalt millings pile from the City's Bernal property and placement of any suitable milling material within the reconstructed road section. Bids are expected to be solicited in winter 2026/27, with construction to begin in spring 2027.

Geocon Consultants, Inc., Contract 2024175

The City Council originally authorized an on-call professional services agreement for geotechnical engineering and materials testing services on June 20, 2023. The agreement term extended through June 30, 2026, and was administratively extended through June 30, 2027. Therefore, no term extension is needed. The authorized contract amount needs to be

increased by \$9,275 to provide continued services for the Annual Slurry Sealing of Various Streets project, CIP 25504. Although the City Council accepted the project as complete on February 3, 2026, staff has identified warranty issues that require additional materials testing. If the warranty issues are determined to be the contractor's responsibility, the City will consider seeking reimbursement of the testing costs.

Wood Rodgers, Inc., Contract 2022029

The City Council originally authorized an on-call professional services agreement for general civil engineering and land surveying services as part of Agenda Item 8 on June 1, 2021. The maximum agreement term extended through June 30, 2026. The consultant has been providing land surveying services for subdivision map review. Sufficient budget is available to pay pending invoices. No further tasks will be assigned under this contract. Staff recommends a new one-year contract with Wood Rogers, Inc. to complete outstanding on-call land surveying services and process pending invoices. The contract term will be from July 1, 2026, through June 30, 2027, for an amount not-to-exceed \$2,734.

DISCUSSION

The following table summarizes the recommended action for each professional services agreement:

Table 1. Summary of Recommended Actions

Consultant	Original Contract No.	Contract Amendment No. or One-Year Contract	Recommended Budget Increase or New Contract Amount	Recommended Term or Extension	CIP Name and Number
Biggs Cardosa Associates, Inc.	2021348	One-Year Contract	\$15,247	January 1, 2026 – December 31, 2026	Valley Avenue Soundwall Repair, CIP 18437
Woodard & Curran, Inc.	2024335	3	\$61,930	1 year to June 30, 2027	Near-Term Water Improvements, CIPs 24171 and 24173
Ruggeri- Jensen- Azar	2022012	One-Year Contract	\$39,115	July 1, 2026 – June 30, 2027	Sunol Boulevard Sewer Improvements, CIP 26295
Mark Thomas & Company, Inc.	2023416	5	\$556,651	2 years to December 1, 2028	West Las Positas Boulevard Multimodal Reconstruction, CIPs 11514

					and 26514
Geocon Consultants, Inc.	2024175	2	\$9,275	None	Annual Slurry Sealing of Various Streets, CIP 25504
Wood Rodgers, Inc.	2022029	One-Year Contract	\$2,734	July 1, 2026 – June 30, 2027	On-call Land Surveying

OUTREACH

No outreach was conducted, as this item is a routine matter of City business.

FISCAL IMPACT

Two contracts require budget amendments to transfer funds among CIPs. Two contracts require increases to the authorized contract amounts, funded from existing CIP appropriations, as shown below. The remaining two contracts extend the agreement terms only and do not increase the authorized contract amounts.

Table 2. Summary of Fiscal Impacts

Consultant	CIP Name and Number	Recommended Funding Allocation	Fund	Account
Biggs Cardosa Associates, Inc.	Valley Avenue Soundwall Repair, CIP 18437	\$15,247 <i>*recommend a budget amendment to transfer funding from CIP 25416 to CIP 18437</i>	201, Miscellaneous CIP – General Fund	20130110-440108-18437
Woodard & Curran, Inc.	Near-Term Water Improvements, CIPs 24171 and 24173	\$61,930 <i>*increase contract amount, no budget adjustment</i>	421, Water Replacement CIP	42140701-440108-24171
Mark Thomas & Company, Inc.	West Las Positas Blvd Multimodal Reconstruction, CIPs 11514 and 26514	\$556,651 <i>*increase contract amount, no budget adjustment</i>	165, Measure BB Bike & Pedestrian and 170, Measure BB Streets & Roads	Use \$344,456 from 16530231-440108-11514 and \$212,195 from 17030231-440108-11514
Geocon Consultants,	Annual Slurry Sealing of Various	\$9,275 <i>*recommend a budget</i>	160, Gas Tax	16030231-440108-

Inc.	Streets, CIP 25504	<i>amendment to appropriate funding for additional project work</i>		25504
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RECOMMENDATION

Authorize the City Manager to execute amendments or one-year contracts to the vendors listed below, including term extensions and/or increases to the authorized contract amounts, as necessary to support completion or closeout of the identified tasks:

1. Biggs Cardosa Associates, Inc., one-year contract, for CIP 18437, Valley Avenue Soundwall Repair;
2. Woodard & Curran, Inc., Contract 2024335, for CIPs 24171 and 24173, Near-Term Water Improvements;
3. Ruggeri-Jensen-Azar, one-year contract, for CIP 26295, Sunol Boulevard Sewer Improvements;
4. Mark Thomas & Company, Inc., Contract 2023416, for CIPs 11514 and 26514, West Las Positas Boulevard Multimodal Reconstruction;
5. Geocon Consultants, Inc., Contract 2024175, for CIP 25504, Annual Slurry Sealing of Various Streets; and
6. Wood Rodgers, Inc., one-year contract for on-call land surveying services; and
7. Approve a budget amendment to transfer \$15,247 from the Annual Soundwall Repair & Replacement, CIP No. 25416 (Fund 201), to the Valley Avenue Soundwall Repair Project, CIP No. 18437 (Fund 201);
8. Approve a budget amendment to reallocate \$9,275 from the Gas Tax (Fund 160) fund balance to support the additional work required for CIP 25504, Annual Slurry Sealing of Various Streets.

Prepared by:



Michael Stella, City Engineer

Submitted by:



Siew-Chin Yeong, Director of Public Works

Approved by:



Joe Calabrigo, Interim City Manager

Attachments:

1. Resolution for Biggs Cardosa Associates, Inc
2. Resolution for Woodard & Curran, Inc
3. Resolution for Ruggeri-Jensen-Azar
4. Resolution for Mark Thomas & Company, Inc
5. Resolution for Geocon Consultants, Inc
6. Resolution for Wood Rodgers, Inc

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE APPROVING A ONE-YEAR CONTRACT WITH BIGGS CARDOSA ASSOCIATES, INC. FOR THE VALLEY AVENUE SOUNDWALL REPAIR PROJECT, CIP 18437 IN THE AMOUNT OF \$15,247 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize the City Council to execute a one-year contract for payment of eligible project-related services and continued support through completion of the Valley Avenue Soundwall Repair project, CIP 18437; and

WHEREAS, Biggs Cardosa Associates, Inc. has the necessary qualifications, experience, and ability to provide continued support for the Valley Avenue Soundwall Repair project, CIP 18437; and

WHEREAS, the City has negotiated a one-year contract with Biggs Cardosa Associates, Inc. for continued support of the Valley Avenue Soundwall Repair project, CIP 18437; and

WHEREAS, the total compensation under the one-year contract shall not exceed \$15,247, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the one-year contract is available in Fund 201, Miscellaneous CIP – General Fund; and

WHEREAS, the City Council has considered the staff report, the proposed one-year contract, and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the one-year contract with Biggs Cardosa Associates, Inc. for continued support of the Valley Avenue Soundwall Repair project, CIP 18437, in an amount not to exceed \$15,247.

SECTION 2. The City Manager is authorized to execute the one-year contract, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the one-year contract, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

Resolution No.
Page 2 of 2

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE APPROVING THE THIRD AMENDMENT WITH WOODARD & CURRAN, INC. FOR NEAR-TERM WATER IMPROVEMENTS, CIPS 24171 AND 24173 IN THE AMOUNT OF \$61,930 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize the City Council to execute a Third Amendment with Woodard & Curran, Inc. for a one-year term extension through June 30, 2027, and an increase of \$61,930, for a total authorized contract amount of \$898,295 to provide continued services to the Near-Term Water Improvements project, CIPs 24171 and 24173; and

WHEREAS, Woodard & Curran, Inc. has the necessary qualifications, experience, and ability to provide continued services to the Near-Term Water Improvements project, CIPs 24171 and 24173; and

WHEREAS, the City has negotiated an amendment with Woodard & Curran, Inc. for continued services to the Near-Term Water Improvements project, CIPs 24171 and 24173; and

WHEREAS, the total compensation under the amendment shall not exceed \$61,930, for a total authorized contract amount of \$898,295, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the amendment is available in Fund 421, Water Replacement CIP (42140701-440108-24171); and

WHEREAS, the City Council has considered the staff report, the proposed amendment, and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the amendment with Woodard & Curran, Inc. for continued services to the Near-Term Water Improvements project, CIPs 24171 and 24173, in an amount not to exceed \$61,930, for a total authorized contract amount of \$898,295.

SECTION 2. The City Manager is authorized to execute the amendment, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the amendment, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

Resolution No.
Page 2 of 2

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE APPROVING A ONE-YEAR CONTRACT WITH RUGGERI-JENSEN-AZAR FOR THE SUNOL BOULEVARD SEWER IMPROVEMENTS PROJECT, CIP 26295, IN THE AMOUNT OF \$39,115 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize the City Council to execute a one-year contract for general civil engineering design services for the Sunol Boulevard Sewer Improvements project, CIP 26295, not to exceed one year; and

WHEREAS, Ruggeri-Jensen-Azar has the necessary qualifications, experience, and ability to provide general civil engineering design services for the Sunol Boulevard Sewer Improvements project, CIP 26295; and

WHEREAS, the City has negotiated a one-year contract with Ruggeri-Jensen-Azar for general civil engineering design services for the Sunol Boulevard Sewer Improvements project, CIP 26295; and

WHEREAS, the total compensation under the one-year contract shall not exceed \$39,115, unless otherwise authorized in accordance with City procedures; and

WHEREAS, sufficient funding for the one-year contract is available in Fund 431, Sewer Replacement CIP; and

WHEREAS, the City Council has considered the staff report, the proposed one-year contract, and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the one-year contract with Ruggeri-Jensen-Azar for general civil engineering design services for the Sunol Boulevard Sewer Improvements project, CIP 26295, in an amount not to exceed \$39,115.

SECTION 2. The City Manager is authorized to execute the one-year contract, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the one-year contract, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

Resolution No.
Page 2 of 2

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE APPROVING THE FIFTH AMENDMENT WITH MARK THOMAS & COMPANY, INC. FOR THE WEST LAS POSITAS BOULEVARD MULTIMODAL RECONSTRUCTION PROJECT, CIPS 11514 AND 26514 IN THE AMOUNT OF \$556,651 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize the City Council to execute a Fifth Amendment with Mark Thomas & Company, Inc. for a two-year term extension through December 1, 2028, and an increase of \$556,651, for a total authorized contract amount of \$4,552,295 to provide continued services to the West Las Positas Boulevard Multimodal Reconstruction project, CIP 11514 and 26514; and

WHEREAS, Mark Thomas & Company, Inc. has the necessary qualifications, experience, and ability to provide continued services to the West Las Positas Boulevard Multimodal Reconstruction project, CIP 11514 and 26514; and

WHEREAS, the City has negotiated an amendment with Mark Thomas & Company, Inc. for continued services to the West Las Positas Boulevard Multimodal Reconstruction project, CIP 11514 and 26514; and

WHEREAS, the total compensation under the amendment shall not exceed \$556,651, for a total authorized contract amount of \$4,552,295, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the amendment is available as \$344,456 in Fund 165, Measure BB Bike & Pedestrian (16530231-440108-11514) and \$212,195 in Fund 170, Measure BB Streets & Roads (17030231-440108-11514); and

WHEREAS, the City Council has considered the staff report, the proposed amendment, and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the amendment with Mark Thomas & Company, Inc. for continued services to the West Las Positas Boulevard Multimodal Reconstruction project, CIP 11514 and 26514, in an amount not to exceed \$556,651, for a total authorized contract amount of \$4,552,295.

SECTION 2. The City Manager is authorized to execute the amendment, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the amendment, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE SECOND AMENDMENT WITH GEOCON CONSULTANTS, INC. FOR THE ANNUAL SLURRY SEALING OF VARIOUS STREETS PROJECT, CIP 25504, IN THE AMOUNT OF \$9,275 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize the City Council to execute a Second Amendment with Geocon Consultants, Inc., increasing the authorized contract amount by \$9,275, and approving a budget amendment to reallocate \$9,275 from the Gas Tax (Fund 160) fund balance to cover the additional cost for continued services to the Annual Slurry Sealing of Various Streets project, CIP 25504; and

WHEREAS, Geocon Consultants, Inc. has the necessary qualifications, experience, and ability to provide continued services for the Annual Slurry Sealing of Various Streets project, CIP 25504; and

WHEREAS, the City has negotiated an amendment with Geocon Consultants, Inc. for continued services for the Annual Slurry Sealing of Various Streets project, CIP 25504; and

WHEREAS, the total compensation under the amendment shall not exceed \$9,275, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the amendment is available in Fund 160, Gas Tax (16030231-440108-25504); and

WHEREAS, the City Council has considered the staff report, the proposed amendment, and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the amendment with Geocon Consultants, Inc. for continued services for the Annual Slurry Sealing of Various Streets project, CIP 25504, in an amount not to exceed \$9,275.

SECTION 2. The City Manager is authorized to execute the amendment, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the amendment, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

Resolution No.
Page 2 of 2

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE APPROVING A ONE-YEAR CONTRACT WITH WOOD RODGERS, INC. FOR ON-CALL LAND SURVEYING SERVICES IN THE AMOUNT OF \$2,734 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize the City Council to execute a one-year contract for on-call general civil engineering and land surveying services, not to exceed one year; and

WHEREAS, Wood Rodgers, Inc. has the necessary qualifications, experience, and ability to provide on-call general civil engineering and land surveying services; and

WHEREAS, the City has negotiated a one-year contract with Wood Rodgers, Inc. for on-call general civil engineering and land surveying services; and

WHEREAS, the total compensation under the one-year contract shall not exceed \$2,734, unless otherwise authorized in accordance with City procedures; and

WHEREAS, sufficient funding for the one-year contract is available to pay pending invoices; and

WHEREAS, the City Council has considered the staff report, the proposed one-year contract, and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the one-year contract with Wood Rodgers, Inc. for on-call general civil engineering and land surveying services, in an amount not to exceed \$2,734.

SECTION 2. The City Manager is authorized to execute the one-year contract, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the one-year contract, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

CITY COUNCIL AGENDA REPORT

September 15, 2026
Public Works - Operations Division

TITLE: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT FOR ONE VAC-CON VXP4214LHE/1100 HYDRO-EXCAVATOR TRUCK FROM VAC-CON, INC., THROUGH THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$856,491

SUMMARY

The City's 20-Year Vehicle Replacement Plan includes the replacement of Water Division Unit No. 300, a 2016 Vac-Con Hydro-Excavator Truck. This vehicle has exceeded its anticipated service life and remains one of the Division's most critical pieces of equipment. The truck is used to support emergency water main repairs, utility locating, valve replacements, fire hydrant maintenance, leak investigations, and safe excavation around existing underground infrastructure. Replacing the vehicle will improve reliability, reduce maintenance costs, enhance operator safety, and help ensure the City can continue providing timely emergency response and maintenance for its water distribution system.

BACKGROUND

The City maintains approximately 280 miles of potable water distribution pipelines, thousands of water service connections, fire hydrants, isolation valves, pressure reducing stations, and related underground infrastructure throughout the City.

Hydro excavation has become the industry standard for safely exposing underground utilities because it significantly reduces the potential for damaging buried infrastructure while improving employee safety. Unlike conventional excavation methods, hydro excavation uses pressurized water and vacuum technology to safely remove soil without striking existing gas, electrical, communications, sewer, or water facilities.

The City's existing Unit No. 300, a 2016 Vac-Con Hydro-Excavator Truck, was purchased in 2016 and has been in service for approximately 10 years. The unit has 4,831 engine hours and 13,668 miles, with lifetime maintenance costs of \$108,345, and has exceeded its anticipated replacement cycle. As Unit No. 300 has aged with frequent breakdowns and expensive repair costs, replacement parts have become more difficult to obtain, and the closest vendor-certified equipment repair center is located in Los Angeles. The new vehicle has a local service center in Hayward, CA, improving convenience and timeliness of repairs.

DISCUSSION

The new vehicle includes modern safety features, improved vacuum performance, increased reliability, enhanced fuel efficiency, and reduced emissions. These improvements will reduce maintenance costs, improve operational efficiency, and ensure dependable service for years to come.

Because hydro-excavation equipment is highly specialized, replacement units are not readily available to rent. Equipment downtime can delay emergency repairs and routine maintenance, affecting the City's ability to respond quickly to water system emergencies. Due to the size and specialized nature of the equipment, the market does not currently offer a compatible electrical option.

Replacing this vehicle is consistent with the City's approved 20-Year Vehicle Replacement Plan. The proposed purchase will be made through the Sourcewell Cooperative Purchasing Program, Contract No. 021726-VAC. Sourcewell is a nationally recognized government cooperative purchasing agency that competitively solicits and awards contracts on behalf of participating public agencies. This purchasing method complies with the City's purchasing policies while providing the City with the best overall value and an efficient procurement process.

EQUITY AND SUSTAINABILITY

Replacing Unit No. 300 supports the City's Climate Action Plan 2.0 by investing in modern heavy-duty equipment that incorporates cleaner engine technology, reduced emissions, improved fuel efficiency, and enhanced operational performance. Hydro excavation also promotes environmental stewardship by reducing unnecessary roadway excavation, minimizing restoration impacts, decreasing construction waste, and protecting existing underground infrastructure.

OUTREACH

No additional public outreach was conducted for this purchase. Replacement of Unit No. 300 is included in the City's approved Vehicle Replacement Plan and represents the routine replacement of critical operational equipment necessary to maintain essential public services.

FISCAL IMPACT

The total not to exceed cost of \$856,491 includes \$744,775 to purchase the new Vac-Con Hydro-Excavator Truck plus a 15 percent contingency of \$111,716. Funding for this purchase is budgeted in the Water Enterprise Fund (Account No. 42442101-440107) as part of the FY 2026/27 Vehicle Replacement Program.

RECOMMENDATION

Authorize the City Manager to execute a purchase agreement for one Vac-Con VXP4214LHE/1100 Hydro-Excavator Truck from Vac-Con, Inc., through the Sourcewell Cooperative Purchasing Program, for a total not-to-exceed purchase amount of \$856,491.

Prepared by:



David Luera, Operations &
Maintenance Manager

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING A PURCHASE AGREEMENT WITH VAC-CON, INC. FOR ONE VAC-CON VXP4214LHE/1100 HYDRO-EXCAVATOR TRUCK IN AN AMOUNT NOT TO EXCEED \$856,491, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to replace Water Division Unit No. 300, a 2016 Vac-Con Hydro-Excavator Truck; and

WHEREAS, Vac-Con, Inc. has the necessary qualifications, experience, and ability to provide one Vac-Con VXP4212LHE/1100 Hydro-Excavator Truck; and

WHEREAS, the City has negotiated a purchase agreement with Vac-Con, Inc. for one Vac-Con VXP4212LHE/1100 Hydro-Excavator Truck through the Sourcewell Cooperative Purchasing Program; and

WHEREAS, the total compensation under the purchase agreement shall not exceed \$856,491, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the purchase agreement is available in the Water Enterprise Fund (Account No. 42442101-440107); and

WHEREAS, the City Council has considered the staff report and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the purchase agreement with Vac-Con, Inc. for one Vac-Con VXP4212LHE/1100 Hydro-Excavator Truck, in an amount not to exceed \$856,491.

SECTION 2. The City Manager is authorized to execute the purchase agreement, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the purchase agreement, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

CITY COUNCIL AGENDA REPORT

September 15, 2026
Public Works - Utilities Division

TITLE: AUTHORIZE FUNDING FOR THE PRELIMINARY DESIGN AND OWNER'S REPRESENTATIVE SERVICES FOR THE REGIONAL GROUNDWATER DEVELOPMENT PROJECT WITH ZONE 7

SUMMARY

On September 1, 2026, the City Council approved an agreement with Zone 7 Water Agency (Zone 7) for the design, construction, and operation of a joint Regional Groundwater Development Project. Under the agreement, Zone 7 will serve as the lead agency for Project delivery, with a target operational date of December 2029. The Project will be delivered using the Progressive Design Build (PDB) method, which allows the design team and contractor to collaborate during design development and establish a guaranteed maximum price before construction.

Zone 7 has selected Luhdorff & Scalmanini, Consulting Engineers (LSCE) for preliminary design and owner's representative services to support procurement of a PDB contractor for a cost not to exceed \$2.25 million. The City's share of these services is \$810,000 and requires funding authorization by Council per the Zone 7 and City agreement.

BACKGROUND

Historically, approximately 20 to 25 percent of Pleasanton's water was provided by groundwater wells. However, in 2022, the City took these wells offline after detecting PFAS.

In 2024, the City Council approved an agreement with Zone 7 to evaluate the feasibility of a Joint Groundwater Wells Project. The feasibility study (Phase I) was completed in 2025 and identified Pleasanton Tennis and Community Park and Hansen Park as feasible locations for new groundwater wells. On April 21, 2026, the City Council directed staff to proceed with a joint project with Zone 7, and draft an agreement for Phase II (Design and Construction), and Phase III (Operations) of the new facilities. On September 1, 2026, the City Council approved an agreement with Zone 7 Water Agency (Zone 7) for the design, construction, and operation of a joint Regional Groundwater Development Project. The agreement establishes cost-sharing terms under which the City will fund 36 percent of the wells and raw groundwater pipelines and 23 percent of the Hopyard Chloramination Facility upgrades. Zone 7 will fund the remaining costs.

On August 19, 2026, the Zone 7 Board of Directors authorized its General Manager to negotiate, execute a contract with Luhdorff & Scalmanini, Consulting Engineers (LSCE), not to exceed \$2.25 million, for preliminary design and owner's representative services to support procurement of a Progressive Design Build (PDB) contractor. The City's share of these services is \$810,000 and requires funding authorization by Council per the Zone 7 and City agreement.

The City's estimated Project cost is \$29.0 million, including City-funded distribution system

improvements, consistent with the Water Rate Study allowance of approximately \$29 million in 2026 dollars.

Table 1. Capital Cost Estimate – City Share	
Feasibility Studies ¹	\$1.5 million
Regional Groundwater Development with Zone 7 ³	\$15.2 million
City Groundwater Distribution Improvements ⁴	\$12.3 million
Total	\$29.0 million
Notes: 1. The City received a \$1 million State Water Board grant for feasibility studies. 3. Represents the City's cost share per the City-Zone 7 agreement. 4. Represents improvements funded solely by the City.	

DISCUSSION

The Project includes new groundwater production wells at Tennis Park and Hansen Park, raw groundwater pipelines connecting the wells to Zone 7's Hopyard Chloramination Facility, and improvements to the Hopyard Chloramination Facility.

As the lead agency, Zone 7 is responsible for environmental review, permitting, procurement, design and construction, and contract administration. The Project will be delivered using the PDB method, which allows the design team and contractor to collaborate during design development and establish a guaranteed maximum price before construction.

The Zone 7 Board authorized negotiation and execution of a contract with LSCE for Phase II preliminary design and owner's representative services to support PDB procurement. Staff reviewed Zone 7's not-to exceed estimate and determined that the City's share of \$810,000, is appropriate.

While Zone 7, as the lead agency, retains authority over technical and operational decisions affecting the groundwater system, the agreement requires coordination with the City on Project features affecting City property, including facility aesthetics, location, and noise.

This is the first funding authorization under the Zone 7 and City agreement. A subsequent funding authorization for the City's share of the PDB contract is anticipated to return to the City Council near the end of calendar year 2027.

EQUITY AND SUSTAINABILITY

This project will strengthen the community's water resources in response to a changing climate, resulting in cost savings, enhanced water quality and availability, improved infrastructure, and increased resiliency.

OUTREACH

The Project has included City-led community engagement efforts, including a project website, community engagement events, and notifications regarding exploratory drilling activities.

These efforts will continue throughout design and construction.

FISCAL IMPACT

The requested authorization will be funded by the Water Enterprise Fund, CIP No. 24174 – City Groundwater Supply Project. Under the latest approved five-year CIP, CIP No. 24174 has a total budget of \$31.5 million. This budget includes prior-year expenditures, a \$1 million grant from the State Water Board, and escalation estimates for future years.

RECOMMENDATION

Authorize funding for the City's cost share of preliminary design and owner's representative services for the Regional Groundwater Development Project in an amount not-to-exceed \$810,000.

Prepared by:



Siew-Chin Yeong, Director
of Public Works

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Zone 7 Board of Directors Meeting Agenda Report



100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

ORIGINATING SECTION: Water Supply Engineering
CONTACT: Elliott Levitsky/Brandon Woods

AGENDA DATE: August 19, 2026

SUBJECT: Award a Contract for Preliminary Design and Owner's Representative Services for the Regional Groundwater Development Project

SUMMARY:

- The proposed action supports Strategic Plan Goal B – Reliable Water Supply and Infrastructure; Goal C – Safe Water; and Goal D – Groundwater Management; and supports Initiative 5 – Develop a diversified water supply plan and implement supported projects and programs; Initiative 6 – Continue to Effectively Implement Infrastructure Projects in the Water System Capital Improvement Plan; and Initiative 11 – Manage the Groundwater Sustainability Agency and implement the Groundwater Sustainability Plan.
- Zone 7 identified exploring the Bernal subbasin as an opportunity to increase groundwater production capacity to meet projected future demands. The City of Pleasanton (City) selected installation of new wells in the Bernal subbasin as the preferred option to replace the Groundwater Pumping Quota it lost when its three wells were removed from service due to per- and polyfluoroalkyl substances (PFAS). A joint feasibility study and the basis of design report were completed to evaluate synergies of a joint project to meet these objectives.
- The study confirmed that a joint project enables both agencies to achieve significant cost savings through economies of scale, minimize impacts to the community and environment, and gain long-term operational efficiencies. On May 20, 2026, the Zone 7 Board authorized an agreement with the City for Zone 7 to implement the project, further described below. The City Council plans to consider approval of the agreement on September 1, 2026.
- As the lead agency, Zone 7 plans to deliver the Project using the Progressive Design-Build (PDB) contracting, a collaborative delivery approach that combines design and construction under a single contract. PDB was selected to reduce the overall project schedule and reduce project risks. In particular, early electrical design and equipment procurement are intended to accelerate critical-path activities, including PG&E coordination, to meet the Project's target operational date of December 2029.

- In September 2024, Zone 7 selected Luhdorff & Scalmanini, Consulting Engineers (LSCE) through a competitive process to complete Phase I of the project, including the Feasibility Study, with the option to continue with an LSCE-led team to complete Phase II of the project, which includes design and implementation.
- Staff recommends that the Board authorize the General Manager to negotiate, execute, and amend, as needed, a new contract with LSCE for Phase II services, including Preliminary Design and Owner's Representative services (described below), to support procurement of a PDB contractor, in a not-to-exceed amount of \$2,250,000, which includes a 10% contingency.

FUNDING:

Funding for Zone 7's share of the project is included in the Adopted Two-Year Budget for FY 2026-28 for Fund 130 – Water System Expansion.

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENTS:

1. Summary of Project Implementation
2. Resolution

Summary of Project Implementation:

Project Background

The City historically met its water demand through a combination of treated water purchased from Zone 7 and production from its own municipal wells. In 2022, the City detected PFAS in City Wells 5, 6, and 8 and removed them from service. The City evaluated options for restoring its lost production capacity, and Zone 7 and the City determined that partnering on the Project would best serve the interests of both agencies. The Project will add production from the Bernal Subbasin, diversifying Zone 7's groundwater supply and supporting regional reliability.

The Feasibility Study (LSCE, December 2025), completed jointly by Zone 7 and the City, evaluated three candidate well sites and identified the recommended Project, consisting of two new groundwater production wells at Tennis and Community Park and Hansen Park in Pleasanton, with a combined capacity of approximately 9 million gallons per day (MGD), a 4,000 foot transmission main in Hopyard Road and Hansen Drive, and improvements to the Zone 7 Hopyard Chloramination Facility to accommodate the additional water supply. The total estimated project cost is approximately \$42.3 million, which would be shared with the City according to the proposed Groundwater Supply Facility Construction and Operation Agreement (the Agreement).

Agreement and Cost Share

On May 20, 2026, the Board authorized the General Manager to negotiate and execute the Agreement, which establishes each agency's roles, including Zone 7's role in the design and construction of the facilities, the cost-share framework, and the Project's target operational date of December 28, 2029. The Agreement also identifies Zone 7 as the lead agency responsible for completion of the environmental documentation to satisfy California Environmental Quality Act (CEQA).

Project costs are shared based on the City's Groundwater Pumping Quota (3,500 acre-feet per year) relative to the Project's anticipated average-year production capacity (9,700 acre-feet per year), resulting in a Zone 7 cost share of 64 percent for the wells and raw groundwater pipelines and 77 percent for the Hopyard Chloramination Facility upgrades. The City is responsible for funding the remaining costs.

Project Delivery: Progressive Design-Build

Progressive Design-Build (PDB) is a collaborative project delivery approach in which a team performs both design and construction under one contract, working with Zone 7 and its Owner's Representative through all phases of the Project. PDB was selected to accelerate completion and to mitigate project risks by competitively selecting contractors based on qualifications and early contractor involvement in constructability reviews and value engineering, while enabling competitive pricing and cost certainty through a Guaranteed Maximum Price contract. PDB will also enable an accelerated schedule by completing electrical

design early to enable procurement of long lead-time items, such as electrical switchgear and transformers, which allows PG&E service applications to be submitted well in advance of construction. Both measures are critical to meeting the Project's December 28, 2029 target operational date.

Owner's Representative Support Services

The Owner's Representative provides specialty technical expertise and independent review on Zone 7's behalf through all phases of the Project, including supporting the PDB procurement, reviewing design and procurement deliverables, verifying cost transparency through the PDB team's open-book pricing, assisting with evaluation and negotiation of the Guaranteed Maximum Price, and providing construction management.

Under this contract, LSCE, teamed with Carollo Engineers and ESA, will provide the Owner's Representative services for preliminary design, procurement of the PDB team, and CEQA documentation. Authorization of the remaining Owner's Representative services to support subsequent phases of the Project will be brought to the Board for consideration.

Owner's Representative Services Selection

The consulting services for the Project were competitively procured under a Request for Proposals (RFP) issued in 2024, consistent with Zone 7's Procurement Policy. The RFP encompassed both the Feasibility Study (Phase I) and the subsequent design and implementation of the recommended Project (Phase II), and reserved Zone 7's right to select the same firm to perform Phase II services if the Project was determined to be feasible and both agencies elected to proceed.

Proposals were evaluated in 2024 by a selection committee comprising Zone 7 and City of Pleasanton staff, which selected LSCE as the best-qualified firm, with Carollo Engineers as its subconsultant for conceptual engineering. Consistent with the RFP, Zone 7 requested a proposal from LSCE to advance the Project through preliminary design and procurement of the PDB team. LSCE's performance to date has been to Zone 7's satisfaction, and its established understanding of the Project provides continuity through preliminary design and PDB procurement. Staff recommends the Board authorize a new contract with LSCE for Phase II.

External Funding

Zone 7 continues to evaluate grant and other external funding opportunities that may help offset project costs. The Agreement provides for Zone 7 and the City to cooperate so that the Project's design, permitting, procurement, and construction support eligibility for applicable funding programs. Staff will return to the Board for any authorization required to pursue such funding.

PROJECT SCHEDULE:

The table below summarizes the key milestones and anticipated target dates necessary to support the Project schedule:

Milestone Description	Target Date
Authorize Preliminary Design and Owner's Representative Services	August 2026
Authorize PDB Pre-Construction Phase Services	December 2027
Authorize PDB Construction Phase	~Fall 2028
Project Operational Date	December 2029

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BOARD OF DIRECTORS

RESOLUTION NO. 26-

INTRODUCED BY DIRECTOR
SECONDED BY DIRECTOR

**Award a Contract for Preliminary Design and Owner's Representative Services
for the Regional Groundwater Development Project**

WHEREAS, the proposed action supports Strategic Plan Goal B – Reliable Water Supply and Infrastructure; Goal C – Safe Water; and Goal D – Groundwater Management; and supports Initiative 5 – Develop a diversified water supply plan and implement supported projects and programs; Initiative 6 – Continue to Effectively Implement Infrastructure Projects in the Water System Capital Improvement Plan; and Initiative 11 – Manage the Groundwater Sustainability Agency and implement the Groundwater Sustainability Plan; and

WHEREAS, Zone 7 is developing the Regional Groundwater Development Project, in partnership with the City of Pleasanton, to increase local groundwater production capacity in the Bernal Subbasin of the Livermore Valley Groundwater Basin and to address the loss of production capacity resulting from per- and polyfluoroalkyl substances (PFAS) contamination; and

WHEREAS, the recommended Project consists of two new groundwater production wells in the City of Pleasanton, a raw-water transmission main, and capacity upgrades at the Zone 7 Hopyard Chloramination Facility; and

WHEREAS, the Project will be delivered using the Progressive Design-Build method, and the services authorized by this action are required to advance the Project through preliminary design, complete environmental review, and to procure the Progressive Design-Build team; and

WHEREAS, the consulting services were competitively procured under a Request for Proposals in accordance with Zone 7's Procurement Policy, and Luhdorff & Scalmanini, Consulting Engineers was selected and completed the Feasibility Study that identified the recommended Project; and

WHEREAS, on May 20, 2026, the Board authorized the General Manager to negotiate and execute the Groundwater Supply Facility Construction and Operation Agreement with the City of Pleasanton, which establishes each agency's roles, the cost-share framework, and the Project's target operational date of December 28, 2029; and

WHEREAS, under the Groundwater Supply Facility Construction and Operation Agreement, project costs are proportionally shared between Zone 7 and the City of Pleasanton, and Zone 7 is responsible for entering into and administering consultant and contractor contracts.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to negotiate, execute, and amend, as needed, a new contract with Luhdorff & Scalmanini, Consulting Engineers for Preliminary Design and Owner's Representative services for the Regional Groundwater Development Project, in an amount not-to-exceed \$2,250,000, which includes a 10% contingency.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on August 19, 2026.

By: _____
President, Board of Directors

September 15, 2026
Public Works - Operations Division

TITLE: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH GACHINA LANDSCAPE MANAGEMENT FOR MISCELLANEOUS LANDSCAPE SERVICES AT VARIOUS CITY LOCATIONS IN AN AMOUNT NOT-TO-EXCEED \$1,848,051

SUMMARY

The recommended agreement is for citywide landscape services, including maintenance of City-owned medians, Main Street planters and sidewalk debris blowing, fire stations, the park-and-ride facility, the transportation corridor, and a portion of the Iron Horse Trail. The agreement would be for three years, with an option to extend the term for up to two additional one-year periods, for a maximum term of five years. The current landscape maintenance agreement expires September 30, 2026.

BACKGROUND

City staff performs a wide variety of landscape maintenance services that are necessary to keep the City in good order. In certain instances where it is cost-effective to do so, landscape maintenance contractors are used to augment City services. Contract services are utilized for specific City-owned landscape areas, including approximately 85 acres of medians and landscaped roadsides, five fire stations, the park-and-ride facility, transportation corridor landscaping, a portion of the Iron Horse Trail, and 62 Main Street planters. This allows City staff to focus on high-use, high-visibility park areas that require specialized maintenance. For the past 25 years, the City has used landscaping firms for median maintenance.

DISCUSSION

A Request for Proposals (RFP) for miscellaneous landscape services at various City-owned locations was issued on July 31, 2026. On August 19, 2026, the City received proposals from the following eight contractors:

Company	Three-Year Amount	Including 15 Percent Contingency
Al Fresco Landscape Management, Inc.	\$1,475,436	\$1,696,751
Gachina Landscape Management	\$1,607,001	\$1,848,051
New Image Landscape Company	\$1,760,316	\$2,024,363
Landscape Pros ML, Inc DBA Construction Pros ML	\$1,770,000	\$2,035,500
Terra Landscape	\$1,789,150	\$2,057,523
EMTS, Inc. DBA Elite Maintenance & Tree Service	\$1,926,540	\$2,215,521

Los Loza Inc.	\$1,982,100	\$2,279,415
Brightview Landscape Services, Inc.	\$2,046,024	\$2,352,92

The three most competitive contractors were interviewed by City staff on August 27, 2026. Based on the evaluation criteria identified in the RFP, Gachina Landscape Management was selected as the most qualified firm. Gachina Landscape Management demonstrated a comprehensive understanding of the project goals, competitive pricing, an organized and efficient approach to completing the work, effective communication with field crews and City staff, adequate staffing resources, and a collaborative approach to accomplishing the anticipated work.

EQUITY AND SUSTAINABILITY

Landscape medians and roadsides enhance the appearance and identity of the City and its neighborhoods. Trees and other plantings can help reduce the urban heat island effect and capture stormwater, reducing runoff to storm drains.

OUTREACH

No public outreach was conducted, as this item is a routine matter of City business.

FISCAL IMPACT

Funding for this agreement is included in the Parks Division Operating Budget (00140400-430107 and 00140402-430107). The proposed agreement with Gachina Landscape Management is for an amount not to exceed \$1,848,051. This amount includes a 15 percent contingency for unforeseen circumstances and City-authorized additional services.

RECOMMENDATION

Authorize the City Manager to execute an agreement with Gachina Landscape Management for miscellaneous landscape services at various City locations in an amount not to exceed \$1,848,051.

Prepared by:



Giacomo Damonte, Parks
Division Manager

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING AN AGREEMENT WITH GACHINA LANDSCAPE MANAGEMENT FOR MISCELLANEOUS LANDSCAPE SERVICES AT VARIOUS CITY-OWNED LOCATIONS IN THE AMOUNT OF \$1,848,051 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to authorize a three-year agreement with an option to extend the agreement for an additional two one-year terms with Gachina Landscape Management for miscellaneous landscape services at various City-owned locations; and

WHEREAS, Gachina Landscape Management has the necessary qualifications, experience, and ability to provide miscellaneous landscape services at various City-owned locations; and

WHEREAS, the City has negotiated an agreement with Gachina Landscape Management for miscellaneous landscape services at various City-owned locations; and

WHEREAS, in accordance with the California Public Contract Code and the City's applicable bidding requirements for public works contracts, the City advertised the project for formal competitive bids, received and opened bids on August 19, 2026, and determined that Gachina Landscape Management was selected as the most qualified firm based on the proposal for RFP-PWD-26.301 Miscellaneous Landscape Services at Various City-Owned Locations; and

WHEREAS, the total compensation under the agreement shall not exceed \$1,848,051, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the agreement is available in the Parks Division Operating Budget (00140400-430107 and 00140402-430107); and

WHEREAS, the City Council has considered the staff report and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the agreement with Gachina Landscape Management for miscellaneous landscape services at various City-owned locations, in an amount not to exceed \$1,848,051.

SECTION 2. The City Manager is authorized to execute the agreement, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the agreement, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15 day of September 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

CITY COUNCIL AGENDA REPORT

September 15, 2026
Public Works - Operations Division

TITLE: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT FOR ONE PIERCE ENFORCER 1500 GPM TYPE I PUMPER FIRE ENGINE FROM GOLDEN STATE FIRE APPARATUS, INC., THROUGH THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$1,439,073

SUMMARY

The City's Fire Apparatus Replacement Plan identifies Engine E92 for replacement. Engine E92 is a frontline Type I pumper fire engine used by the Livermore-Pleasanton Fire Department for emergency response. As fire apparatus age, maintenance costs increase, parts become more difficult to obtain, and reliability declines. Engine 92 has now reached the end of its useful life. Replacing Engine E92 will improve emergency response reliability, firefighter safety, and operational readiness.

