



Town of Paradise

Town Council Meeting Agenda

6:00 PM – August 11, 2026

Doug LaMalfa Town Council Chambers – 5555 Skyway, Paradise, CA

Mayor, Steve Crowder
Vice Mayor, Steve “Woody” Culleton
Council Member, Greg Bolin
Council Member, Heidi Lange
Council Member, Ronald Lassonde

Town Manager, Jennifer Macarthy
Town Attorney, Scott E. Huber
Town Clerk/Elections Official, Melanie Elvis
CDD, Planning & Onsite, Susan Hartman
CDD, Building & Code Enforcement, Tony Lindsey
Finance Director/Town Treasurer, Aimee Beale
Public Works Director/Town Engineer, Marc Mattox
Division Chief, CAL FIRE/Paradise Fire, Jason Finney
Chief of Police, Eric Reinbold
Recovery & Economic Development Director, Colette Curtis
Human Resources & Risk Management Director, Crystal Peters
Information Systems Director, Luis Marquez

Meeting Procedures

- I. The Mayor is the Presiding Chair and is responsible for maintaining an orderly meeting. The Mayor calls the meeting to order and introduces each item on the agenda.
- II. The Town staff then provides a report to Council and answers questions from the Council.
- III. Citizens are encouraged to participate in the meeting process and are provided several opportunities to address Council. Any speaker addressing the Council is limited to three minutes per speaker - fifteen minutes per agenda item
 - A. If you wish to address the Council regarding a specific agenda item, please complete a “Request to Address Council” card and give it to the Town Clerk prior to the beginning of the meeting. This process is voluntary and allows for citizens to be called to the speaker podium in alphabetical order. Comments and questions from the public must be directed to the Presiding Chair and Town Council Members (please do not address staff.) Town staff is available to address citizen concerns Monday through Thursday at Town Hall between the hours of 8am and 5pm.
 - B. If you wish to address Council regarding an item not on the agenda, you may do so under Item 4, “Public Communication.” Again, please fill out a card and give it to the Town Clerk before the meeting. State Law prohibits Council action on items not listed on a public agenda.

In compliance with the Americans with Disabilities Act (ADA) Compliance, persons who need special accommodations to participate in the Town Council meeting may contact the Town Clerk at least three business days prior to the date of the meeting to provide time for any such accommodation.

1. OPENING

- 1a. Call to Order
- 1b. Pledge of Allegiance to the Flag of the United States of America
- 1c. Invocation
- 1d. Roll Call

- 1e. Fire Prevention update by Community Development Director Tony Lindsey.
- 1f. Fire Chief Jason Finney to provide an overview of the July 16, 2026 Dudley Fire.

- 1g. p5 Camp Fire Recovery Updates - Written reports are included in the agenda packet.

Colette Curtis, Recovery and Economic Development Director - recovery projects, advocacy, economic recovery and development, communications, emergency operations and Housing updates.

Marc Mattox, Assistant Town Manager -infrastructure updates.

- 1h. p15 Paradise Sewer Project Update by Assistant Town Manager Marc Mattox.

2. CONSENT CALENDAR

One roll call vote is taken for all items. Consent items are considered to be routine business that does not call for discussion.

- 2a. p120 Approve minutes of the July 14, 2026 Special and Regular Town Council meetings and the July 29, 2026 Special Town Council meeting. **(Town Clerk/ Melanie Elvis)**

- 2b. p130 Approve July 2026 Cash Disbursements in the amount of \$11,239,716.51. **(Finance Director/Aimee Beleu)**

- 2c. p139 Adopt Resolution No. 2026-____, "A Resolution of the Town Council of the Town of Paradise approving an application for funding and the execution of a grant agreement and any amendments thereto from the 2023-2024 funding year of the State CDBG Mitigation Resilience Infrastructure (MIT-RIP) program." **(Assistant Town Manager/Marc Mattox)**

- 2d. p143 Review and file the 4th Quarter Investment Report for the Fiscal Year Ending June 30, 2026. **(Finance Director/Aimee Beleu)**

- 2e. p177 Adopt Resolution No. 2026-____, "A Resolution of the Town Council of the Town of Paradise Creating a Guideline for Transactions with the Town Involving U.S. Coins and Federal Reserve Notes." **(Town Attorney/Scott E. Huber)**

3. ITEMS REMOVED FROM CONSENT CALENDAR

4. PUBLIC COMMUNICATION

For matters that are not on the Council business agenda, speakers are allowed three (3) minutes to address the Council. The Town Council is prohibited from taking action on matters that are not listed on the public agenda. The Council may briefly respond for clarification and may refer the matter to the Town staff.

5. PUBLIC HEARINGS - None

6. COUNCIL CONSIDERATION

Action items are presented by staff and the vote of each Council Member must be announced. A roll call vote is taken for each item on the action calendar. Citizens are allowed three (3) minutes to comment on agenda items.

6a. p181 1. Hear a presentation regarding the City of Chico Regional Airport; and 2. Direct staff to amend the contract with the City of Chico to extend the original agreement for \$75,000 towards the Chico Regional Airport Revenue Guarantee Fund until January 1, 2028; or 3. Direct staff to take no action and allow the existing contract to expire; or 4. Provide alternate direction. (ROLL CALL VOTE) (**Recovery & Economic Development Director/Colette Curtis**)

6b. p193 Consider adopting the following resolutions:

1. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Eaglepointe Rental Housing Project, a 43- unit Affordable Large Family Housing Complex located at 5975 Maxwell Dr., (APN: 053-380-045-000)."

2. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Cypress Family Rental Housing Project, a 70- unit Affordable Large Family Housing Complex located at 1633 Cypress Ln., (APN: 050-140-179-000)."

3. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Kathy Court (aka Mayer Commons) Rental Housing Project, a 12- unit Affordable Large Family Housing Complex located at 1565 Kay Ct., (APN: 053-170-144-000)."

4. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Northwind Rental Housing Project, a 21- unit Affordable Senior Housing Complex located at 6983 Pentz Rd., (APN: 050-082-023-000)." (ROLL CALL VOTE) (**Housing Program Manager/Nadia Alekseev**)

6c. p204 Review and file the July 2026 Monthly Financial Report, and provide feedback to staff regarding whether the report meets the Council's expectations and informational needs, including any recommendations for additional or revised financial information to be included in future monthly reports. (ROLL CALL VOTE) (**Finance Director/Aimee Beleu**)

6d. p206 Consider appointing a voting delegate and two alternatives to the League of California Cities Annual Conference. (ROLL CALL VOTE) (**Town Clerk/Melanie Elvis**)

7. COUNCIL INITIATED ITEMS AND REPORTS

7a1. Discuss options to enhance the aesthetics of Paradise's gateways.
(LANGE)

[7a2.](#) p212 Discuss approving a letter of support for Goats in Paradise, Inc.
(LASSONDE)

7b. Council Members' written reports on standing, external and ad hoc committee representation.

7c. Future Agenda Items

8. STAFF COMMUNICATION

8a. Town Manager Report

9. CLOSED SESSION - None

10. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 1(g)

ORIGINATED BY: Colette Curtis, Recovery and Economic Development Director
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Monthly Recovery Update
LONG TERM RECOVERY PLAN: Yes

COUNCIL ACTION REQUESTED:

1. None

Background:

This report continues the Monthly Updates provided to keep the Town Council apprised of important developments related to the recovery of the Town of Paradise from the Camp Fire. Included in this update are items related to recovery projects, advocacy economic recovery and development, communications and emergency operations.

In this report, red text denotes information that has changed from the last monthly update.

Analysis:

ECONOMC DEVELOPMENT

Community Development Block Grant – Disaster Recovery (CDBG DR) Workforce Development

- Compliance Consultant is now on board and advising Town and Partners.
- Workforce Development Coordinator began work in May 2026
- Town Staff and Partners completed the first trial program with Butte College in June and are working to refine intake and grant reporting requirements for a larger program launch.
- The Town and Paradise Unified School District (PUSD) are working together on classroom upgrades and equipment needs to full program launch in Fall 2026.
- Town staff have been working with partners and the California Department of Housing and Community Development (HCD) to adapt the program to increase the number of participants and increase the number of training programs and services offered.

Economic Development Committee

- The Economic Development Committee has been formed at the direction of Council.
- The Committee identified working with businesses as a top priority and has begun planning several “business sector summits” to hear from the businesses directly.
- Further outreach by the committee will be conducted on a quarterly basis, using different meeting times and outreach methods to try to connect with as many businesses as

possible.

Insurance Advocacy Committee

- The Insurance Advocacy Committee has been formed at the direction of Council.
- Current areas of focus:
 - Video for Insurance Company Executives/Underwriters
 - Support for Butte County Fire Safe Council to increase Firewise Communities

RECOVERY

Community Development Block Grant Disaster Recovery Mitigation Planning Public Services (CDBG DR MIT PPS)

- Long Term Community Recovery Plan Update
 - Council approved selection of Urban Design Associates (UDA) to conduct the update and draft the plan.
 - Economic Development Policies and programs are being developed with the public finance consultant Wildan.
- In Home Siren Units
 - The Standard Agreement for funding for additional in-home siren units has been received, this will extend the number of units made available to residents with another 2,800 units available.
 - Residents have begun receiving units from the Federal Emergency Management Agency (FEMA) funded grant, which are located at Town Hall for pickup.
- Public Services
 - Staff is working with the California Department of Housing and Community Development (HCD) on the application for groups to become subrecipients to do mitigation work in Paradise.
 - Applications are expected to be released in summer 2026.

Office of Land Use and Climate Innovation Grant

- Town was awarded \$739,680 through the Extreme Heat and Community Resilience Program
- Funding will be used to create a Climate Resilience Plan which will identify prospective resiliency projects such as
 - Community Evacuation/Cooling/Heating Centers
 - Shade Tree Planting
 - Fuels Reduction Projects
 - Green space projects
- Identified projects may be eligible for future implementation funds through the same grant source.
- Public input will be gathered over the summer 2026 at community events.

FEMA Hazard Mitigation Grant Project Updates

Category 4 Tree Removal Program

- Project implementation is complete.
- As of October 2025, approximately 9,000 trees have been removed from 350+ parcels. 7-10 different tree removal crews are working across town in an efficient and effective partnership with property owners, local agencies, tribes, and contractors.

- Final wrap up and closeout is ongoing and a full report on the project will be provided to Council when complete.

Emergency Warning System

- All 21 Towers are standing and operational.
- All active construction is complete.
- EWS Project has begun the closeout process.
- In-Home Safe Units are now available for pickup at Town Hall for Paradise residents. Approximately 440 units have been distributed to the public.
- Full grant closeout and documentation have been provided to CalOES as of March 2026.
- Town staff is working with the contractor on additional testing and troubleshooting of SAFE Units to assure reliability.

Residential Ignition Resistant Retrofit Program

- 79 Properties are complete or in process. Town staff are working with the final 21 properties to have all work completed by September 1, 2026 in order to remain in the program.
- Staff are working with California officials on a future retrofit program modeled after this program for additional homes utilizing Prop 4 funds. More information should be available toward the end of 2026.

Hazardous Fuels Reduction Program

- Project is fully funded and moving forward.
- Town staff are working with the selected contractor and implementing the project with completion at the end of September 2026.

Defensible Space Code Enforcement

- Funding for the current grant will expire at the end of September 2026. In May a notice of intent was submitted to CalOES to request an additional three years of funding for this program. The NOI was accepted and a full application was submitted in September 2025. As of March 2026, CalOES has submitted the project to FEMA for consideration.
- Additional funding sources are being pursued by Town staff for 2026-27 gap funding.

EMERGENCY MANAGEMENT

- The Town's EOC Policy Group met to discuss the Emergency Warning Siren activation policy. Any identified changes will be brought to Council for consideration and approval.
- An Emergency Operation Center Training for Town Staff was held in July 2026.
- The Town continues to work with Butte County to fully establish Smart911 as the replacement for CodeRed.
- Implementation for VEOCI, our online EOC software, is ongoing.

FIRE PREVENTION

- The Fire Prevention Division continues to enhance community safety through education, engineering, and enforcement.
- Staff have inspected 11,198 parcels throughout the Town, with 85% currently in compliance with the Town's defensible space and hazardous fuel management requirements.
- This compliance rate exceeds the 83% achieved during the same period last year, demonstrating continued community participation and progress in reducing wildfire risk.

Advocacy

- Federal (The Ferguson Group – Federal Lobbyist)
 - Town staff have worked closely with the Ferguson Group to pursue Congressional Directed Spending opportunities through the offices of Senator Padilla and Senator Schiff. The Town has been successful in these efforts previously.
 - Town staff continue to work with the Ferguson Group to secure congressional funding allocation for the Town's sewer project, originally made possible through the late Congressman LaMalfa's office. This multi-year effort has focused on obtaining authorization from the US Army Corps of Engineers for an increment of work necessary to access appropriated funds.
- State (Broad and Gusman – State Lobbyist)
 - Town staff are working with Broad and Gusman to engage state legislators and leadership at the Contractor's State License Board (CSLB) on legislative issues related to California's owner-builder laws.
 - Broad and Gusman is also assisting the Town in developing and advancing proposed reforms to owner-builder statuses for consideration during the next state legislative session.

Financial Impact:

None.



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 1(g)

ORIGINATED BY: Sarah Richter, Housing Program Coordinator
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Housing Recovery Update
LONG TERM RECOVERY PLAN: No

COUNCIL ACTION REQUESTED:

1. None

Background:

This report provides the Town Council with an update of Housing Activities. **In this report, red text signifies new information from the last report.**

Analysis:

Paradise has restored 43.83% of its pre-disaster housing stock, with 5,738 habitable homes currently available. This total includes 1,720 surviving homes and 4,018 newly completed homes with Certificates of Occupancy (up 39 since last month), compared to 13,091 housing units before the Camp Fire. Our total number of habitable dwellings does not include the number of mobile homes replaced in mobile home parks because those permits are issued by HCD instead of the Building Dept., but mobile homes in parks are included in the total number of pre-fire housing units. An estimate from tax data shows 144 mobile homes in parks, or **5,882 housing units in Paradise.**

Town of Paradise Owner-Occupied Rehabilitation/Reconstruction Program (\$12.5 million)

This program helps homeowners rehabilitate or reconstruct their home. The CalHome-Disaster Assistance grant was set to expire at the end of 2025, but the Housing Department was granted a one-year extension to finish homes under construction. *New* applications to rebuild homes lost in the Camp Fire are no longer being accepted because it's not feasible to complete a project before the expiration of the grant. Applications for essential home repairs on existing homes will continue to be accepted, funds for this activity are limited but do not have an expiration deadline.

- 73 homes completed
- 5 homes in construction
- 0 applications in process

Town of Paradise First-Time Homebuyer Program (\$11 million)

Helping to make homeownership more affordable. Applicants who were Disaster Affected can qualify under higher income limits, using 120% of Area Median Income (AMI). Other funding remains available to assist non-disaster affected households earning no more than 80% AMI.

- **114** households assisted
- **19** applications in process

CDBG-DR Multifamily Rental Housing Program (\$84.7 million)

Affordable rental housing. Seven (7) projects are eligible for funding; a total of 292 units. Council will consider the close-out of four of the multifamily housing projects during the August 11th Council meeting.

- **CHIP project-** scattered site (4 units)
 - Completed and Leased up in Spring of 2024
- **Eaglepointe-** 5975 Maxwell Dr (43 units)
 - Completed and Leased up in Spring of 2025
- **Mayer Commons-** 1561 Kay Ct (12 units)
 - Completed and Leased up in June of 2026
- **Northwind Senior-** 6983 Pentz Rd (21 units)
 - Completed and Leased up in Fall of 2025
- **Cypress Family-** 1633 Cypress Ln (70 units)
 - Completed and Leased up in April of 2026
- **Clark Rd-** 6480 Clark Rd (72 units)
 - Construction is underway starting with land clearing and grading.
- **Cypress Senior (phase II)-** 1633 Cypress Ln (70 units)
 - Groundbreaking was on April 10th and construction has begun.

CDBG (2026 Annual Allocation=\$54,430)

CDBG entitlement grants are on a 5-year plan cycle called the Consolidated Plan, and this year is the 1st year in the current plan. The Annual Action Plan for the 2026/2027 program year was approved by HUD.

HOME Infill New Construction (\$700,000)

Create affordable housing for first-time homebuyers. The grant award letter was finally received from HCD in April of 2025. Program guidelines are complete and were adopted by Council. Staff is continuing to work-out funding logistics with HCD. Guidelines were approved by HCD and Authority to Use Grant Funds was signed by HCD and received by Town in June. An RFQ for general contractors is in the works and a program application has been developed.

Permanent Local Housing Allocation (PLHA) (\$540,905)

Allocates matching funds to North Valley Housing Trust to administer for affordable housing projects.

- A predevelopment loan of \$400,000 has been made for the Cape Cod multi-family project (\$200,000 of PLHA funds). Construction began earlier this year.
- \$75,000 of PLHA funds was loaned to build a small, single-family home, which was finished and sold to a low-income Camp Fire survivor.
- \$112,000 has been committed to North Valley Housing Trust for another single-family residence development on Cottage Lane. The contractor has submitted for a building permit, currently in plan review.
- PLHA operates on a 5-year funding cycle similar to CDBG. The NOFA for the next cycle is expected in the second quarter of 2026. PLHA allocates grant funds to CDBG entitlement cities, which the Housing staff will apply for, but will not have to compete with other communities to receive.

Financial Impact:

None.



**TOWN OF PARADISE
Council Agenda Summary
Date: August 11, 2026**

Agenda No. 1(g)

ORIGINATED BY: Marc Mattox, Public Works Director / Town Engineer

REVIEWED BY: Jennifer Macarthy, Town Manager

SUBJECT: Camp Fire Recovery Updates - Infrastructure

COUNCIL ACTION REQUESTED:

1. None, written monthly update only.

Background:

This report continues the Monthly Disaster Recovery Updates provided to keep the Town Council apprised of important developments related to the recovery of the Town of Paradise from the Camp Fire. Changes from the prior month's reports are shown in red underline italics.

Analysis:

Road Rehabilitation

The Town of Paradise is endeavoring to pave nearly every public road mile by the end of 2026. These projects are funded through Camp Fire Recovery Projects and are sequenced behind undergrounding of utilities and water service later replacements.

As of July 2026, the following paving progress can be reported:

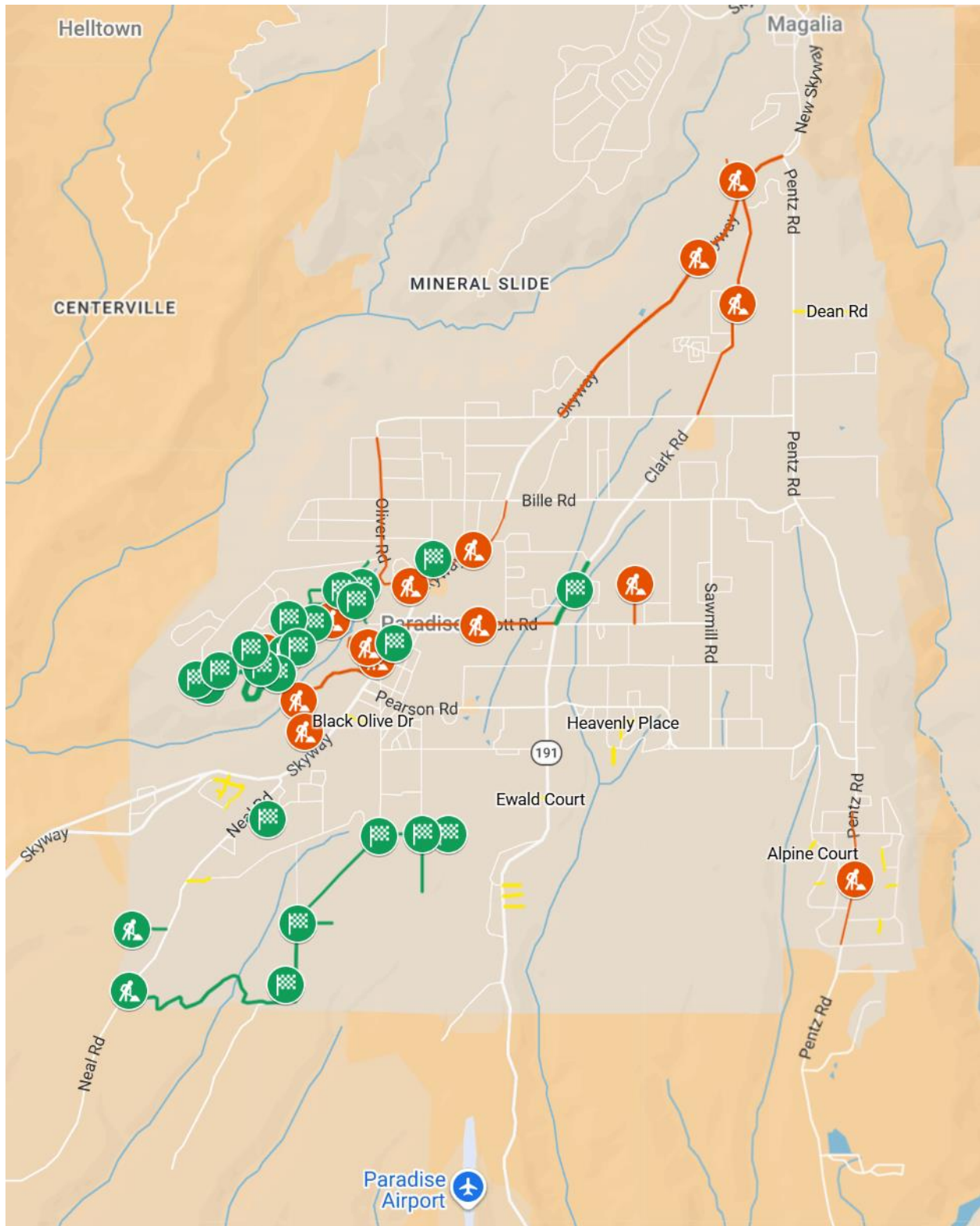
Status	Miles
<i>Completed</i>	<i>72.10</i>
<i>Awarded/In-Progress</i>	<i>17.62</i>
<i>Planned Future</i>	<i>6.48</i>
Total	96.19

On February 10, 2026, Paradise Town Council awarded two contracts to Knife River Construction for various roadway rehabilitation efforts scheduled for 2026.

Knife River Construction has started significant construction activities in various neighborhoods in Paradise. Work in general has involved roadway preparation including pulverization, grading and paving. Knife River Construction is preparing to start work on arterial roadways including night work along the Skyway corridor between Manchester Way and Bille Road, Upper Skyway between Wagstaff and Clark, Upper Clark between Wagstaff and Skyway in addition to Elliott Road between Skyway and Clark Road.

Separately, the Town of Paradise Engineering Division has informally bid and awarded the Skyway Maintenance Project to Knife River Construction. This project will make interim repairs to the road condition along Skyway between Bille Road and Wagstaff Road in August 2026. This stretch of Skyway will also be addressed in undergrounding of utilities (2027) and roadway widening (2028).

The active construction map with current information can be found below and at www.paradiseworks.com



A map of all paving efforts completed and planned can be found on the Town's website at www.townofparadise.com by visiting "News and Announcements" from the homepage.

Capital Project Updates

The Public Works Department, in an effort to provide additional communications on various projects, has launched a new website under its ParadiseWORKS banner. ParadiseWORKS Engineering Resiliency now hosts individual project pages for current information, project descriptions and schedules. The website can be viewed here:

<https://www.townofparadise.com/pwe/page/paradiseworks-engineering-resiliency>

Below is an abbreviated Project List intended to show the current status of each project. More information on each project's scope and schedule can be found at. Typical project progressions and timeframes are as follows:

- (1) Environmental, 6-24 months
- (2) Design, 12 months
- (3) Right of Way, 6-12 months
- (4) Construction, 6-24 months

Project ID	Project Title	Project Phase	Anticipated Construction Completion Year
7303	On-System Road Rehabilitation	Construction	2026
7307	Neal Road Rehabilitation	Design	2028
8407	Off-System Road Rehabilitation	Construction	2026
9389	Pentz Pathway Project Phase II	Design	2029
9390	Paradise ATP Gateway Project (Neal Road Class I)	Environmental	2028
9394	Paradise Sewer Project	Environmental	-
9424	Skyway Link ATP (Bille to Wagstaff)	Environmental	2028
9425	Upper Skyway Widening (Bille to Wagstaff)	Environmental	2028
9426	Skyway/Pentz Intersection Improvements	Right of Way	2028
9427	Pentz Road Widening	Environmental	2029
9428	Roe Road Phase 1 (Edgewood to S. Libby)	Environmental	2029
9434	Roe Road Phase 2 (S. Libby to Clark)	Environmental	2029
9438	Private Road Identification Safety Project	Design	2027
9439	Storm Drain Resiliency Project Phase 1	Environmental	2028
9440	Storm Drain Resiliency Project Phase 2	Environmental	2028

Funding Pursuits

Below is a listing of active funding pursuits related to infrastructure recovery and status updates:

Program	Project Title	Amount Requested	Anticipated Award Notification	Notes
US Army Corps of Engineers	Paradise Sewer Project	\$2,000,000 of \$50,000,000 authorization	TBD	Town of Paradise has submitted its required Letter of Intent to the USACE and Community Directed Spending Requests to Senators Padilla and Schiff. This request will be pending federal budget appropriations for Fiscal Year 2027.
State Water Board Septic to Sewer CWSRF	Paradise Sewer Project	\$27,000,000-\$75,000,000	TBD	Work to revise the project application package is resuming with new project direction selected.
Active Transportation Project Cycle 8	Oliver Curve Pathway	\$13,000,000	TBD	Application has been submitted for formal consideration. Determinations of award are expected late 2026.



**TOWN OF PARADISE
Council Agenda Summary
Date: August 11, 2026**

Agenda No. 1(h)

ORIGINATED BY: Marc Mattox, Assistant Town Manager, Public Works Director

REVIEWED BY: Jennifer Macarthy, Town Manager

SUBJECT: Paradise Sewer Project Update

COUNCIL ACTION REQUESTED:

1. None, written monthly update only.

Background:

This report is a monthly effort to provide additional opportunity for public engagement on the status and next steps of the Paradise Sewer Project.

Analysis:

Since its incorporation in 1979, the Town of Paradise has sought a centralized wastewater system to address failing septic systems that impact public health, groundwater quality, and economic development. The need for sewer service became even more urgent following the 2018 Camp Fire, when the lack of modern wastewater infrastructure emerged as a major barrier to rebuilding businesses, housing, and community resiliency.

In 2022, the Town secured \$30 million in CDBG-DR funds to begin pre-construction work, including environmental review, design, and permitting. To provide technical expertise, HDR was retained as Owner's Agent, and a progressive design-build team was selected to develop a Basis of Design Report. That effort confirmed that a locally managed, phased sewer project was necessary to achieve both affordability and long-term community needs.

In January 2025, the Town Council formed a Sewer Project Ad Hoc Committee to evaluate local treatment and collection alternatives, with strong emphasis on public engagement and cost feasibility. The Committee, working alongside staff, HDR, and the Paradise Irrigation District, conducted community meetings, stakeholder workshops, site tours of other wastewater systems, and a technical alternatives analysis.

In August 2025, the Town Council unanimously voted to concur with the Paradise Sewer Project Ad Hoc Committee's recommendation to direct a revised project description to include hybrid gravity/low-pressure collection system, aerated lagoon wastewater treatment, and percolation/evaporation pond effluent discharge. Subsurface investigations at potential wastewater treatment facility (WWTF) sites conducted in the spring of 2026 concluded that percolation ponds were not feasible for the Sewer Project. Further desktop geotechnical studies concluded that the conditions identified at the evaluated sites were likely to be representative of other potential sites in and around Paradise.