BACKGROUND

The Livermore-Pleasanton Fire Department provides fire protection, emergency medical response, rescue, hazardous materials response, and disaster response services to the Cities of Pleasanton and Livermore.

Engine E92 is a frontline apparatus which is scheduled for replacement under the City's Fire Apparatus Replacement Plan. Replacing the engine will help maintain reliable emergency response services and reduce the risk of increased downtime associated with aging equipment. Engine E92 was purchased in 2014, and has 10,669 engine hours, mileage of 124,537, and total lifetime maintenance costs of \$383,082.

DISCUSSION

Engine E92 has reached the end of its useful service life. As it continues to age, the City can expect higher maintenance costs, reduced parts availability, and increased risk of downtime.

The proposed replacement is a Pierce Enforcer 1500 GPM Type I pumper fire engine. The new engine will meet current National Fire Protection Association safety standards and current emissions requirements, while improving reliability and firefighter safety.

Fire apparatus manufacturing lead times are currently estimated at approximately 47 to 50 months. Approving this purchase now will allow the City to secure a production slot and support the planned replacement schedule.

The purchase will be made through the Sourcewell Cooperative Purchasing Program. Sourcewell competitively solicits contracts for public agencies, allowing the City to use pre-competed pricing without conducting a separate formal solicitation.

EQUITY AND SUSTAINABILITY

Replacing Engine E92 supports reliable emergency response services throughout the community. The new apparatus will include cleaner engine technology and improved fuel efficiency.

OUTREACH

No outreach was conducted, as this item is a routine replacement of emergency response equipment included in the City's Fire Apparatus Replacement Plan.

FISCAL IMPACT

The total not to exceed cost of \$1,439,073 includes the purchase of one Pierce Enforcer 1500 GPM Type I pumper fire engine for \$1,251,368, plus a 15 percent contingency of \$187,705. The contingency may be used for manufacturer pricing adjustments, approved change orders, equipment modifications, or other procurement-related expenses before final acceptance.

Funding is available in the Fire Apparatus Replacement Fund, Internal Service Fund 513 (Account No. 51320113-440107).

RECOMMENDATION

Authorize the City Manager to execute a purchase order with Golden State Fire Apparatus, Inc., through the Sourcewell Cooperative Purchasing Program for the purchase of one Pierce Enforcer 1500 GPM Type I Pumper Fire Engine for a total not-to-exceed amount of \$1,439,073.

Prepared by:



David Luera, Operations & Maintenance Manager

Submitted by:



Siew-Chin Yeong, Director of Public Works

Approved by:



Joe Calabrigo, Interim City Manager

Attachments:

1. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING A PURCHASE AGREEMENT WITH GOLDEN STATE FIRE APPARATUS, INC. FOR ONE PIERCE ENFORCER 1500 GPM TYPE I PUMPER FIRE ENGINE IN THE AMOUNT OF \$1,439,073 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Pleasanton desires to replace Engine E92, a Type I pumper fire engine used by the Livermore-Pleasanton Fire Department for emergency response; and

WHEREAS, Golden State Fire Apparatus, Inc. has the necessary qualifications, experience, and ability to provide one Pierce Enforcer 1500 GPM Type I pumper fire engine; and

WHEREAS, the City has negotiated a purchase agreement with Golden State Fire Apparatus, Inc. for one Pierce Enforcer 1500 GPM Type I pumper fire engine through the Sourcewell Cooperative Purchasing Program; and

WHEREAS, the total compensation under the purchase agreement shall not exceed \$1,439,073, unless otherwise authorized in accordance with City procedures; and

WHEREAS, funding for the purchase agreement is available in the Fire Apparatus Replacement Fund, Internal Service Fund 513 (Account No. 51320113-440107); and

WHEREAS, the City Council has considered the staff report and all information presented at its regular meeting on September 15, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves the purchase agreement with Golden State Fire Apparatus, Inc. for one Pierce Enforcer 1500 GPM Type I pumper fire engine, in an amount not to exceed \$1,439,073.

SECTION 2. The City Manager is authorized to execute the purchase agreement, subject to minor modifications approved by the City Attorney.

SECTION 3. The City Manager, or designee, is authorized to take all actions necessary to implement the purchase agreement, including execution of related documents, notices, amendments, extensions, and administrative actions, provided such actions are consistent with the approved budget and City policies.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15th day of September, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

September 15, 2026
Finance

TITLE: ADOPT A RESOLUTION APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF CERTAIN FINANCING DOCUMENTS AND ACTIONS IN CONNECTION WITH ISSUING UP TO \$16,500,000 IN WATER REVENUE BONDS FOR FINANCING IMPROVEMENTS TO THE CITY'S WATER SYSTEM

SUMMARY

The proposed Water Revenue Bonds (Bonds) to be issued by the Pleasanton Joint Powers Financing Authority (Authority) for an amount not to exceed \$16.50 million will fund improvements to the City's water systems infrastructure and pay costs of bond issuance. The Bonds will (1) be sold via negotiated sale to Siebert Williams Shank & Co., LLC, as underwriter, (2) mature in 25 years, (3) have an interest rate not to exceed 5.5 percent, and (4) include a call provision allowing the City to redeem, at the City's option, some or all of the Bonds prior to their scheduled maturity.

This is a companion report to the action being considered by the Authority. This is a separate, but related, action from the authorization to issue bonds, which will be handled through the Authority.

BACKGROUND

The Authority is a joint exercise of powers agency formed between the City and the City's Housing Authority to assist the City with municipal financing transactions. The City Council sits as the governing body of the Authority, and City staff serve as staff of the Authority.

On May 7, 2024, the City Council approved a resolution to issue 2024 Water Revenue Bonds in a par amount of \$17,275,000. The bonds were sold via negotiated sale on May 20, 2024. The bond proceeds amounted to \$19,000,000, including premiums. The 2024 Water Revenue Bonds were allocated to fund the Near-Term Water Improvements Project, the feasibility and design phase of the Groundwater Supply Project, the design and initial construction of the Emergency Power Improvements Project, and other water system infrastructure improvements. As of the end of June 2026, the Near-Term Water Improvements Project was approximately 92 percent complete and is expected to be fully complete by the end of 2026. The feasibility phase of the Groundwater Supply Project is complete, the design of the Emergency Power Improvements Project is complete with construction anticipated to start by the end of 2026.

Following completion of the City's Water System Management Plan (WSMP) in 2024, the City completed a comprehensive water rate study in 2025. The study identified the need to issue approximately \$35 million in additional debt financing through 2030 to implement the City's water capital improvements. The anticipated financing schedule includes approximately \$15 million in FY 2026/27, \$10 million in FY 2027/28, and \$10 million in FY 2028/29.

The City Council adopted new water rates on October 7, 2025, for the next four years, beginning in January 2026. The adopted rates were based on revenue adjustments of 15 percent increases in each of Calendar Year 2026 and 2027, and 8 percent increases in each of Calendar Year 2028 and 2029. The water rate increases were adopted to ensure the long-term financial sustainability of the City's water utility by providing sufficient funding for daily operations, debt service, infrastructure rehabilitation and replacement, regulatory compliance, and future capital improvements identified in the Water System Management Plan. The updated rates also support appropriate reserve levels while balancing affordability, revenue stability, and water conservation objectives. The proposed issuance of debt was incorporated into the new rate increases.

On August 11, 2026, the City Council receive a presentation on debt financing regarding water improvement projects and adopted a resolution that declared its intent to reimburse itself with proceeds from the bond sale.

DISCUSSION

Project Overview

The Authority plans to issue water revenue bonds to help the City finance the acquisition, construction, and improvements to the City's water systems. The City will purchase those projects from the Authority pursuant to the Installment Sale Agreement. The proceeds will be used to finance all or a portion of the following improvements:

- Water Meter and Advanced Metering Infrastructure (AMI) System Replacement;
- Design and construction of City Groundwater Supply Project;
- Completion of construction of Water System Emergency Power Improvements;
- Annual Water Distribution System Improvements; and
- Other water system capital improvements.

As some of the projects are in active implementation using a portion of the unspent proceeds from the 2024 Water Revenue Bonds, certain costs related to the Water System capital improvement projects will be incurred before the 2026 Bonds are issued, which are expected to be reimbursed from the bond proceeds.

Because of delays in the start of the design and construction of the Groundwater Supply Project, a portion of the remaining 2024 Water Revenue Bond proceeds will instead be used to advance Phase 1 of the Water Meter and Advanced Metering Infrastructure (AMI) System Replacement Program, including proof-of-concept testing and replacement of failed water meters. Phase 1 is expected to replace approximately 20 percent of the City's meter inventory by the end of 2026. With the current project delivery schedule, staff expect to expend or encumber the 2024 Water Revenue Bond in 2027.

Financial Statement

PFM Financial Advisors LLC (PFM), the City's Municipal Advisor, has provided estimates

regarding certain financial aspects of the proposed financing based on market conditions as of August 21, 2026.

The current estimates indicate that the principal amount of the Bonds will be approximately \$14.15 million (below the not-to-exceed amount of \$16.5 million). The principal and interest payments, together, on the Bonds will be approximately \$1.00 million each fiscal year until final maturity. The term of the Bonds will be 25 years. The Bonds are expected to sell at a premium, with proceeds expected to total about \$15.2 million, including principal.

Pursuant to Government Code Section 5852.1, the following good faith estimates (obtained from the Underwriter and the Municipal Advisor) are being disclosed at a public meeting in connection with the authorization of the Bonds.

<i>Information to be disclosed per Government Code Section 5852.1:</i>	<i>Estimates as of August 21, 2026*</i>
True interest cost of the Bonds (the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of Bonds)	4.29%
Finance charge of the Bonds (the sum of fees and charges paid to third parties)	\$264,400
Amount of proceeds received by the public body from the sale of the Bonds, less the finance charge of the bonds and any reserves or capitalized interest paid or funded with proceeds of the Bonds	\$15,000,000
The total payment amount (the sum total of all debt service payments on the Bonds, plus the finance charge of the Bonds not paid from bond proceeds)	\$24,650,000

** These are good faith estimates only. Final results will likely differ based on market conditions as of the actual sale date and other factors.*

Bond Documents

The financing team has prepared a set of documents for the issuance, including the documents referred to in the attached resolution and has submitted the documents, including the Preliminary Official Statement, and other related economic and financial information to S&P Global Ratings, a nationally recognized rating agency, to obtain a credit rating on the Bonds.

Credit Rating

S&P Global Ratings assigned its 'AA' rating with a Stable outlook to the 2026 Bonds, affirming the same rating on the City's existing water revenue debt. The 'AA' rating reflects S&P's view of the water system's very strong financial profile, underpinned by strong debt service

coverage and the City's multi-year approved rate increase program, which S&P characterized as a credit strength. The rating also benefits from Pleasanton's exceptionally strong economic and demographic characteristics and the City's disciplined financial management policies.

Notwithstanding the strength of the rating, the City's liquidity position is below the median for 'AA'-rated water utilities nationally. According to S&P's most recent medians data, 'AA'-rated systems carry approximately 649 days' cash on hand, while the City ended Fiscal Year 2024/25 with approximately 200 days' cash on hand and \$20.9 million in unrestricted cash reserves. This difference was a key factor in S&P's September 2025 revision of the outlook from Positive to Stable, reflecting the City's cash position relative to higher-rated peers. S&P noted that the rating could be raised in the longer term should the City surpass reserve projections and achieve a liquidity position more commensurate with higher-rated peers.

Repayment Term

At the August 11, 2026, meeting, the Council directed staff to evaluate a shorter repayment schedule than 30 years to save interest costs. Staff conducted additional analysis, including 20-, 25-, and 30-year repayment terms, and concluded that a 25-year repayment term would reduce interest costs while reflecting the need for annual debt service to be balanced against three competing priorities:

- Preserving sufficient annual cash flow to fund ongoing capital projects
- Maintaining strong days' cash on hand
- Retaining capacity for planned future debt issuances

As shown in Table 1 below, the total debt service payment for a 25-year repayment term is \$24.65 million, \$2.84 million lower than the \$27.49 million for a 30-year repayment term.

Table 1. Repayment Term Comparison

	20 Years	25 Years	30 Years
True Interest Costs	3.97%	4.29%	4.50%
Max Annual Debt Service	\$1,116,000	\$999,500	\$928,000
Total Debt Service	\$21,948,200	\$24,650,000	\$27,493,300

The Authority is obligated to pay the debt service on the Bonds using amounts received from the City as installment payments payable by the City under the Installment Sale Agreement. The City is obligated to pay the installment payments from the “Net Revenues” of the City’s water system. Net Revenues are defined in the legal documents to mean the gross revenues received by the City from the water system, less operations and maintenance costs of the system. The use of Net Revenues to pay the installment payments will be on parity with the City’s obligation to make payments with respect to the State Revolving Fund (SRF) Agreement executed in 2015 and 2024 Water Revenue Bonds.

The maximum amount authorized to be borrowed would be \$16.5 million, including an amount necessary to cover issuance costs. The attached resolution authorizes the sale of the Bonds at a public sale and approves the form of the Preliminary Official Statement and other documents. Further, the Resolution authorizes the City Manager and the Finance Director to

take any and all actions necessary to consummate the issuance of the Bonds.

Legal Structure and Financing Documents

The proposed resolution will approve the following documents. Each of the documents is presented in substantial final form and will be completed after the Bonds are priced (i.e., when the principal amount of the Bonds, the interest rates and the original issue premium or discount is determined).

- **Indenture of Trust** – The Indenture is a contract between the Authority and U.S. Bank National Association, acting as trustee for the holders of the Bonds. The Indenture specifies the trustee, dated date, maturity date or dates, interest rate or rates, interest payment dates, denominations, forms, registration privileges, manner of execution, place or places of payment, terms of redemption and other terms of the Bonds.
- **Installment Sale Agreement** – The Installment Sale Agreement is a contract between the Authority and the City, under which the Authority agrees to provide financing for the water projects and to sell the completed water projects to the City in consideration of the payment by the City of semiannual installment payments which are sufficient to provide revenues with which to pay principal of, and interest on, the Bonds when due.
- **Bond Purchase Agreement** – The Bond Purchase Agreement is a contract among the Authority, the City and Siebert Williams Shank & Co., LLC., as underwriter, whereby the Authority agrees to sell the Bonds to the Underwriter and the Underwriter agrees to buy the Bonds from the Authority for resale to the public.
- **Preliminary Official Statement** – The Preliminary Official Statement is the offering statement used by the Underwriter to inform the marketplace of the terms of the Bonds, material information regarding the City's water system and related matters. It contains all relevant information for the investors to decide whether to purchase the Bonds.
- **Continuing Disclosure Certificate** – Contained in the Preliminary Official Statement is the form of Continuing Disclosure Certificate, which requires the City to submit annual continuing disclosure reports and notice of certain listed events to the marketplace as long as the Bonds are outstanding.

Financing Team Participants

The complex legal and financial structure of municipal debt requires issuing agencies to rely heavily upon experienced professional consultants to assist with the process. City staff assembled a team of professionals to assist the City in this transaction. All fees associated with the financing will be paid by the Bonds.

Municipal Advisor - PFM. Ensures that the issuing entity's interests are protected when the transaction is being structured and when interest rates are established on the Bonds.

Bond Counsel/Disclosure Counsel - Jones Hall. Drafts the documents required to complete the sale of bonds as well as ensures compliance with all of the legal requirements surrounding municipal debt.

Underwriter - Siebert Williams Shank & Co. Securities dealer who helps government entities bring bond issues to market by purchasing the bonds from the issuer and then

reselling the bonds to investors.

Trustee - U.S. Bank: Financial institution with trust powers that is given fiduciary powers by a bond issuer to enforce the terms of a bond indenture.

Financing Schedule

9/15/2026 City/Authority each adopts Resolution authorizing Bond Issuance

9/29/2026 Pricing - Bonds sold and interest rates established

10/13/2026 City receives Bond proceeds

OUTREACH

No outreach was conducted, as this item is an administrative matter of City business.

FISCAL IMPACT

The current estimates indicate that the par value of the Bonds will not exceed \$16.5 million. The Bonds are projected to have a true interest cost of 4.29 percent in today's market. The issuance costs are estimated to be \$264,400. The principal and interest payments, together, on the Bonds will be approximately \$1.00 million each fiscal year until final maturity. Debt service is expected to total approximately \$24.65 million over the next 25 years.

RECOMMENDATION

Adopt the attached resolution (Attachment 1) authorizing the execution and delivery of an Installment Sale Agreement, a Bond Purchase Agreement, and a Preliminary Official Statement (Attachments 2-4) and authorizing certain related matters regarding the Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds.

Prepared by:



Susan Hsieh, Director of Finance

Submitted by:



Susan Hsieh, Director of Finance

Approved by:



Joe Calabrigo, Interim City Manager

Attachments:

1. Attachment 1 Resolution
2. Attachment 2 Installment Sale Agreement
3. Attachment 3 Bond Purchase Agreement
4. Attachment 4 Preliminary Official Statement
5. Attachment 5 Presentation Slides

RESOLUTION NO. 2026-**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF CERTAIN
FINANCING DOCUMENTS AND CERTAIN ACTIONS IN CONNECTION WITH
FINANCING IMPROVEMENTS TO THE CITY'S WATER SYSTEM**

WHEREAS, the City of Pleasanton (the "City") and the Housing Authority of the City of Pleasanton have entered into a Joint Exercise of Powers Agreement, dated as of June 29, 1993, establishing the Pleasanton Joint Powers Financing Authority (the "Authority") for the purpose, among others, of having the Authority issue its bonds to finance the acquisition, construction and improvement of public capital improvements; and

WHEREAS, for the purpose of raising funds necessary to finance certain improvements to the City's water system (the "Water Projects"), the Authority proposes to issue revenue bonds under the provisions of Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"), designated as the Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds (the "Bonds"); and

WHEREAS, pursuant to an Installment Sale Agreement between the City and the Authority (the "Installment Sale Agreement"), the City will purchase the Water Project from the Authority, and the Authority will use the installment payments paid by the City pursuant to the Installment Sale Agreement to pay debt service on the Bonds; and

WHEREAS, there has been prepared a Preliminary Official Statement containing information to be used in connection with the sale of the Bonds; and

WHEREAS, the information required to be obtained and disclosed pursuant to Government Code Section 5852.1 prior to the issuance of the Bonds is set forth in the staff report accompanying this Resolution; and

WHEREAS, the City Council has duly considered such transactions and wishes at this time to approve the financing documents related to the Bonds and certain related actions.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON
DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:**

Section 1. CEQA Finding. The City Council finds that the matter is exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines §15060(c)(3), as this matter is not an activity subject to CEQA because it does not meet the CEQA definition of a project. Guidelines §15378(b)(4) states that government fiscal activities which do not involve any commitment to any specific project which may result in a

potentially significant physical impact on the environment do not meet that definition. Therefore, the issuance of the Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds is not subject to CEQA.

Section 2. Issuance of Bonds by the Authority. The City Council hereby approves the issuance of the Bonds by the Authority under the Act for the purpose of providing funds to finance the acquisition, construction and installation of the Water Projects. The aggregate principal amount of the Bonds shall not exceed \$16,500,000.

Section 3. Approval of Installment Sale Agreement. The City Council hereby approves the Installment Sale Agreement between the Authority and the City, under which the Authority agrees to provide financing for the Water Projects and to sell the completed Water Projects to the City in consideration of the payment by the City of semiannual installment payments which are sufficient to provide revenues with which to pay principal of and interest on the Bonds when due. The Installment Sale Agreement is hereby approved in substantially the form on file with the City Clerk together with any changes therein or additions thereto deemed advisable by the City Manager or the Director of Finance (each, an "Authorized Officer"), or a designee of either of them, and the execution thereof by an Authorized Officer shall be conclusive evidence of the approval of any such changes or additions. An Authorized Officer is hereby authorized and directed for and in the name and on behalf of the City to execute, and the City Clerk is hereby authorized and directed to attest to, if necessary, the final form of the Installment Sale Agreement.

Section 4. Sale of Bonds by the Authority. The City Council hereby approves the negotiated sale of the Bonds by the Authority to Siebert Williams Shank & Co., LLC, as underwriter (the "Underwriter"). The Bonds shall be sold to the Underwriter under the Bond Purchase Agreement among the Authority, the City and the Underwriter, which is hereby approved in substantially the form on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by an Authorized Officer, and the execution thereof by an Authorized Officer shall be conclusive evidence of the approval of any such changes or additions. An Authorized Officer is hereby authorized and directed for and in the name and on behalf of the City to accept an offer from the Underwriter to purchase the Bonds from the Authority and to execute the final form of the Bond Purchase Agreement in the name of the City.

Section 5. Official Statement. The City Council hereby approves and deems final within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934, a preliminary Official Statement for the Bonds in the form on file with the City Clerk. An Authorized Officer is authorized, at the request of the Underwriter, to execute an appropriate certificate affirming the City Council's determination that said preliminary Official Statement has been deemed final within the meaning of said Rule. The City Council approves the distribution of the preliminary Official Statement by the Underwriter to prospective investors, in substantially the form on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by an Authorized Officer. An Authorized Officer is authorized and directed to approve any

changes in or additions to a final form of an Official Statement for the Bonds, and the execution thereof by an Authorized Officer will be conclusive evidence of approval of any such changes and additions. The City Council authorizes the distribution of the final Official Statement by the Underwriter, which will include final pricing information related to the Bonds.

Section 6. Official Actions. The Mayor, the City Manager, the Director of Finance, the City Clerk and all other officers of the City are each authorized and directed in the name and on behalf of the City to make any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents, including but not limited to a Continuing Disclosure Certificate in substantially the form attached as Appendix C to the Official Statement which is approved under Section 4, which they or any of them might deem necessary or appropriate in order to consummate any of the transactions contemplated by the agreements and documents approved under this Resolution. Whenever in this Resolution any officer of the City is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of any person serving in such role in an interim capacity or by any officer or person designated by such officer to act on his or her behalf.

Section 7. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on September 15, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 15th day of September 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

INSTALLMENT SALE AGREEMENT

Dated as of October 1, 2026

between the

**PLEASANTON JOINT POWERS FINANCING AUTHORITY,
*as Seller***

and the

**CITY OF PLEASANTON,
*as Purchaser***

Relating to

**\$ _____
Pleasanton Joint Powers Financing Authority
2026 Water Revenue Bonds**

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INSTALLMENT SALE AGREEMENT

This INSTALLMENT SALE AGREEMENT (this "Agreement"), dated as of October 1, 2026, is between the PLEASANTON JOINT POWERS FINANCING AUTHORITY, a joint exercise of powers authority duly organized and existing under the laws of the State of California (the "Authority"), as seller, and the CITY OF PLEASANTON, a municipal corporation duly organized and existing under the laws of the State of California (the "City"), as purchaser.

B A C K G R O U N D :

1. The City presently owns, operates and/or contracts for facilities and property for the supply, treatment and distribution of water within the service area of the City (as further defined herein, the "Water System"), and the City wishes to raise funds to finance improvements to the Water System as described in Appendix B hereto (the "2026 Water Project").

2. The Authority has been organized for the purpose of assisting the City in its public purposes, and to that end the Authority is authorized to assist the City in financing the costs of acquisition, construction and installation of the Project.

3. In order to provide funds to finance the acquisition, construction and installation of the Project, the Authority has proposed to sell the Project to the City on an installment basis, and the City has proposed to purchase the Project from the Authority as provided in this Agreement.

4. The Authority will provide the necessary funds for the acquisition, construction and installation of the Project by issuing its Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds (the "2026 Bonds"), in the aggregate principal amount of \$_____ under an Indenture of Trust dated as of October 1, 2026, by and between the Authority and U.S. Bank Trust Company, National Association, as trustee (the "Indenture"), and under the provisions of Article 4 of Chapter 5, Division 7, Title 1 of the Government Code of the State of California, commencing with Section 6584 of said Code (the "Bond Law").

5. The debt service on the 2026 Bonds will be payable from Installment Payments made by the City to the Authority under this Agreement.

6. Repayment of the Installment Payments by the City shall be secured by a pledge of the Net Revenues of the Water System, on a parity with the pledge in favor of the holders of Parity Debt (as defined herein).

7. The Authority and the City have both duly authorized the execution and delivery of this Agreement.

A G R E E M E N T :

In consideration of the foregoing and the material covenants hereinafter contained, the City and the Authority formally covenant, agree and bind themselves as follows:

ARTICLE I

DEFINITIONS; RULES OF INTERPRETATION

SECTION 1.1. Definitions. Unless the context clearly otherwise requires or unless otherwise defined herein, the capitalized terms in this Agreement have the respective meanings given them in Article I of the Indenture.

SECTION 1.2. Interpretation.

(a) Unless the context otherwise indicates, words expressed in the singular include the plural and vice versa and the use of the neuter, masculine, or feminine gender is for convenience only and include the neuter, masculine or feminine gender, as appropriate.

(b) Headings of articles and sections herein and the table of contents hereof are solely for convenience of reference, do not constitute a part hereof and do not affect the meaning, construction or effect hereof.

(c) All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement; the words "herein," "hereof," "hereby," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1. Representations, Covenants and Warranties of the City. The City represents, covenants and warrants to the Authority and the Trustee as follows:

(a) Due Organization and Existence. The City is a municipal corporation duly organized and validly existing under the laws of the State of California, has full legal right, power and authority under said laws to enter into this Agreement and to carry out and consummate all transactions contemplated hereby and thereby, and by proper action the City Council has duly authorized the execution and delivery of this Agreement.

(b) Due Execution. The officers of the City executing this Agreement are fully authorized to execute the same.

(c) Valid, Binding and Enforceable Obligations. This Agreement has been duly authorized, executed and delivered by the City and constitutes the legal, valid and binding agreement of the City enforceable against the City in accordance with its terms; except as the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and except as such enforceability may be subject to the exercise of judicial discretion in accordance with principles of equity.

(d) No Conflicts. The execution and delivery of this Agreement, the consummation of the transactions herein contemplated and the fulfillment of or compliance with the terms and conditions hereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the City is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the City, which conflict, violation, breach, default, lien, charge or encumbrance would have consequences that would materially adversely affect the consummation of the transactions contemplated by this Agreement or the financial condition, assets, properties or operations of the City, including but not limited to the performance of the City's obligations under this Agreement.

(e) Consents and Approvals. No consent or approval of any trustee or holder of any indebtedness of the City or of the voters of the City, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery of this Indenture, or the consummation of any transaction herein contemplated, except as have been obtained or made and as are in full force and effect.

(f) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the City after reasonable investigation, threatened against or affecting the City or the assets, properties or operations of the City which, if determined adversely to the City or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Indenture, or upon the financial condition, assets, properties or operations of the City, and the City is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially adversely affect the consummation of the transactions contemplated by this Indenture, or the financial conditions, assets, properties or operations of the City, including but not limited to the payment and performance of the City's obligations under this Indenture.

(g) Encumbrances. There are no easements, encumbrances or interests with respect to the Water System or the Project that prohibit or materially impair the execution, delivery and performance of this Installment Sale Agreement or the acquisition or use of the Project or the use of the Water System.

SECTION 2.2. Representations, Covenants and Warranties of Authority. The Authority represents, covenants and warrants to the City and the Trustee as follows:

(a) Due Organization and Existence. The Authority is a joint exercise of powers authority organized and existing under the laws of the State of California, and has power to enter into this Agreement and the Indenture and to

perform the duties and obligations imposed on it hereunder and thereunder. The Board of the Authority has duly authorized the execution and delivery of this Agreement and the Indenture.

(b) Due Execution. The representatives of the Authority executing this Agreement and the Indenture are fully authorized to execute the same.

(c) Valid, Binding and Enforceable Obligations. This Agreement and the Indenture have been duly authorized, executed and delivered by the Authority and constitute the legal, valid and binding agreements of the Authority, enforceable against the Authority in accordance with their respective terms; except as the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and except as such enforceability may be subject to the exercise of judicial discretion in accordance with principles of equity.

(d) No Conflicts. The execution and delivery hereof and of the Indenture, the consummation of the transactions herein and therein contemplated and the fulfillment of or compliance with the terms and conditions hereof and thereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the Authority is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Authority, which conflict, violation, breach, default, lien, charge or encumbrance would have consequences that would materially adversely affect the consummation of the transactions contemplated hereby and by the Indenture or the financial condition, assets, properties or operations of the Authority, including but not limited to the performance of the Authority's obligations under this Agreement and the Indenture.

(e) Consents and Approvals. No consent or approval of any trustee or holder of any indebtedness of the Authority, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery hereof or of the Indenture, or the consummation of any transaction herein or therein contemplated, except as have been obtained or made and as are in full force and effect.

(f) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the Authority after reasonable investigation, threatened against or affecting the Authority or the assets, properties or operations of the Authority which, if determined adversely to the Authority or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Agreement or the Indenture, or upon the financial condition, assets, properties or operations of the Authority, and the Authority is not in default with respect to any

order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially adversely affect the consummation of the transactions contemplated by this Agreement or the Indenture or the financial conditions, assets, properties or operations of the Authority, including but not limited to the performance of the Authority's obligations hereunder and under the Indenture.

(g) Encumbrances. To the best knowledge of the Authority, there are no easements, encumbrances or interests with respect to the Water System or the Project that prohibit or materially impair the execution, delivery and performance of this Installment Sale Agreement or the acquisition or use of the Project or the use of the Water System.

ARTICLE III

ISSUANCE OF 2026 BONDS; CONSTRUCTION OF PROJECT

SECTION 3.1. The 2026 Bonds. The Authority shall cause the 2026 Bonds to be issued under the Indenture in the aggregate principal amount of \$_____. The Trustee shall deposit the proceeds of sale of the 2026 Bonds received by it on the Closing Date in accordance with the Indenture. The City hereby approves the Indenture, the assignment thereunder to the Trustee of certain rights of the Authority, and the issuance of the 2026 Bonds.

SECTION 3.2. Deposit and Application of Funds. The proceeds received by the Trustee from the sale of the Bonds to the Original Purchaser shall be deposited in the respective funds and accounts, and in the respective amounts, as set forth in Section 3.02 of the Indenture.

SECTION 3.3. Acquisition and Construction of the Project. The Authority hereby agrees with due diligence to supervise and provide for, or cause to be supervised and provided for, the acquisition, construction and installation of the Project in accordance with the plans and specifications, purchase orders, construction contracts and other documents relating thereto and approved by the City under all applicable requirements of law. All contracts for, and all work relating to, the acquisition, construction and installation of the Project are subject to all applicable provisions of law relating to the acquisition and construction of public works by the City. The failure of the Authority to complete the Project by that date does not constitute an Event of Default hereunder or grounds for termination hereof, nor does any such failure result in the diminution, abatement or extinguishment of the obligations of the City hereunder to pay the Installment Payments when due hereunder.

SECTION 3.4. Appointment of City as Agent. The Authority hereby appoints the City as its agent to carry out all phases of the acquisition, construction and installation of the Project under and in accordance with the provisions hereof. The City hereby accepts such appointment and assumes all rights, liabilities, duties and responsibilities of the Authority regarding the acquisition, construction and installation of the Project. As agent of the Authority hereunder, the City shall enter into, administer and enforce all purchase orders or other contracts relating to the Project. Payment of Project Costs shall be made by the City from amounts held by the Trustee

in the Project Fund in accordance with the provisions of this Agreement and the provisions of the Indenture.

SECTION 3.5. Plans and Specifications. The City has the right to specify the exact scope, nature and identification of the Project and the respective components thereof. Before any payment is made for the Project or any component thereof from amounts on deposit in the Project Fund, the City must prepare detailed plans and specifications relating thereto. The City may from time to time amend any such plans and specifications, and thereby change or modify the description of the Project or any component thereof.

SECTION 3.6. Certificate of Completion. Upon the completion of the Project, but in any event not later than 30 days following such completion, an Authorized Representative of the City shall execute and deliver to the Authority and the Trustee a Written Certificate of the City which (a) states that the construction of the Project has been substantially completed, (b) identifies the total Project Costs thereof, and (c) identifies the amounts, if any, to be reserved in the Project Fund for payment of future Project Costs.

ARTICLE IV

SALE OF PROJECTS; INSTALLMENT PAYMENTS

SECTION 4.1. Sale of Project. The Authority hereby sells, bargains and conveys the Project to the City, and the City hereby purchases the Project from the Authority, upon the terms and conditions set forth in this Agreement.

SECTION 4.2. Term. The Term of this Agreement commences on the Closing Date, and ends on April 1, 2057, or such later or earlier date on which the Bonds cease to be Outstanding under and within the meaning of the Indenture.

SECTION 4.3. Title. Title to the Project, and each component thereof, shall be deemed conveyed by the Authority to and vested in the City upon the completion of the acquisition, construction and installation thereof. The Authority and the City will execute, deliver and cause to be recorded any and all documents reasonably required by the City to consummate the transfer of title to the Water System and the Project.

SECTION 4.4. Installment Payments.

(a) Obligation to Pay. The City hereby agrees to pay to the Authority, as the purchase price of the Project hereunder, the aggregate principal amount of \$_____, together with interest (calculated on the basis of a 360-day year of twelve 30-day months) on the unpaid principal balance thereof, payable in semiannual installment payments in the respective amounts and on the respective Installment Payment Dates specified in Appendix A hereto.

The City shall deposit the Installment Payment coming due and payable on any Interest Payment Date with the Trustee, as assignee of the Authority under the Indenture, on the related Installment Payment Date (as set forth in Appendix A hereto) in an amount which, together with amounts then held by the Trustee in the Bond Fund, is equal to the full amount of such

Installment Payment. The Installment Payments are secured by and payable solely from the sources specified in Section 4.5.

(b) Effect of Prepayment. If the City prepays all remaining Installment Payments in full under Section 7.2 or Section 7.3, or under the relevant provisions of any Supplemental Agreement, the City's obligations under this Agreement shall thereupon cease and terminate, including but not limited to the City's obligation to pay Installment Payments therefor under this Section 4.4; *provided, however*, that the City's obligations to compensate and indemnify the Trustee under Sections 4.7 and 5.2 will survive such prepayment. If the City prepays the Installment Payments in part but not in whole under Section 7.2 or Section 7.3, or under the relevant provisions of any Supplemental Agreement, the principal component of each succeeding Installment Payment will be reduced as provided in such Sections or in such Supplemental Agreement, and the interest component of each remaining Installment Payment will be reduced by the aggregate corresponding amount of interest which would otherwise be payable with respect to the Bonds thereby redeemed under the applicable provisions of the Indenture.

(c) Rate on Overdue Payments. If the City fails to make any of the payments required in this Section 4.4 and Section 4.8, the payment in default will continue as an obligation of the City until fully paid, and the City agrees to pay the same with interest thereon, from the date of default to the date of payment, at the Overdue Rate.

(d) Assignment. The City understands and agrees that certain rights of the Authority, including but not limited to the right of the Authority to receive payment of the Installment Payments, have been assigned by the Authority to the Trustee in trust under the Indenture, for the benefit of the Owners of the Bonds, and the City hereby consents to such assignment. The Authority hereby directs the City, and the City hereby agrees, to pay to the Trustee at its Principal Corporate Trust Office, all payments payable by the City under this Section 4.4 and all amounts payable by the City under Article VII.

SECTION 4.5. Pledge and Application of Net Revenues.

(a) Pledge of Net Revenues. All of the Net Revenues and all moneys on deposit in the Water Fund and the funds and accounts established and held by the Trustee under the Indenture (other than the Project Fund and Cost of Issuance Fund) are hereby irrevocably pledged, charged and assigned to the punctual payment of the Installment Payments. Such pledge, charge and assignment constitute a lien on the Net Revenues and such other moneys for the payment of the Installment Payments in accordance with the terms hereof, on a parity with the pledge and lien which secures any Parity Debt.

(b) Deposit of Net Revenues Into Water Fund; Transfers to Make Payments. The City will establish and hold in trust the Water Fund, for the purposes and uses set forth herein. The City shall deposit all of the Gross Revenues in the Water Fund immediately upon receipt. The City shall apply amounts in the Water Fund as set forth in this Agreement and any Parity Debt Instruments. Amounts on deposit in the Water Fund shall be applied by the City to pay when due the following amounts in the following order of priority:

(i) all Operations and Maintenance Costs (including amounts reasonably required to be set aside in contingency reserves for Operations and Maintenance Costs) as such Operations and Maintenance Costs become due and payable;

(ii) to the Trustee (or other recipient set forth in a Parity Debt Instrument) the amount needed to pay the Installment Payments and principal of, and interest on, any Parity Debt;

(iii) to the Trustee (or other recipient set forth in a Parity Debt Instrument) the amount of any deficiency in any reserve fund established for any Bonds or Parity Debt, the notice of which deficiency has been given to the City in accordance with the Indenture and the related Parity Debt Instruments, on a pro rata basis; and

(iv) as long as all of the foregoing payments, allocations and transfers are made at the times and in the manner set forth above, any moneys remaining in the Water Fund may at any time be treated as surplus and applied for any lawful purpose.

(c) No Preference or Priority. Payment of the Installment Payments and the principal of and interest on any Parity Debt shall be made without preference or priority among the Installment Payments and such Parity Debt. If the amount of Net Revenues on deposit in the Water Fund is at any time insufficient to enable the City to pay when due the Installment Payments and the principal of and interest on any Parity Debt, such payments shall be made on a pro rata basis.

SECTION 4.6. Special Obligation of the City; Obligations Absolute. The City's obligation to pay the Installment Payments and any other amounts coming due and payable hereunder is a special obligation of the City limited solely to the Net Revenues. Under no circumstances is the City required to advance moneys derived from any source of income other than the Net Revenues and other sources specifically identified herein for the payment of the Installment Payments and such other amounts. No other funds or property of the City are liable for the payment of the Installment Payments and any other amounts coming due and payable hereunder.

The obligations of the City to pay the Installment Payments from the Net Revenues and to perform and observe the other agreements contained herein are absolute and unconditional and are not subject to any defense or any right of set-off, counterclaim or recoupment arising out of any breach by the Authority or the Trustee of any obligation to the City or otherwise with respect to the Water System, whether hereunder or otherwise, or out of indebtedness or liability at any time owing to the City by the Authority or the Trustee. Until all of the Installment Payments, all of the Additional Payments and all other amounts coming due and payable hereunder are fully paid or prepaid, the City (a) will not suspend or discontinue payment of any Installment Payments, Additional Payments or such other amounts, (b) will perform and observe all other agreements contained in this Agreement, and (c) will not terminate this Agreement for any cause, including, without limiting the generality of the foregoing, the occurrence of any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, destruction of or damage to the Water System, failure to complete the acquisition and construction of the Project by the estimated completion date thereof, sale of the Water System, the taking by eminent domain of title to or temporary use of any component of the Water System, commercial frustration of purpose, any change in the tax law or other laws of the United States of America or the State of California or any political subdivision of either thereof, or any failure of the Authority or the Trustee to perform and observe any agreement, whether express

or implied, or any duty, liability or obligation arising out of or connected with the Indenture or this Agreement.

The foregoing provisions of this Section 4.6 do not release the Authority from the performance of any of the agreements on its part contained herein or in the Indenture, and if the Authority fails to perform any such agreements, the City may institute such action against the Authority as the City deems necessary to compel performance, so long as such action does not abrogate the obligations of the City contained in the preceding paragraph. The City may, however, at its cost and expense and in its name or in the name of the Authority, prosecute or defend any action or proceeding or take any other action involving third persons which the City deems reasonably necessary in order to secure or protect the City's rights hereunder, and in such event the Authority shall cooperate fully with the City and shall take such action necessary to effect the substitution of the City for the Authority in such action or proceeding as the City may request.

SECTION 4.7. Additional Payments. In addition to the Installment Payments, the City shall pay when due the following amounts to the following parties:

- (a) to the Authority, all costs and expenses incurred by the Authority to comply with the provisions of this Agreement and the Indenture;
- (b) to the Trustee upon request therefor, all of its fees, costs and expenses payable as a result of the performance of and compliance with its duties hereunder or under the Indenture or any related documents;
- (c) to the Authority and the Trustee, all amounts required to indemnify the Authority and the Trustee under Section 5.2 hereof and Section 8.07 of the Indenture; and
- (d) all costs and expenses of auditors, engineers and accountants for professional services relating to the Water System or the Bonds.

The Additional Payments shall be payable from, but shall not be secured by a pledge or lien upon, the Net Revenues. The rights of the Trustee and the Authority under this Section 4.7, and the obligations of the City under this Section 4.7, shall survive the termination of this Agreement.

ARTICLE V

COVENANTS OF THE CITY

SECTION 5.1. Disclaimer of Warranties; Maintenance, Utilities and Taxes.

(a) The Trustee makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for any particular purpose or fitness for the use contemplated by the City of the Project or any component thereof, or any other representation or warranty with respect to any of the Project or any component thereof. In no event is the Authority liable for incidental, indirect, special or consequential damages, in connection with or arising out of this Agreement or the Indenture for the existence, furnishing, functioning or use of the Project.

(b) Throughout the Term of this Agreement, all improvement, repair and maintenance of the Water System shall be the responsibility of the City, and the City shall pay for or otherwise arrange for the payment of all utility services supplied to the Water System, which may include, without limitation, janitor service, security, power, gas, telephone, light, heating, Water and all other utility services, and shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Water System resulting from ordinary wear and tear.

The City shall also pay or cause to be paid all taxes and assessments of any type or nature, if any, charged to the Authority or the City affecting the Water System or the respective interests or estates therein; provided, however, that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the City shall be obligated to pay only such installments as are required to be paid during the Term of this Agreement as and when the same become due.

SECTION 5.2. Release and Indemnification Covenants. The City agrees to indemnify the Authority and the Trustee and their respective officers, agents, successors and assigns, against all claims, losses and damages, including legal fees and expenses, arising out of (a) the use, maintenance, condition or management of, or from any work or thing done on or about the Water System by the City, (b) any breach or default on the part of the City in the performance of any of its obligations under this Agreement or the Indenture, (c) any act or omission of the City or of any of its agents, contractors, servants, employees or licensees with respect to the Water System, and (d) any act or omission of any lessee of the City with respect to the Water System. No indemnification is made under this Section 5.2 or elsewhere in this Agreement for willful misconduct or negligence under this Agreement by the Authority, or the Trustee, or their respective officers, agents, employees, successors or assigns. The provisions of this Section 5.2 shall survive the expiration of the Term of this Agreement.

SECTION 5.3. Sale or Eminent Domain of Water System.

(a) The City will not sell, lease or otherwise dispose of the Water System or any part thereof essential to the proper operation of the Water System or to the maintenance of the Net Revenues except as herein expressly permitted. The City will not enter into any lease or agreement which impairs the operation of the Water System or any part thereof necessary to secure adequate Net Revenues for the payment of the interest on and principal or redemption price, if any, on the Bonds, or which would otherwise impair the rights of the holders of the Bonds with respect to the Net Revenues or the operation of the Water System. Any real or personal property which has become non-operative or which is not needed for the efficient and

proper operation of the Water System, or any material or equipment which has worn out, may be sold at not less than the market value thereof without the consent of the holders of the Bonds if such sale will not reduce Net Revenues and if all of the Net Proceeds of such sale are deposited in the Water Fund.

(b) If all or any part of the Water System shall be taken by eminent domain proceedings, the Net Proceeds realized by the City therefrom shall be applied by the City (a) to the cost of acquiring or constructing or financing Improvements to the Water System, or (b) to redeem Bonds or any Parity Debt in accordance with the Indenture or the applicable Parity Debt Instruments.

SECTION 5.4. Insurance. The City covenants that it shall at all times maintain such insurance (which may be in the form of self-insurance pooling) on the Water System as is customarily maintained with respect to works and properties of like character against accident to, loss of or damage to such works or properties.

Any such insurance shall be in the form of policies or contracts for insurance with insurers of good standing and shall be payable to the City, or may be in the form of self-insurance by the City. The City shall establish such fund or funds or reserves as it determines, in its sole judgment, are necessary to provide for its share of any such self-insurance.

All amounts collected from insurance against accident to or destruction of any portion of the Water System shall be used to repair or rebuild such damaged or destroyed portion of the Water System, and to the extent not so applied, shall be applied to redeem Bonds or any Parity Debt in accordance with the Indenture or the applicable Parity Debt Instruments.

SECTION 5.5. Records and Accounts. The City covenants that it shall keep proper books of record and accounts of the Water System, separate from all other records and accounts, in which complete and correct entries shall be made of all transactions relating to the Water System. Said books shall, upon reasonable request, be subject to the inspection of the Owners of not less than 10% of the Outstanding Bonds or their representatives authorized in writing.

The City covenants that it will cause the books and accounts of the Water System to be audited annually by an Independent Certified Public Accountant and will make available for inspection by the Bond Owners, upon reasonable request, a copy of the report of such Independent Certified Public Accountant.

The City covenants that it will cause to be prepared annually, not more than 180 days after the close of each Fiscal Year, as a part of its regular annual financial report, a summary statement showing the amount of Gross Revenues and the amount of all other funds collected which are required to be pledged or otherwise made available as security for payment of principal of and interest on the Bonds, the disbursements from the Gross Revenues and other funds in reasonable detail. The City shall furnish a copy of the statement to the Trustee, and upon written request, to any Bond Owner.

SECTION 5.6. Rates and Charges.

(a) The City shall fix, prescribe, revise and collect rates and charges for the Water System during each Fiscal Year which are at least sufficient, after making allowances for

contingencies and error in the estimates, to produce Gross Revenues which will be sufficient to pay the following amounts:

- (i) all Operations and Maintenance Costs of the Water System estimated by the City to become due and payable in such Fiscal Year;
- (ii) the Installment Payments and debt service on any Parity Debt;
- (iii) all other payments required for compliance with this Agreement, the Indenture and the Parity Debt Instruments; and
- (iv) all payments required to meet any other obligations of the City that are charges, liens, encumbrances upon or payable from the Gross Revenues of the Water System or the Net Revenues of the Water System.

(b) In addition, the City shall fix, prescribe, revise and collect charges for the Water System during each Fiscal Year which are sufficient to yield Net Revenues at least equal to 120% of the amounts payable under the preceding clause (a)(ii) in such Fiscal Year. For purposes of this paragraph, the amount of Net Revenues for a Fiscal Year will be computed on the basis that any transfers into the Water Fund in such Fiscal Year from the Rate Stabilization Fund are included in the calculation of Net Revenues (except to the extent of amounts transferred into the Rate Stabilization Fund from Gross Revenues received by the City in such Fiscal Year, so as to avoid double-counting), as provided in this Agreement.

SECTION 5.7. Superior and Subordinate Obligations. The City may not issue or incur any additional bonds or other obligations during the Term of this Agreement having any priority in payment of principal or interest out of the Net Revenues over the Installment Payments. Nothing herein is intended or shall be construed to limit or affect the ability of the City to issue, enter into or incur (a) Parity Debt under Section 5.8, or (b) obligations which are either unsecured or which are secured by an interest in the Net Revenues which is junior and subordinate to the pledge of and lien upon the Net Revenues established hereunder.

SECTION 5.8. Issuance of Parity Debt. In addition to the Installment Payments, the City may, by a Parity Debt Instrument, issue or incur other loans, advances or indebtedness payable from Net Revenues to be derived from the Water System, to provide financing for the Water System, in such principal amount as shall be determined by the City. The City may issue or incur any such Parity Debt subject to the following specific conditions that are hereby made conditions precedent to the issuance and delivery of such Parity Debt:

(a) The City shall be in compliance with all covenants set forth in this Agreement and in the Indenture.

(b) The Net Revenues of the Water System, calculated on generally accepted accounting principles, as shown by the books of the City for the latest Fiscal Year or any more recent 12-month period selected by the City ending not more than 60 days prior to the adoption of the Parity Debt Instrument pursuant to which such Parity Debt are issued, as shown by the books of the City, plus, at the option of the City, any or all of the items hereinafter in this paragraph designated (i) and (ii), shall at least equal 120% of Maximum Annual Debt Service, with Maximum Annual Debt Service calculated on all bonds and other obligations to be outstanding immediately subsequent to the issuance of such Parity Debt which have a lien on Net Revenues of the Water System.

The items any or all of which may be added to such Net Revenues for the purpose of issuing or incurring Parity Debt hereunder are the following:

(i) An allowance for Net Revenues from any additions to or improvements or extensions of the Water System to be made with the proceeds of such Parity Debt, and also for Net Revenues from any such additions, improvements or extensions which have been made from moneys from any source but in any case which, during all or any part of such Fiscal Year or such 12-month period, were not in service, all in an amount equal to 90% of the estimated additional average annual Net Revenues to be derived from such additions, improvements and extensions for the first 36-month period in which each addition, improvement or extension is respectively to be in operation, all as shown in the written report of an Independent Consultant engaged by the City; and

(ii) An allowance for revenues projected to arise from any increase in the water rates and charges which has been approved by the City Council prior to the incurring of such additional indebtedness but which, during all or any part of such Fiscal Year or such 12-month period, was not in effect, in an amount equal to the amount by which the Net Revenues would have been increased if such increase in water rates and charges had been in effect during the whole of such Fiscal Year or such 12-month period, all as shown in the written report of an Independent Consultant engaged by the City. For the avoidance of doubt, a charge shall be considered to have been approved by the City Council and may be considered in the calculation of the allowance described in the previous sentence if the water rate and charge is part of a rate increase that has been approved by the City Council, even if the specific water rate and charge will not take effect until a subsequent Fiscal Year.

(c) The Parity Debt Instrument providing for the issuance of such Parity Debt under this Section 5.8 shall:

(i) Provide that the proceeds of such Parity Debt shall be applied to the acquisition, construction, improvement, financing or refinancing of additional facilities, improvements or extensions of existing facilities within the Water System, or otherwise for facilities, improvements or property which the City determines are of benefit to the Water System, or for the purpose of refunding any Parity Debt in whole or in part, including all costs (including costs of issuing such Parity Debt and including capitalized interest on such Parity Debt during any period which the City deems necessary or advisable) relating thereto;

(ii) specify the date on which interest on such Parity Debt will be payable; and

(iii) specify the date on which principal on such Parity Debt will be payable.

(d) Notwithstanding the foregoing, Parity Debt proposed to be issued for the purpose of refunding any Parity Debt may be issued without compliance with subsection (b) and (c)(i), so long as such refunding results in the same or lower Debt Service in each Fiscal Year after such refunding.

SECTION 5.9. Maintenance and Operation of Water System in Efficient and Economical Manner. The City covenants and agrees to maintain and operate the Water System in an efficient and economical manner and to operate, maintain and preserve the Water System in good repair and working order.

SECTION 5.10. Assignment and Amendment. The Authority and the City may at any time amend or modify any of the provisions of this Agreement, but only: (a) with the prior written consents of the Owners of a majority in aggregate principal amount of the Outstanding Bonds; or (b) without the consent of the Trustee or any of the Bond Owners, but only if such amendment or modification is for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City contained in this Agreement, other covenants and agreements thereafter to be observed, or to limit or surrender any rights or power herein reserved to or conferred upon the City;

(ii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained herein, to conform to the original intention of the City and the Authority;

(iii) to modify, amend or supplement this Agreement in such manner as to assure that the interest on the Bonds remains excluded from gross income under the Tax Code (provided that this provision shall not apply to bonds the interest on which is intended to be included in gross income for purposes of federal income taxation);

(iv) in any other respect whatsoever as the Authority and the City deem necessary or desirable, if in the opinion of Bond Counsel such modifications or amendments do not materially adversely affect the interests of the Owners of the Bonds; and

(v) to provide for the issuance of Parity Debt pursuant to Section 5.8 hereof, including the addition of any provisions required with respect to Parity Debt relating to Variable Rate Bonds, and to Swap Agreements.

No such modification or amendment may extend or have the effect of extending any Installment Payment Date or reducing any Installment Payment or any premium payable upon the prepayment thereof, without the express consent of the Owners of the affected Bonds, or modify any of the rights or obligations of the Trustee without its written assent thereto.

SECTION 5.11. Continuing Disclosure. The City hereby covenants and agrees to comply with and carry out all of the provisions of each Continuing Disclosure Certificate, as originally executed as of the date of issuance and delivery of the Bonds, and as it may be amended from time to time in accordance with its terms. Notwithstanding any other provision of this Agreement, failure by the City to comply with the Continuing Disclosure Certificate shall not constitute a default hereunder or under the Indenture of Trust; *provided, however*, that any Participating Underwriter or any Owner or beneficial owner of the Bonds may take such action as may be necessary and appropriate to compel performance by the City of its obligations under this Section, including seeking mandamus or specific performance by court order. All

capitalized terms used but not defined in this Section shall have the meanings given in the Continuing Disclosure Certificate.

SECTION 5.12. Rate Stabilization Fund. The City has previously established a rate stabilization fund (the "Rate Stabilization Fund") to be held by it and administered in accordance with this Section and the Parity Debt Instruments, for the purpose of stabilizing the rates and charges imposed by the City with respect to the Water System. From time to time the City may deposit amounts in the Rate Stabilization Fund, from any source of legally available funds, including but not limited to Net Revenues that are released from the pledge and lien which secures the Installment Payments and any Parity Debt, as the City may determine.

The City may, but is not required to, withdraw from any amounts on deposit in a Rate Stabilization Fund and deposit such amounts in the Water Fund in any Fiscal Year. Amounts so transferred from a Rate Stabilization Fund to the Water Fund shall constitute Gross Revenues for such Fiscal Year (except to the extent of amounts transferred into the Rate Stabilization Fund from Gross Revenues received by the City in such Fiscal Year, so as to avoid double-counting), and shall be applied for the purposes of the Water Fund. Amounts on deposit in a Rate Stabilization Fund shall not be pledged to or otherwise secure the Installment Payments or any Parity Debt. The City has the right at any time to withdraw any or all amounts on deposit in a Rate Stabilization Fund and apply such amounts for any lawful purposes of the City.

ARTICLE VI

EVENTS OF DEFAULT

SECTION 6.1. Events of Default Defined. The following events constitute Events of Default hereunder:

(a) Failure by the City to pay any Installment Payment when due and payable hereunder.

(b) Failure by the City to pay any Additional Payment when due and payable hereunder, and the continuation of such failure for a period of 30 days.

(c) Failure by the City to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in the preceding clauses (a) or (b), for a period of 60 days after written notice specifying such failure and requesting that it be remedied has been given to the City by the Authority or the Trustee; *provided, however*, that if the City notifies the Authority and the Trustee that in its reasonable opinion the failure stated in the notice can be corrected, but not within such 60-day period, such failure will not constitute an event of default hereunder if the City commences to cure such failure within such 60 day period and thereafter diligently and in good faith cures the failure in a reasonable period of time.

(d) The filing by the City of a voluntary petition in bankruptcy, or failure by the City promptly to lift any execution, garnishment or attachment, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of creditors, or the entry by the City into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the

City in any proceedings instituted under the provisions of the Federal Bankruptcy Code, as amended, or under any similar acts which may hereafter be enacted.

(e) The occurrence of any event defined to be an event of default under any Parity Debt Instruments.

SECTION 6.2. Remedies on Default. If an Event of Default occurs and is continuing, the Trustee as assignee of the Authority has the right, at its option and without any further demand or notice, to take any one or more of the following actions:

(a) Declare all principal components of the unpaid Installment Payments, together with accrued interest thereon at the Overdue Rate from the immediately preceding Interest Payment Date on which payment was made, to be immediately due and payable, whereupon the same shall immediately become due and payable.

Notwithstanding the foregoing provisions of this subsection (a), the Trustee shall rescind and annul such declaration and its consequences if, before any judgment or decree for the payment of the moneys due has been obtained or entered, (i) the City deposits with the Trustee a sum sufficient to pay all principal components of the Installment Payments coming due prior to such declaration and all matured interest components (if any) of the Installment Payments, with interest on such overdue principal and interest components calculated at the Overdue Rate, and (ii) the City pays the reasonable expenses of the Trustee (including any fees and expenses of its attorneys), and (iii) any and all other defaults known to the Trustee (other than in the payment of the principal and interest components of the Installment Payments due and payable solely by reason of such declaration) have been made good. No such rescission and annulment will extend to or shall affect any subsequent default, or impair or exhaust any right or power consequent thereon.

(b) Take whatever action at law or in equity may appear necessary or desirable to collect the Installment Payments then due or thereafter to become due during the Term of this Agreement, or enforce performance and observance of any obligation, agreement or covenant of the City under this Agreement.

(c) As a matter of right, in connection with the filing of a suit or other commencement of judicial proceedings to enforce the rights of the Trustee and the Bond Owners hereunder, cause the appointment of a receiver or receivers of the Gross Revenues and other amounts pledged hereunder, with such powers as the court making such appointment may confer.

SECTION 6.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Authority is intended to be exclusive. Every such remedy is cumulative and in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default impairs any such right or power or operates as a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority to exercise any remedy reserved to it in this Article VI, it is not necessary to give any notice, other than such notice as may be required in this Article VI or by law.

SECTION 6.4. Agreement to Pay Attorneys' Fees and Expenses. If either party to this Agreement defaults under any of the provisions hereof and the nondefaulting party, the Trustee or the Owner of any Bonds employs attorneys or incurs other expenses for the collection of moneys or the enforcement or performance or observance of any obligation or agreement on the part of the defaulting party herein contained, the defaulting party agrees that it will on demand therefor pay to the nondefaulting party, the Trustee or such Owner, as the case may be, the reasonable fees of such attorneys and such other expenses so incurred. The provisions of this Section 6.4 survive the expiration of the Term of this Agreement.

SECTION 6.5. No Additional Waiver Implied by One Waiver. If any agreement contained in this Agreement is breached by either party and thereafter waived by the other party, such waiver is limited to the particular breach so waived and does not waive any other breach hereunder.

SECTION 6.6. Trustee and Bond Owners to Exercise Rights. Such rights and remedies as are given to the Authority under this Article VI have been assigned by the Authority to the Trustee under the Indenture, to which assignment the City hereby consents. Such rights and remedies shall be exercised by the Trustee and the Owners of the Bonds as provided in the Indenture.

ARTICLE VII

PREPAYMENT OF INSTALLMENT PAYMENTS

SECTION 7.1. Security Deposit. Notwithstanding any other provision hereof, the City may on any date secure the payment of Installment Payments, in whole or in part, by irrevocably depositing with the Trustee an amount of cash which, together with other available amounts, is either:

- (a) sufficient to pay all such Installment Payments, including the principal and interest components thereof, when due under Section 4.4(a), or
- (b) invested in whole or in part in non-callable Defeasance Obligations in such amount as will, in the opinion of an Independent Certified Public Accountant (which opinion is addressed and delivered to the Trustee), together with interest to accrue thereon and together with any cash which is so deposited, be fully sufficient to pay all such Installment Payments when due under Section 4.4(a) or when due on any optional prepayment date under Section 7.2, as the City instructs at the time of said deposit.

If the City makes a security deposit under this Section for the payment of all remaining Installment Payments, all obligations of the City hereunder, and the pledge of Net Revenues and all other security provided by this Agreement for said obligations, will thereupon cease and terminate, excepting only the obligation of the City to make, or cause to be made, all Installment Payments from the security deposit. The security deposit will be deemed to be and will constitute a special fund for the payment of the Installment Payments in accordance with the provisions hereof.

SECTION 7.2. Optional Prepayment Relating to the 2026 Bonds. The City may exercise its option to prepay the principal components of the Installment Payments relating to

the 2026 Bonds in whole or in part on any date on or after April 1, _____. The City may exercise such option by payment of a prepayment price equal to the sum of (a) the aggregate principal components of the Installment Payments relating to the 2026 Bonds to be prepaid, (b) the interest component of the Installment Payment relating to the 2026 Bonds required to be paid on or accrued to such date, and (c) the premium (if any) then required to be paid upon the corresponding redemption of the 2026 Bonds under Section 4.01(a) of the Indenture. The Trustee shall deposit the prepayment price in the Redemption Fund to be applied to the redemption of 2026 Bonds under Section 4.01(a) of the Indenture. If the City prepays the Installment Payments in part but not in whole, the principal components will be prepaid among such maturities and in such integral multiples of \$5,000 as the City designates in written notice to the Trustee.

SECTION 7.3. Mandatory Prepayment From Proceeds of Insurance, Sale or Condemnation. The City shall prepay the Installment Payments on any date, in whole, or in part among maturities on a pro rata basis in any integral multiple of \$5,000, from and to the extent of any proceeds of insurance, sale or condemnation awards with respect to the Water System theretofore paid to the Trustee for such purpose under Sections 5.3 or 5.4. The City and the Authority hereby agree that such proceeds, to the extent remaining after payment of any delinquent Installment Payments, will be deposited in the Redemption Fund and credited towards the City's obligations under this Section 7.3.

SECTION 7.4. Credit for Amounts on Deposit. If the City prepays the Installment Payments in full under this Article VII, such that the Indenture is discharged by its terms as a result of the prepayment, and upon payment in full of all Additional Payments and other amounts then due and payable hereunder, all available amounts then on deposit in the funds and accounts established under the Indenture shall be credited towards the amounts then required to be so prepaid.

ARTICLE VIII

MISCELLANEOUS

SECTION 8.1. Further Assurances. The City agrees that it will execute and deliver any and all such further agreements, instruments, financing statements or other assurances as may be reasonably necessary or requested by the Authority or the Trustee to carry out the intention or to facilitate the performance of this Agreement, including, without limitation, to perfect and continue the security interests herein intended to be created.

SECTION 8.2. Notices. Any notice, request, complaint, demand or other communication under this Agreement must be given by first class mail or personal delivery to the party entitled thereto at its address set forth below, or by telecopier or other form of telecommunication, at its number set forth below. Notice is effective either (a) upon transmission by fax or other form of telecommunication, (b) upon actual receipt after deposit in the United States of America mail, postage prepaid, or (c) in the case of personal delivery to any person, upon actual receipt. The Authority, the City and the Trustee may, by written notice to the other parties, from time to time modify the address or number to which communications are to be given hereunder.

If to the City
or the Authority:

City of Pleasanton
123 Main Street
Pleasanton, CA 94566
Attention: Director of Finance

If to the Trustee:

U.S. Bank Trust Company, National Association
One California Street, Suite 1000
San Francisco, CA 94111
Attention: Global Corporate Trust

SECTION 8.3. Governing Law. This Agreement will be construed in accordance with and governed by the laws of the State of California.

SECTION 8.4. Binding Effect. This Agreement inures to the benefit of and is binding upon the Authority and the City and their respective successors and assigns, subject, however, to the limitations contained herein.

SECTION 8.5. Severability of Invalid Provisions. If any one or more of the provisions contained in this Agreement are for any reason held to be invalid, illegal or unenforceable in any respect, then such provision or provisions will be deemed severable from the remaining provisions contained in this Agreement and such invalidity, illegality or unenforceability will not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein. The Authority and the City each hereby declares that it would have entered into this Agreement and each and every other Section, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses or phrases of this Agreement may be held illegal, invalid or unenforceable.

SECTION 8.6. Article and Section Headings and References. The headings or titles of the several Articles and Sections hereof, and any table of contents appended to copies hereof, are solely for convenience of reference and do not affect the meaning, construction or

effect of this Agreement. All references herein to “Articles,” “Sections” and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement; the words “herein,” “hereof,” “hereby,” “hereunder” and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof; and words of the masculine gender mean and include words of the feminine and neuter genders.

SECTION 8.7. Payment on Non-Business Days. Whenever any payment is required to be made hereunder on a day that is not a Business Day, such payment shall be made on the next succeeding Business Day.

SECTION 8.8. Execution of Counterparts. This Agreement may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original and all of which together constitute but one and the same instrument. Digital signatures or other electronic indication of execution of this Indenture shall be treated the same and have the same legally binding and enforceable effect as original manual signatures.

SECTION 8.9. Waiver of Personal Liability. No member of the City Council, officer, agent or employee of the City has any individual or personal liability for the payment of Installment Payments or Additional Payments or be subject to any personal liability or accountability by reason of this Agreement; but nothing herein contained relieves any such member of the City Council, officer, agent or employee from the performance of any official duty provided by law or by this Agreement.

SECTION 8.10. Trustee as Third Party Beneficiary. The Trustee is hereby made a third-party beneficiary hereof and is entitled to the benefits of this Agreement with the same force and effect as if the Trustee was a party hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, the Authority and the City have caused this Agreement to be executed in their respective names by their duly authorized officers, all as of the date first above written.

**PLEASANTON JOINT POWERS FINANCING
AUTHORITY, *as Seller***

By: _____

Executive Director

CITY OF PLEASANTON, *as Purchaser*

By: _____

City Manager

APPENDIX A

SCHEDULE OF INSTALLMENT PAYMENTS

<u>Interest Payment Date⁽¹⁾</u>	<u>Principal Component</u>	<u>Interest Component</u>	<u>Total Payment</u>
4/1/27			
10/1/27			
4/1/28			
10/1/28			
4/1/29			
10/1/29			
4/1/30			
10/1/30			
4/1/31			
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4/1/48			
10/1/48			
4/1/49			
10/1/49			
4/1/50			

<u>Interest Payment Date⁽¹⁾</u>	<u>Principal Component</u>	<u>Interest Component</u>	<u>Total Payment</u>
10/1/50			
4/1/51			
10/1/51			
4/1/52			
10/1/52			
4/1/53			
10/1/53			
4/1/54			
10/1/54			
4/1/55			
10/1/55			
4/1/56			
TOTALS			

(1) Installment Payment Dates are the third (3rd) Business Day immediately preceding each Interest Payment Date shown in the table.

APPENDIX B

DESCRIPTION OF PROJECT

The Project consists of financing improvements (generally described as the “2026 Water Project”) and any other improvements to the Water System approved by the City Council, including but not limited to associated management, administration, financing, planning, environmental studies, permitting, procurement, right-of-way acquisition, legal service, engineering, inspection, outreach, construction, and closeout costs.

The proceeds of the 2026 Bonds will be used to finance all or a portion of the following improvements:

- Water Meter and Advanced Metering Infrastructure (AMI) System Replacement
- City Groundwater Supply Project(s)
- Water System Emergency Power Improvements Program
- Annual Water Distribution System Improvements
- Any other improvements to the Water System approved by the City Council

BOND PURCHASE AGREEMENT

**\$(PAR AMOUNT)
Pleasanton Joint Powers Financing Authority
2026 Water Revenue Bonds**

_____, 2026

Pleasanton Joint Powers Financing Authority
123 Main Street
Pleasanton, California 94566

City of Pleasanton
123 Main Street
Pleasanton, California 94566
Ladies and Gentlemen:

The undersigned, Siebert Williams Shank & Co., LLC (the “*Underwriter*”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (which, together with the exhibits hereto, is referred to as the “*Purchase Agreement*”) with the Pleasanton Joint Powers Financing Authority (the “*Authority*”) and the City of Pleasanton (the “*City*”), which, upon acceptance by the Authority and the City, will be binding upon the Authority, the City, and the Underwriter. This offer is made subject to acceptance by the Authority and the City by the execution of the Purchase Agreement and delivery of the same to the Underwriter prior to 11:59 P.M., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Authority and the City at any time prior to the acceptance hereof by the Authority and the City. Capitalized terms that are used herein and not otherwise defined have the meanings that are set forth in the Indenture of Trust, dated as of October 1, 2026 (the “*Indenture*”), by and between the Authority and U.S. Bank Trust Company, National Association, as trustee (the “*Trustee*”).

The Authority and the City acknowledge and agree that: (a) the purchase and sale of the Bonds (as such term is defined herein) pursuant to the Purchase Agreement is an arm’s length commercial transaction among the Authority, the City, and the Underwriter, and the only obligations that the Underwriter has to the Authority and the City with respect to the transaction that is contemplated hereby expressly are set forth in the Purchase Agreement; (b) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as principal and is not acting as a Municipal Advisor (as such term is defined in Section 15B of The Securities Exchange Act of 1934, as amended) to the City or the Authority; (c) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City or the Authority with respect to the offering that is contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Authority on other matters); (d) the Underwriter has financial and other interests that may differ from and be adverse to those of the Authority and the City; and (e) the Authority and the City have consulted their own legal, financial, accounting, tax and other advisors to the extent that they have deemed appropriate.

Section 1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements herein, the Underwriter hereby agrees to purchase, and the Authority hereby agrees to issue, sell and deliver to the Underwriter all (but not less than all) of the \$(PAR AMOUNT) principal amount of Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds

(the “*Bonds*”). The Bonds will be dated as of their date of delivery. The Bonds will mature and bear interest as set forth in Exhibit A. The purchase price of the Bonds is \$[PURCHASE PRICE] (representing the aggregate principal amount of \$[PAR AMOUNT].00, [plus/less] \$[OIP/OID] [net] original issue [premium/discount], less \$[UNDERWRITER’S DISCOUNT] of Underwriter’s discount).

The Underwriter agrees to make a bona fide public offering of all the Bonds at prices not in excess of the respective initial public offering prices for the Bonds set forth on the inside cover page of the Official Statement. A “*bona fide public offering*” shall include an offering to institutional investors or registered investment companies, regardless of the number of such investors to which the Bonds are sold.

Section 2. The Bonds. The Bonds are limited obligations of the Authority payable solely from revenues of the Authority, consisting primarily of certain installment payments (the “*Installment Payments*”) made by the City from Net Water Revenues (as defined in the Indenture) to the Authority pursuant to an Installment Sale Agreement dated October 1, 2026, between the Authority, as seller, and the City, as purchaser (the “*Installment Sale Agreement*”). The right of the Authority to receive the Installment Payments under the Installment Sale Agreement and to exercise remedies upon default under the Installment Sale Agreement shall be assigned to the Trustee for the benefit of the owners of the Bonds pursuant to the Indenture.

The Bonds are being issued to provide funds to: (i) assist the City with financing certain improvements to the water treatment, production, storage and distribution systems within the service area of the City, and (ii) pay the costs of issuing the Bonds, and shall be as described in, and shall be secured under and pursuant to the Indenture substantially in the form previously submitted to the Underwriter, with only such changes therein as shall be mutually agreed upon by the Authority, the City, and the Underwriter. The proceeds of the Bonds shall be applied as set forth in the Indenture.

The Bonds, the Purchase Agreement, the Indenture, the Installment Sale Agreement, and Resolution No. JPFA ____ of the Board of Directors of the Authority adopted by the governing body of the Authority on September 15, 2026 (the “*Authority Resolution*”) authorizing the issuance of the Bonds and the foregoing documents are collectively referred to herein as the “*Authority Documents*.”

The Purchase Agreement, the Continuing Disclosure Certificate of the City relating to the Bonds, dated as of the Closing Date (the “*Continuing Disclosure Certificate*”), the Installment Sale Agreement, and Resolution No. ____ of the City Council of the City adopted on September 15, 2026 (the “*City Resolution*”) authorizing the execution and delivery of the foregoing documents are collectively referred to herein as the “*City Documents*.”

Section 3. Public Offering; Establishment of Issue Price for Bonds.

(a) The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Bond Counsel to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

Except as otherwise set forth in Exhibit A, the Authority will treat the first price at which 10% of each maturity of the Bonds (the “*10% test*”) is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of the Purchase Agreement, the Underwriter shall report to the Authority the price or prices at which it has sold to the public each maturity of Bonds. If

at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) earlier 10% test has been satisfied as to the Bonds of that maturity or (ii) until the Underwriter has sold all Bonds of that maturity to the public; provided that the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, the Authority or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(b) The Underwriter confirms that it has offered the Bonds to the public on or before the date of the Purchase Agreement at the offering price or prices (the "*initial offering price*"), or at the corresponding yield or yields, set forth in Exhibit A, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column "Hold the Offering Price Rule Used," as of the date of the Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Authority, the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "*hold-the-offering-price rule*"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or
2. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

(c) The Underwriter will advise the Authority promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Underwriter confirms that:

(i) Any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either: (I) all Bonds of that maturity allocated to it have been sold; or (II) it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity; provided that the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter;

(B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter;

(C) promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below); and

(D) acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) Any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to: (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity; provided that the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer; and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The Authority and the City acknowledge that, in making the representations set forth in this subsection, the Underwriter will rely on: (A) in the event that a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires; and (B) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Authority and the City further acknowledge that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(f) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

1. “public” means any person other than an underwriter or a related party;
2. “underwriter” means: (A) any person that agrees pursuant to a written contract with the Authority or the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public; and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);
3. a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to: (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another); (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another); or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation

or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. “*sale date*” means the date of execution of the Purchase Agreement by all parties.

Section 4. The Official Statement. By their acceptance of this proposal, the Authority and the City each ratify, confirm and approve of the use and distribution by the Underwriter prior to the date hereof of the preliminary official statement relating to the Bonds dated September __, 2026 (including the front cover page, inside front cover page, all appendices and all information incorporated therein and any supplements or amendments thereto and as disseminated in its printed physical form or in electronic form in all respects materially consistent with such physical form, the “*Preliminary Official Statement*”) that authorized officers of the Authority and the City deemed “final” as of its date for purposes of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended (“*Rule 15c2-12*”), except for certain information that is permitted to be omitted therefrom by Rule 15c2-12. The Authority and the City hereby agree to deliver or cause to be delivered to the Underwriter, within seven business days of the date hereof, copies of a final official statement, dated the date hereof, relating to the Bonds (including all information previously permitted to have been omitted by Rule 15c2-12), including the cover page, inside cover page, all appendices, all information incorporated therein and any amendments or supplements as have been approved by the Authority, the City, and the Underwriter (the “*Official Statement*”) in such quantity as the Underwriter shall reasonably request to comply with Section (b)(4) of Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board (the “*MSRB*”).

The Underwriter hereby agrees that it will not request that payment be made by any purchaser of the Bonds prior to delivery by the Underwriter to the purchaser of a copy of the Official Statement. The Underwriter agrees: (i) to provide the Authority with final pricing information for the Bonds on a timely basis; and (ii) to promptly file a copy of the Official Statement, including any supplements prepared by the Authority and the City, with the MSRB at <http://emma.msrb.org>. The Authority and the City hereby approve of the use and distribution by the Underwriter of the Preliminary Official Statement in connection with the offer and sale of the Bonds. The Authority and the City agree to cooperate with the Underwriter in the filing by the Underwriter of the Official Statement with the MSRB.

Section 5. Closing. At [8:00] a.m., California Time, on October __, 2026, or at such other time or date as the Authority, the City, and the Underwriter agree upon (the “*Closing Date*”), the Authority shall deliver the Bonds, in definitive form, registered in the name of Cede & Co., as the nominee of The Depository Trust Company (“*DTC*”), so that the Bonds may be credited to the account specified by the Underwriter under DTC’s procedures. Concurrently with the delivery of the Bonds, the City will deliver the documents hereinafter mentioned at the offices of Jones Hall LLP (“*Bond Counsel*”), or another place to be mutually agreed upon by the Authority, the City, and the Underwriter. The Underwriter will accept such delivery and pay the purchase prices of the Bonds as set forth in Section 1 hereof by wire transfer in immediately available funds. This payment for and delivery of the Bonds, together with the delivery of the aforementioned documents, is herein called the “*Closing*.”

The Bonds shall be registered in the name of Cede & Co., as nominee of DTC in denominations of five thousand dollars (\$5,000) or any integral multiple thereof. The Authority and the City acknowledge that the services of DTC will be used initially by the Underwriter in order to permit the delivery of the Bonds in book-entry form and agree to cooperate fully with the Underwriter in employing such services.

Section 6. Representations, Warranties and Covenants of the Authority. The Authority represents, warrants and covenants to the Underwriter and the City that:

(a) The Authority is a joint exercise of powers authority that is duly organized, operating and existing under the laws of the State of California (the “*State*”) and its Joint Exercise of Powers Agreement dated as of June 29, 1993, by and between the City and the City of Pleasanton Housing Authority (the “*JPA Agreement*”).

(b) The Authority has full legal right, power and authority to adopt or enter into, as the case may be, and to carry out and consummate the transactions on its part contemplated by the Authority Documents.

(c) By all necessary official action, the Authority has duly authorized and approved the Authority Documents and has duly authorized and approved the execution and delivery of, and the performance by the Authority of the obligations on its part contained in, the Authority Documents and the consummation by it of all other transactions contemplated by the Authority Documents in connection with the issuance of the Bonds. As of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered, and assuming due execution and delivery by the other parties thereto, if applicable, the Authority Documents will constitute the legally valid and binding obligations of the Authority enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally, or by the exercise of judicial discretion and the limitations on legal remedies against public agencies in the State. The Authority has complied and will at the Closing be in compliance in all material respects with the terms of the Authority Documents.

(d) To the best of its knowledge, the Authority is not in any material respect in breach of or default under any applicable constitutional provision, law or administrative regulation of any state or of the United States, or any agency or instrumentality of either, or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Authority is a party which breach or default has or may have a materially adverse effect on the ability of the Authority to perform its obligations under the Authority Documents, and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute such a default or event of default under any such instrument; and the adoption, execution and delivery of the Authority Documents, if applicable, and compliance with the provisions on the Authority’s part contained therein, will not conflict in any material way with or constitute a material breach of or a material default under any constitutional provision, law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Authority is a party, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Authority or under the terms of any such law, regulation or instrument, except as may be provided by the Authority Documents.

(e) To the best of its knowledge, all material authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matter which are required for the due authorization by, or which would constitute a condition precedent to or the absence of which would materially adversely affect the due performance by the Authority of its obligations in connection with the Authority Documents have been duly obtained or, when required for future performance, are expected to be obtained, other than such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Bonds. Except as described in or contemplated by the Preliminary Official Statement and the Official Statement, all authorizations, approvals, licenses, permits, consents and orders of any governmental authority, board, agency or commission having jurisdiction of the matter which are required for the due authorization by, or which would constitute a condition precedent to or the absence of which

would materially adversely affect the due performance by, the Authority of its obligations under the Authority Documents have been duly obtained.

(f) The Authority hereby agrees that it will notify the other parties hereto if, within the period from the date of this Purchase Agreement to and including the date that is twenty-five (25) days following the Closing, the Authority discovers any pre-existing or subsequent fact or becomes aware of the occurrence of any event, in any such case, which might cause the Official Statement (as the same may have then been supplemented or amended) to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(g) As of the time of acceptance hereof and the Closing, except as disclosed in the Official Statement, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental authority, public board or body, pending, with service of process upon the Authority having been accomplished, or threatened in writing to the Authority: (i) in any way questioning the corporate existence of the Authority or the titles of the officers of the Authority to their respective offices; (ii) affecting, contesting or seeking to prohibit, restrain or enjoin the issuance of any of the Bonds, the collection of Revenues under the Indenture or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, in any way contesting or affecting the validity of the Bonds or the other Authority Documents or the consummation of the transactions contemplated thereby or hereby, contesting the exclusion of the interest on the Bonds from federal taxation or the exclusion of the interest on the Bonds from State taxation or contesting the powers of the Authority or its authority to issue the Bonds; (iii) which would be likely to result in any material adverse change relating to the business, operations or financial condition of the Authority; or (iv) contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserting that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(h) To the Authority's knowledge, there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of paragraph (g).

(i) The information in the Official Statement concerning the organization and existence of the Authority does not contain any untrue statement of a material fact or omit to state a material fact that is necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

(j) The Authority will refrain from taking any action, or permitting any action to be taken, with regard to which the Authority may exercise control, that results in the loss of the tax-exempt status of the interest for federal income tax purposes on the Bonds.

(k) The Authority will refrain from taking any action, or permitting any action to be taken, to reduce the amount of the Installment Payments while the Bonds are Outstanding, and the Authority will collect the Installment Payments in accordance with the Installment Sale Agreement and Indenture.