Subsurface investigations at potential wastewater treatment facility (WWTF) sites conducted in the spring of 2026 concluded that percolation ponds were not feasible for the Sewer Project. Additional desktop geotechnical evaluations indicated that these conditions were likely to be representative of other potential sites in and around Paradise. As a result, the Town sought to

revise the project description to replace the lagoon and pond concept with a membrane bioreactor (MBR) treatment facility and surface water discharge of treated effluent. In June 2026, the Town Council voted to concur with the Paradise Sewer Project Ad Hoc Committee's recommendation to approve that revised project description.

Below is a summary of the main accomplishments in the last month and forecast for key activities in the month ahead:

Main Accomplishments

- Received the final Technical Memorandum: Comparison Between Full Low-Pressure Sewer System and Hybrid Gravity Sewer Collection System. (attached to this Agenda Summary)
- Ongoing development of the Subsequent Environmental Impact Report (EIR).
- Ongoing evaluation of potential WWTF alternative sites.

Key Activities (One Month Look-Ahead)

- Ongoing evaluation of potential WWTF alternative sites.
- Ongoing preliminary design of Collection System.
- Resume preliminary design of the WWTF under the revised project description.
- Pumped and Gravity Service Areas Workshop.
- Continue developing the project description for the Subsequent EIR.

TOWN OF PARADISE

Paradise Sewer Project

Project No.: 204890
Date: August 4, 2026
Prepared By: Jill Shankel, PE and Nico Lozano Ordonez, PE
Reviewed By: Darren Baune, PE
Subject: Technical Comparison between Full Low Pressure Sewer System and Hybrid Gravity Sewer Collection

Digitally signed by Darren G. Baune
Contact Info: Carollo Engineers, Inc.
Date: 2026.08.04 16:42:00 -0700



1.0 PURPOSE

HDR prepared the *Alternatives Analysis Technical Memorandum, Paradise Sewer Project* (HDR, January 2026) to evaluate collection, treatment, and discharge alternatives for the Town of Paradise's (Town) Sewer Project (Project). The Alternatives Analysis technical memorandum (TM) recommended that the Town implement the hybrid gravity/ septic tank effluent pumping (STEP) collection system, aerated lagoon treatment, and an evaporation/ percolation land discharge pond.

Carollo performed geotechnical investigations of the proposed treatment plant sites in 2026 and found very low percolation rates at each proposed site. The low percolation rates make the aerated lagoon treatment with evaporative/percolation ponds treatment technology infeasible. The Town decided to revise the treatment facility to a membrane bioreactor (MBR) with surface water discharge.

The Town requested that Carollo perform an independent technical evaluation of HDR's recommendation to implement the hybrid gravity/septic tank effluent pumping (STEP) collection system. Specifically, the Town requested that Carollo evaluate the following collection system alternatives.

- Full low-pressure sewer collection system (LPSS).
- Hybrid gravity and low-pressure sewer collection system.

The purpose of this Project Memorandum (PM) is the following:

- Perform a technical evaluation of the full low-pressure sewer collection system vs hybrid gravity and low-pressure sewer collection system.
- Summarize community input and discuss ideas proposed by the community.

2.0 PROJECT GOALS

The Town does not have a centralized sewer collection system and relies solely on septic systems for wastewater treatment and disposal from private residences, businesses, and industry. This has negatively impacted the Town's economic recovery from the 2018 Camp Fire and poses a threat to the groundwater and surface water quality of the region.

The Sewer Project Ad Hoc Committee has identified the following goals for the Project:

1. **Affordable:** Implement a project that provides a long-term, efficient, and reliable wastewater disposal solution that remains affordable for the community while supporting economic recovery by eliminating septic-related capacity limitations and reducing the burden of on-site wastewater management for businesses.
2. **Scalable:** The Project should accommodate regrowth of the Town and be expandable in an efficient manner to allow service to the full sewer service area (SSA) and in the future to the extended SSA area.
3. **Permittable:** It is important to consider the permitting of the Project since the Town is considering wastewater treatment plants that will discharge treated effluent to surface water. New wastewater treatment plants must secure permits through the State Water Resources Control Board and local Regional Water Quality Control Board.

3.0 BACKGROUND

3.1 Sewer Collection System Overview

The Town's proposed sewer collection system will convey wastewater from homes, businesses and industry within the SSA shown in Figure 1. The sewer flow will be collected with a system of pipelines to convey wastewater to a wastewater treatment facility (WWTF) that will be owned and operated by the Town. The SSA will serve approximately 256 parcels in Phase 1 and 1,500 parcels at full build out.

In February 2026, Carollo began the preliminary design for Phase 1 of the SSA based on the recommendations in the Alternatives Analysis TM (HDR, January 2026). Phase 1 includes the downtown area of the Town and includes parcels along Skyway, Pearson Road, Almond Street, and Black Olive. Figure 1 shows the SSA and the preliminary Phase 1 sewer collection system area. The boundaries of the Phase 1 service area will be refined and finalized as design progresses.

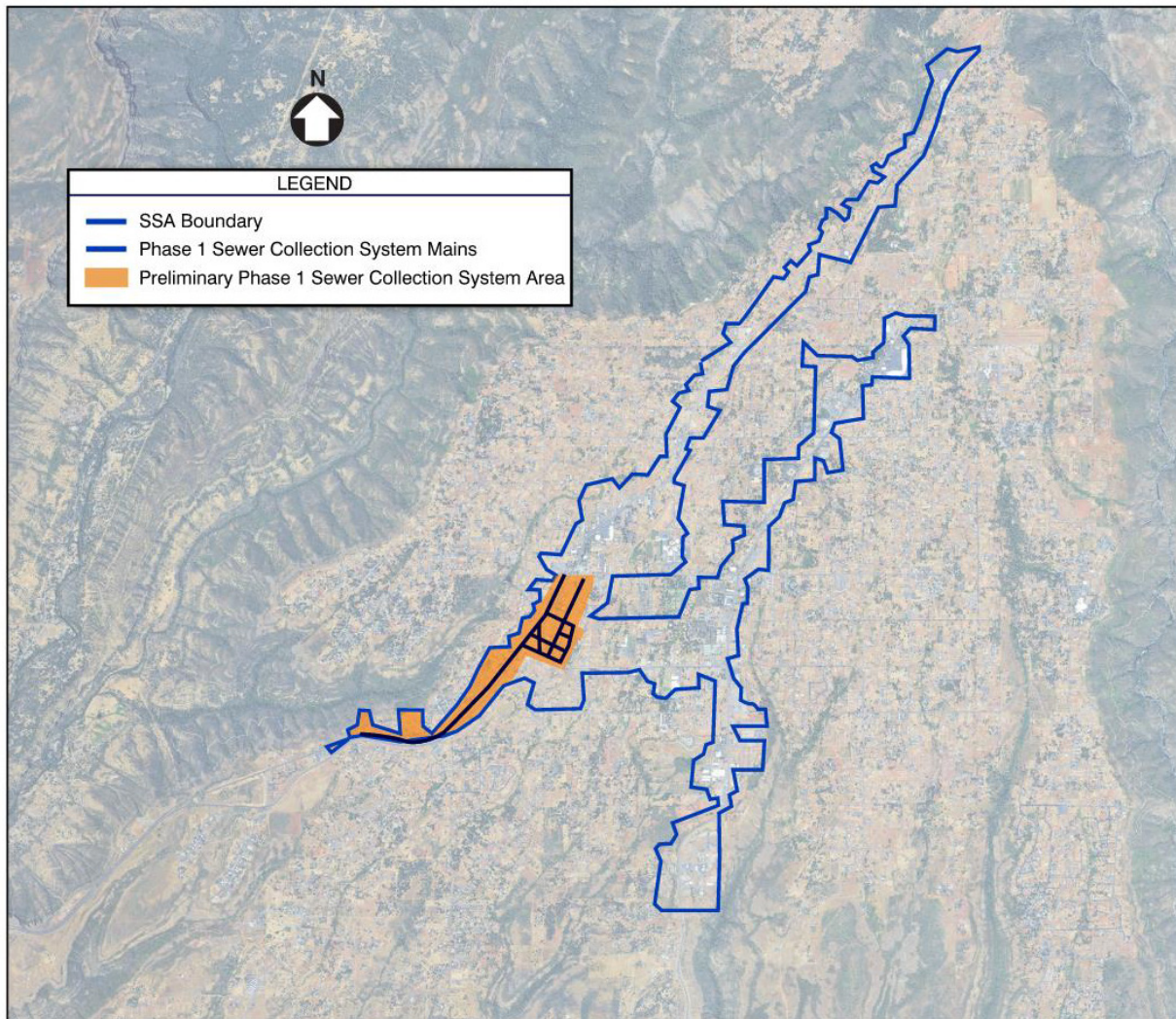


Figure 1 Town of Paradise Sewer Collection System

3.2 HDR Alternatives Analysis Technical Memorandum

The Alternatives Analysis TM (HDR, January 2026) evaluated collection system alternatives including, a full gravity collection system, a full LPSS utilizing STEP, and a hybrid gravity/ STEP system. The Alternatives Analysis TM recommended a hybrid gravity/ STEP system, a Town-owned WWTF using aerated lagoon treatment, and an evaporation/percolation land discharge pond. The Alternatives Analysis TM concluded that a full LPSS was infeasible due to high system pressure in the sewer collection system because of the elevation change in Town.

4.0 OVERVIEW OF LOW PRESSURE AND HYBRID GRAVITY SEWER COLLECTION SYSTEMS

4.1 Low Pressure Sewer Collection Systems

LPSS are wastewater collection systems that pump sewage from each home, business, or industrial connection into a low-pressure conveyance system. LPSS are typically used in low lying areas of a Town to lift wastewater up to a gravity flow pipeline or wastewater treatment facility. Low-pressure systems can be effective in communities where conventional gravity sewers are challenging to install due to shallow bedrock, high groundwater, and hilly or flat terrain.

Sewage from each parcel is pumped into the conveyance system using either STEP or grinder pump systems. The STEP and grinder pump stations include a tank, pump(s), vault, electrical supply, and control panels, which alarm if a pump malfunctions.

The following summarizes the key elements of LPSS:

- LPSS typically operate between 20 and 80 pounds per square inch (psi) of system pressure. The maximum operating pressure is generally limited by 90% of the pump's maximum allowable total dynamic head which is approximately 70 psi to 90 psi depending on the type of pump and manufacturer.
- Compared to gravity sewer systems, LPSS utilize smaller diameter pipelines because the flow is pumped and conveyed under pressure.
- If the system uses fully welded high-density polyethylene (HDPE), LPSS typically have less infiltration and inflow. LPSS systems can also be constructed with gasketed polyvinyl chloride (PVC) pipelines which will have infiltration and inflow.
- Since the system is pressurized, the pipelines can be designed to accommodate changing pipeline slopes to achieve required utility clearances. They also require appurtenances such as air-release valves at high points, back flow prevention valves at each pump location, and isolation valves every 500- to 800-feet (ft) and at major connections to operate and maintain the system.
- Where LPSS systems discharge to gravity pipelines, turbulent flow from the pressurized laterals can increase hydrogen sulfide (H_2S) off gassing in the mains creating a corrosive environment with foul odors. Without proper corrosion protection measures, H_2S gas will corrode concrete and metal components over time.
- Due to H_2S off-gassing, odor control measures are recommended at the air-release valves, and corrosion-resistant materials are recommended for the pipeline and appurtenances. Due to the absence of manholes, installation of pigging ports is recommended to access the pipeline for cleaning operations.

There are two types of LPSS systems common in the industry: STEP and grinder pump systems. The following sections describe each system in more detail.

4.1.1 Septic Tank Effluent Pump (STEP) LPSS

In a STEP LPSS, wastewater flows by gravity from a home, commercial business or industrial connection into a two-compartment septic tank where the solids settle and are retained in the tank. The liquid effluent flows into the second compartment of the septic tank, which contains a pump. The liquid effluent is then pumped through a small diameter lateral where it is discharged to a collection main. Figure 2 shows the general configuration of a STEP system.



Source: Orenco Prelos System

Figure 2 STEP System Schematic

STEP systems require a septic tank, effluent pump, control panel, and connection to power, which are all typically installed near the structure on private property. Settled solids in the septic tank accumulate over time until the septic tank reaches capacity and the settled solids are required to be removed with a vacuum truck. The solids from the septic pump outs will need be hauled to a septage receiving station. Currently, property owners typically haul septage to Lincoln, CA for disposal which is approximately 70 miles away from Paradise.

Orenco is one of the primary manufacturers of STEP system equipment and there are relatively few manufacturers that provide complete STEP system packages. However, the pump and tank equipment can be purchased separately from various manufacturers, which means sole source procurement is not required. Table 1 provides descriptions and notes for the equipment required on private property for STEP systems.

Table 1 Equipment for STEP Systems located on Private Property

Equipment	Notes
Septic Tank	- Tanks are sized per the sewer flow of each parcel and typically provide 24 hours of flow storage. - Recommended tank sizes: » 1,500 gallons for 1 EDU (or three-bedroom house). » Commercial and multifamily housing tank sizes must be specifically engineered and designed for high flow. Sizes can range from 8,000- to 16,000- gallon tanks. - Tanks can be precast concrete or fiberglass. - Tank lids are not generally designed to withstand H-20 traffic loading. - Re-use of existing septic tanks is possible but requires an evaluation of the structural integrity of each tank to check if the tank leaks and if it can be retrofitted for a STEP pump. - It is anticipated that most of the existing septic tanks will require replacement during construction. - Requires pump out of solids every 3 to 5 years.
Effluent Pump	- Pump Size: 0.5 to 1 hp. - TDH: Up to 240 ft. - Pump housed in a pump filter – filter requires periodic cleaning.
Level Controls	- Pumps are activated by a float control system. - A high-water level float triggers alarms.
Control Panel	Outdoor control panel on structure includes a pump run light, off switch, and alarms.
Lateral Discharge Piping	- Discharge piping can be pressure-rated PVC or HDPE. - Check valve and isolation valve are included for every assembly.
Power Requirements	- Single family houses (1 EDU) will require 120V power, with a dedicated 20 amp service. - Commercial and multifamily properties will require 240V power and 20 amp service. - Two separate circuits are recommended – one for pump control and one for alarms. - Home, commercial, or multi-family properties will need to provide power supply.

Notes:

EDU – equivalent dwelling unit; hp – horsepower; TDH – total dynamic head; V - volts.

Table 2 summarizes the advantages and limitations of STEP systems.

Table 2 Advantages and Limitations of STEP Systems

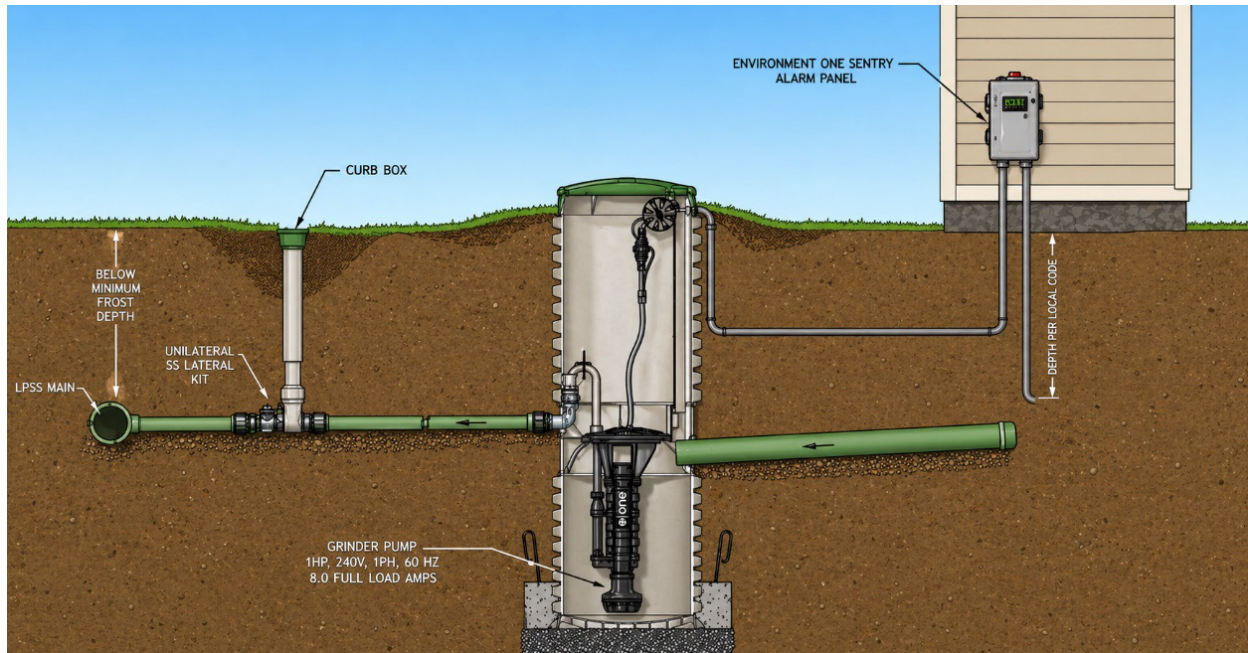
Advantages	Limitations
<u>Ease of Construction:</u> STEP pipelines are generally smaller diameter and installed at shallower depths than conventional gravity pipes.	<u>Power Requirements:</u> STEP systems require power at each service connection. This could be a limitation in areas that experience safety power shutoffs.
<u>Primary Treatment:</u> STEP tanks provide primary treatment at the septic tank when solids settle out of the liquid.	<u>Long Term O&M:</u> STEP tanks require periodic septic pump outs, tank inspections, filter cleaning, and valve exercising. At the end of its useful life, equipment would need to be replaced. The useful life of the equipment will vary widely between users but is estimated to be between 15 to 25 years for the pumps.
<u>Storage:</u> STEP tanks are sized with approximately 24 hours of emergency storage.	<u>Town Equipment Access:</u> Each STEP system will require access to the equipment by the Town. This requires an easement or MOU for every parcel with a STEP system.
	<u>Equipment Failure:</u> STEP systems have more points of failure than a conventional gravity system because they have more mechanical equipment. For example, rags can clog pumps, floats can get stuck, or filters can get clogged.
	<u>Increased Owner Coordination during Construction:</u> STEP systems will require coordinating with each owner to decide the location of each STEP tank, control panel, and will involve connecting the STEP power to the owner's electrical system.
	<u>STEP Tank Size:</u> A residential, 1,000 gallon tank is approximately 10-ft long by 5-ft wide by 4.5-ft deep. Installation will be more difficult on properties with limited space.
	<u>Interconnected Hydraulic System:</u> In a full STEP system, each STEP tank pumps into a common pressurized sewer network. Since the system pressure varies with elevation, the pressure will be the lowest at higher elevations and highest at lower elevations. Due to the Town's topography, pressures at lower elevations exceed the capacity of typical STEP pumps preventing sewage from parcels at the bottom of the system from entering the pressurized sewer network. The pressures also exceed the pressure ratings for common pipes, valves, and appurtenances used in wastewater systems.

Notes:

O&M – operations and maintenance; MOU - Memorandum of Understanding.

4.1.2 Grinder Pumps LPSS

The grinder pump LPSS consists of a semi-positive displacement grinder pump located inside a basin. The grinder pump station receives wastewater flow via gravity from the structure, macerates the wastewater and solids, and pumps it through a small diameter lateral where it is discharged to a collection main. Figure 3 shows a general configuration of a grinder pump system.



Source: E-One Grinder Pump Systems

Figure 3 Grinder Pump Schematic

Grinder pumps do not require a septic tank. Wastewater flows into a basin located on the property that is generally smaller than septic tanks. Grinder pumps require a pump, control panel, and connection to power, which are all typically installed near the structure on private property similar to STEP systems. E-One is one of the primary manufacturers of grinder pump LPSS systems. However, there are several manufacturers that can provide a complete grinder pump package. Table 3 provides descriptions and notes for the equipment required on private property for grinder pump systems.

Table 3 Equipment for Grinder Pump Systems located on Private Property

Equipment	Notes
Pump Basin	▪ The pump basins are sized for the sewer flow of each parcel and whether a simplex (one pump), duplex (two pumps), or quad (four pumps) system is used. Some residential parcels use duplex pump systems to provide an extra pump for redundancy. ▪ Recommended basin sizes for 1 EDU (or three-bedroom house): » Simplex: Provides 100 gallons of storage capacity and is rated for a flow of 700 gpd. » Duplex: Provides 150 gallons of storage capacity and is rated for a flow of 1,500 gpd. ▪ Commercial and multifamily basin sizes must be specifically engineered and designed for high flow. Basin capacity volumes can range from 250-to 500-gallons with flows rated up to 10,500 gpd. ▪ Tank lids are not generally designed to withstand H-20 Traffic Loading. ▪ Re-use of existing septic tanks is not possible as the grinder pump basin layout is significantly different than a septic tank layout.
Semi-Positive Displacement Grinder Pump	▪ Pump Size: 1 to 2 hp. ▪ TDH: Up to 185 ft.
Level Controls	▪ Pumps activated by an integrated pressure switch which detects changes in an air column as the water level in the tank fluctuates.
Control Panel	▪ Outdoor control panel on structure includes a pump run light, off switch, and alarms.
Lateral Discharge Piping	▪ Discharge piping can be pressure-rated PVC or HDPE. ▪ Check valve and isolation valve are included for every assembly.
Power Requirements	▪ Single family houses (1 EDU) will require 240 V, with a dedicated 30-amp service. Occasionally, a 120 V connection with a dedicated 40-amp service may be allowed with pumps rated up to 1 hp. ▪ Commercial and multifamily properties will require 240V power and 30-amp service. ▪ Two separate circuits are recommended – one for pump control and one for alarms.

Notes:

gpd – gallons per day.

Advantages and limitations of grinder pumps are shown in Table 4.

Table 4 Advantages and Limitations of Grinder Pumps

Advantages	Limitations
<u>Ease of Construction:</u> Conveyance pipelines are generally smaller diameter and installed at shallower depths than conventional gravity pipes.	<u>Power Requirements:</u> Grinder pumps require small amounts of power to run. This could be a limitation in areas that experience safety power shutoffs.
<u>Solids are Pumped:</u> Grinder pumps do not require septic pump outs since all solids are pumped.	<u>Long Term O&M:</u> Grinder pumps require periodic inspections. At the end of its useful life, equipment would need to be replaced. The useful life of the equipment will vary widely between users but is estimated to be between 15 to 20 years for the pumps.
	<u>Town Equipment Access:</u> Each grinder pump will require access to the equipment by the Town. This means that an easement or MOU will be required for every parcel having a grinder pump.
	<u>Scouring Velocities:</u> Grinder pumps will transport more solids than STEP systems. This means that meeting minimum scouring velocities in the pipeline is critical. The system will be designed to meet minimum scour velocities, however, during periods of low flow, minor settlement of solids may occur. As a result, more frequent pigging, flushing or cleaning of the pipelines is recommended.
	<u>Increased Owner Coordination during Construction:</u> Grinder pumps will require coordinating with each property owner to decide the location of each grinder pump vault, control panel, and will involve connecting the grinder pump power to the property owner's electrical system.
	<u>Storage:</u> Grinder basins provide 2.5 to 24 hours of storage. Town staff will need to respond within that window to pump down the tank during an extended power outage.

4.2 Hybrid Gravity/LPSS Collection System

Hybrid gravity/LPSS collection systems use gravity sewers as the primary collection system and LPSS in low lying areas of Town. Figure 4 shows a potential hybrid gravity/LPSS collection system with a combination of gravity flow pipelines and a LPSS in low-lying areas of Town.

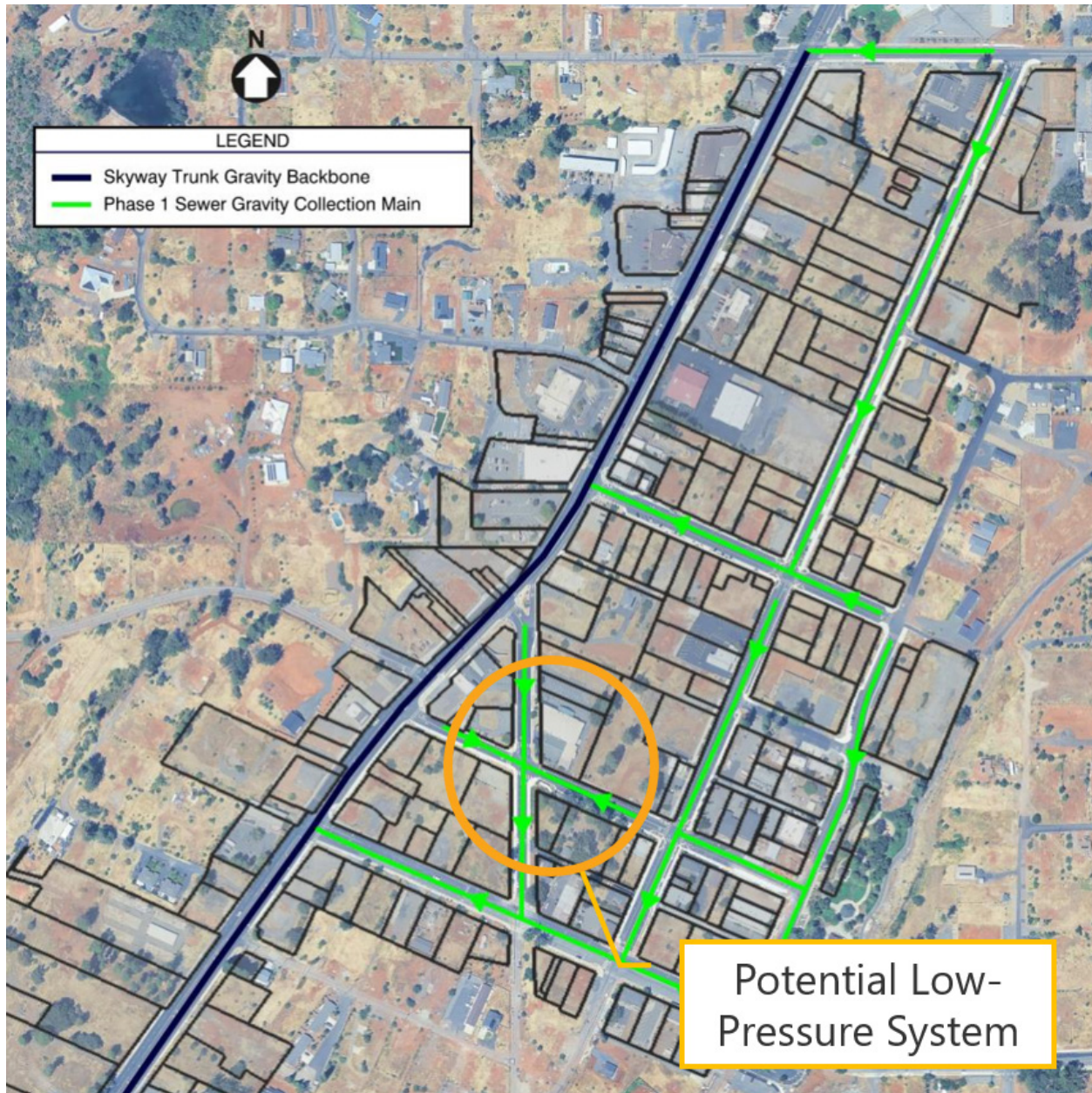


Figure 4 Potential Gravity Hybrid Sewer Layout

The detailed design of the gravity hybrid collection system will depend on the topography, existing utility locations and depths, ground conditions, and other factors. It is anticipated that both gravity and LPSS pipelines will need to be installed below the parallel water mains throughout Town to maintain the minimum vertical clearance required at each water service crossing.

Conversations with Paradise Irrigation District (PID) and record drawings suggest that the existing water lines have a minimum of 3.5 ft of cover. For the 6-inch to 12-inch water lines in the Phase 1 area, this will result in sewer lines with at least 5.5 ft of cover depending on the location. The gravity and LPSS sewer pipelines will be designed to be installed as shallow as possible, while meeting minimum burial depth and minimum utility clearance requirements as shown in Table 5.