(l) Any certificate signed by any officer of the Authority authorized to execute such certificate in connection with the issuance of the Bonds and delivered to the Underwriter shall be deemed to be a representation and warranty of the Authority to the Underwriter and the City as to the statements made therein but not of the person signing such certificate.

Section 7. Representations, Warranties and Covenants of the City. The City represents, warrants and covenants to the Underwriter that:

(a) The City is a municipal corporation and general law city that is duly organized and existing under and by virtue of the laws of the State.

(b) The City has full legal right, power and authority to adopt or enter into, as the case may be, and to carry out and consummate the transactions on its part contemplated by the City Documents.

(c) By all necessary official action, the City has duly authorized and approved the City Documents, has duly authorized and approved the Preliminary Official Statement and the Official Statement and has duly authorized and approved the execution and delivery of, and the performance by the City of the obligations on its part contained in, the City Documents and the consummation by it of all other transactions contemplated by the City Documents in connection with the issuance of the Bonds. As of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered, and assuming due execution and delivery by the other parties thereto, if applicable, the City Documents will constitute the legally valid and binding obligations of the City enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors' rights generally, or by the exercise of judicial discretion and the limitations on legal remedies against public agencies in the State. The City has complied and will at the Closing be in compliance in all material respects with the terms of the City Documents.

(d) To the best of its knowledge, the City is not in any material respect in breach of or default under any applicable constitutional provision, law or administrative regulation of any state or of the United States, or any agency or instrumentality of either, or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is a party which breach or default has or may have a materially adverse effect on the ability of the City to perform its obligations under the City Documents, and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute such a default or event of default under any such instrument; and the adoption, execution and delivery of the City Documents, if applicable, and compliance with the provisions on the City's part contained therein, will not conflict in any material way with or constitute a material breach of or a material default under any constitutional provision, law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is a party, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the City or under the terms of any such law, regulation or instrument, except as may be provided by the City Documents.

(e) To the best of its knowledge, all material authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matter which are required for the due authorization by, or which would constitute a condition precedent to or the absence of which would materially adversely affect the due performance by the City of its obligations in connection with the City Documents have been duly obtained or, when required for future performance, are expected to be obtained, other than such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Bonds.

(f) The Preliminary Official Statement was as of its date, and the Official Statement is, and at all times subsequent to the date of the Official Statement up to and including the Closing will be, true and correct in all material respects, and the Preliminary Official Statement and the Official Statement do not

and up to and including the Closing will not contain any untrue statement of a material fact or omit to state a material fact that is necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading.

(g) The City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental authority prohibiting or otherwise affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds.

(h) As of the time of acceptance hereof and the Closing, except as disclosed in the Official Statement, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental authority, public board or body, pending, with service of process upon the City having been accomplished, or threatened in writing to the City: (i) in any way questioning the corporate existence of the City or the titles of the officers of the City to their respective offices; (ii) affecting, contesting or seeking to prohibit, restrain or enjoin the issuance of any of the Bonds, or the collection of Gross Revenues of the Water Enterprise under the Installment Sale Agreement or of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contesting or affecting the validity of the City Documents or the consummation of the transactions contemplated thereby or hereby, contesting the exclusion of the interest on the Bonds from federal taxation or the exclusion of interest on the Bonds from State taxation or contesting the powers of the City or its authority to enter into the City Documents; (iii) which would be likely to result in any material adverse change relating to the business, operations or financial condition of the City; or (iv) contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserting that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact that is necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(i) To the City's knowledge, there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of paragraph 7(h).

(j) Until the date which is twenty-five (25) days after the end of the underwriting period (but not later than 90 days after the Closing Date), if any event shall occur of which the City is aware that would cause the Official Statement to contain any untrue statement of a material fact or to omit to state a material fact that is necessary in order to make the statements in the Official Statement, in light of the circumstances under which they were made, not misleading (except that this representation does not include information regarding DTC and its book-entry only system, the Insurer, the Insurance Policy and the Surety, as to which no view is expressed), the City shall forthwith notify the Underwriter of any such event of which it has knowledge and shall cooperate fully in furnishing any information available to it for any supplement to the Official Statement necessary, in the Underwriter's reasonable opinion, so that the statements therein as so supplemented will not be misleading in light of the circumstances existing at such time and the City shall promptly furnish to the Underwriter a reasonable number of copies of such supplement. As used herein, the term "*end of the underwriting period*" means the later of such time as: (i) the Authority delivers the Bonds to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the "*end of the underwriting period*" shall be deemed to be the Closing Date. Any notice delivered pursuant to the preceding sentence shall be written notice delivered to the City at or prior to the Closing Date of the Bonds and shall specify a date (other than the Closing Date) to be deemed the end of the underwriting period.

(k) Except as disclosed in the Preliminary Official Statement and the Official Statement, the City has not within the last five years failed to comply in any material respect with any continuing disclosure

undertakings with regard to Rule 15c2-12 to provide annual reports or notices of material events specified in such rule.

(l) The City will refrain from taking any action, or permitting any action to be taken, with regard to which the City may exercise control, that results in the loss of the tax-exempt status of the interest for federal income tax purposes on the Bonds.

(m) The financial statements relating to the receipts, expenditures and cash balances of the City attached as an appendix to the Official Statement fairly represent the receipts, expenditures and cash balances of the City. Except as disclosed in the Official Statement or otherwise disclosed in writing to the Underwriter, there has not been any materially adverse change in the financial condition of the City or in its operations since the end of the fiscal year covered by such financial statements and there has been no occurrence, circumstance or combination thereof which is reasonably expected to result in any such materially adverse change.

(n) The City will undertake, pursuant to the Continuing Disclosure Certificate, to provide annual reports and notices of certain events. A description of these undertakings is set forth in an appendix to the Preliminary Official Statement and will also be set forth in the Official Statement.

(o) The City will refrain from taking any action, or permitting any action to be taken, to reduce the amount of the Installment Payments while the Bonds are Outstanding, and the City will pay the Installment Payments in accordance with the Installment Sale Agreement.

(p) Any certificate signed by any officer of the City authorized to execute such certificate in connection with the issuance of the Bonds and delivered to the Underwriter shall be deemed a representation and warranty of the City to the Underwriter as to the statements made therein but not of the person signing such certificate.

Section 8. Conditions to the Obligations of the Underwriter. The Underwriter has entered into the Purchase Agreement in reliance upon the representations and warranties of the Authority and the City contained herein. The obligations of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the statements of the officers and other officials of the Authority and the City, as well as authorized representatives of Bond Counsel and the Trustee made in any Bonds or other documents furnished pursuant to the provisions hereof; to the performance by the Authority and the City of their respective obligations to be performed hereunder at or prior to the Closing Date; and to the following additional conditions:

(a) The representations, warranties and covenants of the Authority and the City contained herein shall be true and correct at the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) At the time of Closing, the City Documents and the Authority Documents shall be in full force and effect as valid and binding agreements between or among the various parties thereto, and the City Documents, the Authority Documents and the Official Statement shall not have been amended, modified or supplemented except as may have been agreed to in writing by the Underwriter.

(c) At the time of the Closing, no material default shall have occurred or be existing under the City Documents, the Authority Documents or any other agreement or document pursuant to which any of the City's financial obligations were executed and delivered, and the City shall not be in default in the payment of principal or interest on any of its financial obligations, which default would materially adversely impact the ability of the City to pay the Installment Payments.

(d) In recognition of the desire of the Authority, the City, and the Underwriter to effect a successful public offering of the Bonds, and in view of the potential adverse impact of any of the following events on such a public offering, the Purchase Agreement shall be subject to termination in the discretion of the Underwriter by notification, in writing, to the Authority and the City prior to delivery of and payment for the Bonds, if at any time prior to such time, regardless of whether any of the following statements of fact were in existence or known of on the date of the Purchase Agreement:

(i) Legislation shall have been enacted by the United States or the State or shall have been reported out of committee, or a decision shall have been rendered by a court of the United States or the Tax Court of the United States, or a ruling shall have been made or a regulation, proposed regulation or a temporary regulation shall have been published in the Federal Register or any other release or announcement shall have been made by the Treasury Department of the United States or the Internal Revenue Service, with respect to federal or State taxation upon revenues or other income or payments of the general character to be derived by the City or upon interest received on obligations of the general character of the Bonds, or on the Bonds, which in the reasonable opinion of the Representative materially adversely affects the market price or marketability of the Bonds or the ability of the Underwriters to enforce contracts for the sale of the Bonds;

(ii) Legislation shall have been enacted or introduced for enactment or introduced, but only if such legislation would have an effective date prior to the Closing Date, or a decision by a court of the United States shall be made, the effect of which is that obligations of the general character of the Bonds, the offering or sale of the Bonds or the performance by the Authority or the City in accordance with their respective Resolution, each as contemplated hereby or by the Preliminary Official Statement and the Official Statement is or would be in violation of the registration, qualification or other requirements of the Securities Act of 1933, as amended and as then in effect (the "*Securities Act*"), the Securities Exchange Act, or the Trust Indenture Act of 1939, as amended and as then in effect (the "*Trust Indenture Act*");

(iii) A stop order, ruling or regulation by the Securities and Exchange Commission shall be issued or made, but only if such stop order, ruling or regulation would have an effective date prior to the Closing Date and the effect of which is that obligations of the general character of the Bonds, the issuance, offering or sale of the Bonds or the performance by either the Authority or the City in accordance with their respective Resolutions, each as contemplated hereby or by the Preliminary Official Statement and the Official Statement, is or would be in violation of any provision of the Securities Act, of the Securities Exchange Act, or of the Trust Indenture Act;

(iv) There shall have occurred any outbreak or escalation of hostilities or any national or international calamity or crisis, the effect of which on the financial markets of the United States being such as in the reasonable opinion of the Representative materially adversely affects the market price or marketability of the Bonds or the ability of the Underwriters to enforce contracts for the sale of the Bonds;

(v) There shall have occurred a general suspension of trading on the New York Stock Exchange, or a general banking moratorium shall have been declared by federal, California or New York state authorities having jurisdiction and being in force;

(vi) Any legislation, ordinance, rule or regulation shall be enacted by any governmental body, board, department or agency of the State or the United States or a decision by any court of competent jurisdiction within the State or any court of the United States shall be rendered affecting the Authority or

the City that has a material adverse effect on the market price or marketability of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds;

(vii) Any national securities exchange, the Comptroller of the Currency, or any other governmental authority, shall impose as to the Bonds or obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwrites;

(viii) Any action concerning any rating of the Bonds shall have been taken by S&P Global Ratings (“S&P”) which action, in the reasonable opinion of the Representative, materially adversely affects the market price or marketability of the Bonds or the ability of the Underwriters to enforce contracts for the sale of the Bonds;

(ix) There shall exist any event which, in the reasonable judgment of the Underwriter or Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, (“*Underwriter’s Counsel*”), following consultation with the City Attorney, the Finance Director of the City, either (A) makes untrue in any material respect any statement or information contained in the Preliminary Official Statement and in the Official Statement, or (B) is not reflected in the Preliminary Official Statement and in the Official Statement but should be reflected therein in order to make the statements and information contained therein, in light of the circumstances under which they were made, not misleading in any material respect, or (C) requires or has required an amendment of or supplement to the Official Statement as of its date; or

(x) There shall have occurred an adverse change in the financial position, results of operations or financial condition of the City which may result in any material adverse change in the business, properties, assets or the financial condition of the City or which may have a material adverse effect on the ability of the City to meet its obligations under the City Resolution;

(e) at or prior to the Closing, the Underwriter shall receive the following documents, in each case to the reasonable satisfaction in form and substance of the Underwriter:

(i) The executed Authority Resolution relating to the Bonds and authorizing the execution and delivery of the Authority Documents;

(ii) The executed City Resolution relating to the Bonds and authorizing the execution and delivery of the Bonds, the City Documents;

(iii) The Preliminary Official Statement, and the Official Statement signed by authorized officials of the Authority and the City;

(iv) The City Documents and the Authority Documents duly executed and delivered by the respective parties thereto, with only such amendments, modifications or supplements as may have been agreed to in writing by the Underwriter;

(v) A certification of the City that the insurance required to be in effect on the Closing Date under the Installment Sale Agreement is in fact in effect as of such date;

(vi) The approving opinion of Bond Counsel dated the Closing Date and addressed to the City, in substantially the forms attached as Appendix F to the Official Statement, and reliance letters thereon addressed to the Underwriter and the Trustee;

(vii) A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the Underwriter, to the effect that:

(A) the statements on the cover of the Official Statement and in the Official Statement under the captions “INTRODUCTION,” “FINANCING PLAN,” “THE 2026 BONDS,” “SECURITY FOR THE 2026 BONDS” and “TAX MATTERS” and in Appendices C and E, excluding any material that may be treated as included under such captions and appendices by any cross-reference, insofar as such statements expressly summarize provisions of the Bonds, the City Documents, the Authority Documents and Bond Counsel’s final opinion concerning the Bonds or state legal conclusions with respect to the matters covered by such final opinions, present a fair and accurate summary of the provisions thereof, provided that Bond Counsel need not express any opinion with respect to any financial or statistical data contained therein or with respect to the book-entry system in which the Bonds are initially issued;

(B) The City Documents and the Authority Documents have been duly authorized, executed and delivered by the Authority and the City, as applicable, and are the valid, legal and binding agreements of the Authority and the City, as applicable, enforceable in accordance with their respective terms, except that the rights and obligations thereunder are subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors’ rights, to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies in the State, and provided that no opinion is expressed with respect to any indemnification or contribution provisions contained therein; and

(C) The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(viii) Evidence that S&P has assigned its long-term rating of “___” to the Bonds and that such rating is in full force and effect on the Closing Date;

(ix) A certificate, dated the Closing Date, signed by a duly authorized officer of the Authority satisfactory in form and substance to the Underwriter to the effect that: (i) the representations, warranties and covenants of the Authority contained in the Purchase Agreement are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date by the Authority, and the Authority has complied with, in all material respects, all of the terms and conditions of the Purchase Agreement required to be complied with by the Authority at or prior to the Closing Date; (ii) to the best of such officer’s knowledge, no event affecting the Authority has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purposes for which it is to be used or which is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the information and statements contained in the Official Statement concerning the Authority did not as of its date and do not as of the Closing contain an untrue statement of a material fact or omit to state any material fact that is necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading in any material respect;

(x) A certificate, dated the Closing Date, signed by a duly authorized officer of the City satisfactory in form and substance to the Underwriter to the effect that: (i) the representations, warranties and covenants of the City contained in the Purchase Agreement are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date by the City, and the City has complied with, in all material respects, all of the terms and conditions of the Purchase Agreement required to be complied with by the City at or prior to the Closing Date; (ii) to the best of such officer’s knowledge, no event affecting the City has occurred since the date of the Official Statement which

should be disclosed in the Official Statement for the purposes for which it is to be used or which is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the information and statements contained in the Official Statement did not as of its date and do not as of the Closing contain an untrue statement of a material fact or omit to state any material fact that is necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading in any material respect;

(xi) An opinion of counsel to the Authority dated the Closing Date and addressed to the Underwriter and the Trustee to the effect that:

(A) The Authority is a joint exercise of powers authority, duly organized and validly existing under the Constitution and the laws of the State of California;

(B) The Authority Resolution approving and authorizing the execution and delivery of the Authority Documents, and approving the Official Statement, was duly adopted at a meeting of the Board of Directors of the Authority that was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and such resolution is in full force and effect and has not been modified, amended, or rescinded

(C) To such counsel's knowledge, the execution and delivery of the Authority Documents and compliance with the provisions thereof, under the circumstances contemplated thereby, do not and will not in any material respect conflict with, or constitute on the part of the Authority a breach of or default under, as applicable: (a) any agreement or other instrument to which the Authority is a party or by which it is bound; or (b) any existing law, regulation, court order or consent decree to which the Authority is subject, which breach or default has or may have a material adverse effect on the ability of the Authority to perform its obligations under the Authority Documents; and

(D) To such counsel's knowledge, except as otherwise disclosed in the Official Statement, there is no litigation, proceeding, action, suit or investigation at law or in equity before or by any court, governmental agency or body, pending, with service of process upon the Authority having been accomplished, or threatened in writing against the Authority, challenging the creation, organization or existence of the Authority, or the validity of the Authority Documents or seeking to restrain or enjoin the collection of the Installment Payments under the Installment Sale Agreement or the repayment of the Bonds or in any way contesting the authority of the Authority to enter into or perform its obligations under the Authority Documents;

(xii) An opinion of the City Attorney dated the Closing Date and addressed to the Underwriter and the Trustee to the effect that:

(A) The City is a municipal corporation and general law city, duly organized and validly existing under the laws of the State of California; and

(B) The City Resolution approving and authorizing the execution and delivery of the City Documents, and approving the Official Statement, was duly adopted at a meeting of the City Council that was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and such resolution is in full force and effect and has not been modified, amended, or rescinded;

(C) To such counsel's knowledge, the execution and delivery of the City Documents and compliance with the provisions thereof, under the circumstances contemplated thereby, do not and will not in any material respect conflict with, or constitute on the part of the City a breach of or

default under, as applicable: (a) any agreement or other instrument to which the City is a party or by which it is bound; or (b) any existing law, regulation, court order or consent decree to which the City is subject, which breach or default has or may have a material adverse effect on the ability of the City to perform its obligations under the City Documents; and

(D) To such counsel's knowledge, except as otherwise disclosed in the Official Statement, there is no litigation, proceeding, action, suit or investigation at law or in equity before or by any court, governmental agency or body, pending, with service of process upon the City having been accomplished, or threatened in writing against the City, challenging the creation, organization or existence of the City, or the validity of the City Documents or seeking to restrain or enjoin the payment of the Installment Payments or in any way contesting or affecting the validity of the City Documents or contesting the authority of the City to enter into or perform its obligations under any of the City Documents;

(xiii) A negative assurance letter of Jones Hall LLP, as disclosure counsel ("*Disclosure Counsel*"), relating to the Preliminary Official Statement and the Official Statement, in form and substance satisfactory to the Underwriter;

(xiv) An opinion of Underwriter's Counsel, in form and substance satisfactory to the Underwriter;

(xv) An opinion of counsel to the Trustee, addressed to the Underwriter and dated the Closing Date, in form and substance satisfactory to the Underwriter and to Bond Counsel;

(xvi) A certificate or certificates, dated the Closing Date, signed by a duly authorized official of the Trustee in form and substance satisfactory to the Underwriter, and an incumbency certificate of the Trustee;

(xvii) Preliminary and final statements of sale required to be delivered to the California Debt and Investment Advisory Commission pursuant to Section 53583 of the Government Code and Section 8855(g) of the Government Code relating to the Bonds and the Installment Sale Agreement;

(xviii) A copy of the executed Blanket Issuer Letter of Representations by and between the Authority and DTC relating to the book-entry system;

(xix) The tax and nonarbitrage certificate of the Authority and the City relating to the Bonds, and a form 8038-G relating to the Bonds, each in form and substance to the reasonable satisfaction of Bond Counsel and the Underwriter;

(xx) A certificate, dated the date of the Preliminary Official Statement, of the Authority and the City, as required under Rule 15c2-12;

(xxi) Certified copies of the JPA Agreement and related certificates issued by the Secretary of State of the State of California;

(xxii) Evidence that a Debt Management Policy which complies with Section 8855 of the Government Code has been adopted by the City and/or the Authority; and

(xxiii) Such additional legal opinions, certificates, proceedings, instruments or other documents as Bond Counsel or the Underwriter may reasonably request.

Section 9. Changes in the Official Statement. After the Closing, the Authority and the City will not adopt any amendment of or supplement to the Official Statement to which the Underwriter shall reasonably object in writing. Within twenty-five (25) days following the end of the underwriting period, if any event relating to or affecting the Bonds, the Trustee, the City or the Authority shall occur as a result of which it is necessary, in the opinion of the Underwriter, to amend or supplement the Official Statement in order to make the Official Statement not misleading in any material respect in the light of the circumstances existing at the time it is delivered to a purchaser, the Authority and the City will forthwith prepare and furnish to the Underwriter an amendment or supplement that will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances existing at the time the Official Statement is delivered to purchaser, not misleading. The Authority and the City shall cooperate with the Underwriter in the filing by the Underwriter of such amendment or supplement to the Official Statement with the MSRB. The Underwriter acknowledges that the end of the underwriting period will be the Closing Date.

Section 10. Expenses. Whether or not the Bonds are delivered to the Underwriter as set forth herein:

(a) The Underwriter shall be under no obligation to pay, and the City shall pay or cause to be paid (from the proceeds of the Bonds or from any legally available funds) all expenses that are incident to the performance of the City's and the Authority's obligations hereunder, including, but not limited to, the cost of printing and delivering the Bonds to the Underwriter, the cost of preparation, printing, distribution and delivery of the City Documents, the Authority Documents, the Preliminary Official Statement, the Official Statement and all other agreements and documents that are contemplated hereby (and drafts of any thereof) in such reasonable quantities as requested by the Underwriter, the fees and disbursements of the Trustee, Bond Counsel, Disclosure Counsel, PFM Financial Advisors LLC as Municipal Advisor, and any accountants, engineers or any other experts or consultants retained by or on behalf of the City in connection with the issuance of the Bonds, and any other expenses that are agreed to by the parties; and

(b) The Authority and the City shall be under no obligation to pay, and the Underwriter shall pay, any fees of the California Debt and Investment Advisory Commission, the cost of preparation of any "blue sky" or legal investment memoranda and the Purchase Agreement; expenses to qualify the Bonds for sale under any "blue sky" or other state securities laws; and all other expenses that are incurred by the Underwriter in connection with the public offering and distribution of the Bonds (except those which are specifically enumerated in paragraph (a) of this section), including the fees and disbursements of Underwriter's Counsel, any rating agencies, MSRB fees, and any advertising expenses.

Section 11. Notices. Any notice or other communication to be given to the Underwriter under the Purchase Agreement may be given by delivering the same in writing to Siebert Williams Shank & Co., LLC, 1999 Harrison Street, Suite 2720, Oakland, CA 94612; Attention: David Stinfel, Managing Director. All notices or communications hereunder by any party shall be given and served upon each other party. Any notice or communication to be given to the City or the Authority under the Purchase Agreement may be given by delivering the same in writing to the address set forth on the first page of the Purchase Agreement.

Section 12. Parties in Interest. The Purchase Agreement is made solely for the benefit of the Authority, the City, and the Underwriter (including the successors or assigns thereof) and no other person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties and agreements of the Authority and the City in the Purchase Agreement shall remain operative and in full force and effect regardless of any investigation made by or on behalf of the Underwriter and shall survive the delivery of and payment for the Bonds.

Section 13. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof.

Section 14. Counterparts. The Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. This Purchase Agreement may be delivered by the exchange of signed signature pages by facsimile transmission or by e-mail with a pdf copy or other replicating image attached, and any printed or copied version of any signature page so delivered shall have the same force and effect as an originally signed version of such signature page.

Section 15. Survival of Representations and Warranties. The representations and warranties of the Authority and the City in or made pursuant to the Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing or termination of the Purchase Agreement and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the Authority and the City and regardless of delivery of and payment for the Bonds.

Section 16. Effectiveness. The Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Authority and the City and shall be valid and enforceable as of the time of such acceptance.

Section 17. Governing Law. The Purchase Agreement shall be governed by and construed in accordance with the laws of the State.

SIEBERT WILLIAMS SHANK & CO., LLC, as
Underwriter

By: _____
Title: Authorized Officer

Accepted as of the date first stated above:

PLEASANTON FINANCE AUTHORITY

By: _____
Authorized Officer

CITY OF PLEASANTON

By: _____
Authorized Officer

Time of Execution: _____ PM

APPROVED AS TO FORM:

By: _____
Daniel Sodergren
Authority General Counsel
and City Attorney

EXHIBIT A

MATURITY SCHEDULE

**\$(PAR AMOUNT)
Pleasanton Joint Powers Financing Authority
2026 Water Revenue Bonds**

Maturity Date (April 1)	Principal Amount	Interest Rate	Yield	Initial Offering Price	10% Test Used	Hold the Offering Price Rule Used
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^c Priced to par call on April 1, 20__.

[†] Term Bonds.

EXHIBIT B

§[PAR AMOUNT] Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Siebert Williams Shank & Co., LLC (“Siebert”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***[Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) Siebert offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated _____, 2026 (the “Sale Date”), among the Authority, the City, and Siebert, Siebert agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule.]

3. ***Defined Terms.***

(a) *Authority* means the Pleasanton Joint Powers Financing Authority.

(a) *City* means the City of Pleasanton.

(b) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(c) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule 1 hereto as the “Hold-the-Offering-Price Maturities.”

(d) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date _____, 2026), or (ii) the date on which the Tax Law Underwriter has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than the Underwriter or a related party to the Underwriter. The term “*related party*” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Underwriter* means: (i) any person that agrees pursuant to a written contract with the Authority and the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public; and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third party distribution agreement participating in the initial sale of the Bonds to the Public).

4. *Yield.*

Siebert has been asked by the Authority, the City, and Bond Counsel to calculate the arbitrage yield of the Bonds under Section 148 of the Internal Revenue Code of 1986, as amended. Bond Counsel has advised us that the yield on the Bonds is to be computed under the economic accrual method using an assumed 30-day month/360-day year and semiannual compounding. [The Authority and the City have advised us that no other transaction (such as a guarantee of the Bonds, an interest rate swap or other hedge) is to be factored into the computation of the yield on the Bonds, that the Bonds are first callable at par at the option of the Authority on April 1, 20__, and that none of the Bonds are subject to optional redemption by Authority within nine years of the date hereof.]

Based on the above methodology, we have provided the attached Schedule C to the Authority and the City regarding computing yield on the Bonds.

The undersigned reminds you that we are not accountants or actuaries, nor are we engaged in the practice of law. Accordingly, while we believe the calculations described above to be correct, we do not warrant them to be so, nor do we warrant their validity for purposes of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents our interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Authority with respect to certain of the representations set forth in the tax and nonarbitrage certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and tax and nonarbitrage certificate by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice Bond Counsel may give to the Authority from time to time relating to the Bonds.

SIEBERT WILLIAMS SHANK & CO., LLC

By: _____

Name: _____

Dated: ____, 2026

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

General Rule Maturities

Maturity Date (April 1)	Principal Amount	Interest Rate	Yield	Initial Offering Price
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Hold the Offering Price Maturities

Maturity Date (April 1)	Principal Amount	Interest Rate	Yield	Initial Offering Price
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^c Priced to par call on ____, 20 __.

[†] Term Bonds.

SCHEDULE B
PRICING WIRE OR EQUIVALENT COMMUNICATION
(Attached)

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER [17], 2026**NEW ISSUE – FULL BOOK-ENTRY****S&P RATING: “AA”
See “RATING” herein.**

In the opinion of Jones Hall LLP, as Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the 2026 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the 2026 Bonds may be subject to the corporate alternative minimum tax. In the further opinion of Bond Counsel, interest on the 2026 Bonds is exempt from California personal income taxes. See “TAX MATTERS.”

\$15,000,000***PLEASANTON JOINT POWERS FINANCING AUTHORITY
2026 WATER REVENUE BONDS****Dated: Date of Delivery****Due: April 1, as shown on inside cover**

Authority for Issuance. The bonds captioned above (the “2026 Bonds”) are being issued by the Pleasanton Joint Powers Financing Authority (the “Authority”) under a resolution adopted by the governing body of the Authority, the provisions of Article 4 of Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the “Bond Law”), and an Indenture of Trust dated as of October 1, 2026 (the “Indenture”), by and between the Authority and U.S. Bank Trust Company, National Association, as trustee. See “THE 2026 BONDS – Authority for Issuance.”

Use of Proceeds. The 2026 Bonds are being issued to provide funds to (i) assist the City of Pleasanton (the “City”) with financing certain improvements to the City’s water system (as further defined herein, the “Water System”), and (ii) pay the costs of issuing the 2026 Bonds. See “FINANCING PLAN.”

Security for the 2026 Bonds. The 2026 Bonds are special obligations of the Authority, payable from the “Revenues” pledged under the Indenture, which consist primarily of installment payments (the “Installment Payments”) payable by the City to the Authority under an Installment Sale Agreement, dated as of October 1, 2026 (the “Installment Sale Agreement”) pursuant to which the City is purchasing the Water System improvements being financed. Repayment of the Installment Payments is secured by a pledge of the “Net Revenues” of the Water System. Neither the Authority nor the City will fund a debt service reserve fund in connection with the 2026 Bonds. See “SECURITY FOR THE 2026 BONDS.”

Parity Debt. There are currently outstanding obligations payable from the Net Revenues of the Water System, as described herein. Additional series of bonds or other debt may be issued in the future that are payable from Net Revenues on a parity with the Installment Payments, subject to the conditions contained in the Installment Sale Agreement. See “SECURITY FOR THE 2026 BONDS – Parity Debt.”

Bond Terms; Book-Entry Only. The 2026 Bonds will bear interest at the rates shown on the inside cover, payable semiannually on April 1 and October 1 of each year, commencing on April 1, 2027, and will be issued in fully registered form without coupons in the denomination of \$5,000 or any integral multiple of \$5,000. The 2026 Bonds will be issued in book-entry only form, initially registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). Purchasers of the 2026 Bonds will not receive certificates representing their interests in the 2026 Bonds. Payments of the principal of, premium, if any, and interest on the 2026 Bonds will be made to DTC, which is obligated in turn to remit such principal, premium, if any, and interest to its DTC Participants for subsequent disbursement to the beneficial owners of the 2026 Bonds. See “THE 2026 BONDS – General Bond Terms.”

Redemption. The 2026 Bonds are subject to redemption prior to maturity. See “THE 2026 BONDS – Redemption.”

THE 2026 BONDS ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM AND SECURED BY THE REVENUES, WHICH CONSIST PRIMARILY OF THE INSTALLMENT PAYMENTS. NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY IS PLEDGED TO THE PAYMENT OF THE INSTALLMENT PAYMENTS. THE 2026 BONDS ARE NOT SECURED BY A LEGAL OR EQUITABLE PLEDGE OF, OR CHARGE, OR LIEN, OR ENCUMBRANCE UPON, ANY OF THE PROPERTY OF THE AUTHORITY OR ANY OF ITS INCOME OR RECEIPTS, EXCEPT THE REVENUES AS DESCRIBED HEREIN.

**MATURITY SCHEDULE
(see inside cover)**

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE OF BONDS. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION WITH RESPECT TO THE PURCHASE OF THE 2026 BONDS. INVESTMENT IN THE BONDS INVOLVES RISKS THAT MAY NOT BE APPROPRIATE FOR SOME INVESTORS. SEE “BOND OWNERS’ RISKS.”

The 2026 Bonds are offered when, as and if issued and accepted by the Underwriter, subject to approval as to their legality by Jones Hall LLP, San Mateo, California, as Bond Counsel. Certain legal matters will also be passed upon for the City by Jones Hall LLP, as Disclosure Counsel, and by the City Attorney. Certain legal matters will be passed upon for the Underwriter by its counsel, Stradling Yocca Carlson & Rauth LLP. It is anticipated that the 2026 Bonds, in book-entry only form, will be available through the facilities of DTC on or about October [13], 2026*.

Siebert Williams Shank & Co., LLC

The date of this Official Statement is: _____, 2026.

* Preliminary; subject to change.

MATURITY SCHEDULE

\$____ Serial Bonds
(Base CUSIP†: _____)

Maturity (April 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP†
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\$____ % Term Bond Due April 1, 20____; Yield ____%; Price: ____%
CUSIP†: _____

\$____ % Term Bond Due ____, 20____; Yield ____%; Price: ____%
CUSIP†: _____

\$____ % Term Bond Due ____, 20____; Yield ____%; Price: ____%
CUSIP†: _____

\$____ % Term Bond Due ____, 20____; Yield ____%; Price: ____%
CUSIP†: _____

† CUSIP is a Registered Trademark of The American Bankers Association (ABA). FactSet Research Systems Inc. operates The CUSIP Service Bureau for the ABA. These data are not intended to create a database and do not serve in any way as a substitute for the CUSIP services. None of the Authority, the City, the Underwriter, or their agents, is responsible for the selection or correctness of the CUSIP numbers set forth above.

PLEASANTON JOINT POWERS FINANCING AUTHORITY
(Alameda County, California)

**GOVERNING BOARD OF THE AUTHORITY
AND CITY COUNCIL OF THE CITY**

Jack Balch, *Chair/Mayor*
Matt Gaidos, *Vice-Chair/Vice-Mayor*
Craig Eicher, *Boardmember/Councilmember*
Julie Testa, *Boardmember/Councilmember*
Jeff Nibert, *Boardmember/Councilmember*

AUTHORITY/CITY OFFICIALS

Joseph Calabrigo, *Interim Executive Director/Interim City Manager**
Susan Hsieh, *Treasurer/Director of Finance*
Siew-Chin Yeong, *Public Works Director*
Daniel Sodergren, *Authority General Counsel/City Attorney*
Jocelyn Kwong, *Secretary/City Clerk*

SPECIAL SERVICES

Municipal Advisor

PFM Financial Advisors LLC
San Francisco, California

Bond Counsel and Disclosure Counsel

Jones Hall LLP
San Mateo, California

Trustee

U.S. Bank Trust Company, National Association
San Francisco, California

[* A search is currently underway for a permanent City Manager.]

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

No Offering May Be Made Except by this Official Statement. No dealer, broker, salesperson or other person has been authorized to give any information or to make any representations with respect to the 2026 Bonds other than as contained in this Official Statement, and if given or made, such other information or representation must not be relied upon as having been authorized.

No Unlawful Offers or Solicitations. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

Effective Date. This Official Statement speaks only as of its date, and the information and expressions of opinion contained in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale of the 2026 Bonds will, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the City or the Water System since the date of this Official Statement.

Use of this Official Statement. This Official Statement is submitted in connection with the sale of the 2026 Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not a contract with the purchasers of the 2026 Bonds.

Preparation of this Official Statement. The information contained in this Official Statement has been obtained from sources that are believed to be reliable, but this information is not guaranteed as to accuracy or completeness.

The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Document References and Summaries. All references to and summaries of the Indenture or other documents contained in this Official Statement are subject to the provisions of those documents and do not purport to be complete statements of those documents.

Bonds are Exempt from Securities Laws Registration. The issuance and sale of the 2026 Bonds have not been registered under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, in reliance upon exemptions for the issuance and sale of municipal securities provided under Section 3(a)(2) of the Securities Act of 1933 and Section 3(a)(12) of the Securities Exchange Act of 1934.

Estimates and Projections. Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "budget" or other similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ITS EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

Internet Site. The City maintains an internet site; however, none of the information contained on that internet site is incorporated by reference in this Official Statement.

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APPENDIX A: SUMMARY OF CERTAIN PROVISIONS OF THE PRINCIPAL LEGAL DOCUMENTS

APPENDIX B: AUDITED FINANCIAL STATEMENTS OF THE CITY
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APPENDIX F: DTC AND THE BOOK-ENTRY ONLY SYSTEM

OFFICIAL STATEMENT

\$15,000,000*

**PLEASANTON JOINT POWERS FINANCING AUTHORITY
2026 WATER REVENUE BONDS**

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. Capitalized terms used but not defined in this Official Statement have the meanings given in the Indenture (as defined below). See “APPENDIX A – SUMMARY OF CERTAIN PROVISIONS OF THE PRINCIPAL LEGAL DOCUMENTS.”

The Authority and the City. The Pleasanton Joint Powers Financing Authority (the “**Authority**”) is a joint exercise of powers authority established by the City of Pleasanton (the “**City**”) and the City of Pleasanton Housing Authority pursuant to a Joint Exercise of Powers Agreement, dated as of June 29, 1993, for the purpose, among others, of having the Authority issue its bonds to finance the acquisition, construction and improvement of certain public capital improvements in the City. The City is a general law city located in the County of Alameda (the “**County**”) in the San Francisco Bay Area. For background, demographic and economic information regarding the City and the County, see APPENDIX D – “GENERAL INFORMATION ABOUT THE CITY OF PLEASANTON AND THE COUNTY OF ALAMEDA.”

Authority for Issuance. The bonds captioned above (the “**2026 Bonds**”) are being issued by the Authority under a resolution adopted by the governing body of the Authority, the provisions of Article 4 of Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the “**Bond Law**”), and an Indenture of Trust dated as of October 1, 2026 (the “**Indenture**”), by and between the Authority and U.S. Bank Trust Company, National Association, as trustee. See “THE 2026 BONDS – Authority for Issuance.”

Purpose of the 2026 Bonds. The 2026 Bonds are being issued to provide funds to (i) assist the City with financing certain improvements to the City’s water system (as further defined herein, the “**Water System**”), and (ii) pay the costs of issuing the 2026 Bonds. See “FINANCING PLAN.”

Security for the 2026 Bonds. The 2026 Bonds are special obligations of the Authority, payable from the “Revenues” pledged under the Indenture, which consist primarily of installment payments (the “**Installment Payments**”) payable by the City to the Authority under an Installment Sale Agreement, dated as of October 1, 2026 (the “**Installment Sale Agreement**”).

* Preliminary, subject to change.

pursuant to which the City is purchasing the Water System improvements being financed. Repayment of the Installment Payments is secured by a pledge of the “Net Revenues” of the Water System. “**Net Revenues**” are generally defined as the “Gross Revenues” received from the Water System, less the amount of “Operations and Maintenance Costs” of the Water System (as those terms are defined in the Indenture). See “SECURITY FOR THE 2026 BONDS.”

Parity Debt. The City has an outstanding State Revolving Fund loan from the California State Water Resources Control Board for Water System improvements, with an outstanding principal balance as of June 30, 2026 of \$8,200,805, payable from Net Revenues on parity with the Installment Payments and outstanding Pleasanton Joint Powers Financing Authority 2024 Water Revenue Bonds, with an outstanding principal balance as of June 30, 2026 of \$16,605,000, payable from Net Revenues of the Water System. See “THE WATER SYSTEM – Outstanding Indebtedness.” Additional series of bonds or other debt may be issued in the future that are payable from Net Revenues on a parity with the Installment Payments, subject to the conditions contained in the Installment Sale Agreement. See “SECURITY FOR THE 2026 BONDS – Parity Debt.”

Rate Covenants. Under the Installment Sale Agreement, the City is obligated to fix, prescribe, revise, and collect rates and charges for the Water System during each Fiscal Year that are sufficient to yield Net Revenues of at least 120% of Debt Service on the Bonds and Parity Debt (if any) in that Fiscal Year (as such capitalized terms are defined in the Indenture).

Under the Installment Sale Agreement, the City must also fix, prescribe, revise, and collect charges for the Water System during each Fiscal Year to pay (i) all Operations and Maintenance Costs of the Water System estimated by the City to become due and payable in such Fiscal Year, (ii) the Installment Payments and debt service on any Parity Debt, (iii) all other payments required for compliance with the Installment Sale Agreement, the Indenture and the Parity Debt Instruments, and (iv) all payments required to meet any other obligations of the City which are charges, liens, encumbrances upon or payable from the Gross Revenues or the Net Revenues of the Water System (as such capitalized terms are defined in the Indenture). Debt Service includes amounts due with respect to the 2026 Bonds, plus any Parity Debt that may be issued or incurred in the future. See “SECURITY FOR THE 2026 BONDS – Rate Covenants.”

No Reserve Fund. Neither the Authority nor the City will fund a debt service reserve fund for the 2026 Bonds.

Risks of Investment. The 2026 Bonds are repayable from the Revenues, which are primarily secured by the Installment Payments payable by the City from the Net Revenues of the Water System. For a discussion of some of the risks associated with the purchase of the 2026 Bonds, see “BOND OWNERS’ RISKS.”

THE 2026 BONDS ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM AND SECURED BY THE REVENUES, WHICH CONSIST PRIMARILY OF THE INSTALLMENT PAYMENTS. NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY IS PLEDGED TO THE PAYMENT OF THE INSTALLMENT PAYMENTS. THE 2026 BONDS ARE NOT SECURED BY A LEGAL OR EQUITABLE PLEDGE OF, OR CHARGE, OR LIEN, OR ENCUMBRANCE UPON, ANY OF THE PROPERTY OF THE AUTHORITY OR ANY OF ITS INCOME OR RECEIPTS, EXCEPT THE REVENUES AS DESCRIBED HEREIN.

FINANCING PLAN

The 2026 Bonds are being issued to provide funds to (i) assist the City with financing certain improvements to the Water System (as described herein, the “**Project**”), and (ii) pay the costs of issuing the 2026 Bonds.

The Project

The Project is expected to consist primarily of improvements (generally described as the “**2026 Water Project**”), and any other improvements to the Water System approved by the City Council, including but not limited to associated management, administration, financing, planning, environmental studies, permitting, procurement, right-of-way acquisition, legal service, engineering, inspection, outreach, construction, and closeout costs.

The proceeds of the 2026 Bonds will be used to finance all or a portion of the following improvements:

- Water Meter and Advanced Metering Infrastructure (AMI) System Replacement
- City Groundwater Supply Project(s)
- Water System Emergency Power Improvements Program
- Annual Water Distribution System Improvements
- Any other improvements to the Water System approved by the City Council

For additional information, see “THE WATER SYSTEM – Capital Improvement Program.”

As provided in the Indenture and the Installment Sale Agreement, amounts not used for the above-described projects may be expended for other improvements to the Water System approved by the City Council.

Estimated Sources and Uses of Funds

The estimated sources and uses of funds relating to the 2026 Bonds are as follows:

Sources:

Principal Amount of 2026 Bonds	\$
Plus/Less [Net] Original Issue Premium/Discount	
Total Sources	\$

Uses:

Deposit to Project Fund	
Costs of Issuance ⁽¹⁾	
Total Uses	\$

(1) Costs of Issuance include legal fees, Municipal Advisor’s fee, Underwriter’s discount, printing costs, rating agency fees, and other expenses related to the issuance of the 2026 Bonds. For details regarding the Underwriter’s discount, see “UNDERWRITING.”

THE 2026 BONDS

This section provides summaries of the 2026 Bonds and certain provisions of the Indenture. See APPENDIX A for a more complete summary of the Indenture. Capitalized terms used but not defined in this section have the meanings given in APPENDIX A.

Authority for Issuance

The 2026 Bonds are being issued by the Authority under a resolution adopted by the governing body of the Authority on [September 15], 2026, the Bond Law, and the Indenture. The City, pursuant to a resolution adopted by the City Council of the City on [September 15], 2026, has also approved of the issuance of the Bonds and the distribution of the Official Statement.

General Bond Terms

Bond Terms. The 2026 Bonds will be dated as of their date of delivery and issued in fully registered form without coupons, in denominations of \$5,000 or any integral multiple of \$5,000, so long as no 2026 Bond has more than one maturity date. The 2026 Bonds will mature in the amounts and on the dates, and bear interest at the rates per annum, set forth on the inside cover page of this Official Statement.

Payments. Interest on the 2026 Bonds will be payable on April 1 and October 1 of each year to maturity (each an “**Interest Payment Date**”), commencing April 1, 2027.

Interest on the 2026 Bonds will be payable on each Interest Payment Date to the person whose name appears on the Bond Registration Books as the Owner thereof as of the Record Date immediately preceding each such Interest Payment Date, such interest to be paid by check or draft of the Trustee mailed by first class mail to the Owner or, at the option of any Owner of at least \$1,000,000 aggregate principal amount of the 2026 Bonds with respect to which written instructions have been filed with the Trustee prior to the applicable Record Date, by wire transfer, at the address of such Owner as it appears on the Bond Registration Books.

If there exists a default in payment of interest due on such Interest Payment Date, such interest will be payable on a payment date established by the Trustee to the persons in whose names the 2026 Bonds are registered at the close of business on a special record date for the payment of such defaulted interest established by notice mailed by the Trustee to the registered Owners of the 2026 Bonds not less than 10 days preceding such special record date.

Principal of and premium (if any) on any 2026 Bond will be paid upon presentation and surrender thereof at the Principal Corporate Trust Office of the Trustee. Both the principal of and interest and premium (if any) on the 2026 Bonds will be payable in lawful money of the United States of America.

However, as long as Cede & Co. is the registered owner of the 2026 Bonds, as described below, payments of the principal of, premium, if any, and interest on the 2026 Bonds will be made directly to DTC, or its nominee, Cede & Co. See also “APPENDIX F- DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

Calculation of Interest. The 2026 Bonds will be dated the Closing Date and bear interest based on a 360-day year comprised of twelve 30-day months from the Interest Payment

Date next preceding the date of authentication thereof, unless said date of authentication is an Interest Payment Date, in which event such interest is payable from such date of authentication, and unless said date of authentication is prior to the first Record Date, in which event such interest is payable from the Closing Date; provided, however, that if, as of the date of authentication of any 2026 Bond, interest thereon is in default, such 2026 Bond will bear interest from the date to which interest has previously been paid or made available for payment thereon in full.

Record Date. The Indenture defines the “**Record Date**” for the 2026 Bonds as the 15th calendar day of the month preceding an Interest Payment Date.

Book-Entry Only System. The 2026 Bonds will be registered in the name of Cede & Co., as nominee of the Depository Trust Company (“**DTC**”), as the initial securities depository for the 2026 Bonds. Ownership interests in the 2026 Bonds may be purchased in book-entry form only. Purchasers of the 2026 Bonds will not receive physical bonds representing their ownership interests in the 2026 Bonds purchased.

Principal and interest payments with respect to the 2026 Bonds are payable directly to DTC by the Trustee. Upon receipt of payments of principal and interest, DTC will in turn distribute such payments to the beneficial owners of the 2026 Bonds. See “APPENDIX F – DTC and the Book-Entry Only System.”

So long as the 2026 Bonds are registered in the name of Cede & Co., as nominee of DTC, references in this Official Statement to the “owners” mean Cede & Co., and not the purchasers or Beneficial Owners of the 2026 Bonds. See “APPENDIX F – DTC and the Book-Entry Only System.”

Redemption*

Optional Redemption. The 2026 Bonds maturing on or before April 1, 20__, are not subject to optional redemption prior to their respective stated maturity dates. The 2026 Bonds maturing on or after April 1, 20__, are subject to redemption in whole, or in part at the Written Request of the Authority among maturities on such basis as the Authority may designate and by lot within a maturity, at the option of the Authority, on any date on or after April 1, 20__, from any available source of funds, at a redemption price equal to the principal amount of the 2026 Bonds to be redeemed, plus accrued interest to the date of redemption, without premium.

Special Mandatory Redemption from Insurance and Sale Proceeds. The 2026 Bonds are subject to mandatory redemption, on any date, in whole, or in part on a pro rata basis among maturities, from the net proceeds of insurance, sale or condemnation credited towards the prepayment of the Installment Payments by the City under the Installment Sale Agreement, at a redemption price equal to the principal amount represented thereby to be prepaid, without premium, together with accrued interest represented thereby to the redemption date.

Mandatory Sinking Fund Redemption. The 2026 Bonds maturing on April 1, 20__ and April 1, 20__ (the “**2026 Term Bonds**”) are also subject to redemption, by lot, on April 1 in each of the years as set forth in the following tables, from deposits made for such purpose pursuant to the Indenture, at a redemption price equal to the principal amount thereof to be redeemed together with accrued interest thereon to the redemption date, without premium, or in lieu

* Preliminary; subject to change.

thereof may be purchased, in the aggregate respective principal amounts and on the respective dates as set forth in the following tables; provided, however, that if some but not all of the 2026 Term Bonds have been redeemed pursuant to paragraphs described above, the total amount of all future payments with respect to such 2026 Term Bonds shall be reduced by the aggregate principal amount of such 2026 Term Bonds so redeemed, to be allocated among such payments in integral multiples of \$5,000 as determined by the Authority (written notice of which determination shall be given by the Authority to the Trustee).

2026 Term Bonds Maturing April 1, 20__

Sinking Fund Redemption Date <u>(April 1)</u>	Principal Amount To Be <u>Redeemed</u>
---	--

2026 Term Bonds Maturing April 1, 20__

Sinking Fund Redemption Date <u>(April 1)</u>	Principal Amount To Be <u>Redeemed</u>
---	--

2026 Term Bonds Maturing April 1, 20__

Sinking Fund Redemption Date <u>(April 1)</u>	Principal Amount To Be <u>Redeemed</u>
---	--

2026 Term Bonds Maturing April 1, 20__

Sinking Fund Redemption Date <u>(April 1)</u>	Principal Amount To Be <u>Redeemed</u>
---	--

In lieu of mandatory sinking fund redemption of the 2026 Term Bonds, amounts on deposit in the Bond Fund (to the extent not required to be deposited by the Trustee in the Interest Account or the Principal Account pursuant to the Indenture during the current Bond

Year) may also be used and withdrawn by the Authority, upon the Written Request of the Authority delivered to the Trustee, at any time for the purchase of such 2026 Term Bonds at public or private sale as and when and at such prices (including brokerage and other charges and including accrued interest) as the Authority may in its discretion determine. The par amount of any of such Term Bonds so purchased by the Authority in any twelve-month period ending on April 1 in any year shall be credited towards and shall reduce the par amount of such Term Bonds required to be redeemed pursuant to this provision on the next succeeding April 1.

Notice of Redemption. The Trustee shall mail notice of redemption of the 2026 Bonds by first class mail, postage prepaid, not less than 20 nor more than 60 days before any redemption date, to the respective Owners of any 2026 Bonds designated for redemption at their addresses appearing on the Bond Registration Books and to one or more Securities Depositories and to the Information Services. Each notice of redemption shall state the date of the notice, the redemption date, the place or places of redemption, whether less than all of the 2026 Bonds (or all 2026 Bonds of a single maturity) are to be redeemed, the CUSIP numbers and (in the event that not all 2026 Bonds within a maturity are called for redemption) 2026 Bond numbers of the 2026 Bonds to be redeemed and the maturity or maturities of the 2026 Bonds to be redeemed, and in the case of 2026 Bonds to be redeemed in part only, the respective portions of the principal amount thereof to be redeemed. Each such notice shall also state that on the redemption date there will become due and payable on each of said 2026 Bonds the redemption price thereof, and that from and after such redemption date interest thereon shall cease to accrue, and shall require that such Bonds be then surrendered.

Each notice relating to a redemption pursuant to the optional redemption or special mandatory redemption provisions described above shall further state that such redemption may be rescinded by the Authority on or prior to the date set for redemption. Neither the failure to receive any notice nor any defect therein shall affect the sufficiency of the proceedings for such redemption or the cessation of accrual of interest from and after the redemption date. Notice of redemption of 2026 Bonds shall be given by the Trustee, at the expense of the Authority, for and on behalf of the Authority.

Notwithstanding the foregoing, while the 2026 Bonds are subject to DTC's book-entry system, the Trustee will be required to give notice of redemption only to DTC as provided in the letter of representations executed by the Authority and received and accepted by DTC. DTC and the Participants will have sole responsibility for providing any such notice of redemption to the beneficial owners of the 2026 Bonds to be redeemed. Any failure of DTC to notify any Participant, or any failure of Participants to notify the Beneficial Owner of any 2026 Bonds to be redeemed, of a notice of redemption or its content or effect will not affect the validity of the notice of redemption, or alter the effect of redemption set forth in the Indenture.

Rescission of Redemption and Cancellation of Redemption Notice. The Authority shall have the right to rescind any redemption pursuant to the optional redemption or special mandatory redemption provisions described above by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the 2026 Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

Selection of 2026 Bonds for Redemption. With respect to the 2026 Bonds, whenever less than all of the 2026 Bonds of a maturity are to be selected for redemption, the Trustee shall

determine, by lot, the numbers of the 2026 Bonds of such maturity to be redeemed, and shall notify the City thereof.

Partial Redemption of 2026 Bonds. Whenever provision is made in the Indenture for the redemption of less than all of the 2026 Bonds of a single maturity of the same issue, the Trustee shall select the 2026 Bonds of that maturity to be redeemed by lot in any manner which the Trustee in its sole discretion deems appropriate. For purposes of such selection, the Trustee shall treat each 2026 Bond as consisting of separate \$5,000 portions and each such portion shall be subject to redemption as if such portion were a separate 2026 Bond.

Registration, Transfer and Exchange

Bond Registration Books. The Trustee will keep or cause to be kept at its trust office sufficient Bond Registration Books for the registration and transfer of the Bonds, which will at all times during regular business hours, and upon reasonable notice, be open to inspection by the Authority; and, upon presentation for such purpose, the Trustee will, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said books, Bonds as provided in the Indenture.

Transfer. Any 2026 Bond may, in accordance with its terms, be transferred, upon the Bond Registration Books, by the person in whose name it is registered, in person or by a duly authorized attorney of such person, upon surrender of such 2026 Bond to the Trustee at its Principal Corporate Trust Office for cancellation, accompanied by delivery of a written instrument of transfer in a form acceptable to the Trustee, duly executed. The Trustee shall collect any tax or other governmental charge on the transfer of any 2026 Bonds under the Indenture. Whenever any 2026 Bond or 2026 Bonds shall be surrendered for transfer, the Authority shall execute and the Trustee shall authenticate and deliver to the transferee a new 2026 Bond or 2026 Bonds of like series, interest rate, maturity and aggregate principal amount. The Authority shall pay the cost of printing 2026 Bonds and any services rendered or expenses incurred by the Trustee in connection with any transfer of 2026 Bonds.

Exchange. The 2026 Bonds may be exchanged at the Principal Corporate Trust Office of the Trustee for a like aggregate principal amount of 2026 Bonds of other authorized denominations and of the same series, interest rate and maturity. The Trustee shall collect any tax or other governmental charge on the exchange of any 2026 Bonds. The Authority shall pay the cost of printing 2026 Bonds and any services rendered or expenses incurred by the Trustee in connection with any exchange of 2026 Bonds.

Limitations. The Trustee may refuse to transfer or exchange, under the provisions of the Indenture, any 2026 Bonds selected by the Trustee for redemption under the Indenture, or any 2026 Bonds during the period established by the Trustee for the selection of 2026 Bonds for redemption.

DEBT SERVICE SCHEDULE

Annual debt service on the 2026 Bonds is presented below. For combined debt service on the 2026 Bonds and outstanding Parity Debt, see "THE WATER SYSTEM – Outstanding Indebtedness."

Period Ending April 1	Principal	Interest	Annual Debt Service
2027	\$385,000	\$332,733	\$717,733
2028	310,000	693,750	1,003,750
2029	325,000	678,250	1,003,250
2030	345,000	662,000	1,007,000
2031	360,000	644,750	1,004,750
2032	380,000	626,750	1,006,750
2033	400,000	607,750	1,007,750
2034	415,000	587,750	1,002,750
2035	440,000	567,000	1,007,000
2036	460,000	545,000	1,005,000
2037	485,000	522,000	1,007,000
2038	510,000	497,750	1,007,750
2039	535,000	472,250	1,007,250
2040	560,000	445,500	1,005,500
2041	590,000	417,500	1,007,500
2042	615,000	388,000	1,003,000
2043	650,000	357,250	1,007,250
2044	680,000	324,750	1,004,750
2045	715,000	290,750	1,005,750
2046	750,000	255,000	1,005,000
2047	790,000	217,500	1,007,500
2048	825,000	178,000	1,003,000
2049	870,000	136,750	1,006,750
2050	910,000	93,250	1,003,250
2051	955,000	47,750	1,002,750
Total:	\$14,260,000	\$10,589,733	\$24,849,733

Source: Underwriter.

SECURITY FOR THE 2026 BONDS

This section provides summaries of the security for the 2026 Bonds, and certain provisions of the Indenture and the Installment Sale Agreement. Unless the context otherwise requires, “Bonds” refers to the 2026 Bonds and any future Parity Debt outstanding under the Indenture. See APPENDIX A – “SUMMARY OF CERTAIN PROVISIONS OF THE PRINCIPAL LEGAL DOCUMENTS” for a more complete summary of the Indenture. Capitalized terms used but not defined in this section have the meanings given in APPENDIX A.

General; Limited Obligation

The 2026 Bonds are special limited obligations of the Authority and will be payable from and secured by a charge and lien on the Revenues, consisting primarily of the Installment Payments to be made by the City under the Installment Sale Agreement, and all amounts held in any fund or account established and held by the Trustee under the Indenture (other than the Project Fund and the Cost of Issuance Fund). Neither the faith and credit nor the taxing power of the Authority, the City, the State of California or any political subdivision thereof is pledged to the payment of the Installment Payments or the principal or redemption price of or interest on the 2026 Bonds. The Authority has no taxing power. Neither the payment of the principal of or interest on the 2026 Bonds nor the obligation of the City to make Installment Payments under the Installment Sale Agreement constitutes a debt of the City, the Authority, the State of California or any political subdivision thereof in contravention of the Constitution or the laws of the State of California.

Installment Payments; Pledge of Net Revenues

All of the Net Revenues are irrevocably pledged, charged and assigned to the punctual payment of the Installment Payments. Such pledge, charge and assignment constitutes a lien on the Net Revenues and such other moneys for the payment of the Installment Payments in accordance with the terms of the Installment Sale Agreement, which lien is on a parity with the pledge and lien which secures any future Parity Debt. For a description of existing and potential future Parity Debt see “– Parity Debt” below. As used in the Installment Sale Agreement and in the Indenture, the following terms have the following respective meanings:

Net Revenues. The Indenture defines “**Net Revenues**” as, for any Fiscal Year or other period of computation, Gross Revenues for such period, less the Operations and Maintenance Costs attributable to such period.

Gross Revenues. The Indenture defines “**Gross Revenues**” as, for each Fiscal Year, all gross income and revenue received or receivable by the City from the ownership or operation of the Water System, determined in accordance with generally accepted accounting principles, including all rates, fees, and charges (including City connection fees and charges) as received by the City for the services of the Water System, and all other income and revenue howsoever derived by the City from the ownership or operation of the Water System or arising from the Water System, including all income from the deposit or investment of any money in the Water Fund or any rate stabilization fund of the City or held on the City’s behalf, and any refundable deposits made to establish credit, and advances or contributions in aid of construction.

Operation and Maintenance Costs. The Indenture defines “**Operation and Maintenance Costs**” as the reasonable and necessary costs paid or incurred by the City for maintaining and operating the Water System, determined in accordance with generally accepted

accounting principles, including all reasonable expenses of management and repair and all other expenses necessary to maintain and preserve the Water System in good repair and working order, and including all reasonable and necessary administrative costs of the City that are charged directly or apportioned to the operation of the Water System, such as salaries and wages of employees, overhead, taxes (if any), the cost of permits, licenses, and charges to operate the Water System and insurance premiums; but excluding, in all cases depreciation, replacement, and obsolescence charges or reserves therefor, amortization of intangibles and other non-cash charges (for example, OPEB and pension accruals).

Water System. The Indenture defines “**Water System**” as the entire system of the City for the treatment, production, storage and distribution of potable water and recycled water within the service area of the City, including but not limited to all facilities, properties, lands, rights, entitlements and other property useful in connection therewith, together with all extensions thereof and improvements thereto at any time acquired, constructed or installed by the City and determined to be part of the Water System by the City.

Receipt and Use of Gross Revenues under Installment Sale Agreement

Flow of Funds. The City has previously established the Water Fund, which the City will continue to hold and maintain for the purposes and uses set forth in the Installment Sale Agreement. The City shall deposit all of the Gross Revenues in the Water Fund immediately upon receipt. The City shall apply amounts in the Water Fund as set forth in the Installment Sale Agreement and any resolution, trust indenture or installment sale agreement adopted, entered into or executed and delivered by the City under which Parity Debt may be issued (collectively, “**Parity Debt Instruments**”). Amounts on deposit in the Water Fund shall be applied by the City to pay when due the following amounts in the following order of priority:

- (i) all Operations and Maintenance Costs (including amounts reasonably required to be set aside in contingency reserves for Operations and Maintenance Costs) as such Operations and Maintenance Costs become due and payable;
- (ii) to the Trustee (or other recipient set forth in a Parity Debt Instrument) the amount needed to pay the Installment Payments and principal of, and interest on, any Parity Debt;
- (iii) to the Trustee (or other recipient set forth in a Parity Debt Instrument) the amount of any deficiency in any reserve fund established for any Bonds or Parity Debt, the notice of which deficiency has been given to the City in accordance with the Indenture and the related Parity Debt Instruments, on a pro rata basis; and
- (iv) as long as all of the foregoing payments, allocations and transfers are made at the times and in the manner set forth above, any moneys remaining in the Water Fund may at any time be treated as surplus and applied for any lawful purpose.

No Preference or Priority. Payment of the Installment Payments and the principal of and interest on any Parity Debt shall be made without preference or priority among the Installment Payments and such Parity Debt. If the amount of Net Revenues on deposit in the Water Fund is at any time insufficient to enable the City to pay when due the Installment Payments and the principal of and interest on any Parity Debt, such payments shall be made on a pro rata basis and the deficiency shall constitute an Event of Default under the Installment Sale Agreement.

Receipt and Use of Revenues under Indenture

Assignment to Trustee. Under the Indenture, the Authority irrevocably transfers, assigns and sets over to the Trustee, without recourse to the Authority, all of its rights in the Installment Sale Agreement (excepting only the Authority's rights relating to indemnification and related matters), including but not limited to all of the Authority's rights to receive and collect all of the Installment Payments. The Trustee is entitled to collect and receive all of the Installment Payments, and any Installment Payments collected or received by the Authority shall be deemed to be held, and to have been collected or received, by the Authority as the agent of the Trustee and shall forthwith be paid by the Authority to the Trustee. The Trustee is also entitled to and shall, subject to the provisions of the Indenture, take all steps, actions and proceedings which the Trustee determines to be reasonably necessary in its judgment to enforce, either jointly with the Authority or separately, all of the rights of the Authority and all of the obligations of the City under the Installment Sale Agreement.

Deposit and Use of Revenues in Bond Fund. All Revenues (consisting, primarily, of the Installment Payments) shall be promptly deposited by the Trustee upon receipt in a special fund designated as the "Bond Fund" which the Trustee shall establish, maintain and hold in trust; except that all moneys received by the Trustee and required under the Indenture or under the Installment Sale Agreement to be deposited in the Redemption Fund shall be promptly deposited in such fund. All Revenues deposited with the Trustee shall be held, disbursed, allocated and applied by the Trustee only as provided in the Indenture. Any surplus remaining in the Bond Fund, after payment in full of (i) the principal of and interest on the Bonds or provision therefore under the Indenture, and (ii) any applicable fees and expenses of the Trustee, shall be withdrawn by the Trustee and remitted to the City.

On or before each Interest Payment Date, the Trustee shall transfer from the Bond Fund and deposit into the following respective accounts (each of which the Trustee shall establish and maintain within the Bond Fund), the following amounts in the following order of priority:

Interest Account. The Trustee shall deposit in the Interest Account an amount required to cause the aggregate amount on deposit in the Interest Account to be at least equal to the amount of interest becoming due and payable on such Interest Payment Date on all Bonds then Outstanding. All amounts in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying interest on the Bonds as it comes due and payable (including accrued interest on any Bonds purchased or redeemed prior to maturity).

Principal Account. The Trustee shall deposit in the Principal Account an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of the Bonds coming due and payable on each April 1, including the aggregate principal amount of the Term Bonds (if any) which are subject to mandatory sinking fund redemption on such April 1 pursuant to the Indenture. All amounts in the Principal Account shall be used and withdrawn by the Trustee solely to pay the principal amount of the Bonds on their respective maturity dates, including the aggregate principal amount of the Term Bonds (if any) which are subject to mandatory sinking fund redemption on such April 1 pursuant to the Indenture.

Deposit and Use of Revenues in Redemption Fund. The Trustee shall establish and maintain the Redemption Fund, into which the Trustee shall deposit a portion of the Revenues

received representing optional prepayments of the Installment Payments, in accordance with a Written Request of the Authority. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee solely for the purpose of paying the principal and premium (if any) of the Bonds to be redeemed under the optional redemption provisions of the Indenture; *provided, however*, that at any time prior to the selection of Bonds for redemption, the Trustee may apply such amounts to the purchase of Bonds at public or private sale, when and at such prices (including brokerage and other charges, but excluding accrued interest, which is payable from the Interest Account) as shall be directed under a Written Request of the Authority, except that the purchase price (exclusive of accrued interest) may not exceed the redemption price then applicable to the Bonds.

No Reserve Fund

Neither the Authority nor the City will fund a debt service reserve fund for the 2026 Bonds.

Rate Stabilization Fund

The City has previously established a rate stabilization fund (the “**Rate Stabilization Fund**”) to be held by it and administered in accordance with the Installment Sale Agreement and the Parity Debt Instruments, for the purpose of stabilizing the rates and charges imposed by the City with respect to the Water System. From time to time the City may deposit amounts in the Rate Stabilization Fund, from any source of legally available funds, including but not limited to Net Revenues that are released from the pledge and lien, which secures the Installment Payments and any Parity Debt, as the City may determine.

The City may, but is not required to, withdraw any amounts on deposit in a Rate Stabilization Fund and deposit such amounts in the Water Fund in any Fiscal Year. Amounts so transferred from a Rate Stabilization Fund to the Water Fund will constitute Gross Revenues for such Fiscal Year (except to the extent of amounts transferred into the Rate Stabilization Fund from Gross Revenues received by the City in such Fiscal Year, so as to avoid double-counting), and will be applied for the purposes of the Water Fund. Amounts on deposit in a Rate Stabilization Fund will not be pledged to or otherwise secure the Installment Payments or any Parity Debt. The City has the right at any time to withdraw any or all amounts on deposit in a Rate Stabilization Fund and apply such amounts for any lawful purposes of the City.

The City does not currently have any amounts set aside in a Rate Stabilization Fund, but does maintain other reserves related to the Water System. See “THE WATER SYSTEM – Funds and Reserves.”

Rate Covenants under Installment Sale Agreement

Sum Sufficient. Under the Installment Sale Agreement, the City will fix, prescribe, revise and collect rates and charges for the Water System during each Fiscal Year that are at least sufficient, after making allowances for contingencies and error in the estimates, to produce Gross Revenues which will be sufficient to pay the following amounts:

- (a) all Operations and Maintenance Costs of the Water System estimated by the City to become due and payable in such Fiscal Year;
- (b) the Installment Payments and Debt Service on any Parity Debt;

(c) all other payments required for compliance with the Installment Sale Agreement, the Indenture and the Parity Debt Instruments; and

(d) all payments required to meet any other obligations of the City that are charges, liens, encumbrances upon or payable from the Gross Revenues of the Water System or the Net Revenues of the Water System.

Debt Service Coverage. In addition, under the Installment Sale Agreement, the City will fix, prescribe, revise and collect rates and charges for the Water System during each Fiscal Year which are sufficient to yield Net Revenues at least equal to 120% of the Installment Payments and Debt Service on Parity Debt in such Fiscal Year. For purposes of this paragraph, the amount of Net Revenues for a Fiscal Year will be computed on the basis that any transfers into the Water Fund in such Fiscal Year from the Rate Stabilization Fund are included in the calculation of Net Revenues (except to the extent of amounts transferred into the Rate Stabilization Fund from Gross Revenues received by the City in such Fiscal Year, so as to avoid double counting).

Parity Debt

The City currently has two outstanding long-term debt obligations payable from Net Revenues of the Water System on parity with the 2026 Bonds. See "THE WATER SYSTEM – Outstanding Indebtedness." In the future, the City may, by a Parity Debt Instrument, issue or incur other loans, advances or indebtedness payable from Net Revenues to be derived from the Water System, to provide financing for the Water System, in such principal amount as may be determined by the City. The City may issue or incur any such Parity Debt subject to the following specific conditions that are made conditions precedent to the issuance and delivery of such Parity Debt:

(a) The City will be in compliance with all covenants set forth in the Installment Sale Agreement and in the Indenture.

(b) The Net Revenues of the Water System, calculated on generally accepted accounting principles, as shown by the books of the City for the latest Fiscal Year or any more recent 12-month period selected by the City ending not more than 60 days prior to the adoption of the Parity Debt Instrument pursuant to which such Parity Debt is issued, as shown by the books of the City, plus, at the option of the City, any or all of the items hereinafter in this paragraph designated (i) and (ii), must at least equal 120% of Maximum Annual Debt Service, with Maximum Annual Debt Service calculated on all bonds and other obligations to be outstanding immediately subsequent to the issuance of such Parity Debt which have a lien on Net Revenues of the Water System. The items any or all of which may be added to such Net Revenues for the purpose of issuing or incurring Parity Debt under the Installment Sale Agreement are the following:

(i) An allowance for Net Revenues from any additions to or improvements or extensions of the Water System to be made with the proceeds of such Parity Debt, and also for Net Revenues from any such additions, improvements or extensions which have been made from moneys from any source but in any case which, during all or any part of such Fiscal Year or such 12-month period, were not in service, all in an amount equal to 90% of the estimated additional average annual Net Revenues to be derived from such

additions, improvements and extensions for the first 36-month period in which each addition, improvement or extension is respectively to be in operation, all as shown in the written report of an Independent Consultant engaged by the City; and

(ii) An allowance for revenues projected to arise from any increase in the Charges which has been approved by the City Council prior to the incurring of such additional indebtedness but which, during all or any part of such Fiscal Year or such 12-month period, was not in effect, in an amount equal to the amount by which the Net Revenues would have been increased if such increase in Charges had been in effect during the whole of such Fiscal Year or such 12-month period, all as shown in the written report of an Independent Consultant engaged by the City. For the avoidance of doubt, a Charge shall be considered to have been approved by the City Council and may be considered in the calculation of the allowance described in the previous sentence if the Charge is part of a rate increase that has been approved by the City Council, even if the specific Charge will not take effect until a subsequent Fiscal Year.

(c) The Parity Debt Instrument providing for the issuance of such Parity Debt under the Installment Sale Agreement shall:

(i) Provide that the proceeds of such Parity Debt will be applied to the acquisition, construction, improvement, financing or refinancing of additional facilities, improvements or extensions of existing facilities within the Water System, or otherwise for facilities, improvements or property which the City determines are of benefit to the Water System, or for the purpose of refunding any Parity Debt in whole or in part, including all costs (including costs of issuing such Parity Debt and including capitalized interest on such Parity Debt during any period which the City deems necessary or advisable) relating thereto;

(ii) Specify the date on which interest on such Parity Debt will be payable; and

(iii) Specify the date on which principal on such Parity Debt will be payable.

(d) Notwithstanding the foregoing, Parity Debt proposed to be issued for the purpose of refunding any Parity Debt may be issued without compliance with subsection (b) and (c)(i), so long as such refunding results in the same or lower total Debt Service in each Fiscal Year after such refunding.

As used above, “**Maximum Annual Debt Service**” means, as of the date of calculation, the maximum amount of Debt Service (as defined in the Indenture and set forth in Appendix A hereto) for the current or any future Fiscal Year.

No Senior Debt

The City covenants in the Installment Sale Agreement to not issue or incur any additional bonds or other obligations during the term thereof having any priority in payment of principal or interest out of the Net Revenues over the Installment Payments. However, this covenant does not limit or affect the ability of the City to issue, enter into or incur additional

Parity Debt as described above, or obligations which are either unsecured or which are secured on a basis which is junior and subordinate to the pledge of and lien upon the Net Revenues established under the Installment Sale Agreement.

Casualty Insurance and Eminent Domain Proceeds

Covenant to Maintain Insurance. The City covenants that it will at all times maintain such insurance (which may be in the form of self-insurance pooling) on the Water System as is customarily maintained with respect to works and properties of like character against accident to, loss of or damage to such works or properties.

Insurance Proceeds. All amounts collected from insurance against accident to or destruction of any portion of the Water System shall be used to repair or rebuild such damaged or destroyed portion of the Water System, and to the extent not so applied, shall be applied to redeem Bonds or any Parity Debt in accordance with the Indenture and applicable Parity Debt Instruments.

Eminent Domain Proceeds. If all or any part of the Water System is taken by eminent domain proceedings, the Net Proceeds realized by the City therefrom will be deposited by the City in a special fund in trust and applied by the City to the cost of acquiring or constructing or financing improvements to the Water System, or to redeem Bonds or any Parity Debt in accordance with the Indenture and applicable Parity Debt Instruments.

THE AUTHORITY AND THE CITY

The Authority

The Authority was created as of June 29, 1993, by the City and the City of Pleasanton Housing Authority of the City of Pleasanton under a Joint Exercise of Powers Agreement, for the purpose, among others, of having the Authority issue its bonds to finance the acquisition, construction and improvement of certain public capital improvements in the City. The members of the City Council serve as the governing board of the Authority, and certain City staff serve as the officers of the Authority. The Joint Exercise of Powers Agreement was entered into under Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California. The Authority is a separate entity constituting a public instrumentality of the State of California.

The City

Pleasanton's inception can be traced back to the 1850's as a stagecoach stop along the main route to the gold fields. The City was incorporated in 1894, and in the twentieth century it grew into a thriving agricultural center with the production of grain, hay, and hops. The City is approximately 24 square miles and is located in southeastern Alameda County at the junction of Interstate 580 and Interstate 680. The City is a general law city located in the County of Alameda (the "**County**"). For background, demographic and economic information regarding the City and the County, see APPENDIX D.

City Pension Plans and OPEB

*This section contains certain information relating to California Public Employees' Retirement System ("**CalPERS**"). The information is primarily derived from information produced by CalPERS, its independent accountants and actuaries. The City has not independently verified the information provided by CalPERS and makes no representations and expresses no opinion as to the accuracy of the information provided by CalPERS.*

The comprehensive annual financial reports of CalPERS are available on its Internet website at www.calpers.ca.gov. The CalPERS website also contains CalPERS' most recent actuarial valuation reports and other information concerning benefits and other matters. Such information is not incorporated by reference in this Official Statement. None of the Authority, City or Underwriter can guarantee the accuracy of such information. Actuarial assessments are "forward-looking" statements that reflect the judgment of the fiduciaries of the pension plans, and are based upon a variety of assumptions, one or more of which may not materialize or may be changed in the future. Actuarial assessments will change with the future experience of the pension plans.

The information provided herein is with regard to all of the City's eligible employees. Pension costs are allocated to the Water Fund and other City funds based on covered payroll. The City estimates that the Water Fund's percentage of the City's overall pension contribution is approximately 5% to 8% of the Citywide pension contributions over the last five years.

Plan Descriptions. All qualified permanent employees are eligible to participate in the City's separate Safety (Police) ("**Safety Police**") cost-sharing plan, Safety (Fire) ("**Safety Fire**") agent multiple-employer defined benefit pension plan, and Miscellaneous (all other) ("**Miscellaneous**") agent multiple-employer defined benefit pension plan that are administered

by CalPERS. Public safety employee benefits are not charged to the Water Fund unless and only to the extent the City elects to charge based on specific Water System related activities they engage in, such as security. Miscellaneous employees that work for Water System operations are not separately tracked and charged to the Water Fund unless the City elects to do so.

The City is a member of a Joint Powers Agreement (JPA), along with the City of Livermore and the Livermore-Pleasanton Fire Department (LPFD). The employees of the LPFD are City employees, however, as agreed to in the JPA, the City shares the Safety Fire Plan employees affiliated with the LPFD with the City of Livermore with a share of 50 percent. Based on this arrangement with the City of Livermore, the City only records its 50 percent share of the collective net pension liability and related deferred inflows/outflows.

The Miscellaneous and Safety Fire Plans are agent multiple-employer defined benefit pension plans which act as a common investment and administrative agent for its participating member employers. Benefit provisions under the plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions, and membership information that can be found on the CalPERS website.

The City's Safety Police Plan is a cost-sharing multiple-employer defined benefit pension plan administered by CalPERS since the plan has less than 100 active members, commonly referred to as risk pool. The City has two retirement benefit tiers in the Safety Police Plan and a PEPPRA classification. Tier 1 is for employees hired prior to January 1, 2013. Tier 2 is for employees hired on or after January 1, 2013. PEPPRA is for employees new to CalPERS hired on or after January 1, 2013.

Funding Policy. In March 2018, the City established a Section 115 pension Trust Fund with public agency retirement services ("**PARS**"). PARS, the trust administrator, partners with U.S. Bank and PFM Asset Management to provide trustee and investment advisory services, respectively. This trust was established to set aside moneys to meet the City's future pension contributions or unfunded liabilities. The fair value on the account at June 30, 2025, was \$56.3 million. Financial statements of PARS may be obtained from PARS, 4350 Von Karman Avenue, Suite 100, Newport Beach, California 92660.

Miscellaneous Plans Benefits Provided. CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees, and their beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment, age and the average of the final one year of compensation for Tier 1 members and the average of the final three years of compensation for PEPPRA members. Members with at least five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1959 Survivor Benefit, or the Optional Settlement 2W Death Benefit.

Safety Police Plan Benefits Provided. CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees, and their beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment, age and the average of the final one year of compensation for Tier 1 members and the average of the final three years of compensation for Tier 2 and PEPPRA members. Members with five years of total service are eligible to retire at age 50 with

statutorily reduced benefits. All members are eligible for non-duty disability benefits after ten years of service. The death benefit is one of the following: the Basic Death Benefit, the 1959 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

LPFD Safety Fire Plan Benefits Provided. CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees, and their beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment, age and the average of the final one year of compensation for Tier 1 members and the average of the final three years of compensation for Tier 2 and PEPRA members. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after ten years of service. The death benefit is one of the following: the Basic Death Benefit, the 1959 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' retirement Law.

Miscellaneous Plan provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Miscellaneous	
	<u>Tier 1</u>	<u>PEPRA</u>
Benefit Formula	2.7% @ 55	2.0% @ 62
Benefit Vesting Schedule	5 years service	5 years service
Benefit Payments	Monthly for life	Monthly for life
Retirement Age	50 - 55	52 - 67
Monthly Benefits, As a % of Eligible Comp.	2.0% - 2.7%	1.0% - 2.5%
Required Employee Contribution Rates	8.00%	8.00%
Required Employer Contributions Rates	12.79%	12.79%

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

Police Plan provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Safety Police Plan		
	<u>Tier 1</u>	<u>Tier 2</u>	<u>PEPRA</u>
Benefit Formula	3.0% @ 50	3.0% @ 55	2.7% @ 57
Benefit Vesting Schedule	5 years service	5 years service	5 years service
Benefit Payments	Monthly for life	Monthly for life	Monthly for life
Retirement Age	50	50-55	50-57
Monthly Benefits, As a % of Eligible Comp.	3.0%, 50+ years	2.4% - 3.0%, 50 yrs - 55+ yrs, respectively	2.0% - 2.7%, 50 yrs - 57+ yrs, respectively
Required Employee Contribution Rates	9.00%	9.00%	13.75%
Required Employer Contributions Rates	27.32%	23.00%	13.76%

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

LFPD Safety Fire Plan provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Safety Fire Plan		
	Tier 1	Tier 2	PEPRA
Benefit Formula	3.0% @ 50	3.0% @ 55	2.7% @ 57
Benefit Vesting Schedule	5 years service	5 years service	5 years service
Benefit Payments	Monthly for life	Monthly for life	Monthly for life
Retirement Age	50	50-55	50-57
Monthly Benefits, As a % of Eligible Comp.	3.0%, 50+ yrs	2.4% - 3.0%, 50 yrs - 55+ yrs, respectively	2.0% - 2.7%, 50 yrs - 57+ yrs, respectively
Required Employee Contribution Rates	9.00%	9.00%	12.00%
Required Employer Contributions Rates	19.14%	19.14%	19.14%

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

Employees Covered. The following employees were covered by the benefit terms for the Miscellaneous Plan and the LFPD Safety Fire Plan as of the most recent actuarial valuation date of June 30, 2023.