Table 5 Gravity & LPSS Pipeline Design Requirements

Requirement	Gravity Sewer	LPSS Sewer
Minimum Pipe Cover ⁽¹⁾	3-ft minimum.	3-ft minimum
Minimum Horizontal Clearance to Dry Utilities Joint Trench ⁽²⁾⁽³⁾	3-ft minimum 5-ft recommended from high pressure gas lines	3-ft minimum 5-ft recommended from high pressure gas lines
Minimum Vertical Clearance to Dry Utilities ⁽²⁾	12-inches minimum	12-inches minimum
Minimum Horizontal Clearance to Potable Water ⁽⁴⁾	10-ft minimum	10-ft minimum
Minimum Horizontal Clearance to Recycled Water ⁽⁵⁾	6-ft minimum, 10-ft preferred	6-ft minimum, 10-ft preferred
Minimum Vertical Clearance to Potable Water ⁽⁶⁾	12-inches minimum below water line	12-inches minimum below water line

Notes:

- (1) Minimum pipe cover is based on manufacturer recommendations based on pipe material and industry standards.
- (2) Dry utilities include electrical, gas, and fiber optic lines. Joint trenches have been installed throughout Town as part of the Pacific Gas and Electric Company (PG&E) undergrounding project in conjunction with AT&T and Comcast. Minimum horizontal clearance of 36 inches matches PG&E and American Water Works Association (AWWA) standards. Vertical clearance requirement per PG&E Greenbook and matches industry standard.
- (3) PG&E mapping in Town indicates multiple high-pressure gas lines. Work within 5-ft of a high-pressure gas line requires a pre-construction meeting with PG&E and a PG&E inspector to be on site during any excavation.
- (4) California Code of Regulations 64572 Title 22 (CCR T22) Chapter 16 requires sewers and force mains installed parallel to a water main to have a minimum of 10 ft of clearance between pipes. When local conditions or existing utilities do not allow for 10 ft of clearance, a sewer pipeline may be installed 4 to 10 ft clear from an existing water pipeline with special design and design review and approval by the Division of Drinking Water (DDW).
- (5) DDW letter to the Town titled, Division of Drinking Water's Updated Response Comments, Pipeline Separation Requirements, Town of Paradise, dated May 14, 2026.
- (6) CCR T22 Chapter 16. Minimum vertical clearance also applies to sewer main and sewer lateral crossings of water main lines and water services.

The hybrid gravity/LPSS option will require ongoing maintenance of equipment located on private property (STEP or grinder pump systems). Periodic gravity system maintenance includes flushing and closed-circuit television (CCTV) inspection of the mains. As referenced in Section 4.1, the turbulent flow from the LPSS pressurized laterals will increase H₂S off-gassing in the gravity mains. Therefore, anti-corrosion measures are recommended at manholes located within 1,000-ft of locations where LPSS discharge to gravity sewers. Anti-corrosion measures could include the installation of polymer concrete manholes or lining of the interior of manholes. Odor control is recommended at the discharge points. Table 6 lists the advantages and limitations of a hybrid gravity/LPSS sewer collection system.

Table 6 Advantages and Limitations of Hybrid Sewer Systems

Advantages	Limitations
<u>Reduced Number of Equipment on Private Property:</u> Reducing the number of STEP or grinder pumps throughout Town results in less long-term O&M by the Town, fewer easements required by the Town to access the equipment, and as a result, less impacts to property owners.	<u>Minimum Scour Velocities:</u> The hybrid system may require an accelerated cleaning schedule on the gravity portion for the first several years of operation if minimum scour velocities are not met.
<u>Flexibility:</u> A hybrid system gives the Town the flexibility to install gravity or pressure sewers based on existing site conditions such as available space on private property and topography.	<u>Increased Pipe Cost:</u> Gravity sewer pipelines are larger in diameter than the pressurized mains which increases the excavation and pipeline raw material cost. In the Phase 1 area, gravity sewer pipelines are expected to be approximately 8-inches in diameter, while low pressure mains would be 4-inches in diameter for an LPSS area.
<u>Easy Access for O&M:</u> Manholes every 350-ft allow the Town to periodically check the conditions of the gravity sewer and low-pressure system tie-in points.	<u>Construction Complexity:</u> Gravity sewers are generally installed deeper than LPSS which increases construction complexity. It should be noted gravity sewers will be installed as shallow as possible while meeting minimum burial and utility clearance requirements shown in Table 5.
<u>Ease of System Expansion:</u> The Phase 1 system can be expanded to include future phases.	

5.0 TECHNICAL EVALUATION OF FULL LPSS VERSUS HYBRID GRAVITY/ LPSS

This section compares implementing a full LPSS throughout Town (STEP or grinder pump system) to a hybrid gravity / LPSS system. Since the Town is working to locate a site for the WWTF, this PM assumes the potential locations listed below, which are the most feasible sites at this time. Figure 5 shows the assumed locations of the WWTF.

- North of the intersection of Skyway and Media Way south of Town.
- North of the intersection of Clark Road and Old Clark Road.

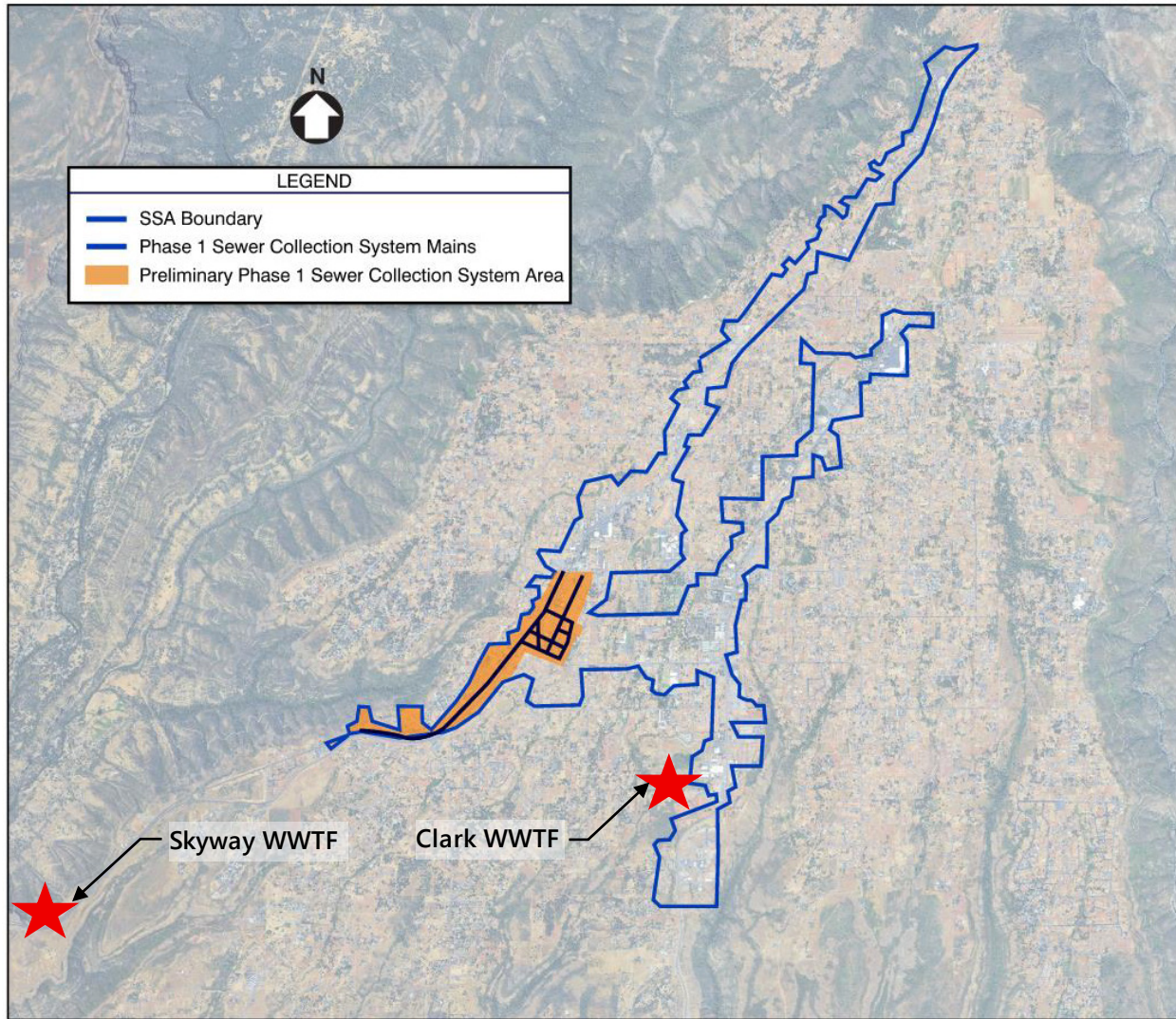


Figure 5 Town of Paradise Potential WWTF Locations

5.1 Technical Evaluation of Full LPSS Collection System

The full LPSS would require installation of STEP or grinder pump stations on each parcel within the Phase 1 service area (as shown in Figure 6) that would pump into a low-pressure collection system. The low-pressure system would convey wastewater to the WWTF.

LPSS are typically used to pump uphill from low-lying areas of Town to a WWTF or gravity pipeline where the system breaks head. However, the Town's potential WWTF locations are all located at significant elevation differences downhill from the users/connections which creates a unique and complex hydraulic system. Since the system is fully hydraulically interconnected, the lower portions of the system will see very high system pressures.

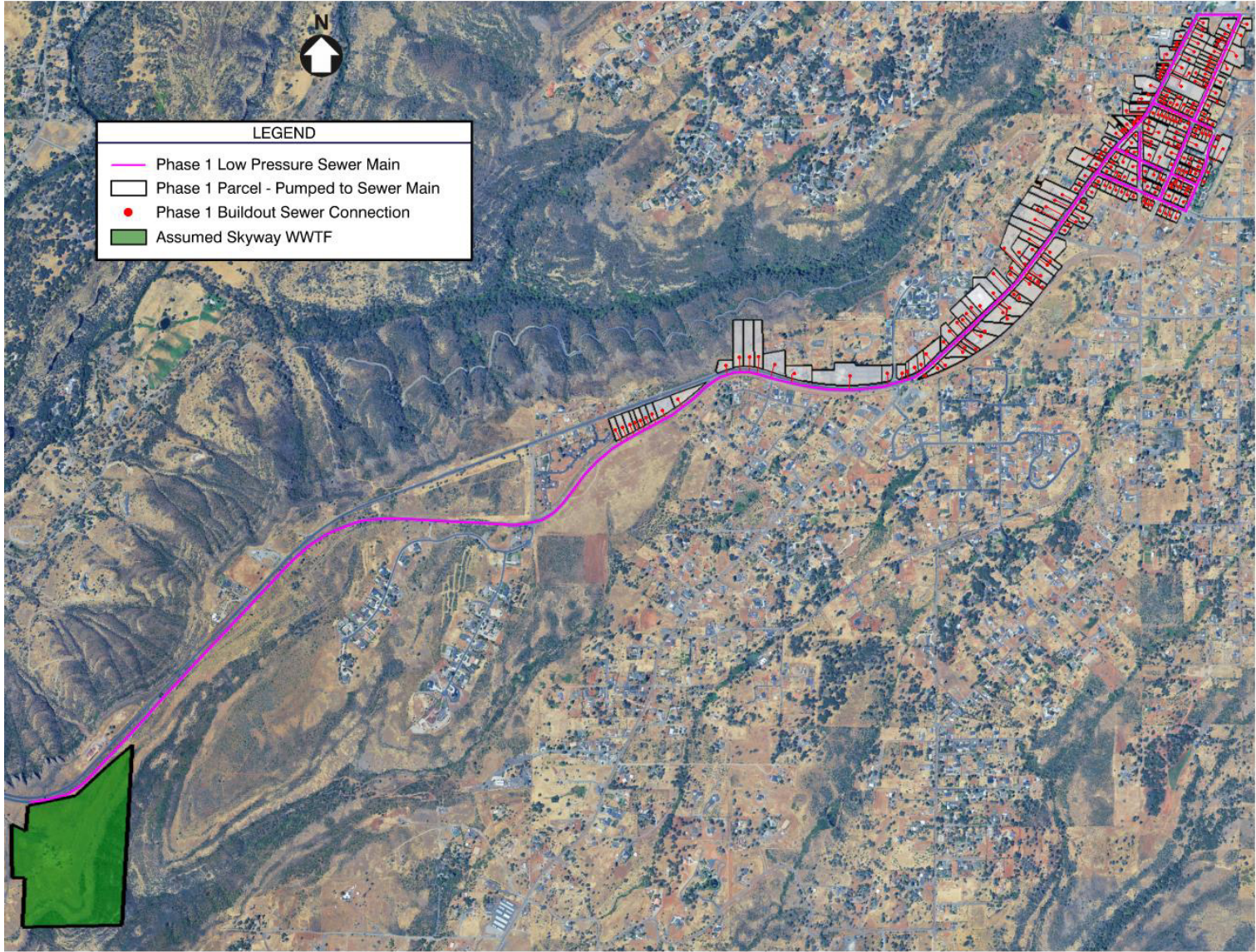


Figure 6 Phase 1 of Collection System (Full Low Pressure Sewer Service)

As part of this technical evaluation, Carollo met with both Orenco and E-One to better understand the capabilities and limitations of their collection systems and to discuss their experience implementing full LPSS in communities with similar conditions. This subsection expands on the estimated system pressures, as well as additional LPSS considerations such as pipeline bury depth, shared trenching, and long-term O&M considerations

5.1.1 System Pressure Considerations

Figure 7 shows a schematic drawing of the profile of the elevation change from the highest point in the collection system to the wastewater treatment facility (WWTF) located on Skyway. In a pressurized pipeline system, the internal pressure is primarily a function of the hydrostatic pressure and the dynamic friction losses in the pipeline. At any point in the system, hydrostatic pressure is created by the weight of the water column above that point, which increases by approximately 1 psi for every 2.31 feet of downward elevation change. Accordingly, all pipelines, pumps, valves, and other appurtenances must be rated to withstand the pressure conditions where they are installed in the system. Because hydrostatic pressure increases with decreasing elevation, the lowest point in the system (the WWTF) will experience the highest system pressure.

Any pump discharging into the pressurized wastewater collection system must generate sufficient pumping head to overcome dynamic friction loss in the pipeline between the pump and the discharge point, the elevation difference between the pump and the discharge point, and the system pressure. Table 7 summarizes the estimated system pressures at the two proposed WWTF sites based on the elevation difference between each site and the system high point.

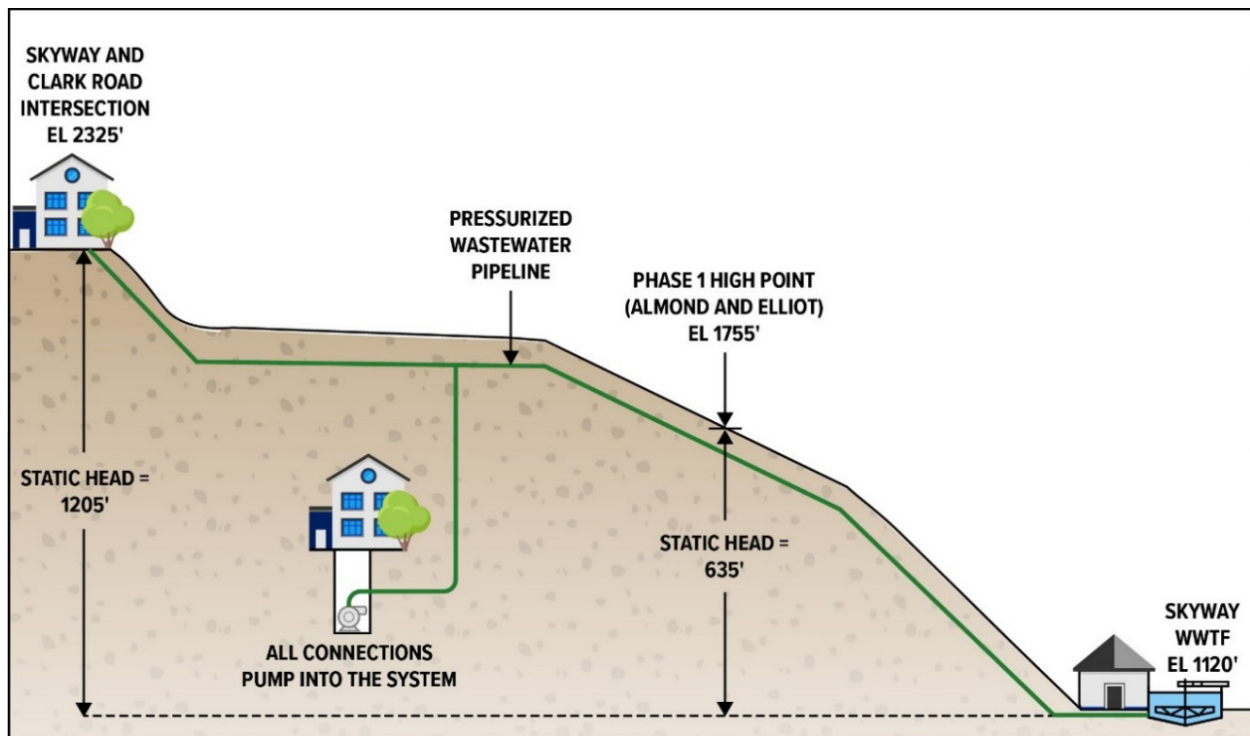


Figure 7 Town of Paradise LPSS Profile Schematic

Table 7 Town of Paradise Estimated Static Pressure in LPSS

Sewer Phase	Elevation at High Point of System ⁽¹⁾	Elevation at Skyway WWTF ⁽²⁾	Static Pressure at Skyway WWTF ⁽⁴⁾	Elevation at Clark WWTF ⁽³⁾	Static Pressure at Clark WWTF ⁽⁴⁾
Phase 1	1,755-ft	1,120-ft	276-psi	1,555-ft	87-psi
SSA Build-Out	2,325-ft	1,120-ft	523-psi	1,555-ft	334-psi

Notes:

- (1) Phase 1 high point elevation is at Almond Street and Elliot Road. SSA build-out high point elevation is at Skyway and Clark Road.
- (2) Skyway WWTF has been assumed to be located just north of Skyway and Media Way intersection. WWTF elevation was determined using a topographic survey performed in April 2026 as part of the design phase for the Town of Paradise Sewer Project.
- (3) Clark WWTF has been assumed to be located just north of Clark Road and Old Clark Road intersection. WWTF elevation was determined using Google Earth.
- (4) Static pressure was calculated by subtracting the low point elevation in the system from the high point elevation and dividing by 2.31 to convert from feet of water to psi.

The high system pressure developed in a single pressurized system due to the elevation difference in Paradise is a technical fatal flaw for the following reasons:

- Common operating pressure for LPSS is approximately 20 to 80 psi.
- The system develops extremely high pressure in lower parts of the hydraulic system.
 - » Phase 1 has a 635-ft elevation change from the high point in the system to the WWTF (assumed to be Skyway South for this analysis) that results in 276 psi at the WWTF.
 - » At buildout, there is a 1205 ft elevation change from the high point in the system to the WWTF (assumed to be Skyway South for this analysis) that results in 523 psi at the WWTF.
- 276 to 523 psi is beyond the pressure rating of common pipes, pumps, valves and other wastewater system components.
- LPSS pumps are not rated for high pressures. The pump head must exceed the system pressure otherwise pumps will not pump into the system. STEP pumps are rated for 240-ft of TDH (105-psi) and grinder pumps are rated for 185-ft of TDH (80-psi). At lower elevations in the sewer system, where the system pressure is higher, the pumps would not be able to operate, especially when the SSA is fully built out.
- The typical pressure pipeline materials used in LPSS are HDPE and PVC. The highest pressure-rated HDPE pipe is HDPE DR 7 which is rated for 335 psi. The highest pressure rated PVC pipeline is AWWA C-900 DR-14 pipe, which is rated for 305-psi.

Carollo investigated installing wastewater pressure reducing valves (PRVs) to reduce pressure and create different pressure zones within the LPSS, similar to a potable water system. However, Carollo found that PRVs are generally unsuitable for wastewater collection systems because solids and other debris can clog pressure-reducing valve control ports, creating significant O&M challenges for the Town. Also, the LPSS manufacturers (E-One and Orenco) were not able to provide a case study where LPSS systems have been installed in a similar system that required significant pressure reduction.

5.1.2 Requirements for Clearance between Potable and Wastewater Pipelines for LPSS Pipelines

The California State Water Resources Control Board DDW requires 10-ft of horizontal clearance between sewer and potable water lines. If the sewer pipeline is located within 10-ft, a 1-ft vertical separation must be met between the parallel sewer and water pipelines. The sewer pipeline must be located below the potable water and the minimum 1-ft of vertical clearance between the two pipes must be maintained. Any proposed deviations to these requirements must be submitted to DDW for review and include additional measures to protect the potable water such as concrete encasement, a casing pipeline, or fused/restrained pipe joints.

The Town is in a unique position where all the Town's utilities, including potable water, dry utilities (electrical and telecommunications), gas, and storm, have already been installed underground. Areas outside of the road, but within the Town's right-of-way have electrical and communications vaults installed as part of PG&E's underground efforts. Additionally, based on PG&E design drawings and discussion with PID, in some areas utilities were abandoned in place and left underground. The number of existing utilities in the right-of-way creates challenges where maintaining 10-ft of horizontal clearance from the potable water main while meeting the minimum required clearances from dry utilities (as shown in Table 5) will not always be possible. In these cases, the sewer pipeline would need to stay 1-ft below the parallel water main. Additionally, each sewer lateral that crosses a water pipeline must cross below the water pipeline with a minimum 1-ft of vertical clearance.

5.1.3 LPSS Joint Pipeline Trench Considerations

DDW has jurisdiction over water and recycled water line separation in public right of way, while the plumbing code governs private property. The separation criteria pursuant to the California Waterworks Standards, CCR T22, Chapter 16, Section 64572 requires domestic water pipeline installation shall not be installed in the same trench and shall be at least 10 ft horizontally from a parallel pipeline conveying non potable water.

DDW sent a letter to the Town titled, *Division of Drinking Water's Updated Response Comments, Pipeline Separation Requirements, Town of Paradise*, dated May 14, 2026 (Attachment D) that clarified separation requirements between recycled water and sewer pipelines based on CCR T22. The letter states, "For instances of separation of recycled water lines and sewer lines, DDW applies pipeline separation requirements similar to those for potable water lines and pipelines conveying sewage. For horizontal separation between recycled water lines and sewer lines, a minimum separation of 6-ft should be maintained, though a 10-ft separation is preferred. Since the separation required is a minimum of 6-to 10-ft, installing recycled water and LPSS pipelines in the same trench would not reduce construction cost.

The ability to treat effluent to recycled water quality is part of a separate evaluation underway as part of the WWTF design.

5.1.4 LPSS Operations and Maintenance Considerations

There are currently no regulations in California dictating whether agencies or property owners must own the sewer pumping equipment on private property such as STEP or grinder pumps. However, due to the risk of sewer overflows from poorly maintained systems, it is recommended that the Town own and

maintain all pumping equipment on private property. For the full system SSA build-out, this means that the Town would be responsible for operating and maintaining up to 1,500 separate pumping systems throughout Town at buildout.

A summary of the O&M requirements is shown in Table 8.

Table 8 Full LPSS O&M Requirements

System	O&M Component	O&M Frequency
STEP System	Septic tank inspections	Annual
	Septic tank cleanouts ⁽¹⁾	Every 3-5 years
	Effluent Filter Cleaning	Every 3-5 years
	Pump alarm system testing (floats, alarms, and controls)	Annual
	Inspect lateral appurtenances (shutoff valve and check valve)	Annual
Grinder Pump Systems	Grinder tank inspections	Annual
	Pump alarm system testing (floats, alarms, and controls)	Annual
	Inspect lateral appurtenances (shutoff valve and check valve)	Annual
LPSS Collection System Equipment ⁽²⁾	Valve exercising	Annual
	Air-release valve inspection	Annual
	Odor Control Inspection/ Replacement	Every six months
	Mainline Pigging	As needed

Notes:

- (1) Septic tank cleanouts will require hauling the solids to a solids receiving station outside of Town.
- (2) Due to the corrosiveness of the effluent, isolation and air-release valves will be more prone to failure. An accelerated exercise, inspection, and replacement program may be necessary based on Agency feedback received (as discussed in Section 6).

In addition to the O&M requirements listed above, the Town would be responsible for responding to all property owner alarm calls as well as replacing the equipment above at the end of its useful lifecycle.

5.2 Technical Evaluation of Hybrid Gravity/ LPSS

Hybrid gravity/ LPSS collection systems use gravity sewers as the primary collection system and LPSS in low lying areas of Town that pump to the gravity sewers as shown in Figure 4. After setting the elevation of the gravity sewer as shallow as possible based on existing utilities, each area throughout Town would be evaluated to determine whether the area can flow via gravity, or whether it is advantageous to build a LPSS that discharges to the gravity sewer. The gravity mains and LPSS mains would be designed to meet the minimum vertical clearance requirements from adjacent and crossing utilities and would be installed with similar depths of cover.

5.2.1 System Pressure Considerations

The hybrid gravity/ LPSS system will not face system pressure challenges since the pipelines would be designed to flow open channel (not pressurized) to the WWTF. Pressurized sewer pipelines would only be used to pump uphill and high system pressures would not be a concern. Based on these reasons, this alternative is technically feasible.

5.2.2 Operations and Maintenance Considerations

As discussed in Section 5.1.4, it is recommended that the Town own and maintain all sewer pumping equipment on private property (STEP and grinder pump systems). With the hybrid gravity/ LPSS option, the Town would still be responsible for maintaining these systems. However, the number of parcels with this equipment would be lower under the hybrid option, allowing the Town to focus on other areas of the collection system. Where a lift station is required in the hybrid system to convey sewage to the WWTF or to the gravity main, additional maintenance will be required.

A summary of the O&M requirements is shown in Table 9.

Table 9 Hybrid Gravity/ LPSS O&M Requirements

System	O&M Component	O&M Frequency
STEP Systems ⁽¹⁾	Septic tank inspections	Annual
	Septic tank cleanouts ⁽¹⁾	Every 3-5 years
	Effluent Filter Cleaning	Every 3-5 years
	Pump alarm system testing (floats, alarms, and controls)	Annual
	Inspect lateral appurtenances (shutoff valve and check valve)	Annual
Grinder Pump Systems ⁽¹⁾	Grinder tank inspections	Annual
	Pump alarm system testing (floats, alarms, and controls)	Annual
	Inspect lateral appurtenances (shutoff valve and check valve)	Annual
LPSS Collection System Equipment	Valve exercising	Annual
	Air-release valve inspection	Annual
	Odor Control Inspection/ Replacement	Every six months
	Mainline Pigging	As needed
Gravity Collection System Equipment	Gravity Sewer CCTV ⁽²⁾	Every 3 to 5 years
	Gravity Sewer Flushing ⁽²⁾	Every year until flow increases and 3 to 5 years after flow increases
	Odor Control Inspection/ Replacement	Every six months
Gravity Lift Stations	Wet well inspections	Annual
	Pump alarm system testing (floats, alarms, and controls)	Annual
	Inspect lateral appurtenances (shutoff valve and check valve)	Annual

Notes:

- (1) The number of STEP and grinder pump systems in Town will be lower as a result of some parcels flowing to the gravity sewer main via gravity.
- (2) CCTV and flushing requirements vary based on user and wastewater characteristics. At start-up, the Town will likely follow an accelerated CCTV and flushing program due to low flow and to determine any hot spot areas (areas that may require additional cleaning due to sediment buildup, fats, oils, and grease). The accelerated program will likely result in flushing and CCTV annually. Once flow has been established and the hot spot areas have been determined, CCTV and flushing occur every 3 to 5 years.