	<u>Miscellaneous</u>	<u>Safety Fire</u>
Active employees	296	115
Transferred employees	117	14
Separated employees	166	24
Retired employees and beneficiaries	<u>484</u>	<u>169</u>
Total	1063	322

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

Contributions. Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on July 1 following notice of change in the rate. Funding contributions for the plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rates of employees. For the year ended June 30, 2025, the contributions recognized as part of the pension expense for the Safety Police plans were \$6,479,352.

Net Pension Liability. The City's net pension liability for the Miscellaneous Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the plan is measured as of June 30, 2024, using an annual actuarial valuation as of June 30, 2023, rolled forward to June 30, 2024, using standard update procedures. The changes in net pension liability for the Miscellaneous Plan are shown in the following table.

Changes in Net Pension Liability. The changes in the Net Pension Liability for the Miscellaneous Plan and LPFD Safety Fire Plan are as follows.

	Miscellaneous Plan		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2023 (Valuation Date)	\$359,854,052	\$233,366,025	\$126,488,027
Changes Recognized for the Measurement Period:			
Service Cost	6,674,719	--	6,674,719
Interest on the Total Pension Liability	24,722,666	--	24,722,666
Changes of Benefit Terms	--	--	--
Changes of Assumptions	--	--	--
Differences Between Actual & Expected Experience	5,223,304	--	5,223,304
Plan to plan resource movement	--	--	--
Contributions – Employer	--	12,797,261	(12,797,261)
Contributions – Employees	--	2,770,936	(2,770,936)
Net Investment Income	--	22,478,439	(22,478,439)
Benefit Payments, Including Refunds of Employee Contr.	(20,230,423)	(20,230,423)	--
Administrative Expense	--	(189,891)	189,891
Other Miscellaneous Income/(Expense)	--	--	--
Net Changes during July 1, 2023 to June 30, 2024	16,390,266	17,626,322	(1,236,056)
Balance at June 30, 2024 (Measurement Date)	\$376,244,318	\$250,992,347	\$125,251,971

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

	Safety (Fire) Plan		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2023 (Valuation Date)	\$136,764,609	\$90,252,355	\$46,512,254
Changes Recognized for the Measurement Period:			
Service Cost	2,641,495	--	2,641,495
Interest on the Total Pension Liability	9,389,178	--	9,389,178
Changes of Benefit Terms	--	--	--
Changes of Assumptions	--	--	--
Differences Between Actual & Expected Experience	1,786,139	--	1,786,139
Plan to plan resource movement	--	--	--
Contributions – Employer	--	4,776,132	(4,776,132)
Contributions – Employees	--	1,162,339	(1,162,339)
Net Investment Income	--	8,707,155	(8,707,155)
Benefit Payments, Including Refunds of Employee Contr.	(7,592,906)	(7,592,906)	--
Administrative Expense	--	(73,439)	73,439
Other Miscellaneous Income/(Expense)	--	--	--
Net Changes during July 1, 2023 to June 30, 2024	6,223,906	6,979,281	(755,375)
Balance at June 30, 2024 (Measurement Date)	\$142,988,515	\$97,231,636	\$45,756,879

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

For the year ended June 30, 2025, the City recognized pension expense of \$20,219,810 for the Miscellaneous Plan and the Safety Fire Plan had a recognized pension expense of \$6,172,853. See Note 12 to the City's audited financial statements for the Fiscal Year ending June 30, 2025, attached hereto as Appendix B.

Other Post-Employment Benefits (OPEB). Through its post-employment health care plan, the City provides post-retirement health care benefits, in accordance with certain employee agreements, to all employees who retire directly from the City. The plan benefit provisions and obligations to contribute are established, or may be amended, by City Council

action. The effective date and benefit varies based upon the employee's classification and related memorandum of understanding ("MOU").

Employees Covered. Membership in the plans consisted of the following at the measurement date of June 30, 2024:

<u>Employees</u>	<u>Non-Fire</u>	<u>Fire</u>
Active plan members	353	127
Inactive employees or beneficiaries currently receiving benefits	378	122
Inactive employees entitled to but not yet receiving benefits	49	8
Total	780	257

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

Funding Policy. In April 2011, the City established an Other Post Employment Health Benefit ("OPEB") irrevocable trust, the City of Pleasanton Group Account, with the California Employer's Retiree Benefit Trust Program ("CERBT") administered by the California Public Employees' Retirement System ("CalPERS") as an agent multiple-employer plan. This trust is used to accumulate resources to fund future benefits, however, it does not represent the activities of the plan. Financial statements of CERBT are included in the CalPERS Annual Comprehensive Financial Report ("ACFR"). Copies of the CalPERS ACFR may be obtained from the CalPERS Executive Office - 400 P Street, Sacramento, California 95814.

Changes in Net OPEB Liability. The changes in the net OPEB liability for the City of Pleasanton Retiree Healthcare Plan is as follows:

	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net Pension Liability/(Asset)</u>
Balance at June 30, 2023	\$78,928,000	\$59,936,000	\$18,992,000
Changes Recognized for the Measurement			
Service Cost	1,274,000	--	1,274,000
Interest	4,879,000	--	4,879,000
Differences Between Actual & Expected Experience	--	--	--
Changes of Assumptions	--	--	--
Contributions – Employer	--	4,286,000	(4,286,000)
Net Investment Income	--	6,583,000	(6,583,000)
Benefit Payments and Refunds	(4,280,000)	(4,280,000)	--
Administrative Expense	--	(26,000)	26,000
Net Changes during July 1, 2023 to June 30, 2024	1,873,000	6,563,000	(4,690,000)
Balance at June 30, 2023	\$80,801,000	\$66,499,000	\$14,302,000

Source: Pleasanton Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2025.

Detailed information about the OPEB plan's fiduciary net position is available in the separately issued plan financial report that may be obtained from CERBT. The benefit payments and refunds include implied subsidy benefit payments were in the amount of \$4,280,000.

OPEB Expense. For the year ended June 30, 2025, the City recognized OPEB expense of \$231,000, an increase in expense for the City of Pleasanton Retiree Healthcare Plan. See Note 13 to the City's audited financial statements for the Fiscal Year ending June 30, 2025, attached hereto as Appendix B.

THE WATER SYSTEM

General

The City owns and operates a potable (i.e. drinking) water system under permit from the State Water Resources Control Board Division of Drinking Water (DDW) that serves approximately 22,000 customers. The City's water supply historically comes from wholesale purchases from Zone 7 Water Agency (Zone 7) and a groundwater production quota (GPQ) of 3,500 acre-ft/year (representing approximately 25 percent of the City's total supply needs). The City is currently not utilizing its GPQ because all its groundwater wells are out of service. Instead, the City is purchasing 100 percent of its water from Zone 7 at the wholesale rate.

The City also owns and operates a separate recycled water system that serves 98 user sites consisting of 151 metered connections. The City's recycled water supply is purchased primarily from the DSRSD-EBMUM Recycled Water Authority (DERWA) and, secondarily, from the City of Livermore. Recycled water is tertiary treated wastewater that can be used for non-potable purposes such as landscape irrigation.

The City's Department of Public Works is responsible for the operation, maintenance and improvement of the Water System.

Service Area

The City is located in Amador Valley and is a suburb in the East Bay region of the San Francisco Area. It is bound by the City of Dublin on the north, by the City of Livermore on the east, by the unincorporated community of Sunol to the south, and by the Pleasanton Ridge to the west. The City's water service area includes customers within the City Limit and customers outside the City Limit that hold Out-of-Area Service Agreements (OASAs). Areas with OASAs include Remen Tract, Happy Valley, and Kilcare (north of the Town of Sunol). The Water System presently serves a population of approximately 76,000.

Physical Assets

Zone 7 Turnouts. Treated potable water from Zone 7 enters the City's distribution system at seven different turnout locations. All turnouts are equipped with City facilities to fluoridate the treated water prior to entering the potable water distribution system. Turnouts 1 through 5 directly connect to the potable water distribution system, while Turnouts 6 and 7 have City pump stations that boost pressure into the potable water distribution system. Turnout 4 is currently being upgraded with a booster pump station and is projected to come online at the end of 2026 / early 2027.

Groundwater Wells. The City owns and operates three groundwater wells in the local groundwater basin, the Livermore Valley Main Groundwater Basin (the "Main Basin") an area that covers 69,600 acres (109 square miles). Water from the City's wells is treated with chlorine, ammonia, and fluoride at the well sites prior to entering into the water distribution system. The three City groundwater wells have not been in operation since November 2022 based on results from testing for per- and polyfluoroalkyl substances (PFAS). Since that time, the City has been purchasing 100 percent of its water supply through Zone 7. The three groundwater wells remain assets of the City. See "-Regulatory Requirements."

Potable Water Distribution System. The City's distribution system currently consists of approximately 330 miles of pipelines, 14 pump stations, and 21 water storage tanks. The City's distribution system has 16 different pressure zones.

Emergency Interties. The City currently has two existing pipeline interties with the Dublin San Ramon Services District ("DSRSD") and one pipeline intertie with the City of Livermore for rapid emergency response. These interties are strictly for emergency conditions, such as a major pipeline break, supply contamination, or interruption of deliveries due to earthquake, flood, or other disasters.

Recycled Water Facilities. The City does not own a wastewater treatment facility. The majority of the City's wastewater is treated by Dublin San Ramon Services District (DSRSD), which owns and operates the Regional Water Treatment Facility, which also treats wastewater from Dublin and the southern portion of San Ramon. The facility includes conventional secondary treatment facilities, as well as tertiary recycled water treatment facilities. In addition, wastewater produced from the southeastern portion of the City, referred to as Ruby Hill, is treated by the City of Livermore, which also owns and operates a wastewater treatment facility which produces tertiary treated recycled water. The City purchases recycled water from both DSRSD and the City of Livermore; with the Livermore supplied recycled water restricted to landscaping in the eastern portion of Pleasanton.

In 2016, the City completed its Recycled Water Project (the "RW Project") to serve landscapes irrigated with potable water, which included the construction of approximately 51,500 lineal feet (LF) of new recycled water pipeline, ranging in diameter from 6 inches to 20 inches, and repurposing approximately 22,400 LF of existing potable pipeline into the recycled water system. The RW Project was funded through a Clean Water State Revolving Fund Program loan and Proposition 1 Program Grant Agreement with the State Water Resources Control Board (SWRCB), with the goal of largely replacing existing potable irrigation demands along the distribution system with recycled water; thereby reducing potable water demands. To date the RW Project has reduced approximately 7percent of the City's annual potable demands with recycled water. The City currently has a total of 98 permitted recycled water use sites, consisting of 151 metered service connections serviced with recycled water.

Management

Brief biographies of key members of City staff involved in management of the Water System are set forth below:

Public Works Director – Siew-Chin Yeong. Ms. Yeong has 26 years of experience in civil engineering, capital project management, and development and oversight of capital programs in both the private and public sectors. Prior to joining the City of Pleasanton, she served as the Assistant Director of Public Works for the City of Oakland and in several positions with the City and County of San Francisco, including as the Director of Capital Program and Construction. During her tenure she was responsible for overseeing delivery of the City of Oakland's \$455 million and San Francisco Municipal Transportation Agency's \$3.2 billion capital improvement programs, managed construction of a \$500 million annual paving program that included replacing 13.6 miles of sewer systems, and development of storm water and facilities master plans. Yeong also oversaw capital initiatives and the development of a maintenance capital program for Bay Area Rapid Transit (BART).

In Pleasanton since March 2024, Ms. Yeong leads the City's Public Works Department where she oversees all operations and maintenance, utilities and environmental services, and engineering activities. Upcoming projects include completion of water, sewer and storm system master plans, development of an Asset Management Plan, and design and construction of new wells to address PFAS, along with capital projects that advance the City's strategic ONE Pleasanton and Climate Action plans. Ms. Yeong has a bachelor's degree in Construction Engineering and Management and a master's degree in Civil Engineering and Construction Management from Iowa State University.

Utilities Planning Manager – Todd Yamello. Mr. Yamello has worked for the City for eight years. He previously held roles as an Associate Civil Engineer for the City of Livermore, Project Manager at Carollo Engineers, and Associate Engineer at Union Sanitary District. Mr. Yamello holds a bachelor's degree in Environmental Engineering from California Polytechnic State University-San Luis Obispo, earned between 1997 and 2002.

Director of Finance – Susan Hsieh. Ms. Hsieh was appointed as Director of Finance for the City in August 2022. She has over 25 years of both private and public sector experience. Prior to joining the City of Pleasanton, she served as the Finance Director for the cities of San Leandro and Emeryville, during which she oversaw all aspects of the cities' financial functions, as well as in the Assistant Finance Director and other lead roles for two other agencies in the Bay Area. Before transitioning to the public sector, Ms. Hsieh worked for a large national public accounting firm leading audit engagements and conducting financial statement audits. Susan holds a bachelor's degree in Accounting and a master's degree in Finance and Management. She also holds professional certifications from UC Berkeley, Harvard Business School and Pepperdine University and is a Certified Public Accountant.

Sources of Water Supply

Zone 7 Water Purchases. Zone 7 is the City's sole potable water supplier. The treated potable water delivered by Zone 7 must comply with the SWRCB Division of Drinking Water (DDW) and the US Environmental Protection Agency (US EPA). Under its current agreement with Zone 7, the City is limited in developing other water supply sources.

Zone 7's water supply has two major components: 1) incoming water supplies available through contracts and water rights each year, and 2) accumulated water supplies in storage derived from previous years. Incoming water supplies typically consist of annually allocated imported surface water supply and local surface water runoff. Accumulated or "banked" water supplies are available in local and non-local storage locations. Imported water from the SWP, which is owned and operated by the California Department of Water Resources ("DWR"), is by far Zone 7's largest water source, providing over 90 percent of the treated water supplied to its customers on an annual average basis. Zone 7 continues to develop local sources of water to diversify its water supply portfolio.

City Groundwater Production. Per the City's agreement with Zone 7 (who also serves as the Groundwater Sustainability Agency for the Livermore Valley Main Groundwater Basin) for water supply, the City is allowed a groundwater production quota of 3,500 acre-ft/year, which represents approximately 25 percent of the City's total supply needs. The City owns three groundwater wells to utilize its groundwater production quota. In November 2022, the wells had to be removed from service due to the detection of PFAS. See "Regulatory Requirements" below. As a result, the City is currently purchasing 100 percent of its water from Zone 7 at the wholesale rate.

Water Supply During Drought. The California Water Code asks agencies to evaluate their water service reliability by examining the impact of drought on their water supplies and comparing those reduced supplies to water demands. Specifically, agencies calculate their water supplies during a single dry year and five consecutive dry years using historical records. This water supply reliability assessment is documented within the City's Urban Water Management Plan (UWMP), which is closely tied to Zone 7's water supply reliability assessment. Under the City's current 2025 UWMP, the water supply reliability assessment projects the City will have adequate supply to meet a single dry year and indicates Zone 7 is expected to have adequate supply reliability to meet the City's current and projected demands through 2045. Furthermore, the analysis projects a potential small shortfall for Pleasanton (10 percent) in a five-year drought scenario beginning in 2045, specifically in the fifth consecutive year of drought. This shortfall is considered manageable through conservation measures consistent with the City's Water Shortage Contingency Plan. Currently, the City does not project a water supply shortfall in the upcoming year.

Regulatory Requirements

General. The applicable drinking water standards for the Water System are set forth primarily in the California Code of Regulations, Title 22, Division 4, Chapter 15, Domestic Water Quality and Monitoring Regulations, together with other applicable state law requirements. These regulations implement California's drinking water program in a manner consistent with, and at least as stringent as, applicable requirements of the U.S. Environmental Protection Agency under the federal Safe Drinking Water Act, originally enacted as Public Law 93-523. The regulations establish, among other things, monitoring and reporting requirements, sampling requirements, treatment requirements, and maximum contaminant levels for drinking water and are subject to periodic revision and amendment. The Water System reports required data to the State Water Resources Control Board, Division of Drinking Water, and provides its annual Consumer Confidence Report to customers each year.

PFAS. In June 2019, City Well 8 was taken out of service after PFAS were detected above DDW advisory levels. In November 2022, Wells 5 and 6 were taken out of service after PFAS were detected above the revised DDW advisory levels. In 2024, USEPA laid out formal regulations for PFAS with the establishment of MCLs and allows water systems five years to comply. As a result, the City has lost the ability to utilize its groundwater production quota and is currently required to purchase 100 percent of its water supply from Zone 7. This leads to higher water supply costs, reduced diversification of local water supplies, and concerns about long-term reliability, particularly during drought conditions. To address these concerns, the City conducted a Water Supply Alternatives Study to assess multiple strategies including rehabilitating the City's existing wells with PFAS treatment, developing new groundwater wells outside the PFAS plume, and continuing to rely entirely on purchased water from Zone 7. In October 2023, the City Council approved the study's recommendation to pursue development of new groundwater wells in the Bernal groundwater subbasin through the establishment of the City Groundwater Supply Project. Additional engineering studies were completed with Zone 7 to confirm the technical feasibility of building new groundwater wells in the Bernal groundwater subbasin and found that doing so in partnership would be beneficial to both agencies. In April 2026, the City Council approved proceeding with the implementation of the City Groundwater Supply project. Groundwater supply improvements would be implemented in partnership with Zone 7 and would include the development of two new groundwater production wells at Tennis and Community Park and Hansen Park, a new transmission pipeline connecting the wells to the Zone 7 Hopyard Chloramination Facility, and upgrades to the Zone 7 Hopyard Chloramination

Facility. Zone 7 would deliver the City's GPQ to the City's distribution system via its existing transmission system and turnouts. To receive groundwater from Zone 7, improvements to the City's distribution system would also be required, including upsizing pipes and constructing a new turnout. Improvements to the City's distribution systems would be the sole responsibility of the City. The project is estimated to be operational at the beginning of 2030.

Zone 7's surface water supply from both treatment plants have been 'non-detect' when tested for the PFAS constituents. However, some of Zone 7's groundwater facilities have been impacted by PFAS. Zone 7 has implemented multiple actions to keep its treated water supply below PFAS MCLs including increasing the use of surface water, installing ion exchange PFAS treatment at the Stoneridge and Chain of Lake groundwater wells, and planning for PFAS treatment additions at the Mocho well fields (anticipated to start construction in late 2026).

2025 Urban Water Management Plan. The City's 2025 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2026. It was prepared and adopted in accordance with the Urban Water Management Planning Act (California Water Code §§ 10610–10657), which requires all urban water suppliers serving more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to develop and update a comprehensive water management plan every five years. The Plan is designed to comply with multiple overlapping state regulatory frameworks, including the Water Conservation Act of 2009 (SB X7-7), which mandated a 20% statewide reduction in urban per capita water use by 2020; SB 606 and AB 1668, which imposed additional drought planning requirements including the inclusion of a Water Shortage Contingency Plan (WSCP), Drought Risk Assessments for five consecutive dry water years, and annual water supply and demand assessment reporting. The Plan must also demonstrate compliance with the Sacramento-San Joaquin Delta Reform Act of 2009, given the City's indirect reliance on State Water Project deliveries through Zone 7

Additional regulatory obligations include compliance with state and federal drinking water standards set by the EPA under the Federal Safe Drinking Water Act of 1974 and enforced in California by the State Water Resources Control Board's Division of Drinking Water under Title 22 of the California Code of Regulations, as well as compliance with the SWRCB's water loss performance standards, which require individual volumetric loss standards to be met by January 1, 2028.

The Plan's key objectives are to ensure reliable water service over a 20-year planning horizon through 2045 by evaluating current and projected water supply sources against demand under normal, single-dry-year, and five-consecutive-dry-year conditions. It establishes that the City is well-positioned to meet all projected demands under normal and single-dry-year scenarios through 2045, with a projected 10% supply shortfall arising only in the fifth year of a drought beginning in 2045, which the City anticipates addressing through WSCP demand-reduction measures. The Plan further supports long-term supply diversification and resilience through the City's coordination with Zone 7 on supply augmentation projects, including the Delta Conveyance Project, Sites Reservoir, the Chain of Lakes Conveyance System, and potable reuse feasibility studies. As required by the UWMP Act, the Plan incorporates a WSCP, adopted concurrently with the UWMP by separate resolution, that serves as a standalone document to be engaged in the case of a water shortage event such as a drought or supply interruption. The primary objective of the WSCP is to ensure the City has in place the necessary resources and management responses to protect health and human safety, minimize economic disruption, and preserve environmental and community assets during water supply shortages and interruptions. Consistent with CWC § 10632, the WSCP utilizes the six standard shortage levels, ranging from up to 10% (Level 1) to greater than 50% (Level 6), and identifies a suite of

demand mitigation measures for each level, including landscape irrigation restrictions, water waste prohibitions codified in Pleasanton Municipal Code Chapter 9.30, conservation pricing adjustments, and prohibitions on the use of potable water for construction activities. At the most severe shortage level (Level 6), the WSCP authorizes the City to request an expansion of its groundwater pumping quota from Zone 7 as a supply augmentation measure. The WSCP also establishes an annual process for the City to assess potential gaps between planned water supply and demand for the current year and the next potentially dry year, consistent with the annual assessment requirements under CWC § 10632(a). The Plan additionally addresses seismic risk, energy use reporting, and climate change considerations as mandated by subsequent legislative amendment.

The Plan also addresses the City's groundwater supply within the regulatory framework of the Sustainable Groundwater Management Act of 2014 (SGMA). The City draws groundwater from the Livermore Valley Groundwater Basin (DWR Basin No. 2-10), which is designated by DWR as a medium-priority basin and is therefore subject to SGMA's requirements for the development and implementation of a Groundwater Sustainability Plan or Alternative Groundwater Sustainability Plan. Zone 7, serving as the exclusive Groundwater Sustainability Agency for the Basin, submitted an Alternative Groundwater Sustainability Plan to DWR in December 2016, which was approved by DWR on July 17, 2019. Zone 7 submitted its first Five-Year Periodic Evaluation of the Alternative GSP in December 2021, and DWR approved that evaluation in June 2024, confirming that the Basin continues to be managed sustainably. Under the Alternative GSP, Zone 7 manages the Basin through a conjunctive use strategy that balances natural and artificial recharge against groundwater extraction, maintaining groundwater levels within a defined operational storage band of approximately 126,000 acre-feet. The City holds a groundwater pumping quota of 3,500 acre-feet per year from the Basin's natural sustainable yield of 13,400 acre-feet per year; however, the City ceased production from its municipal wells in November 2022 due to the detection of per- and polyfluoroalkyl substances (PFAS). The City and Zone 7 are currently advancing the Joint Groundwater Wells project to construct new production wells in the Bernal Subbasin outside the known PFAS contamination plume, with operations anticipated by 2030. Zone 7 is also actively implementing a broader PFAS management strategy, including installation of PFAS treatment systems and enhanced monitoring, and continues to manage additional constituents of concern, including salinity under its Salt and Nutrient Management Plan and hexavalent chromium in anticipation of the SWRCB's reduced maximum contaminant level of 10 µg/L effective October 1, 2026.

General. The City is not aware of any environmental or regulatory issues that would materially adversely impact its ability to deliver water. The City previously received a citation from the California State Water Resources Control Board, Division of Drinking Water (DDW), related to disinfection byproduct (DBP) levels in a limited portion of the City's water system serving the Kilkare service area. The matter was localized to this service area and did not impact the City's ability to provide reliable water service to its customers. The City promptly implemented an operational mitigation plan that successfully reduced DBP concentrations below the applicable maximum contaminant levels (MCLs). The City has maintained compliance with applicable MCL requirements for multiple consecutive quarters, and DDW has recognized the City's successful efforts in addressing the DBP exceedance and confirmed that the City has completed the necessary actions and met the applicable requirements and directives to return the water system to compliance.

Water Quality. The applicable drinking water standards for the Water System are provided in the California Domestic Water Quality and Monitoring Regulations, Title 22 of the California Administrative Code. These regulations incorporate the requirements of the U.S.

Environmental Protection Agency in conformance with the Safe Drinking Water Act (PL 93-523). The standards specify water quality sampling frequencies and location as well as maximum concentrations of chemical constituents and are continuously revised and amended. The Water System reports all data in accordance with Title 22 Standards to the SWRCB Division of Drinking Water (DDW) and provides its Annual Drinking Water Quality Report to its customers each year.

Historical Water Supply

The following table shows the City's historical purchases of potable water from Zone 7, groundwater production for use as potable water, and recycled water purchases from DERWA and the City of Livermore over the past four fiscal years. Note that total supply for Fiscal Year 2022-23 is lower than the other three fiscal years due to drought conditions.

Table 1
Annual Supply of Water (MG)
Fiscal Years 2021-22 through 2024-25

Source	2021-22	2022-23	2023-24	2024-25
Zone 7 Purchases	3,441	3,390	4,204	4,449
City Groundwater Production	927	489	0	0
DERWA Recycled Water Purchases	342	288	290	333
Livermore Recycled Water Purchases	30	25	25	34
Total	4,740	4,192	4,519	4,816

Source: City of Pleasanton.

Customer Base

A summary of active water connections for Fiscal Year 2025-26 is shown in the following table.

Table 2
Active Water Connections by Customer Class
Fiscal Year 2025-26*

Meter Size	Commercial	Industrial	Irrigation	Multi-family Resident	Recycled Water	Single-Family Resident	Total
5/8	194	0	148	68	3	14,926	15,339
3/4	85	0	67	22	4	2,210	2,388
1	204	0	224	94	14	2,790	3,326
1.5	200	1	228	202	84	12	727
2	243	2	178	107	34	1	565
3	60	0	20	21	8	0	109
4	9	0	11	6	2	0	28
6	2	0	1	4	2	0	9
8	2	0	0	0	0	0	2
Subtotal	999	3	877	524	151	19,939	22,493

* Fiscal year 2025-26 numbers represent projected estimates.

Source: City of Pleasanton

The number of active water accounts for the past 5 Fiscal Years, by customer class, is set forth in the following table.

Table 3
Historical Number of Water Accounts by Customer Class
Fiscal Years 2021-22 through 2025-26

Fiscal Year	Commercial	Industrial	Irrigation	Multi-family Resident	Recycled Water	Single-Family Resident	Castlewood Service Area ⁽¹⁾	Total
2022	1,011	3	873	519	151	19,881	188	22,626
2023	1,005	3	877	520	151	19,917	0	22,473
2024	1,010	4	883	523	151	19,933	0	22,504
2025	1,015	4	880	524	150	19,933	0	22,506
2026 ⁽²⁾	999	3	877	524	151	19,939	0	22,493

(1) The City was providing operations and maintenance services for the sewer and water systems for the Castlewood service area per an agreement between the City of Pleasanton and the Alameda County Public Works Agency which ended March 2022. As of March 2022, the City is no longer providing this service.

(2) Fiscal Year 2025-26 numbers represent projected estimates.

Source: City of Pleasanton.

The following table shows the top ten water user accounts in the City based on revenue received during Fiscal Year 2024-25.

Table 4
Top Ten Accounts by Total Water Revenue
Fiscal Year 2024-25

No.	Account Name ⁽¹⁾	Type of Use	Total Usage (in gallons)	Revenues	% of Revenues ⁽²⁾
1	City of Pleasanton 00140400	Recycled Water Irrigation	71,955,860	\$426,414	1.2%
2	Callippe Preserve Golf Course	Irrigation	45,120,246	393,936	1.1
3	Callippe Preserve Golf Course	Irrigation	45,056,662	393,265	1.1
4	AvalonBay Communities, Inc	Multi-Family Residential	29,275,759	221,581	0.6
5	Applied Biosystems	Irrigation	23,018,305	198,413	0.6
6	City of Pleasanton 00140301	Irrigation	17,802,887	160,302	0.4
7	CP IV Vintage LLC	Multi-Family Residential	20,414,336	152,867	0.4
8	Stoneridge Residential, LLC	Multi-Family Residential	20,149,526	150,869	0.4
9	GSIC II Stoneridge Owner LP	Multi-Family Residential	19,788,217	150,097	0.4
10	Pleasanton Unified #200	Irrigation	14,551,106	127,219	0.4
Subtotal Top Ten			307,132,904	\$2,374,963	6.6%
All Others			4,115,302,801	\$33,482,790	93.4%
Total			4,422,435,705	\$35,857,753	100%

(1) The City is a holder of multiple accounts, including the Callippe Preserve Golf Course accounts which are payable from a City enterprise fund.

(2) Based on estimated Water System charges of \$35,857,753.

Source: City of Pleasanton.

Water Rates and Revenues

General. The City's current water rates became effective on January 1, 2026 and include separate fixed bi-monthly service charges based on meter size for potable water and recycled water; and separate variable charges based on water usage for potable water and recycled water. Beginning March 1, 2026, the City of Pleasanton replaced its prior Utility

Discount Program with a new program that offers a 30% discount on eligible water and sewer charges for income-qualified households enrolled in the PG&E CARE Program. This new program reduced the qualification threshold from 30 ccf to 24 ccf, and has an annual program budget of \$425,000. The discount program applies to the City's water fixed and variable charges.

Rate Setting Process. The City is required to annually review water sales revenue as part of the budgetary process. In May every odd numbered year, the City Manager submits to the City Council a two-year proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and expenses and the means of financing them. Separate rate studies and public hearings for utility rates are conducted to comply with the requirements of Proposition 218 and obtain citizen comments. The City Council adopts utility rates by ordinance. On October 7, 2025, the Council adopted rates for the next four years (2026 through 2029), following a two-year emergency rate increase which was in effect in 2024 and 2025. The budget is adopted, prior to June 30, through passage of appropriate resolutions. The final adopted budget is subject to amendment to reflect any significant changes in expenditures or revenues due to State or federally mandated programs, emergencies, or other unforeseen occurrences. The City's budget guidelines state that:

- Water customer rates and fees will be reviewed and adjusted every two to five years, if necessary.
- All utility enterprise funds will be operated in a manner similar to private enterprise, and as such, the City will set fees and user charges at a level that fully supports the total direct and indirect cost of the activity, including depreciation of assets, overhead charges, and reserves for unanticipated expenses and capital projects.
- The City's General Fund reimburses the Water Enterprise Fund for the utility discount programs as described above.
- The City will maintain a working capital reserve in the Water Fund of approximately 30% to 40% of the annual operating and maintenance expenses with a reserve target of 35%.

See "BOND OWNERS' RISKS – Proposition 218" for information about the City's compliance with Proposition 218 in connection with adopting rates for the Water System.

2024 Water System Management Plan. The City recently adopted its first Water System Management Plan ("**2024 WSMP**"), outlining its water system assets, recommended capital improvement needs, and operational and maintenance requirements for the next 20 years. Building on this plan, the City conducted a financial analysis to explore how to proceed with these future investments. The City approved an enhanced delivery method that balances the urgency of critical infrastructure upgrades while minimizing long-term risks to the City. These steps set the foundation and financial framework for conducting a comprehensive water rate study that align with the 2024 WSMP's needs and the funding priorities outlined in the Financial Analysis to ensure that rates adequately reflect the City's cost of service. The 2024 WSMP is intended to serve as the foundation for future rate-setting and financial planning.

2025 Rate Study. In 2025, Water Resources Economic, LLC (“WRE”) was retained by the City to provide a 2025 Water Rate Study Report (“**2025 Rate Study**”). The primary objectives of the 2025 Rate Study were to:

- Evaluate a five-year financial plan scenario to meet financial targets for Fiscal Year 2025 to Fiscal Year 2029
- Conduct a cost-of-service analysis based on the most recent data and customer use characteristics
- Develop a four-year potable and recycled water rate schedule from 2026 through 2029
- Develop a four-year drought rate schedule from 2026 to 2029
- Develop updated water connection fees for 2026 that will be annually increased by the Consumer Price Index

Current and Projected Rates. The City’s current water rates were implemented on January 1, 2026 and include a separate fixed bi-monthly service charges based on meter size for potable water and recycled water; and separate variable charges based on water usage for potable water and recycled water.

Table 5
Current Bi-Monthly Service Charge for Potable Water

Meter Size	Calendar Year 2026
5/8 inch	\$67.80
3/4 inch	98.31
1 inch	159.31
1-1/2 inch	311.82
2 inch	494.84
3 inch	1,074.37
4 inch	1,928.43
6 inch	3,972.06
8 inch	8,547.36
10 inch	12,817.63

Source: City of Pleasanton.

Table 6
Current Consumption Charges for Potable Water

Consumption Charge (\$/ccf)	Calendar Year 2026
Potable Water	5.72

Source: City of Pleasanton.

Comparison to Surrounding Communities. Set forth in the following tables are the average annual water charges for customers of the Water System as of the effective date indicated, in comparison to surrounding communities.

Table 7
Fiscal Year 2026-27 Comparative Annual Charges
(Single-Family Residential – 5/8-inch meter)
Comparative Annual Residential Water Charges

Water Provider	5 Units	Effective
DSRSD	\$706.68	1/1/2026
ACWD	\$736.50	3/1/2026
Los Altos, Cal Water	\$736.96	7/1/2026
Pleasanton, City	\$750.00	7/1/2026
Hayward, City	\$772.92	10/1/2026
CCWD	\$795.24	2/1/2026
EBMUD	\$847.20	7/1/2026
North Marin	\$876.00	7/1/2026
Livermore, City	\$899.76	1/1/2026
Palo Alto	\$959.04	7/1/2026
SFPUC	\$984.00	7/1/2026
San Jose, City	\$1,039.50	7/1/2026
Marin Water	\$1,243.68	7/1/2026

(1) Based on fixed charge for 5/8" meter, plus volumetric charge.
Source: Survey produced by East Bay Municipal Utility District.

Approved Rate Increases. In October 2025, the City Council adopted new water rates for the next four years, beginning in January 2026. The adopted rates were based on revenue adjustments of 15% increases in each of Calendar Year 2026 and 2027, and 8% increases in each of Calendar Year 2028 and 2029. The adopted rate structure also made changes to create a uniform rate structure for all customer classes and to allow for full recovery of Zone 7's fixed costs, by providing for a pass-through to the City's customers. The adopted rates assumed a 5% increase in Zone 7's costs each year, however, these rates are subject to change based on actual costs set by Zone 7 each year.

Billing and Collection

Water Service Charges. Water service charges are collected by the City and billed, together with wastewater service charges, on a bi-monthly basis by the City. Bills are due and payable within 30 days of the date of the bill. If payment is not received, a 10% late fee is assessed; then a final notice is sent, after which the account is sent to a collection agency. The City is authorized to disconnect water service in the event of a failure to pay water service charges.

Affordability Assistance. Those who are enrolled in the PG&E CARE Program and who qualify or use at or below 24 CcF of water every bi-monthly billing period are discounted 30%. The portion not paid by the customer is contributed by the City's general fund.

Water Connection Fees. The City and Zone 7 Water Connection Fees are collected as part of the building permit and water connection permit application procedures. Permits are not granted until payment has been received. City Water Connection Fees are part of the Gross Revenues. Zone 7 water connection fees are transmitted to Zone 7.

On February 5, 2024, Zone 7 served the City with a lawsuit relating to Zone 7's connection fees, claiming that the City had under collected fees and owed Zone 7 more than \$18 million. The City and Zone 7 reached a settlement in July 2025, with the City agreeing, among other things, to contribute \$250,000 to PFAS treatment plant Zone 7 is constructing in Pleasanton. The City and Zone 7 also agreed to work together moving forward to clarify their respective roles in collecting connection fees.

Capital Improvement Program

General. The City adopted a Mid-Term Budget Update in May 2026, which included revisions to the five-year capital improvement plan ("CIP") for Fiscal Years 2025-26 to 2029-30, asset forth in the following table, together with the expected sources of payment for the items in the CIP. *The following contains estimated projects and project costs, which may vary considerably from actual results.*

Table 8
Capital Improvement Program for Water System
Water Improvement Projects and Available Funding Sources
Fiscal Years 2025-26 through 2029-30

PROJECT	2025-26	2026-27	2027-28	2028-29	2029-30	5-Year Total
Annual Recycled Water Repair & Replacement	\$50,000	\$-	\$-	\$-	\$-	\$50,000
Annual Recycled Water System Improvements	50,000	50,000	50,000	50,000	50,000	250,000
Annual Water Distribution System Improvements	1,300,000	880,000	725,000	4,366,000	1,396,500	8,667,500
City Groundwater Supply	2,981,247	-	15,740,000	11,750,000	-	30,471,247
Emergency Power Improvements Utility System	266,990	-	-	-	-	266,990
Foothill Pump Station Rehabilitation	-	-	275,000	1,265,000	-	1,540,000
Grey Eagle Pump Station Replacement	-	-	-	-	2,240,000	2,240,000
Kilkare and Sunol Fire Flow Improvements Program	-	500,000	500,000	1,500,000	4,000,000	6,500,000
Lemoine Bypass Pipeline (DS-5)	136,427	-	-	-	-	136,427
Near-Term Water Improvements	2,241,039	-	-	-	-	2,241,039
Recycled Water System Management Plan	300,000	-	-	-	-	300,000
SCADA Communications Network Improvements	-	-	-	1,180,000	-	1,180,000
Turnout #4 Pre-packaged Booster Station Procurement	1,300,000	-	-	-	-	1,300,000
Water Meter and AMI System Replacement	2,020,000	8,910,000	-	-	-	10,930,000
Water System Emergency Power Improvements Program	590,000	2,740,000	-	1,600,000	1,600,000	6,530,000
Water System Management Plan	255,712	-	-	-	-	255,712
Water Tank 1300 Rehabilitation	-	-	350,000	2,600,000	-	2,950,000
Water Tank Inspections and Repairs Program	-	-	-	630,000	650,000	1,280,000
Total Project Expenditures	\$11,491,415	\$13,080,000	\$17,640,000	\$24,941,000	\$9,936,500	\$77,088,915

Five Year Water CIP Resources

Revenue Category	2025-26	2026-27	2027-28	2028-29	2029-30	5-Year Total
City Development Fees	\$7,000	\$-	\$-	\$-	\$-	\$7,000
Grants & Miscellaneous	246,221	-	-	-	-	246,221
Transfer In from Other Funds	534,894	2,034,894	8,584,894	8,034,894	13,784,894	32,974,470
Interest Earnings	169,200	203,100	169,200	169,200	169,200	879,900
Anticipated Debt Proceeds	10,513,848	15,000,000	10,000,000	10,000,000	-	45,513,848
Total	\$11,471,163	\$17,237,994	\$18,754,094	\$18,204,094	\$13,954,094	\$79,621,439

Source: City of Pleasanton.

Outstanding Indebtedness

The City has the following outstanding long-term debt related to its Water System.

2015 SRF Loan. In June 2015, the City entered into an agreement with the California State Water Resources Control Board for State Revolving Fund project financing in the amount of \$19,875,720 to fund the City of Pleasanton Recycled Water Project. The loan is secured by and payable solely from net revenues from the ownership or operation of the City's Water Enterprise. The agreement also requires that the City maintain and fund a separate account in an amount equal to one year of debt service. The City satisfied the debt service requirement by maintaining \$438,935 in restricted cash balance. The agreement was amended in September 2015 to reduce the project funding to \$11,317,177. The project was completed in October 2016 and the City had drawn a total of \$11,088,917. The loan bears annual interest of 1.0 percent, and principal and interest payments are due October 31 of each year. The outstanding balance on June 30, 2026, was \$8,200,805. The note is secured by a lien on and pledge of the Water Enterprise Fund, net water revenues and any water reserve fund on parity with the Installment Payments. In addition, the agreement contains a subjective acceleration clause that allows the lender to accelerate payment of the entire principal.

2024 Water Revenue Bonds. In May 2024, the City and the Authority entered into an installment sale agreement under which the City is obligated to make installment payments to the Authority. These installment payments constituted "Revenues" pledged under an indenture, pursuant to which the Authority issued its 2024 Water Revenue Bonds, which have an outstanding principal balance as of June 30, 2026 of \$16,605,000. Repayment of the installment payments is secured by a pledge of the "Net Revenues" of the Water System.

Funds and Reserves

The City currently maintains separate funds for the Water System. Each of these funds is treated as a separate accounting entity but are consolidated for rate setting.

The Water Operating Fund is the main operating fund of the Water System. The fund is used to pay for all operating and maintenance costs for the Water System. The fund is also used for ongoing capital and replacement projects as budgeted each year.

The Water CIP Fund is used for specific capital improvement projects that were budgeted in past years. Each year, the City sets aside the full cost of capital improvements approved that year by transferring money from the Water Operating Fund to the Water CIP Fund. The Water CIP Fund typically carries a significant balance that is reserved for the remaining costs of projects approved in prior years but still under construction.

The Water Connection Fees Fund was established to record connection fees that are paid by developers to connect new services to the water system, and are used to fund improvements and expansion of the water system to accommodate new development. The fees also cover the incremental cost of future expansion and improvements necessary to accommodate new developments.

The City's fiscal policies and fiscal practices provide as follows, among other things:

(1) The City will maintain working capital in the Water System funds to provide for future capital projects and unanticipated emergencies, such as pump station repairs. The City will attempt to maintain a working capital reserve of at least 30% of the annual operating and maintenance expenses for the Water Fund. As of June 30, 2026, the amount in this reserve was \$12.0 million (unaudited).

(2) A plan will be developed to provide a roadmap to replenish the reserve through a rate study when the reserve level is below 30%.

(3) Unspent funds in the Water CIP Fund will be used for future capital projects and also serve as a rate stabilization fund in which funds can be transferred back to the Water Operating Fund to cover operating expenses if needed.

Pro Forma Debt Service Coverage

The following table provides a pro forma statement of debt service coverage developed by the City, based on the definitions of Gross Revenues and Operations and Maintenance Costs set forth in the legal documents governing the 2026 Bonds (which excludes depreciation and other non-cash items). *The following contains estimated amounts for projected figures, which may vary considerably from actual results.*

Table 9
Water System
Pro Forma Historical and Projected Debt Service Coverage
Fiscal Years 2020-21 through 2024-25 and Projected 2025-26 through 2029-30*

	Actual					Projected*				
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Gross Revenue⁽¹⁾										
Charges for Services	\$31,955,874	\$28,850,363	\$28,055,185	\$33,090,223	\$41,403,473	\$44,898,533	\$51,552,786	\$57,155,767	\$61,728,228	\$65,063,927
Other Operating Revenue	785,200	1,155,375	809,162	3,452,314	1,028,528	823,870	858,070	635,541	635,541	635,541
Interest Income	346,467	321,267	295,236	354,916	1,022,900	465,700	558,900	576,000	593,000	611,000
Capital Surcharge	161,860	65,160	109,200	26,900	101,258	7,000	-	-	-	-
Total Gross Revenues	\$33,249,401	\$30,392,165	\$29,268,783	\$36,924,353	\$43,556,159	\$46,195,103	\$52,969,756	\$58,367,308	\$62,956,769	\$66,310,468
Operations and Maintenance Costs⁽²⁾										
Purchased Water	\$17,642,015	\$17,825,538	\$18,922,044	\$23,436,500	\$25,949,234	\$27,206,922	\$29,257,653	\$29,353,610	\$30,821,290	\$32,362,355
Personnel Services	4,732,533	3,048,704	4,152,957	5,679,446	6,184,143	6,315,444	8,772,600	9,018,000	9,289,000	9,567,000
Services and Supplies/Repairs	4,905,793	6,128,260	5,422,693	3,278,322	3,583,013	5,897,412	7,366,755	7,240,496	6,525,482	6,496,319
Total M&O Costs	\$27,280,341	\$27,002,502	\$28,497,694	\$32,394,268	\$35,716,390	\$39,419,778	\$45,397,008	\$45,612,106	\$46,635,772	\$48,425,674
Net Revenues	\$5,969,060	\$3,389,663	\$771,089	\$4,530,085	\$7,839,769	\$6,775,325	\$7,572,748	\$12,755,202	\$16,320,997	\$17,884,794
Debt Service										
2015 SRF Loan	\$398,129	\$434,896	\$432,647	\$432,624	\$432,601	\$ 434,894	\$434,894	\$434,894	\$434,894	\$434,894
2017 Water Revenue Bonds	971,017	979,980	972,388	-	-	-	-	-	-	-
Installment Payments/2024 Bonds	-	-	-	1,928,875	1,251,008	1,113,750	1,115,250	1,116,000	1,116,000	1,115,250
Installment Payments/2026 Bonds	-	-	-	-	-	-	717,733	1,003,750	1,003,250	1,007,000
Installment Payments/2027 Bonds	-	-	-	-	-	-	-	-	741,315	741,315
Installment Payments/2028 Bonds	-	-	-	-	-	-	-	-	-	741,315
Total Debt Service	\$1,369,146	\$1,414,876	\$1,405,035	\$2,361,499	\$1,683,609	\$1,548,644	\$2,267,877	\$2,554,644	\$3,295,459	\$4,039,774
Debt Service Coverage Ratio*	4.36	2.40	0.55	1.92	4.66	4.38	3.34	4.99	4.95	4.43
Water Fund FYE Cash Balance⁽³⁾	\$31,834,863	\$25,800,576	\$22,850,893	\$17,895,497	\$20,991,551	\$20,118,232	\$23,618,536	\$24,919,271	\$25,434,986	\$25,584,433

(footnotes follow on next page)

* Estimated and subject to change for Fiscal Years 2025-26 through 2029-30.

(1) Grants are not included as operating revenues.

(2) Excludes depreciation and other non-cash charges.

(3) The balance includes investments but excludes restricted cash, most of which is the remaining 2024 Water Revenue Bond proceeds.

Source: *City of Pleasanton*.

Additional Information Regarding Projections. The table above reflects a number of assumptions regarding projected debt service coverage for Fiscal Years 2025-26 through 2029-30, including the following:

- Growth in customers during the projection period is expected to remain flat.
- Rate increases during the projection period are consistent with the previously adopted rate study, which provides for annual revenue increases of approximately 15% in each of Calendar Year 2026 and 2027, and 8% increases in each of Calendar Year 2028 and 2029.
- Purchased Water expenses are projected by the City to increase by up to 5% per year; actual costs charged by Zone 7 may vary significantly from this estimate.
- Other expenses, consisting of personnel services and services & supplies, are projected to increase at between 3% to 5% per year.
- A borrowing of \$20 million was estimated for infrastructure improvements during the projection period.

With respect to capital costs associated with the Water System, the City's current CIP identifies a number of projects for planning purposes. All future years' projects and their related funding require annual review and approval by the City Council and are therefore subject to change. The City records its infrastructure capital costs, including Water System capital costs as capital assets. Because capital costs are not included in the definition of Operations and Maintenance Costs, they will not affect the availability of Net Revenues to make the Installments Payments. Should the City decide to finance any of these capital costs through the issuance of Parity Debt within the projection period, projected debt service coverage could decrease without a corresponding increase in either rates or customers.

BOND OWNERS' RISKS

The following describes certain special considerations and risk factors affecting the payment of and security for the 2026 Bonds. The following discussion is not meant to be an exhaustive list of the risks associated with the purchase of any 2026 Bonds and the order presented does not necessarily reflect the relative importance of the various risks. Potential investors in the 2026 Bonds are advised to consider the following special factors along with all other information in this Official Statement in evaluating the 2026 Bonds. There can be no assurance that other considerations will not materialize in the future.

Revenues; Rate Covenant

The Revenues securing the 2026 Bonds consist primarily of Installment Payments payable by the City, which, in turn, are secured by the Net Revenues of the Water System. Net Revenues are dependent upon the demand for water usage, which can be affected by population factors and climatic conditions such as droughts. There can be no assurance that demand for water usage will be consistent with the levels contemplated in this Official Statement. A decrease in the demand for water could require an increase in rates or charges in order to comply with the rate covenants contained in the Installment Sale Agreement. The City's ability to meet its rate covenants is dependent upon its capacity to increase rates without driving down demand to a level insufficient to meet debt service on the Installment Payments and Parity Debt.

No Debt Service Reserve Fund

Neither the Authority nor the City will fund a debt service reserve fund for the 2026 Bonds. If Net Revenues are insufficient for the City to pay the Installment Payments when due, no debt service reserve account funds will be available under the Installment Sale Agreement or Indenture for the City to make such payments.

Operations and Maintenance Costs; Third-Party Sources of Water Supply

There can be no assurance that expenses of the Water System will be consistent with the levels contemplated in this Official Statement. In particular, the City currently obtains 100% of its potable water from Zone 7, and therefore the City may have less control over the expenses attributable to its water supply than if the City directly controlled its water. The cost of purchased water from Zone 7 is, by far, the largest line item for Maintenance and Operating Costs and Zone 7 rates are passed-through to customers of the water system.

In addition to its purchased water expenses, changes in technology, changes in quality standards, and increases in the cost of operation or other expenses could require substantial increases in rates or charges in order to comply with the rate covenants in the Installment Sale Agreement. Changes in water quality included the changing regulations for PFAS. Until such rates can be implemented, Net Revenues may be reduced, increasing the possibility of nonpayment of the Installment Payments and, in turn, the 2026 Bonds.

Limitations on Remedies Available to Bond Owners

The ability of the City to comply with its covenants under the Installment Sale Agreement and to generate Net Revenues sufficient to pay principal of and interest on the Installment Payments and Parity Debt may be adversely affected by actions and events outside of the

control of the City, and may be adversely affected by actions taken (or not taken) by voters, property owners, taxpayers or payers of assessments, fees and charges. Furthermore, any remedies available to the owners of the 2026 Bonds upon the occurrence of an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay and could prove both expensive and time-consuming to obtain.

In addition to the limitations on Bondholder remedies contained in the Indenture, the rights and obligations of the Authority under the Indenture may be subject to the following: the United States Bankruptcy Code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect; usual equity principles which may limit the specific enforcement under State law of certain remedies; the exercise by the United States of America of the powers delegated to it by the Federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State and its governmental bodies in the interest of serving a significant and legitimate public purpose. Bankruptcy proceedings, or the exercise of powers by the federal or state government, if initiated, could subject the Owners of the Bonds to judicial discretion and interpretation of their rights in bankruptcy or otherwise, and consequently may entail risks of delay, limitation or modification of their rights.

Seismic and other Natural Disasters; Climate Change

General. The City is located in a seismically active area of California. If there were to be an occurrence of severe seismic activity in the area of the City, there could be an interruption in the service provided by the Water System, resulting in a temporary reduction in the amount of Net Revenues available to timely pay the Installment Payments. There are known earthquake faults near the City and the Water system could be damaged by an earthquake event, resulting in required unanticipated expense and repairs.

Other natural disasters, such as flooding, landslides or wildfires, could also affect or interrupt the service provided by the Water System, resulting in a temporary reduction in the amount of Net Revenues available to timely pay the Installment Payments.

Droughts. California is subject to droughts from time to time. The California Water Code asks agencies to evaluate their water service reliability by examining the impact of drought on their water supplies and comparing those reduced supplies to water demands. Specifically, agencies calculate their water supplies during a single dry year and five consecutive dry years using historical records. This water supply reliability assessment is documented within the City's Urban Water Management Plan (UWMP), which is closely tied to Zone 7's water supply reliability assessment. Under the City's current 2025 UWMP, the water supply reliability assessment projects the City will have adequate supply to meet a single dry year and indicates Zone 7 is expected to have adequate supply reliability to meet the City's current and projected demands through 2045. Furthermore, the analysis projects a potential small shortfall for Pleasanton (10 percent) in a five-year drought scenario beginning in 2045, specifically in the fifth consecutive year of drought. This shortfall is considered manageable through conservation measures consistent with the City's Water Shortage Contingency Plan. Currently, the City does not project a water supply shortfall in the upcoming year.

Loss of Tax-Exemption

As discussed under the caption “TAX MATTERS,” interest on the 2026 Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date the 2026 Bonds were issued, as a result of future acts or omissions of the Authority or City in violation of its covenants in the Installment Sale Agreement and Indenture. Should such an event of taxability occur, the 2026 Bonds are not subject to special redemption and will remain outstanding until maturity or until redeemed under other provisions set forth in the Indenture.

Proposition 218

General. On November 5, 1996, California voters approved Proposition 218, the so-called “Right to Vote on Taxes Act.” Proposition 218 added Articles XIIC and XIID to the State Constitution, which affect the ability of local governments to levy and collect both existing and future taxes, assessments, and property-related fees and charges. Proposition 218, which generally became effective on November 6, 1996, limited local governments’ authority to impose or increase property-related “fee” or “charge,” which is defined as “any levy other than an ad valorem tax, a special tax or an assessment, imposed by a local government upon a parcel or upon a person as an incident of property ownership, including user fees or charges for a property related service” (and referred to in this section as a “property-related fee or charge”).

Specifically, under Article XIID, before a municipality may impose or increase any property-related fee or charge, the entity must give written notice to the record owner of each parcel of land affected by that fee or charge. The municipality must then hold a hearing upon the proposed imposition or increase at least 45 days after the written notice is mailed, and, if a majority of the property owners of the identified parcels present written protests against the proposal, the municipality may not impose or increase the property-related fee or charge.

Further, under Article XIID, revenues derived from a property-related fee or charge may not exceed the funds required to provide the “property-related service” and the entity may not use such fee or charge for any purpose other than that for which it imposed the fee or charge. The amount of a property-related fee or charge may not exceed the proportional cost of the service attributable to the parcel, and no property-related fee or charge may be imposed for a service unless that service is actually used by, or is immediately available to, the owner of the property in question.

In addition, Article XIIC states that “the initiative power shall not be prohibited or otherwise limited in matters of reducing or repealing any local tax, assessment, fee or charge. The power of initiative to affect local taxes, assessments, fees and charges shall be applicable to all local governments and neither the Legislature nor any local government charter shall impose a signature requirement higher than that applicable to statewide statutory initiatives.”

Judicial Interpretation of Proposition 218. After Proposition 218 was enacted in 1996, appellate court cases and an Attorney General’s opinion initially indicated that fees and charges for water and wastewater services, which are based on the amount of services consumed, would not be considered property-related fees and charges, and thus not subject to the requirements of Article XIID. However, numerous subsequent court cases have held that certain types of water and wastewater charges could be subject to the requirements of Proposition 218. These cases include, for example, *Capistrano Taxpayers Assoc., Inc. v. City of San Juan Capistrano* (186 Cal. Rptr. 3d 362 (Cal. App. 4th Distr. 2015)), *Bighorn-Desert View*

Water Agency v. Verjil (46 Cal. Rptr. 3d 73 (Cal. 2006)), and *Howard Jarvis Taxpayers Assoc. v. City of Fresno* (26 Cal. Rptr. 3d 153 (Cal. App. 5th Distr. 2005)).

Under the *Bighorn* case, for example, the court held that under Article XIII C, local voters could adopt an initiative measure that could reduce or repeal a local agency's rates and charges, though it is not clear whether (and California courts have not decided whether) any such reduction or repeal by initiative would be enforceable in a situation in which such rates and charges are pledged to the repayment of bonds or other indebtedness, as is the case with respect to the Installment Payments securing the 2026 Bonds.

Under the *City of San Juan Capistrano* case, the court held that tiered or inclined rates that go up progressively in relation to usage must correspond to the actual cost of providing water service at each tier (level of usage), and accordingly the pricing for any tier cannot exceed the cost of service to that tier.

City's Current Practice Regarding Rates and Charges. The City's practice in implementing increases in water rates and charges has been to comply with the requirements of Article XIII D, including the practice of providing property owners with a 45-day mailed notice and public hearing before the City Council approves rate increases.

Conclusion. It is not possible to predict how courts will further interpret Article XIII C and Article XIII D in future judicial decisions, and what, if any, further implementing legislation will be enacted. As noted above, under the *Bighorn* case, local voters could adopt an initiative measure that reduces or repeals the City's rates and charges, though it is not clear whether (and California courts have not decided whether) any such reduction or repeal by initiative would be enforceable in a situation in which such rates and charges are pledged to the repayment of bonds or other indebtedness, as is the case with respect to the Installment Payments securing the 2026 Bonds. ***There can be no assurance that the courts will not further interpret, or the voters will not amend, Article XIII C and Article XIII D to limit the ability of local agencies to impose, levy, charge and collect increased fees and charges for water, or to call into question previously adopted water rate increases.***

Environmental Regulation

The supply of water by the City through the Water System is regulated, to a large extent, by the federal government and the State. Water treatment standards set forth in federal and State law control the operations of the Water System (and the wholesale water providers that supply water to the Water System) and mandate its use of technology. If the federal government, acting through the Environmental Protection Agency, or the State, acting through the Department of Health Services, or additional federal or State legislation, should impose stricter standards upon the Water System, the City's expenses related to the Water System could increase accordingly and rates and charges would have to be increased to offset those expenses. See "Operations and Maintenance Costs; Third Party Sources of Water Supply" above.

It is not possible to predict the direction which federal or State regulation will take with respect to water standards, although it is likely that both will impose more stringent standards with attendant higher costs.

Public Health Emergencies

In recent years, public health authorities have warned of threats posed by outbreaks of disease and other public health threats. Pandemic diseases arising in the future could have significant adverse health and financial impacts throughout the world, leading to loss of jobs and personal financial hardships, and/or actions by federal, State and local governmental authorities to contain or mitigate the effects of an outbreak.

Taxpayer assistance measures may include deferral of due dates of utility rates (including Water System rates and charges), which was an assistance program during the COVID-19 pandemic, and with or without a deferral some ratepayers may be unable to make their payments. No assurance can be given that the Water System payment dates will not be deferred in the future, which may cause a delay in the receipt of rate revenues.

Cybersecurity

The City, like many other public and private entities, relies on computer and other digital networks and systems to conduct its operations. As a recipient and provider of personal, private or other sensitive electronic information, the City is potentially subject to multiple cyber threats, including without limitation hacking, viruses, ransomware, malware and other attacks. No assurance can be given that the City's efforts to manage cyber threats and attacks will be successful in all cases, or that any such attack will not materially impact the operations or finances of the City or the Water System, or the administration of the 2026 Bonds.

The City is also reliant on other entities and service providers in connection with the operation of the Water System and the administration of the 2026 Bonds, including without limitation, the City's wholesale water provider, the Trustee and the dissemination agent. No assurance can be given that the City and these other entities will not be affected by cyber threats and attacks in a manner that may affect the Bond owners.

Secondary Market for Bonds

There can be no guarantee that there will be a secondary market for the 2026 Bonds or, if a secondary market exists, that any 2026 Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

Future Parity Debt

As described in "SECURITY FOR THE 2026 BONDS – Parity Debt" above, the Installment Sale Agreement permits the City to issue Parity Debt in the future that is secured and payable on parity with the payment of the Installment Payments securing the 2026 Bonds. In the event of a decline in Net Revenues available to pay the Installment Payments securing the 2026 Bonds, the existence of additional Parity Debt could adversely affect the City's ability to timely pay the Installment Payments securing the 2026 Bonds.

TAX MATTERS

Federal Tax Status. In the opinion of Jones Hall LLP, San Mateo, California, as Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the 2026 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the 2026 Bonds may be subject to the corporate alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the Authority and the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the “**Tax Code**”) that must be satisfied subsequent to the issuance of the 2026 Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Authority and City have made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the 2026 Bonds.

Tax Treatment of Original Issue Discount and Premium. If the initial offering price to the public at which a 2026 Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes “original issue discount” for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public at which a 2026 Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes “original issue premium” for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium are disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the 2026 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such 2026 Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such 2026 Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the 2026 Bonds who purchase the 2026 Bonds after the initial offering of a substantial amount of such maturity. Owners of such 2026 Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2026 Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering to the public at the first price at which a substantial amount of such 2026 Bonds is sold to the public.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the 2026 Bond (said term being the shorter of the 2026 Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the 2026 Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a 2026 Bond is amortized each year over the term to maturity of the 2026 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized bond premium is not deductible for federal income tax purposes. Owners of premium

2026 Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such 2026 Bonds.

California Tax Status. In the further opinion of Bond Counsel, interest on the 2026 Bonds is exempt from California personal income taxes.

Other Tax Considerations. Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the 2026 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the 2026 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, such legislation would apply to bonds issued prior to enactment.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of such opinion, and Bond Counsel has expressed no opinion with respect to any proposed legislation or as to the tax treatment of interest on the 2026 Bonds, or as to the consequences of owning or receiving interest on the 2026 Bonds, as of any future date. Prospective purchasers of the 2026 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the 2026 Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the 2026 Bonds may have federal or state tax consequences other than as described above. Other than as expressly described above, Bond Counsel expresses no opinion regarding other federal or state tax consequences arising with respect to the 2026 Bonds, the ownership, sale or disposition of the 2026 Bonds, or the amount, accrual or receipt of interest on the 2026 Bonds.

CERTAIN LEGAL MATTERS

Jones Hall LLP, as Bond Counsel, will render an opinion with respect to the validity of the 2026 Bonds, the form of which opinion is set forth in APPENDIX E. Certain legal matters will also be passed upon for the City by Jones Hall LLP, as Disclosure Counsel and by the City Attorney. Certain legal matters will be passed upon for the Underwriter by its counsel, Stradling Yocca Carlson & Rauth LLP. The fees of Bond Counsel, Disclosure Counsel and Underwriter's counsel are contingent on the sale and closing of the 2026 Bonds.

NO MATERIAL LITIGATION

No litigation is pending or threatened concerning the validity of the 2026 Bonds. Neither the Authority nor the City is aware of any litigation pending or threatened questioning the political existence of the Authority or the City or contesting the City's power to fix water rates and charges, or the power of the governing body of the Authority or the City Council or in any way questioning or affecting: (i) the proceedings under which the 2026 Bonds are to be issued; (ii) the validity of any provision of the 2026 Bonds, the Installment Sale Agreement or the

Indenture; (iii) the pledge of Net Revenues under the Installment Sale Agreement or the pledge of Revenues under the Indenture; or (iv) the titles to office of the present members of the governing body of the Authority or the City Council.

There are a number of suits and claims pending against the City, which may include personal injury, wrongful death and other suits and claims against which the City may self-insure. The aggregate amount of the self-insured liabilities of the City which may result from such suits and claims will not, in the opinion of the City, materially impair the ability of the City to pay the Installment Payments securing the 2026 Bonds as they become due.

There is no litigation pending, with service of process having been accomplished, against the City which if determined adversely to the City would, in the opinion of the City, materially impair the ability of the City to pay the Installment Payments securing the 2026 Bonds as they become due.

RATING

S&P Global Ratings, a division of Standard & Poor's Financial Services LLC ("**S&P**") has assigned its municipal bond rating of "AA" to the 2026 Bonds. This rating reflects only the views of S&P, and an explanation of the significance of this rating, and any outlook assigned to or associated with this rating, should be obtained from S&P. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. The Authority has provided certain additional information and materials to S&P (some of which does not appear in this Official Statement). There is no assurance that this rating will continue for any given period of time or that this rating will not be revised downward or withdrawn entirely by S&P, if in the judgment of S&P, circumstances so warrant. Any such downward revision or withdrawal of any rating on the 2026 Bonds may have an adverse effect on the market price or marketability of the 2026 Bonds.

CONTINUING DISCLOSURE

The City will covenant for the benefit of owners of the 2026 Bonds to provide certain financial information and operating data by not later than nine months after the end of the City's Fiscal Year, or March 31, of each year (based on the City's current Fiscal Year-end of June 30), commencing March 31, 2027, with the report for the 2025-26 Fiscal Year (the "**Annual Report**") and to provide notices of the occurrence of certain listed events.

These covenants have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"). The specific nature of the information to be contained in the Annual Report or the notices of listed events by the City is set forth in "APPENDIX C – Form of Continuing Disclosure Certificate."

[Underwriter to confirm] [The City has previously entered into continuing disclosure undertakings under the Rule in connection with the issuance of long-term obligations. During the past five years, the City has not failed to comply, in all material respects, with its undertakings under the Rule.]

UNDERWRITING

Siebert Williams Shank & Co., LLC, as underwriter of the 2026 Bonds (the **“Underwriter”**), has agreed to purchase the 2026 Bonds from the Authority at a purchase price of \$_____ which represents the aggregate principal amount of the 2026 Bonds, plus/less [net] original issue premium/discount of \$_____, less underwriter’s discount of \$_____.

The purchase contract under which the Underwriter is purchasing the 2026 Bonds provides that the Underwriter will purchase all of the 2026 Bonds if any are purchased. The obligation of the Underwriter to make such purchase is subject to certain terms and conditions set forth in the purchase contract.

The public offering prices of the 2026 Bonds may be changed from time to time by the Underwriter. The Underwriter may offer and sell the 2026 Bonds to certain dealers and others at a price lower than the offering price stated on the cover page of this Official Statement.

MUNICIPAL ADVISOR

The Authority has retained PFM Financial Advisors LLC, as its municipal advisor (the **“Municipal Advisor”**) in connection with the authorization and delivery of the 2026 Bonds. The Municipal Advisor assumes no responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the 2026 Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

EXECUTION

The execution of this Official Statement and its delivery have been authorized by the governing body of the Authority and the City Council of the City.

PLEASANTON JOINT POWERS FINANCING AUTHORITY

By: _____
Executive Director

CITY OF PLEASANTON

By: _____
City Manager

APPENDIX A

SUMMARY OF CERTAIN PROVISIONS OF THE PRINCIPAL LEGAL DOCUMENTS

APPENDIX B

**AUDITED FINANCIAL STATEMENTS OF THE CITY
FOR FISCAL YEAR ENDED JUNE 30, 2025**

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

\$ _____
PLEASANTON JOINT POWERS FINANCING AUTHORITY
2026 WATER REVENUE BONDS

This Continuing Disclosure Certificate (this “**Disclosure Certificate**”) is executed and delivered by the City of Pleasanton (the “**City**”) in connection with the issuance of the above-captioned bonds (the “**2026 Bonds**”). The 2026 Bonds are being issued by the Pleasanton Joint Powers Financing Authority (the “**Authority**”) under an Indenture of Trust dated as of October 1, 2026 (the “**Indenture**”) by and between the Authority and U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”). The City covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the holders and beneficial owners of the 2026 Bonds and in order to assist the Participating Underwriter in complying with the Rule (defined herein).

Section 2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“*Annual Report*” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4.

“*Annual Report Date*” means the date that is nine months after the end of the City’s fiscal year (currently March 31 based on the City’s fiscal year end of June 30).

“*Dissemination Agent*” means, initially, Digital Assurance Certification, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“*Listed Events*” means any of the events listed in Section 5(a).

“*MSRB*” means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

“*Official Statement*” means the final official statement dated _____, 2026, executed by the City in connection with the issuance of the 2026 Bonds.

“*Participating Underwriter*” means any original underwriter of the 2026 Bonds required to comply with the Rule in connection with the issuance of the 2026 Bonds.

“*Rule*” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing March 31, 2027, with the report for the 2025-26 fiscal year, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide (or cause the Dissemination Agent to provide) an Annual Report by the Annual Report Date, the City shall provide (or cause the Dissemination Agent to provide) to the MSRB, in a timely manner as required by the Rule, in an electronic format as prescribed by the MSRB a notice to such effect.

(c) With respect to each Annual Report, the Dissemination Agent shall:

(i) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(ii) if the Dissemination Agent is other than the City, file a report with the City certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City's Annual Report shall contain or incorporate by reference the following:

(a) Audited financial statements of the City prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the City's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) To the extent not contained in the audited financial statements filed under the preceding clause (a), the Annual Report shall contain information showing the following:

(i) A schedule of water rates in effect as of the close of the preceding fiscal year, by classification of customer; in substantially the form of Table 5 and Table 6 in the Official Statement;

(ii) Net Revenues received by the City during the preceding fiscal year and the amount by which such Net Revenues provides coverage for the payments of debt service coming due in such fiscal year with respect to the Installment Payments securing the 2026 Bonds and any other Parity Debt, in substantially the form of Table 9 in the Official Statement;

(iii) A description of any additional indebtedness incurred during the most recently-completed fiscal year that is payable from Net Revenues on a parity or subordinate basis with the Installment Payments securing the 2026 Bonds;

(iv) Customer information, for the most recently ended fiscal year only, in substantially the form of Table 3 in the Official Statement; and

(v) Water System top ten customer information in substantially the form of Table 4 in the Official Statement.

(c) In addition to any of the information expressly required to be provided under this Disclosure Certificate, the City shall provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

(d) Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet website or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the 2026 Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the City.

Note: For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

- (13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.
- (15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material (for definition of "financial obligation," see Section 6(c)).
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties (for definition of "financial obligation," see Section 6(c)).

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, and, if the Listed Event is described in subsections (a)(2), (a)(6), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) above, the City determines that knowledge of the occurrence of that Listed Event would be material under applicable Federal securities law, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of the Listed Events described in subsection (a)(8) above

need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected 2026 Bonds under the Indenture.

© For purposes of Section 5(a)(15) and (16), “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City’s obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the 2026 Bonds. If such termination occurs prior to the final maturity of the 2026 Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section(c).

Section 8. Dissemination Agent. The City may, from time to time, appoint, engage or change a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any Dissemination Agent, with or without appointing a successor Dissemination Agent. Any Dissemination Agent may resign by providing 30 days’ written notice to the City.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

- (a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City with respect to the 2026 Bonds, or type of business conducted;
- (b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the 2026 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances;©d
- (c) the proposed amendment or waiver either (i) is approved by holders of the 2026 Bonds in the manner provided in the Indenture for amendments to the Indenture with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the 2026 Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first Annual Report filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to this Disclosure Certificate modifying the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for a Listed Event under Section 5(c).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Default. If the City fails to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the 2026 Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent (if other than the City), the Participating Underwriter and the holders and beneficial owners from time to time of the 2026 Bonds, and shall create no rights in any other person or entity.

Section 13. Counterparts. This Disclosure Certificate may be executed in several counterparts and/or with electronic signatures, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Date: _____, 2026

CITY OF PLEASANTON

By _____
Name: _____
Title: _____

ACCEPTED AND AGREED:

Digital Assurance Certification,
As Dissemination Agent

By _____
Authorized Representative

APPENDIX D

GENERAL INFORMATION ABOUT THE CITY OF PLEASANTON AND THE COUNTY OF ALAMEDA

*The following information concerning the County of Alameda (the “**County**”) and the City of Pleasanton (the “**City**”) is included only for the purpose of supplying general information regarding the region in which the Water System is located. The 2026 Bonds are not a debt of the County, the City, the State of California (the “**State**”) or any of its political subdivisions, and neither the County, the City, the State nor any of its political subdivisions is liable therefor. The City and the Underwriter take no responsibility for the accuracy or completeness of such information.*

General

The City. The City was incorporated on June 18, 1894. The City’s history has been shaped largely by its geographic location, from its days as a stop on the transcontinental railroad to its modern-day position as a center of commerce at the intersection of interstate freeways 580 and 680. The City enjoys a rich blend of historic turn-of-the-century charm and vital modern facilities that provide the quality of life and economic well-being desired by residents and businesses. This successful balance has been achieved through the City’s active and involved citizenry, strong community leadership and committed City government.

The City occupies a land area of 24.2 square miles and serves a residential population of 76,149 as estimated by the California Department of Finance as of January 1, 2026. The City is a full-service general law city providing police, fire, sewer, water, street, parks, support services, economic development, community development (planning, building and inspection services), community services (recreation, sports, senior center, preschool, etc.) and library services.

The City operates under the Council-Manager form of government, with four Council members elected to represent specific districts by City residents within such districts for staggered four-year terms and the Mayor elected at-large by all City residents for a two-year term. The City Council appoints the City Manager and the City Attorney. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City and appointing department directors.

The County. The County is located on the east side of the San Francisco Bay, extending to the City of Albany on the north, the City of Fremont on the south, and to the City of Livermore on the east, and is approximately ten miles west of San Francisco. Automobile access to San Francisco is provided by the San Francisco-Oakland Bay Bridge.

The northern part of the County has direct access to San Francisco Bay and the City of San Francisco. It is highly diversified with residential areas, active commercial areas, traditional heavy industry, the University of California at Berkeley, the Port of Oakland, and sophisticated manufacturing, computer services and biotechnology firms. The middle of the County is also highly developed including older established residential and industrial areas. The southeastern corner of the County, including the cities of Pleasanton and Livermore, has seen strong growth in residential development and manufacturing. Many high-tech firms have moved from neighboring Silicon Valley in Santa Clara County to the County.

Population

The following table lists population estimates for the City, the County and the State for the last five years, as of January 1 each year.

CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
Population Estimates
Years 2022 through 2026, as of January 1

Year	City of Pleasanton	Alameda County	State of California
2022	77,741	1,652,305	39,159,480
2023	77,225	1,657,494	39,167,274
2024	76,863	1,661,452	39,446,835
2025	76,659	1,667,901	39,646,907
2026	76,149	1,666,136	39,592,978

Source: California Department of Finance, Demographic Research Unit.

Industry and Employment

The City is included in the Oakland-Fremont-Berkeley Metropolitan Division ("MD"). The unemployment rate in the Oakland-Fremont-Berkeley MD was 4.1% in April 2026, down from a revised 4.3% in March 2026, and below the year-ago estimate of 4.3%. This compares with an unadjusted unemployment rate of 5.0% for the State and 4.0% for the nation during the same period. The unemployment rate was 4.1% in the County, and 4.2% in Contra Costa County.

The table below provides information about employment by industry type for Alameda County for calendar years 2021 through 2025 (the most recent annual data available).

OAKLAND-FREMONT-BERKELEY MD (Alameda and Contra Costa Counties) Civilian Labor Force, Employment and Unemployment March 2025 benchmark

	2021	2022	2023	2024	2025 [†]
Civilian Labor Force ⁽¹⁾	1,417,100	1,434,900	1,451,300	1,455,300	1,459,600
Employment	1,332,800	1,387,700	1,395,500	1,390,400	1,391,000
Unemployment	84,300	47,100	55,700	64,800	68,600
Unemployment Rate	5.9%	3.3%	3.8%	4.5%	4.7%
<u>Wage and Salary Employment:</u> ⁽²⁾					
Agriculture	1,700	1,900	1,800	1,500	1,300
Mining and Logging	200	300	300	300	300
Construction	74,300	75,600	75,700	74,100	71,000
Manufacturing	106,000	112,300	111,200	104,100	98,400
Wholesale Trade	41,100	41,500	41,200	40,400	40,100
Retail Trade	105,300	106,200	105,300	103,200	101,900
Transportation, Warehousing, Utilities	47,100	51,700	52,200	52,000	50,900
Information	24,700	25,000	25,100	24,800	24,500
Finance and Insurance	34,800	33,600	31,100	28,800	27,300
Real Estate and Rental and Leasing	17,200	18,400	18,500	18,100	17,600
Professional and Business Services	190,900	194,800	188,300	186,400	183,300
Educational and Health Services	198,500	205,800	216,800	229,700	241,000
Leisure and Hospitality	92,500	108,300	111,700	111,000	110,500
Other Services	35,600	39,200	41,500	43,000	43,800
Federal Government	13,400	13,100	13,200	13,300	12,700
State Government	35,900	33,100	34,500	36,600	36,300
Local Government	111,800	115,200	118,000	123,100	126,100
Total, All Industries ⁽³⁾	1,130,900	1,176,000	1,186,300	1,190,200	1,187,000

[†] Most recent annual data available.

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(3) Calculations may not foot due to rounding.

Source: State of California Employment Development Department.

Principal Employers

The following table lists the principal employers within the City for fiscal year 2024-25.

CITY OF PLEASANTON Principal Employers Fiscal Year 2024-25

Employer Name	Estimated No. of Employees
Workday Inc.	5,387
The Permanente Medical Group Inc.	1,414
Stanford Health Care Trivalley	1,124
Safeway Inc.	1,110
Kaiser Foundation Health Plan	1,001
Ice Mortgage Technology Inc.	997
Veeva Systems Inc.	945
Oracle America Inc.	882
Kaiser Foundation Hospitals	678
Roche Molecular Systems Inc.	643
Life Technologies	579
10x Genomics	486
SMM Facilities Inc.	475
Costco Wholesale #1341	357
Clorox Services Company	354

Source: City of Pleasanton.

The following table lists, in alphabetical order, the largest manufacturing and non-manufacturing employers within the County as of June 2026.

COUNTY OF ALAMEDA
Major Employers
As of June 2026
(In Alphabetical Order)

Employer Name	Location	Industry
Alameda County Law Enforcement	Oakland	Government Offices-County
Alameda County Sheriff's Ofc	Oakland	Government Offices-County
Alta Bates Summit Med Ctr Alta	Berkeley	Hospitals
BART PD	Oakland	Transit Lines
BELFOR Property Restoration	Hayward	Building Preservation
California State Univ East Bay	Hayward	Schools-Universities & Colleges Academic
Cooper Vision Inc	Pleasanton	Optical Goods-Wholesale
Dell EMC	Pleasanton	Computer Storage Devices (mfrs)
East Bay Muni Utility Dist	Oakland	Water & Sewage Companies-Utility
Kaiser Permanente Oakland Med	Oakland	Hospitals
Lawerence Berkeley Lab	Berkeley	Laboratories-Research & Development
Lawrence Livermore NTNL Lab	Livermore	Laboratories
Linl St & T Staff	Livermore	Research Service
Logitech	Newark	Computer Peripherals (mfrs)
Oracle	Pleasanton	Software/Application/Platform Publishing
Ross Stores Inc	Dublin	Department Stores
BART	Oakland	Transit Lines
Tekion Corp	Pleasanton	Software/Application/Platform Publishing
Tesla Fremont Factory	Fremont	Automobile-Manufacturers
Transportation Dept-California	Oakland	Government Offices-State
UCSF Benioff Children's Hosp	Oakland	Hospitals
University of Ca-Berkeley	Berkeley	University-College Dept/Facility/Office
University-Ca-Berkeley Dept	Berkeley	University-College Dept/Facility/Office

Source: State of California Employment Development Department, extracted from The America's Labor Market Information System (ALMIS) Employer Database, 2026 1st edition.

Effective Buying Income

“Effective Buying Income” is defined as personal income less personal tax and nontax payments, a number often referred to as “disposable” or “after-tax” income. Personal income is the aggregate of wages and salaries, other labor-related income (such as employer contributions to private pension funds), proprietor’s income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), nontax payments (fines, fees, penalties, etc.) and personal contributions to social insurance. According to U.S. government definitions, the resultant figure is commonly known as “disposable personal income.”

The following table summarizes the total effective buying income for the City, the County, the State, and the United States for the period 2022 through 2026.

**CITY OF PLEASANTON, ALAMEDA COUNTY,
STATE OF CALIFORNIA AND UNITED STATES
EFFECTIVE BUYING INCOME
As of January 1, 2022 through 2026**

<u>Year</u>	<u>Area</u>	<u>Total Effective Buying Income (000's Omitted)</u>	<u>Median Household Effective Buying Income</u>
2022	City of Pleasanton	\$5,725,339	\$146,316
	Alameda County	85,225,529	99,940
	California	1,452,426,153	77,058
	United States	11,208,582,541	64,448
2023	City of Pleasanton	\$5,398,638	\$140,128
	Alameda County	80,766,211	98,721
	California	1,461,799,662	77,175
	United States	11,454,846,397	65,326
2024	City of Pleasanton	\$5,491,570	\$143,270
	Alameda County	84,213,255	101,689
	California	1,510,708,521	80,973
	United States	11,987,185,826	67,876
2025	City of Pleasanton	\$5,708,206	\$150,896
	Alameda County	88,476,678	106,127
	California	1,557,429,767	82,725
	United States	12,525,577,707	69,687
2026	City of Pleasanton	\$5,859,820	\$156,187
	Alameda County	93,282,704	110,609
	California	1,730,654,738	90,403
	United States	13,932,177,817	75,433

Source: Claritas, LLC.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables.