6.0 AGENCY INTERVIEWS

The project team consulted multiple professional engineers (10+) within Carollo across the United States to discuss their experience with planning, design, and construction of LPSS and hybrid collection systems. In addition to discussing the project with internal experts, Carollo interviewed 9 agencies that operate LPSS. Interview information is provided in Attachment E. The agencies own a range of low-pressure systems installed in the 1970's to systems installed in 2025 and included both STEP and grinder LPSS.

Table 10 summarizes the agencies interviewed during this project.

Table 10 Agency Interview Summary

Agency	System Type	System Age	Current Connections
City of Camas, WA	Hybrid Gravity/ STEP System	STEP systems installed in early 1980's	7,000 STEP
Marshall Beach, CA	Full STEP System	2008	50 STEP
Nevada County, CA	Hybrid Gravity/Grinder/ STEP System	STEP installed in 1980's; Grinder installed in 2007	380 STEP; 100 grinder pumps
Placer County, CA	Hybrid Gravity/STEP System	Late 1980's	700 STEP
Port Hadlock, WA	Full Grinder System	Online since September 2025	60 grinder pumps
Snyderville Basin Water Reclamation District, UT	Hybrid Gravity/Grinder System	Early 2000's	Several hundred grinder pumps
Lacey, WA	Hybrid Gravity/ Grinder/ STEP System	STEP systems installed in 1992	4,200 STEP, 300 grinder pumps, and the rest is gravity
Yelm, WA	Full STEP System	Early 2000's	4,500 STEP; 2 City owned grinder pumps
Grizzly Ranch Community Services District, CA	Currently converting from full grinder to full STEP system	Started converting to STEP in May 2019	62 STEP; Build-out is 299.

7.0 COMMUNITY INPUT AND RESPONSES

7.1 Community Input Letters

The Town requested that Carollo develop technical responses to two letters received from community members. Our responses are based on the current status of the preliminary design, available project information, applicable engineering standards, and professional engineering judgment. The community input letters and Carollo's technical responses are included for reference in Attachments B and C.

7.2 Community Input regarding Serving the Downtown Only

The Town has received input from community members suggesting that the wastewater project should include a smaller, downtown-focused, full STEP collection system.

7.2.1 Discussion

It is possible to implement a smaller, downtown-focused, full STEP collection system. This concept would require installing a treatment plant at a similar elevation as the collection system to mitigate the high system pressures discussed earlier in this PM.

However, this concept is not consistent with the Town's objective to develop a wastewater collection system and treatment facility that can be expanded over time efficiently. Expanding a STEP system focused in the downtown would require constructing hydraulically independent STEP systems in other parts of Town with multiple treatment facilities due to the elevation difference in Town as discussed in this PM. Implementing multiple treatment facilities would require additional discharge locations, which will each have permitting requirements and would likely face challenges with community acceptance. This also reduces the economy of scale that supports project development, increases long-term O&M concerns, increases costs, and limits future expansion.

This concept also presents several challenges with siting the WWTF. For example, at this time the Town has not identified a feasible treatment plant site located near downtown, there are limited surface water discharge locations in this area, and it's likely not desirable to locate the treatment plant near downtown.

7.3 Wastewater Treatment Implications for STEP vs Raw Wastewater

The community input letters have noted that STEP systems reduce the cost of wastewater treatment considering most of the solids stay in the STEP tank.

7.3.1 Discussion

As discussed above, the full STEP collection system is not technically feasible for Paradise due to the significant elevation difference in the Town and cannot be implemented. However, we have provided a "theoretical" discussion below of the similarities and differences between a STEP fed WWTF and a raw wastewater fed WWTF.

The strength of the incoming wastewater is significantly lower in a STEP fed WWTF due to the removal of most of the solids in the septic tanks. With lower influent concentrations the following differences are likely:

- A STEP fed WWTF would likely have lower aeration demand, likely leading to smaller blowers being required and lower energy demand for the aeration system. However, the decrease would not be linear and may not be significant because the reduced strength of the influent wastewater would not contain enough carbon to support the nitrification and denitrification of the wastewater necessary to meet the expected effluent limit of 10 milligrams of nitrogen per liter (mg/L-N). Without adequate carbon supplied by the raw wastewater, supplemental carbon must be added, and the carbon creates an aeration demand that the aeration system must be able to accommodate.
- A STEP fed WWTF would require a chemical handling system for delivery, storage, and handling of the carbon that would not be required for a raw wastewater fed WWTF. This additional system is an additional operations and maintenance expense that a raw wastewater fed WWTF does not have.
- A STEP fed WWTF would likely have less solids production due to the lower influent concentration. However, similar to the aeration demand, the additional carbon will lead to the production of additional biomass that will have to be handled.

Regardless of the type of incoming wastewater, all MBR plants require fine screens and grit removal upstream of the membranes. The membrane manufacturers will not guarantee the integrity of the membranes without these pre-treatment steps. Fine screens and grit removal systems are not sized based on the influent loading, but rather the influent flow. Most of these systems are modular in design and accommodate a range of flows. It is possible that at the low flow rates that are expected that the design of these systems would be similar.

Similarly, package plant MBRs come in pre-manufactured sizes that can typically accommodate a range of flows. It is likely that a similar sized MBR would be needed for both STEP fed and raw wastewater fed WWTFs.

Whether the MBR is STEP fed or raw wastewater fed, the grade of operator required to run the system is the same. The MBR plants under 1.0 million gallons per day (mgd) are classified as a Class III facility. Regardless of the collection system type, the WWTF will fall in this classification for Phase 1 and require the same certifications.

7.4 Communications with STEP Effluent-Pump Manufacturer

The community has requested a record of Carollo's communication with Orenco, the STEP effluent-pump manufacturer.

7.4.1 Discussion

Carollo reached out to Orenco's engineering representative on May 1, 2026, via email to share information about the Project. Carollo requested a technical proposal from Orenco for a full STEP system throughout Town in that email.

Orenco sent a technical proposal for a full STEP system in Paradise for Carollo's review on May 21, 2026. Carollo, HDR, and Town staff reviewed Orenco's technical proposal and provided written comments and asked questions for clarification on May 27, 2026. Orenco did not respond to Carollo's comments in writing. Carollo's comments identified the technical fatal flaw of high system pressure in a full STEP system in the written comments.

Orenco responded on June 11, 2026, via email and acknowledged that design of a collection system with high system pressures and significant elevation drop is not an area that Orenco has extensive experience in, and the collection system design would need to rely heavily on Carollo's expertise.

On June 23, 2026, Carollo held a meeting with Orenco to discuss Carollo's comments on Orenco's proposal. We discussed the high system pressure and terrain challenges in Paradise. Orenco acknowledged verbally that the high system pressure is a technical fatal flaw if the Town were to construct a full STEP system in Town.

On July 17, 2026, Orenco sent an email following up on the June 23rd meeting and asked if Carollo would like Orenco to evaluate areas in the Town where STEP systems could connect to the gravity sewer system. Carollo responded on July 17, 2026, that we would appreciate their input on designing a low pressure sewer collection system in Phase 1. Carollo provided the Phase 1 startup flows and buildout flows.

It should be noted that Carollo also communicated with E-One during the preliminary design process. E-One designs and provides low pressure systems with grinder pump stations. E-One's lead engineer stated that installing a full low-pressure system in the Town is technically not feasible due to the high system pressure.

8.0 RECOMMENDATIONS AND CONCLUSIONS

Carollo does not recommend moving forward with a full low pressure (STEP or grinder pump station system) throughout Town due to the high system pressure. Given that this limitation is inherent to the hydraulic characteristics of the system, and due to the pressure limitations of the piping, pumps, and valves, further evaluation of this alternative, including a detailed life-cycle cost analysis, is not recommended for a full LPSS alternative.

It is technically feasible to construct a low-pressure system for a portion of the downtown only assuming the WWTF would be constructed at a similar elevation and near downtown. However, Carollo does not recommend moving forward with this alternative because the Town's stated goals are to implement a project that is affordable, scalable, and permittable. Implementing a low-pressure collection system and WWTF in the downtown is very challenging for the following reasons:

- The service area cannot be expanded beyond a narrow elevation range within Phase 1 without encountering similar pressure issues.
- Expanding the service area in the future will require multiple WWTFs to avoid high system pressures. Each WWTF will require its own NPDES permit and a receiving water body for discharge. This approach will make future system expansion challenging due to permitting requirements. In addition, operating and maintaining multiple WWTFs will substantially increase the O&M costs.
- Committing to an LPSS locks in all future system expansions to be pressurized connections and reduces flexibility for future expansion. Each future connection will be an additional asset owned and maintained by the Town.
- Each developed and undeveloped lot in future phases will require a new pump and tank/basin to connect to the central sewer system regardless of whether the sewage can flow via gravity.

Carollo recommends moving the hybrid gravity/LPSS system forward into final design. The hybrid gravity/LPSS system would meet the Town's stated project goals of building a collection system that is affordable, scalable, and permittable and does not have any technical fatal flaws.

ATTACHMENT A **2026 HDR ALTERNATIVES ANALYSIS TM**

The 2026 HDR Alternatives Analysis TM is available on the Town's website through the following link :
https://paradisesewer.com/download_file/view/dda3266a-2ef6-4dd8-ba6c-b506222c96e9/297

ATTACHMENT B COMMUNITY INPUT LETTERS

Information for the Paradise Town Council

On the wastewater collection and treatment decision — for the Tuesday Council meeting

To: Honorable Mayor and Members of the Paradise Town Council

From: Clifford L. Jacobson, Sr.; Melissa Schuster (Butte County Mosquito & Vector Control District Board); and Al McGreehan (former Community Development Director, Town of Paradise)

Date: June 2026

Encouraging common ground

We want to begin on a positive note. In our recent meeting, Town staff indicated the project is now moving toward membrane bioreactor (MBR) treatment producing Title 22 recycled-quality water. The reasons staff cited point clearly in one direction: there is not enough land to dispose of the effluent in percolation ponds; open ponds raise mosquito and vector concerns; and gaining the Water Board's permission to return the treated water to the environment — by land application or surface discharge — requires reaching Title 22 recycled-water quality, a level a percolation pond cannot achieve, because a pond is a means of disposal, not a process of treatment. In short, the Town has independently concluded it must treat to Title 22. That is real progress — and it is the foundation of the case below: once the water is being treated to Title 22 regardless, the real question becomes whether to put it to beneficial use rather than simply send it away. Our purpose here is to help the Council make sure the version it ultimately approves is the best-value, most resilient one, and to offer published, verifiable answers to the technical points that came up.

Three technical points, with sources

1. STEP works in Paradise's terrain. It was suggested that low-pressure STEP pumps cannot pump against the pressure created upstream in Paradise's topography. Respectfully, that is not how these systems work. STEP is a type of pressure sewer, and pressure sewers are the recommended solution precisely for hilly, rocky terrain — they follow the land's natural contours and avoid deep gravity trenching. Each home or business has a pump sized to overcome the system's pressure and elevation (its “total dynamic head”); these systems routinely serve networks of hundreds or thousands of connections across rolling ground. A pump that cannot meet the head simply means the pump was not sized for it — not that STEP cannot work here. (U.S. EPA, Pressure Sewers Technology Fact Sheet.)

2. A gravity system will not self-clean at 85 occupied parcels — which is why it needs STEP flow. Gravity sewers must maintain a minimum “self-cleaning” velocity, commonly 2 feet per second, to keep solids moving; design standards specifically warn that pipes shall not be oversized and require checking the velocity at low flow. With roughly 85 of 225 parcels occupied, a gravity main would run far below that velocity for years — causing solids to settle, along with hydrogen-sulfide odor, corrosion, and a need for routine flushing. This is the very reason the proposed hybrid relies on STEP effluent to provide the flow that carries the gravity system's solids. If STEP flow is what makes the system work, the fair question is why build and maintain the costlier gravity legs at all. (Recommended Standards for Wastewater Facilities “Ten States Standards”; state minimum-velocity design criteria.)

3. The cost of an MBR depends heavily on what is piped to it. This is the biggest single driver of treatment cost — and it is decided by the collection system. A gravity sewer delivers raw, whole sewage (grit, grease, rags, full solids) to the plant, so to protect the membranes a raw-sewage MBR must be preceded by a headworks and sludge train that a STEP-fed plant largely does not need:

- Coarse screening, then fine screening to 2 mm or smaller, often in multiple stages — membranes foul quickly on hair and fibers;
- Grit removal, washing, and disposal, to stop abrasion of pumps and membranes;
- Fats-oils-grease (FOG) removal, to keep grease from blinding the screens and fouling the membranes;
- Larger biological tanks and more aeration for the full raw organic load — aeration is the dominant energy cost;
- Substantially more sludge handling — thickening, dewatering, and hauling — plus screenings and grit disposal;
- Odor control at the headworks, and influent pumping and equalization sized for the infiltration and inflow a gravity system admits.

Each of these is both a capital item and an ongoing operating and replacement cost — energy, chemicals, screenings, grit and sludge hauling, more frequent membrane cleaning and earlier membrane replacement, and a higher-grade operator to run more processes. A STEP system removes most of this at the source: each parcel's interceptor tank settles the solids and grit, traps the grease, screens the effluent, and partly digests it, so the plant receives pre-treated, lower-strength, infiltration-free liquid. The MBR can then be smaller, foul more slowly, produce far less sludge, and cost markedly less to run. We ask that the Town's MBR cost be developed on STEP-effluent loading and compared, on a full lifecycle basis, against both a raw-sewage MBR and the evaporation/percolation-pond approach.