Total taxable sales during calendar year 2025 in the City were reported to be \$2,160,549,161, a 3.14% increase over the total taxable sales of \$2,094,831,755 reported during calendar year 2024.

CITY OF PLEASANTON
Taxable Retail Sales
Number of Permits and Valuation of Taxable Transactions
(Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2021	2,007	\$1,353,697	3,406	\$1,978,075
2022	1,917	1,466,945	3,344	2,188,236
2023	1,849	1,402,154	3,239	2,064,221
2024	1,822	1,390,254	3,244	2,094,832
2025 ⁽¹⁾	1,851	1,497,727	3,317	2,160,549

(1) Most recent annual data available.

Source: State Department of Tax and Fee Administration.

Total taxable sales during calendar year 2025 in the County were reported to be \$39,928,871,720, a 0.92% increase over the total taxable sales of \$ 39,565,009,542 reported during calendar year 2024.

COUNTY OF ALAMEDA
Taxable Retail Sales
Number of Permits and Valuation of Taxable Transactions
(Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2021	26,964	\$22,602,772	47,565	\$37,935,594
2022	27,010	23,910,667	48,059	44,323,669
2023	26,192	23,070,366	46,749	41,390,500
2024	26,239	22,841,009	47,167	39,565,010
2025 ⁽¹⁾	26,271	23,442,423	47,789	39,928,872

(1) Most recent annual data available.

Source: State Department of Tax and Fee Administration.

Construction Activity

Construction activity in the City and the County for the past five years for which data is available is shown in the following tables. Data is not available for 2025.

CITY OF PLEASANTON Building Permit Valuation (Dollars in Thousands)⁽¹⁾

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u> ⁽²⁾
<u>Permit Valuation</u>					
New Single-family	\$22,062.4	\$22,518.4	\$42,740.5	\$21,321.3	\$8,803.1
New Multi-family	0.0	0.0	0.0	0.0	19,819.1
Res. Alterations/Additions	<u>15,972.0</u>	<u>23,631.9</u>	<u>19,384.5</u>	<u>21,932.7</u>	<u>35,388.5</u>
Total Residential	38,034.4	46,150.3	62,125.0	43,254.0	64,010.7
New Commercial	849.7	89,095.9	4,477.0	24,736.9	22,254.9
New Industrial	0.0	0.0	0.0	0.0	0.0
New Other	3,621.5	8,828.4	9,299.6	11,271.1	11,500.3
Com Alterations/Additions	<u>52,520.0</u>	<u>63,817.8</u>	<u>91,226.3</u>	<u>62,110.3</u>	<u>39,050.1</u>
Total Nonresidential	56,991.2	161,742.1	105,002.9	98,118.3	72,805.30
<u>New Dwelling Units</u>					
Single Family	27	41	56	41	25
Multiple Family	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>30</u>
TOTAL	27	41	56	41	55

(1) Totals may not foot due to rounding.

(2) Most recent annual data available.

Source: Construction Industry Research Board, Building Permit Summary.

ALAMEDA COUNTY Building Permit Valuation (Dollars in Thousands)⁽¹⁾

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u> ⁽²⁾
<u>Permit Valuation</u>					
New Single-family	\$394,500.3	\$407,585.0	\$339,046.4	\$332,289.9	\$245,815.1
New Multi-family	722,038.0	829,822.2	795,917.3	507,952.9	347,250.8
Res. Alterations/Additions	<u>293,866.8</u>	<u>222,971.3</u>	<u>323,712.1</u>	<u>425,659.0</u>	<u>565,142.4</u>
Total Residential	1,410,405.1	1,460,378.5	1,458,675.8	1,265,901.8	1,158,208.3
New Commercial	238,516.5	312,914.6	268,498.1	405,330.0	339,193.2
New Industrial	0.0	600.0	33,740.8	65,576.2	0.0
New Other	131,447.0	110,817.0	120,294.6	94,551.2	103,572.7
Com Alterations/Additions	<u>628,230.5</u>	<u>892,656.8</u>	<u>993,782.1</u>	<u>852,215.1</u>	<u>476,510.3</u>
Total Nonresidential	998,194.0	1,316,988.4	1,416,315.6	1,417,672.5	919,276.2
<u>New Dwelling Units</u>					
Single Family	1,152	1,589	1,175	1,061	907
Multiple Family	<u>2,610</u>	<u>4,494</u>	<u>3,366</u>	<u>3,686</u>	<u>1,524</u>
TOTAL	3,762	6,083	4,541	4,747	2,431

(1) Totals may not foot due to rounding.

(2) Most recent annual data available.

Source: Construction Industry Research Board, Building Permit Summary.

APPENDIX E

FORM OF OPINION OF BOND COUNSEL

[Closing Date]

Pleasanton Joint Powers Financing Authority
P.O. Box 520
Pleasanton, California 94566

OPINION: \$_____ Pleasanton Joint Powers Financing Authority
 2026 Water Revenue Bonds

Members of the Authority:

We have acted as bond counsel to the Pleasanton Joint Powers Financing Authority (the "Authority") in connection with the issuance by the Authority of its Pleasanton Joint Powers Financing Authority 2026 Water Revenue Bonds in the aggregate principal amount of \$_____ (the "Bonds"), under an Indenture of Trust dated as of October 1, 2026 (the "Indenture"), between the Authority and U.S. Bank Trust Company, National Association, as trustee, and under the provisions of Article 4 of Chapter 5, Division 7, Title 1 of the Government Code of the State of California, commencing with Section 6584 of said Code (the "Bond Law"). The Bonds are secured by Revenues as such term is defined in the Indenture, including installment payments (the "Installment Payments") made by the City of Pleasanton (the "City") under an Installment Sale Agreement dated as of October 1, 2026 (the "Installment Sale Agreement") between the Authority and the City.

We have examined such certified proceedings and other papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon representations of the Authority and the City contained in the Indenture, the Installment Sale Agreement and in the certified proceedings, and upon other certifications furnished to us, without undertaking to verify the same by independent investigation.

Based upon our examination we are of the opinion, under existing law, that:

1. The Authority is a joint powers agency duly organized and existing under the laws of the State of California, with power to enter into the Indenture, to perform the agreements on its part contained therein and to issue the Bonds.
2. The Bonds have been duly issued by the Authority and constitute legal, valid and binding special obligations of the Authority enforceable in accordance with their terms.
3. The Indenture and the Installment Sale Agreement have been duly authorized, executed and delivered by the Authority and constitute legal, valid and binding obligations of the Authority enforceable against the Authority in accordance with their respective terms.
4. The Indenture establishes a valid lien on and security interest in the Revenues and other funds pledged thereby for the security of the Bonds, in accordance with the terms of the Indenture.

5. The City is a municipal corporation duly organized and existing under the laws of the State of California, with power to enter into the Installment Sale Agreement and to perform the agreements on its part contained therein. The Installment Sale Agreement has been duly approved by the City and constitutes a legal, valid and binding obligation of the City enforceable against the City in accordance with its terms. The Installment Sale Agreement establishes a valid lien on and security interest in the Net Revenues of the Water System and other funds pledged thereby for the security of the Installment Payments, in accordance with the terms of the Installment Sale Agreement.

6. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. The opinions set forth in the preceding sentence are subject to the condition that the Authority and the City comply with all requirements of the Internal Revenue Code of 1986, as amended, which must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Authority and the City have covenanted in the Indenture, the Installment Sale Agreement and in other instruments relating to the Bonds to comply with each of such requirements, and the Authority and the City have full legal authority to make and comply with such covenants. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. We express no opinion regarding other federal tax consequences arising with respect to the ownership, sale or disposition of the Bonds, or the amount, accrual or receipt of interest on the Bonds.

7. Interest on the Bonds is exempt from California personal income taxation.

Interest on the Bonds may be subject to the corporate alternative minimum tax. We express no opinion regarding any other tax consequences arising with respect to the ownership, sale or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

The rights of the owners of the Bonds and the enforceability of the Bonds, the Indenture and the Installment Sale Agreement may be subject to bankruptcy, insolvency, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and their enforcement may be subject to the exercise of judicial discretion in accordance with general principles of equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or any court; rather, our opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

APPENDIX F

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company (“DTC”), the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, interest and other payments on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be, and neither the City nor the Underwriter take responsibility for the accuracy thereof.

Neither the issuer of the Bonds (the “Issuer”) nor the trustee, fiscal agent or paying agent appointed with respect to the Bonds (the “Agent”) take any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds (hereinafter, the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and

dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. *The information contained on this Internet site is not incorporated herein by reference.*

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

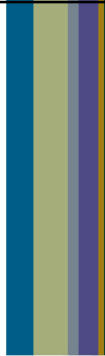
7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

10. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.



2026 Water Revenue Bond Issuance

City Council Meeting
September 15, 2026



1



Agenda

Background

Financing Plan

Financing Schedule



2

Financing Team

City Staff

PFM – Municipal Advisor

Jones Hall – Bond and Disclosure Counsel

Siebert Williams Shank – Underwriter

U.S. Bank – Trustee



3

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Background

- On August 11, 2026, the City Council adopted a resolution declaring the City's intention to reimburse expenditures relating to capital improvement projects
 - Replace aging infrastructure to maintain or improve system reliability and operability
 - Improve water system capacity
 - Comply with regulatory requirements
 - Align with ONE Pleasanton strategic plan goal of *Investing in Our Environment*
- The costs are estimated at \$15.0M



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Project Overview

The bond proceeds will be used to finance all or a portion of the following improvements:

- Water Meter and Advanced Metering Infrastructure (AMI) System Replacement
- City Groundwater Supply Project
- Water System Emergency Power Improvements Program
- Annual Water Distribution System Improvements
- Any other improvements to the Water System approved by the City Council



5

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Financing Plan

- New money bonds to be repaid over a 25-year period
 - Interest rate not to exceed 5.5%
 - Call provision allowing the City to redeem outstanding bonds prior to scheduled maturity
 - Bonds will be sold through a negotiable sale
 - S&P Global Ratings assigned credit rating: AA with a stable outlook



6

6

Financing Plan (cont.)

- True interest cost: 4.29%
- Estimated issuance costs: \$264K
- Estimated annual debt service payment: \$1.0M
- Total debt service payments: \$24.65M
- These are good faith estimates only. Final results will likely differ based on market conditions as of the actual sale date and other factors.



7

7

Financing Plan (cont.)

- 20-, 25-, and 30-year repayment option comparison

	20 Years	25 Years	30 Years
True Interest Costs	3.97%	4.29%	4.50%
Max Annual Debt Service	\$1,116,000	\$999,500	\$928,000
Total Debt Service	\$21,948,200	\$24,650,000	\$27,493,300

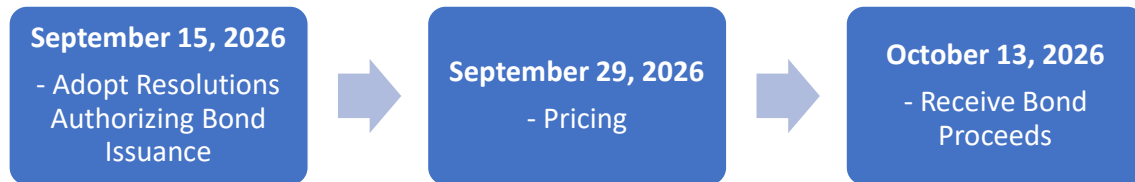
- Annual debt service must be balanced against three competing priorities:
 - Preserving sufficient annual cash flow to fund ongoing capital projects
 - Maintaining strong days' cash on hand
 - Retaining capacity for planned future debt issuances



8

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Financing Schedule



9

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Recommendation

- Approve and direct execution of bond documents to issue Water Revenue Bonds with a principal amount not to exceed \$16.5 million.



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Thank You!

Q

A

THE CITY OF

PLEASANTON.

11

September 15, 2026
City Council

**TITLE: PROVIDE DIRECTION TO THE CITY'S VOTING DELEGATE FOR THE 2026
CALCITIES ANNUAL CONFERENCE GENERAL ASSEMBLY RESOLUTION**

SUMMARY

At the League of California Cities (Cal Cities) Annual Conference on September 23-25, 2026, the City, through its voting delegate, will consider and act on resolutions to establish policy.

BACKGROUND

In July 2026, the City Council designated Councilmember Craig Eicher as the City's voting delegate and Councilmember Jeff Nibert as the alternate for the 2026 Cal Cities conference. On September 1, 2026, a majority of the Council directed staff to schedule a discussion of the 2026 CalCities Annual Conference General Assembly Resolution (Attachment 1) on the September 15, 2026, City Council agenda.

DISCUSSION

Cal Cities engages in advocacy efforts to support local control in the state legislature and other forums. Every year, Cal Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference where city officials can participate in the development of Cal Cities policy by casting a vote. The Council will review the 2026 CalCities Annual Conference General Assembly Resolution (Attachment 1) and provide direction to the voting delegate.

OUTREACH

No outreach was conducted for this matter.

FISCAL IMPACT

There is no fiscal impact associated with this discussion item.

RECOMMENDATION

Provide direction to the City's voting delegate for the 2026 CalCities Annual Conference General Assembly resolution.

Prepared and Submitted by:



Alexa Jeffress, Assistant
City Manager

Approved by:



Joe Calabrigo, Interim
City Manager

Attachments:

1. 2026 Cal Cities Resolution Packet

**2025-2026
CAL CITIES OFFICERS**

President

Gabe Quinto
Mayor
El Cerrito

First Vice President

Teresa Acosta
Council Member
Carlsbad

Second Vice President

David Cohen
Council Member
San Jose

Immediate Past President

Lynne B. Kennedy
Mayor Pro Tem,
Rancho Cucamonga

**Executive Director
and CEO**

Carolyn M. Coleman

August 10, 2026

TO: Cal Cities Members

RE: Cal Cities 2026 Resolution Packet

Sixty days before the Cal Cities [Annual Conference and Expo](#), Cal Cities members may submit resolutions on issues of importance to cities. This year, Cal Cities received one resolution by the July 25 deadline.

The attached packet contains the proposed resolution, background information, supporting letters from cities and city officials, and an analysis of the resolution by Cal Cities. The packet includes detailed information on the resolution process and the next steps for the resolution.

We encourage each city council to consider the resolution and determine a position so your voting delegate can represent your city's position on the resolution.

Voting Delegates: City councils must appoint a voting delegate to vote during the General Assembly. Each city may also appoint up to two alternate delegates. If your city has not already done so, please appoint your voting delegate by Tuesday, Sept. 1, 2026. [The voting delegate packet](#) contains more information.

The 2026 General Assembly will be held Friday, Sept. 25, at 8:30 a.m. in the Anaheim Convention Center during the [Annual Conference and Expo](#).

For questions about resolutions, voting delegates, or the General Assembly, please contact [Zach Seals](#).



LEAGUE OF
**CALIFORNIA
CITIES**

2026 Resolution Packet

Information on 2026 Resolutions Process

Consideration by Policy Committee (pre-conference)

Per the Cal Cities bylaws, Cal Cities President Gabe Quinto has referred the submitted resolution to the [Housing, Community, and Economic Development Committee](#). The committee will meet on Thursday, Sept. 17, at 10 a.m. via Zoom to review the resolution and make a recommendation that will be sent to the Resolutions Committee. A public comment period will be held during the meeting. Register for the meeting [here](#).

A list of recommendations the policy committee may make during its meeting is on page two of this packet.

Consideration by Resolutions Committee (during conference)

On Thursday, Sept. 24, at 1:00 p.m. the Resolutions Committee will meet to review the resolution and the recommendation of the policy committee.

The Resolutions Committee consist of one representative from each of Cal Cities caucuses, departments, divisions, and policy committees, as well as up to ten additional appointments made by the Cal Cities President. A public comment period will be held during the meeting. Refer to the onsite conference program for the location.

A list of recommendations the Resolutions Committee may make during its meeting is on page two of this packet.

Consideration by the General Assembly (during conference)

The General Assembly will convene on Friday, Sept. 25, at 8:30 a.m. to consider any resolutions the Resolutions Committee has forwarded. To vote during the General Assembly, voting delegates must have checked in at the voting delegate booth.

Conference attendees will receive materials for the General Assembly on the evening of Thursday, Sept. 24. For more information on voting and discussion procedures during the General Assembly, see page three of this packet.

Petitioned Resolutions (during conference)

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. To initiate a petitioned resolution, voting delegates from 10% of member cities must sign the petition. The resolution and signatures are due at least 24 hours before the beginning of the General Assembly. Voting delegates who have checked in at the voting delegate booth can receive more information on petitioned resolutions at the booth onsite.

Policy Committee and Resolutions Committee Actions

The submitted resolution will be heard by the policy committee to which it was assigned, and the Resolutions Committee. The table below shows what recommendations these bodies may make on the resolution.

Policy Committee Actions	Resolutions Committee Actions
Approve	Approve
Disapprove*	Disapprove*
No Action	No Action
Amend and approve	Amend and approve
Refer to appropriate policy committee for further study*	Approve as amended
Refer as amended to appropriate policy committee for further study*	Refer to appropriate policy committee for further study*
	Refer as amended to appropriate policy committee for further study*
	Approve with additional amendment(s)
	Additional amendments and refer to appropriate policy committee for further study*

**If a resolution is disapproved or referred for further study by all policy committees to which it is assigned and the Resolutions Committee, it will not proceed to the General Assembly.*

General Assembly Voting and Discussion Procedures

Discussion Procedures:

Discussion procedures during the General Assembly are guided by two calendars: the Consent Calendar and the Regular Calendar. As seen below, resolutions are calendared by the recommendations they receive from policy committees and the Resolutions Committee.

For General Resolutions:

Policy Committee Recommendation	Resolutions Committee Recommendation	Calendar
Approve	Approve	Consent Calendar
Approve	Disapprove or refer	Regular Calendar
Disapprove or refer	Approve	Regular Calendar
Disapprove or refer	Disapprove or refer	Does not proceed to General Assembly

For Petitioned Resolutions:

Policy Committee Recommendation	Resolutions Committee Action	Calendar
N/A	Approve	Regular Calendar
	Disapprove or Refer	Regular Calendar
	Disqualified	Does not proceed to General Assembly

Items on the Consent Calendar will be presented as one motion during the General Assembly from the Resolutions Committee chair. Unless an item on the Consent Calendar is set aside by the majority of the General Assembly, a vote will be taken on the whole calendar. If an item is set aside, it will be opened for discussion, followed by a vote.

Items on the Regular Calendar will be presented individually by the Resolutions Committee chair. After a recommendation is presented by the Resolutions Committee chair, the resolution will be opened for discussion by the General Assembly. A vote will take place following discussion.

Voting Procedures:

Per Cal Cities Bylaws Article XII, Sec. 2, all votes will be conducted by voice vote first. If the presiding official cannot determine the outcome, a vote will be taken by an alternative method, typically a raise of voting cards by voting delegates. A roll call vote may be called for by delegates of ten percent or more of the General Assembly.

2026 Resolution

1. Resolution No. 1 submitted by City of Murrieta
 - Letters of concurrence submitted by:
 - i. City of Banning;
 - ii. City of Calimesa;
 - iii. City of Canyon Lake;
 - iv. City of Moreno Valley;
 - v. City of Norco;
 - vi. City of Torrance;
 - vii. Crystal Ruiz, Mayor, City of San Jacinto;
 - viii. Jessica Alexander, Mayor, City of Temecula
 - Referred to Housing, Community, and Economic Development Committee
 - Policy Committee Recommendation:
 - Resolutions Committee Recommendation:

Resolution No. 1 Submitted by City of Murietta

**1. A RESOLUTION OF THE GENERAL ASSEMBLY OF THE LEAGUE OF CALIFORNIA CITIES
CALLING FOR A WORKING GROUP TO CONSIDER A STATE CONSTITUTIONAL
AMENDMENT OR OTHER FORM OF INITIATIVE TO ENSURE FINAL LOCAL AUTHORITY OVER
HOUSING AND LAND USE DECISIONS**

Source: City of Murrieta

Concurrence of five or more cities/city officials

Cities/city officials: City of Banning; City of Calimesa; City of Canyon Lake; City of Moreno Valley; City of Norco; City of Torrance; Crystal Ruiz, Mayor, City of San Jacinto; Jessica Alexander, Mayor, City of Temecula

Referred to: Housing, Community, and Economic Development Policy Committee

WHEREAS, California cities have historically been responsible for adopting general plans and zoning regulations, reviewing housing development proposals, and providing or coordinating the streets, water, wastewater, public safety, parks, transportation, and other infrastructure and services necessary to support responsible, environmentally sound, and well-planned residential growth; and

WHEREAS, the League of California Cities is dedicated to protecting and expanding local control for municipalities across the state to ensure their orderly growth and development; and

WHEREAS, the League of California Cities recognizes that local zoning is a primary function of cities and an essential component of home rule, and that a city's general plan should guide its land use planning and strategic decision-making free from pre-emption by the state; and

WHEREAS, increasingly prescriptive statewide housing mandates and development approval requirements can override locally adopted plans, zoning standards, and public review procedures without adequately accounting for differences that exist in each unique jurisdiction in infrastructure capacity, water availability, wildfire and evacuation risks, environmental constraints, fiscal impacts, public service needs, and community priorities; and

WHEREAS, California's housing goals can be more effectively advanced through state funding, streamlined environmental requirements, and voluntary partnerships that support housing production while preserving the authority of locally elected officials to determine how and where housing is best planned and approved;

NOW, THEREFORE, BE IT RESOLVED, by the General Assembly of the League of California Cities, assembled during the Annual Conference in Anaheim, California, on September 25, 2026, that the League of California Cities support the development and advancement of a state constitutional amendment or other legislative, policy, or ballot-based strategies that restore and strengthen local authority over housing and land use matters within municipal boundaries, including general plans, housing elements, zoning, density, design and development standards, project siting, and the approval or denial of housing development applications; and

BE IT FURTHER RESOLVED, that any constitutional amendment or alternative strategy should preserve the State's authority to establish broad statewide housing goals and enforce constitutional and civil rights, fair housing requirements, building and life-safety standards, and generally applicable environmental protections, while protecting cities from state actions that compel, through funding conditions or state law, the approval of housing developments that are inconsistent with locally adopted requirements; override local zoning or density standards; or invalidate locally adopted housing or land use decisions when a city has planned in good faith to accommodate its regional housing needs allocation and maintains adequate capacity for housing at all income levels; and

BE IT FURTHER RESOLVED, that the League of California Cities consider establishing a statewide working group or other appropriate committee(s) to evaluate and develop a proposed constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use matters including but limited to: conducting appropriate legal, fiscal, and policy analyses; engaging cities and other stakeholders; and building a statewide coalition of proponent supporters in preparation for; the November 2030 General Election, or within another reasonable time frame as determined by the working group.

Resolution No. 1: Background Information

Background Information for Resolution

Source: City of Murrieta

Background:

California cities are responsible for planning residential growth, adopting general plans and zoning regulations, reviewing development proposals, and providing or coordinating the infrastructure and public services necessary to support new housing. Since 2010, the State has enacted more than 500 housing-related laws that have increasingly shifted housing and land use authority away from local governments. These laws have expanded by-right development, limited locally adopted standards and review processes, and established enforcement mechanisms, including the builder's remedy, that may override local plans and zoning. Although these measures are frequently presented as solutions to housing affordability, many increase development capacity or restrict local review without delivering the meaningful production of housing needed to address the housing crisis.

At the same time, the State has continued to prioritize increased development capacity without adequately accounting for the infrastructure, public services, economic realities, and safety measures necessary to support housing growth. State mandates often fail to reflect local conditions, including roadway and utility capacity, water availability, wildfire exposure, environmental limitations, fiscal impacts, and the availability of essential services. Cities are consequently required to accommodate additional housing while receiving no funding or assistance to address the resulting infrastructure and service demands.

Local elected officials are directly accountable to the residents who experience the effects of development decisions and are responsible for balancing housing production with infrastructure capacity, public safety, environmental protection, fiscal sustainability, and community needs. Cities of all types in California have been grappling with this dynamic, ranging from urban to rural, coastal to inland, small to large, northern to southern, voicing concerns to legislative representatives with minimal responsiveness. This is an issue of statewide concern that needs the strength and diversity of the League of California Cities to pursue a long-term solution.

The proposed resolution directs the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions. The working group would be tasked with developing a more balanced framework that preserves the State's role in establishing broad housing goals and enforcing constitutional, civil rights, fair housing, building, life-safety, and environmental requirements, while restoring meaningful local authority to allow cities to determine how statewide housing

objectives should be implemented in a manner that reflects local conditions and community priorities while continuing to support responsible housing production.

As the primary statewide organization representing California cities, the League is uniquely positioned to lead this effort. Its established policy, legal, legislative, communications, and advocacy networks enable it to convene municipalities, evaluate potential strategies, conduct legal and fiscal analyses, build consensus, engage stakeholders, and coordinate with statewide decision-makers. League leadership would help ensure that any recommendation reflects the collective interests of California municipalities and would provide the credibility, organizational capacity, and statewide reach necessary to advance a viable strategy.

Resolution No. 1: Letters of Concurrence



City of Banning Office of the Mayor

July 23, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to the Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25, 2026. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards and project approval authority.

On behalf of the City of Banning, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Respectfully,

Richard Royce, Mayor
District 4, City of Banning

Colleen Wallace, City Council Member
District 5, City of Banning
President, Riverside County Division
League of California Cities

City of Calimesa

908 Park Avenue, Calimesa, California 92320
Telephone 909.795.9801 Facsimile 909.795.4399

www.calimesa.gov

"Preserving and enhancing the open space atmosphere and quality of life in Calimesa"



July 21, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Calimesa, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Jeff Cervantez
Mayor
City of Calimesa



July 23, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Canyon Lake, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Arron Brown
City Manager
City of Canyon Lake



July 23, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches to address increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Moreno Valley, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Brian Mohan
City Manager
City of Moreno Valley



**CITY OF
NORCO**
HORSETOWN USA

July 22, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of the Norco, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Kevin Bash
City Council Member
(951) 768-8981



CITY OF T O R R A N C E

SHARON KALANI
MAYOR

CITY COUNCIL MEMBERS
DAVID KARTSONIS – District 1
BRIDGETT LEWIS – District 2
ASAM SHEIKH – District 3
VACANT – District 4
BETTY LIEU – District 5
Dr. JEREMY GERSON – District 6

July 29, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Torrance, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Local authority is essential because cities are best positioned to craft housing strategies tailored to their unique community conditions, infrastructure capacity, and geographic needs.

When given the flexibility to plan locally, cities can achieve meaningful housing results while maintaining the character and balance of their communities.

The City of Torrance has consistently demonstrated that local control and proactive housing production go hand in hand:

- **Housing Corridor Overlay Zone:** Through our approved 6th Cycle Housing Element, Torrance created the Housing Corridor Overlay (HCO). This targeted local framework allows for by-right housing and mixed-use development across seven key commercial and transit-adjacent corridors, streamlining approvals and incentivizing production across a full range of income levels.
- **Housing Element Progress & Accountability:** As documented in our Housing Element Annual Progress Reports (APR), Torrance actively tracks, updates, and implements programs—such as aligning our Land Use and Safety Elements—to clear barriers for residential development while ensuring robust infrastructure and public safety standards.

These initiatives illustrate that local governance can effectively drive housing opportunities without one-size-fits-all mandates from the state. Restoring and protecting local land use authority will allow cities across California to continue developing solutions that work best for their residents.

If you have any questions or require further discussion, please feel free to contact Carlos Huizar, Management Associate at (310) 618-5880 or via email at CHuizar@TorranceCA.gov.

Sincerely,



Sharon Kalani
Mayor, City of Torrance

cc:

Ron Holiday, Mayor Pro Tem, City of Murrieta
Lori Stone, City Councilmember, City of Murrieta
Jeff Kiernan, Los Angeles County Division, jkiernan@cacities.org
League of California Cities, cityletters@cacities.org
Joe A. Gonsalves & Sons, gonsalvi@gonsalvi.com

July 23, 2026

Mr. Gabe Quinto, President

League of California Cities

1400 K Street, Suite 400

Sacramento, CA 95814

Subject: Support for Murrieta's Proposed Resolution on Housing and Local Governance

Dear League of California Cities Leadership,

I am writing in my individual capacity as Mayor of the City of San Jacinto to express my strong support for the City of Murrieta's proposed resolution, which is scheduled for consideration by the General Assembly at the 2026 Annual Conference.

This resolution represents a timely and important opportunity to thoughtfully examine the balance between California's statewide housing goals and the fundamental constitutional principle of local governance. The proposal to establish a statewide working group to explore a potential constitutional amendment, legislative reforms, or other policy initiatives would create a valuable forum for assessing how local authority over housing and land use decisions can be strengthened while still addressing the State's housing challenges.

Cities are uniquely positioned to understand the distinct needs, opportunities, and constraints of their communities. Local elected officials are directly accountable to the residents they serve and are best equipped to make land use decisions that reflect a community's character, infrastructure capacity, economic development priorities, environmental stewardship, and long-term vision. Moreover, local governments carry the primary responsibility for protecting public safety. Issues such as housing density, transportation, emergency access, wildfire preparedness, evacuation routes, law enforcement and fire service capacity, water availability, and critical infrastructure are inherently local matters that demand the knowledge, judgment, and responsiveness of those who serve their communities daily.

While the State has a critical role to play in addressing California's housing needs, a collaborative approach that respects local expertise and preserves meaningful local discretion will result in stronger, safer, and more sustainable communities. The proposed working group offers a constructive path forward to evaluate policies that achieve our shared housing objectives while restoring an appropriate balance between state direction and local authority.

Although this letter reflects my personal position as Mayor and does not constitute an official action or policy of the City of San Jacinto or the San Jacinto City Council, I respectfully endorse the City of Murrieta's submission of this resolution and encourage its favorable consideration by the League of California Cities General Assembly.

Thank you for your leadership and your thoughtful consideration of this important matter.

Respectfully,

A handwritten signature in black ink that reads "Crystal Ruiz". The signature is fluid and cursive, with a long, sweeping line extending from the end of the name.

Crystal Ruiz

Mayor

City of San Jacinto



City of Temecula

41000 Main Street ■ Temecula, CA 92590
(951) 694-6416 ■ Fax (951) 694-6499 ■ TemeculaCA.gov

July 23, 2026

Mr. Gabe Quinto, President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: **Support for the City of Murrieta's Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority**

Dear President Quinto:

I am writing in my individual capacity as Mayor of the City of Temecula to express my strong support for the City of Murrieta's proposed resolution for consideration by the General Assembly of the League of California Cities at the 2026 Annual Conference.

The proposed resolution presents an important opportunity to thoughtfully evaluate the appropriate balance between California's statewide housing objectives and the constitutional principle of local governance. Establishing a statewide working group to examine a potential constitutional amendment, legislative reforms, or other policy initiatives will provide a meaningful forum to assess how local authority over housing and land use decisions can be strengthened while continuing to address the State's housing challenges.

Cities are uniquely positioned to understand the needs, opportunities, and constraints of their communities. Local elected officials are accountable to the residents they serve and are best equipped to make land use decisions that reflect a community's character, infrastructure capacity, economic development goals, environmental stewardship, and long-term vision. Equally important, local governments bear the primary responsibility for protecting public safety. Decisions regarding housing density, transportation, emergency access, wildfire preparedness, evacuation routes, police and fire service capacity, water availability, and critical infrastructure are inherently local matters that require the knowledge and judgment of those who serve their communities every day.

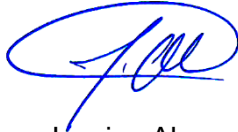
While the State has an important role in addressing California's housing needs, a collaborative approach that respects local expertise and preserves meaningful local discretion will produce stronger, safer, and more sustainable communities. The proposed working group offers an opportunity to evaluate policies that achieve these shared objectives while restoring an appropriate balance between state direction and local authority.

Mr. Gabe Quinto, President
League of California Cities
July 23, 2026
Page 2

Although this letter reflects my personal position and is not an official action or policy of the City of Temecula or the Temecula City Council, I respectfully endorse the City of Murrieta's submission of this resolution and encourage its favorable consideration by the League of California Cities General Assembly.

Thank you for your leadership and your thoughtful consideration of this important issue.

Respectfully,



Jessica Alexander
Mayor, City of Temecula
*Signing in her individual capacity
and not on behalf of the City of Temecula
or the Temecula City Council.*

Resolution No. 1: Staff Analysis

League of California Cities Staff Analysis on Resolution No. 1

Staff: Brady Guertin, Legislative Advocate

Committee: Housing, Community, and Economic Development

Summary:

Resolution No.1 states that the League of California Cities (Cal Cities) will:

1. Support the development and advancement of a state constitutional amendment or legislative, policy, or ballot-based strategy that restores and strengthens local authority over housing and land use matters, including general plans, housing elements, zoning, density, design and development standards, project siting, and the approval or denial of housing development applications.

Pursuant to the resolution, the strategy should preserve the state's authority to set broad, statewide housing goals and enforce civil rights, fair housing, building safety, and environmental standards while protecting local control by preventing the state from compelling the approval of developments that conflict with local requirements, override local zoning or density standards, or overturn local land use decisions where a city has planned for and maintained sufficient capacity to meet its housing obligations.

2. Consider establishing a statewide working group or other appropriate committee(s) to evaluate and develop a proposed constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use matters. The resolution states: "conducting legal, fiscal, and policy analyses; engaging cities and other stakeholders; and building a statewide coalition of proponent supporters in preparation for the November 2030 General Election, or within another reasonable time period."

Background:

As provided in the background information, the city of Murrieta is sponsoring this resolution in response to concerns over state laws that have increasingly reduced city discretion over housing and land use decisions, including legislation that requires ministerial or by-right approvals for housing projects, limits the application of local development standards, and strengthens state enforcement mechanisms against local governments.

Additionally, the city of Murrieta, in its background information, maintains that these legislative efforts have not resulted in sufficient housing production to address California's housing shortage and have not adequately accounted for

local infrastructure, public service needs, public safety, market, and fiscal considerations.

The resolution states that California's housing goals are better advanced through state funding, streamlined environmental requirements, and voluntary partnerships, while preserving local authority over how and where housing is best planned and approved.

Consideration of the resolution may be informed by a brief examination of how the California Constitution allocates authority between the state and cities with respect to land use decisions.

The constitution grants cities the power to adopt local laws to protect the public's health, safety, and welfare. This grant is called the "police power," which is the basis for local land use regulation. The constitution grants charter cities the additional power to adopt local laws affecting "municipal affairs." This power, commonly referred to as "home rule," is based on the principle that a city, rather than the state, is in the best position to identify and satisfy the needs of the local community.

The constitution's broad grant of police power contains a significant limitation. Local law adopted under the police power is not valid if it "conflicts" with state law. A local law "conflicts" with state law when it regulates the same "field" in which the Legislature has stated its intent to occupy. In that case, state law is said to "preempt" the local law and it cannot be enforced.

An ordinance adopted by a charter city under the municipal affairs power cannot be enforced if it affects a "matter of statewide concern." The subjects that have been identified as "matters of statewide concern" have changed over the years due to economic, social, and political circumstances.

Since the 1960s, the state has enacted numerous laws that limit or preempt aspects of local land use and zoning authority. These laws include the Fair Employment and Housing Act, Housing Element Law, Housing Accountability Act, Density Bonus Law, Permit Streamlining Act, accessory dwelling unit laws, California Environmental Quality Act, and others. In recent years, the state has enacted several laws that Cal Cities was the leading opposition force against, as many of the proposals pre-empted local land use authority, limited public review, and constrained local flexibility. In support of its housing and land use legislation, the Legislature has cited a statewide housing crisis and the need for increased housing production at all income levels while asserting that a uniform approach to local land use decision-making is required.

Discussion:

The resolution does not prescribe a specific policy mechanism. The eight letters in support recommend creating a working group or committee to evaluate potential approaches, including legislative proposals, constitutional amendments, or ballot initiatives to strengthen local authority over housing and land use matters.

A discussion of a strategy to restore and strengthen local authority over housing and land use matters will need to consider the California Constitution's framework for both preemption of police power enactments and municipal affairs, discussed above. It will also need to determine whether changes to the California Constitution will be proposed, and whether they constitute an amendment or a revision, which require different processes.

A constitutional revision is a multistep process blending legislative consensus, voter support, and on occasion, a constitutional convention. It requires significant public engagement.

A constitutional amendment would require a ballot initiative, which includes gathering enough valid signatures to qualify for the ballot, building large coalitions to support election efforts, and campaigning to voters to support the initiative. This process can involve significant costs. In the last major election for ballot initiatives in 2024, proponents spent [\\$8-\\$18 million](#) to qualify for the ballot and spent nearly [\\$700 million](#) for the full election cycle, averaging out to about \$100 million per ballot initiative.

Cal Cities has been engaged in ballot advocacy for over 20 years. In the early 2000s, Cal Cities developed a ballot advocacy infrastructure that included forming an issue political action committee, fundraising, establishing a network of regional managers, and building a coalition with other organizations to ultimately advocate on a ballot measure. Ballot advocacy requires the approval of the Board of Directors with a supermajority vote.

In the Legislature, Cal Cities plays an active and influential role to ensure that local flexibility and autonomy in the land use and housing space is maintained by engaging on dozens of bills every legislative session to ensure that cities' voices are heard at the state Capitol. Below, you will find Cal Cities "Existing Policy" on local control, housing, and land use policies.

Fiscal Impact

The resolution itself would not have a significant direct fiscal impact. However, depending on what actions follow, the fiscal costs could be significant.

Existing Cal Cities Policy

Vision

To be recognized and respected as the leading advocate for the common interests of California's cities.

Mission Statement

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

We Believe

- Local self-governance is the cornerstone of democracy.
- Our strength lies in the unity of our diverse communities of interest.
- In the involvement of all stakeholders in establishing goals and in solving problems.
- In conducting the business of government with transparency, openness, respect, and civility.
- The spirit of honest public service is what builds communities.
- Open decision-making that is of the highest ethical standards honors the public trust.
- Cities are vital to the strength of the California economy.
- The vitality of cities is dependent upon their fiscal stability and local autonomy.
- The active participation of all city officials increases the League's effectiveness.
- Partnerships and collaborations are essential elements of focused advocacy and lobbying.
- Ethical and well-informed city officials are essential for responsive, visionary leadership and effective and efficient city operations.

Zoning

Cal Cities believes local zoning is a primary function of cities and is an essential component of home rule. The process of adoption, implementation and enforcement of zoning ordinances should be open and fair to the public and enhance the responsiveness of local decision-makers. State policy should leave local siting and use decisions to the city and not interfere with local prerogative beyond providing a constitutionally valid procedure for adopting local regulations. State agency siting of facilities, including campuses and office buildings, should be subject to local notice and hearing requirements in order to meet concerns of the local community. Cal Cities opposes legislation that seeks to limit local authority over parking requirements.

Housing Element

Housing issues should be addressed in the general plan as other planning issues are. The housing element should be prepared for the benefit of local

governments and should have equal status with the other elements of the general plan.

Encourage Full Community Participation

Foster an open and inclusive community dialogue and promote alliances and partnerships to meet community needs.

Well-Planned New Growth

Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that:

- De-emphasizes automobile dependency;
- Integrates the new growth into existing communities;
- Creates a diversity of affordable housing near employment centers;
- Provides job opportunities for people of all ages and income levels.

Support:

The following letters of concurrence were received:

City of Banning

City of Calimesa

City of Canyon Lake

City of Moreno Valley

City of Norco

City of Torrance

Crystal Ruiz, Mayor, City of San Jacinto

Jessica Alexander, Mayor, City of Temecula