Putting the recycled water to use — and the trench question

Because the plan is now to produce Title 22 recycled-quality water in order to surface-discharge it, that same water could instead be put to beneficial use through a recycled-water (“purple-pipe”) system — for landscape and revegetation irrigation, construction water, and dedicated wildfire-suppression storage — turning a discharge into a community asset. On the question of whether purple pipe may share a trench: the governing separation rule (California Code of Regulations, Title 22, §64572) is written to protect the potable water main, and does not on its face prohibit a recycled-water line from sharing a trench with a sewer or STEP main. Where site conditions prevent standard separations, the State Water Board's Division of Drinking Water provides a formal Main Separation Alternative approval process. We respectfully request the specific written basis for any determination that co-trenching is not allowed, and that the Town pursue the alternative-approval pathway rather than treat it as a flat prohibition.

A smaller, expandable system is easier to site — not harder

When we suggested starting with a smaller, expandable system, the response was “where would you put it” and “no one wants a sewer in the town proper.” Both concerns actually favor this approach. What residents do not want is a conventional plant with open aerated lagoons and evaporation ponds — the odor, the footprint, the trucks. A membrane bioreactor treating pre-settled STEP effluent is the opposite: it needs no large secondary clarifier and far less land, it arrives as an enclosed, prefabricated package that can be housed in a building or placed below grade, and it produces little odor or noise. Systems like these are routinely sited discreetly within communities — at resorts, campuses, and small towns — because they go largely unnoticed. A small initial MBR near the first STEP cluster, sized to expand as the corridor rebuilds, lets the Town prove the approach at low cost and grow it only as far as demand warrants. That is easier to site, and easier to fund, than a single large plant-and-pond complex that has already failed to find an acceptable location twice.

On funding and the long-term bill

We understand the Town's capital funding picture has strengthened, and that is welcome news. Recent public reporting indicates roughly \$115 million in Community Development Block Grant–Disaster Recovery (CDBG-DR) funds, with an additional amount still being sought from the State Water Board. Two points for the Council. First, that additional State funding is not yet secured, and State programs increasingly score water-reuse projects more favorably — a reuse design strengthens that application rather than weakening it. Second, and more important: grants pay to *build* the system; they do not pay to *operate* it for the next forty years. The Town's own 2023 rate analysis concluded the project must be essentially entirely grant-funded because ratepayers cannot bear much of the cost. That makes the operating cost — and any offsetting recycled-water revenue — the figure that protects Paradise residents over time. The system that is cheaper to run, and that can sell recycled water, is the one that keeps rates affordable long after the grant dollars are spent.

On maintenance over time

Staff also raised long-term maintenance — STEP versus gravity, ten years out. The honest answer is that neither is maintenance-free; the real question is which costs less over its life, which is exactly what a side-by-side should settle. Two facts deserve the Council's attention. First, the hybrid design already includes lift stations — the same kind of mechanical equipment attributed to STEP, only concentrated into a few large stations whose failure can back up an entire basin, rather than small distributed pumps where a failure affects a single connection. Gravity systems also carry costs their “no moving parts” reputation hides: infiltration and inflow through joints and manholes (which overwhelm treatment, and to which sealed STEP mains are immune), grease and root blockages, hydrogen-sulfide corrosion, and the low-flow solids deposition noted earlier — all of it expensive to reach in Paradise's lava-cap ground. Second, where a community has actually tracked both over time, the numbers favor STEP: a hybrid system in Lacey, Washington recorded nearly twenty years of O&M and found its effluent-sewer (STEP) operating costs virtually the same as gravity's, with lower capital and replacement costs

making its lifecycle cost clearly lower. Coburg, Oregon's municipally-owned STEP system has run more than a decade at roughly \$90 per connection per month. We ask only that maintenance be compared on a documented lifecycle basis, not asserted as a one-line concern.

A policy note

A concern was also raised that recycling water could reduce Paradise Irrigation District water sales. PID is a public agency owned by this community. Whatever the merits, the prospect of a public utility selling marginally less water should not, by itself, decide a \$100-million-plus infrastructure choice or forgo the drought, recovery, and fire-resilience benefits of reuse. We note it only so the Council is aware the consideration has been raised.

What we respectfully ask the Council to direct

- Have staff develop and cost the full STEP / MBR-on-effluent / Title 22 reuse alternative to the same level of detail as the adopted design, so the Council can compare them side by side.
- Develop the MBR cost on STEP-effluent loading — not whole, raw-sewage loading — and compare it, on a full lifecycle basis, against both a raw-sewage MBR and the evaporation/percolation-pond approach.
- Obtain the written regulatory basis for the purple-pipe trench position, and pursue the Division of Drinking Water alternative-approval process if separation is the only obstacle.
- Ask to see the funding broken out — secured versus pending, and capital versus the full 40-year operating, maintenance, and replacement cost — so the decision reflects the long-term cost to ratepayers, not only construction.
- Hold finalizing the Subsequent EIR project description until the Council has both options in front of it.

Sources: U.S. EPA, Pressure Sewers Technology Fact Sheet; Recommended Standards for Wastewater Facilities ("Ten States Standards") and state gravity-sewer minimum-velocity criteria; California Code of Regulations, Title 22, §64572 and the State Water Board Division of Drinking Water Main Separation Alternative process; MBR pretreatment design guidance (fine screening, grit and FOG removal).

Respectfully submitted,

Clifford L. Jacobson, Sr. • Melissa Schuster • Al McGreehan

Technical Memorandum

Suitability of STEP / Low-Pressure Effluent Collection in Steep Terrain

Response to the concern that low-pressure effluent pumps cannot operate against elevation-induced head

To: Marc Mattox, P.E., Director of Public Works / Town Engineer, Town of Paradise

From: Clifford L. Jacobson, Sr. — Paradise resident; 47 years in specialty water and wastewater chemistry

Date: June 2026

Re: Whether Paradise's topography precludes a STEP collection system

Marc, in our recent discussion you indicated that a STEP (septic tank effluent pumping) system would not be workable in Paradise's topography because low-pressure effluent pumps cannot pump against the pressure created by connections at higher elevations upstream. I want to respectfully lay out why that conclusion is not supported by pressure-sewer design practice, by the published design standards, or by the hydraulics of the pumps themselves — and to suggest the basis on which STEP should be evaluated before it is set aside.

1. How elevation head is actually handled

A STEP system is a form of pressure sewer. Each connection's pump discharges through a small-diameter lateral into a common pressurized main, and each pump is selected for the total dynamic head (TDH) it must develop at its location — the static lift from its elevation to the system's high point, plus the main's operating pressure and friction. The pumps that do this are small: STEP service uses fractional-horsepower effluent pumps that run only intermittently, in brief dosing cycles, so both their electrical draw and their energy use are low. Multiple pumps discharging into a shared pressurized main is normal operation, not a conflict: a check valve at each unit prevents backflow, and the network is designed around its operating pressure. A pump that cannot meet the head at a given location indicates a pump that was not specified for that location — a sizing decision, not an inherent limitation of STEP. These small effluent pumps have steep pump curves that develop ample head for the modest lifts a system like Paradise's requires; the same product lines offer higher-head models for genuinely steep applications, but those are a reserve for possible future zones, not anything the Phase 1 corridor needs. Where an unusually large elevation does arise, the standard approach is simply to divide the area into lower-pressure sub-systems feeding intermediate booster points, so no single pump lifts the full elevation.

2. Large elevation changes are a design input, not a disqualifier

Elevation change is a standard design parameter for pressure sewers, managed with well-established tools: dividing the network into pressure zones and, where warranted, using intermediate booster points or separate discharge points so no single pump must lift the entire elevation; air- and vacuum-release valves at high points to prevent air binding and damp surges (wastewater-rated valves are made for exactly this service); and pressure-control valves to protect low-elevation pipe from the static pressure that accumulates at the bottom of a steep run — pressure rises roughly 0.43 psi per foot of fall. These are routine appurtenances, not exotic measures.

3. Applied to Paradise: an all-STEP Phase 1, zoned as it expands

It is worth testing Paradise's own topography against these principles — and the Phase 1 service area makes the point most directly. Phase 1 is the downtown business corridor bounded by Skyway, Pearson Road, Black Olive Drive, and Elliott Road. Published figures place it between roughly 1,700 feet at its lower, southern end (near Pearson Road) and about 1,930 feet at its upper, northern end (near Elliott Road) — a drop of only about 230 feet over roughly a mile. These spot elevations should be confirmed from the Town's GIS or a USGS topographic map before being used as design values, but they are consistent with the published town-center reference elevation of about 1,778 feet.

That settles the head question for the project actually under design. Across the corridor's roughly 230 feet of total fall, any individual connection develops only a modest head — well within the small, low-draw effluent pumps that are standard to STEP. Phase 1 can therefore be served entirely by STEP as a single pressure regime, with no elevation zoning and no oversized, high-amperage pumps required at all. As the system is later expanded beyond the corridor — up or down the ridge, where the relief grows — it is simply zoned to suit: additional pressure zones with intermediate booster points are added for each new service area as it comes online. The design starts as simply as the Phase 1 corridor allows and adds zoning only where, and only when, future expansion actually calls for it — which is exactly how pressure-sewer networks are meant to grow, and it matches the Town's own phased approach to building the system.

4. Pressure sewers are the technology recommended for this terrain

Far from being unsuited to hilly ground, pressure sewers are specifically recommended for it. U.S. EPA guidance notes that gravity collection's slope requirements “may require deep excavations in hilly or flat terrain, as well as the

addition of sewage pump stations,” driving up cost — the very problem pressure sewers solve by following the land's natural contours in shallow, small-diameter trenches. Industry design references describe pressure sewers as “especially cost-effective in challenging topographical areas where the soil is wet, rocky, or hilly,” and capable of serving anything from a single building to a network of thousands of sources. The same shallow, contour-following installation is what makes pressure collection well suited to near-surface rock like Paradise's lava cap, where a deep gravity system would instead require rock excavation. None of this rests on analogy to any particular community — it follows directly from the pump curves and the published design guidance.

It has also been suggested that, because a STEP main must still be buried — and must pass beneath existing water lines — it requires the same trenching as gravity. It does not, and the reason is that the two are governed by different things. A gravity sewer's depth is set by slope: it must descend continuously at a minimum grade, so it grows progressively deeper along its run and may require significant excavation depths, or even tunneling, to hold an acceptable gradient toward the outfall, with deep manholes throughout. A STEP main needs no slope and no minimum flow; it follows the ground contour at a shallow, roughly constant depth — published references put effluent-sewer mains at only a metre or two of cover — dipping locally only where it must pass under a crossing utility, then returning to shallow depth. The separation requirement at issue (a sewer passing below a potable water main, with vertical clearance, to protect the drinking-water supply) is real, but it applies equally to a gravity sewer, and it is met by a local crossing detail, not by burying the whole line deep. The net excavation is therefore far smaller for STEP: a small-diameter pressure pipe in a shallow, constant-depth trench, versus a large-diameter gravity pipe in a deep, ever-deepening trench with manholes — a difference that is especially large, and especially costly, in Paradise's near-surface lava cap, where depth means rock.

And only the potable water main dictates that the sewer sit beneath it. Dry utilities do not: under California's General Order 128, electric lines require only about 12 inches of clearance from other pipe systems when paralleling and 6 inches when crossing, with communications and fiber treated the same way — a small clearance at the crossing, with lines offset rather than stacked. The STEP main may pass either above or below an electric or fiber conduit, whichever the crossing geometry favors, so long as that clearance is held and the crossing is supported; and since electric is itself typically buried only about thirty to forty-two inches, the pressure main shares that same shallow band. So the premise that “we have to trench deep anyway, so we might as well build gravity” does not hold. STEP does not trench deep: the water crossings are local duck-under, the electric and fiber crossings are inches of clearance at the point of crossing, and between those points the main runs shallow along the contour. The deep, continuously deepening trench — and its cost in the lava cap — belongs to the gravity option alone; it is not a shared burden that cancels STEP's advantage. If anything, the burden runs the other way: a gravity main is driven deep by its slope, while electric sits only about thirty to forty-two inches down and cable shallower still, so a gravity line will almost certainly run beneath those utilities along its route — and, locked to a continuous grade, it cannot rise to weave over an obstruction the way a shallow pressure main can; it must hold its slope and pass under, deepening further into the rock to do so. **It is the gravity sewer, not STEP, that must go under everything.**

5. Clean effluent makes the head-management hardware more reliable, not less

Since the reliability of pumps and valves in a pressure network is a fair concern, it is worth noting that STEP conveys screened, settled septic-tank effluent — not raw sewage. Each interceptor tank removes grit, grease, and settleable solids and screens the effluent before it is pumped. That clean effluent makes the pumps, check valves, air-release valves, and any pressure-control valves markedly more reliable and lower-maintenance than the same hardware on a raw-sewage or grinder main. The very components that manage elevation head are therefore more dependable in a STEP system, not less.

6. Request

None of this asserts that STEP is automatically the right choice — that is what a side-by-side evaluation should determine. But the categorical conclusion that STEP “won't work” in Paradise's hilly terrain is not consistent with the design literature, the published standards, or the pump hydraulics. I respectfully ask that STEP be evaluated on a properly sized hydraulic design to Paradise's actual elevation profile — pumps selected for the real total dynamic head, the network zoned to the terrain — rather than set aside on the premise that elevation head is disqualifying. I am glad to provide the pump-head data, the design references, and a STEP hydraulic design basis at your convenience.

Sources: U.S. EPA, Pressure Sewers Technology Fact Sheet; WaterWorld and Pumps & Systems pressure-sewer design references; Orenco effluent pump product literature and published pump curves for STEP service; air-release and hydraulic-control-valve technical literature; effluent-sewer and gravity-sewer burial-depth references; CPUC General Order 128 and utility joint-trench separation standards for electric and communications crossings; Town of Paradise and published topographic references for Paradise elevation data.

Respectfully,

Clifford L. Jacobson, Sr.

Paradise resident; 47 years in specialty water and wastewater chemistry

cc: Jennifer Macarthy, Town Manager, Town of Paradise

ATTACHMENT C CAROLLO RESPONSE TO COMMUNITY
INPUT LETTERS



June 26, 2026

Marc Mattox, Public Works Director
Town of Paradise
5555 Skyway Road
Paradise, CA 95969

Subject: Technical Responses to Community Input Letters

Dear Marc Mattox:

The Town of Paradise (Town) requested that Carollo Engineers, Inc. (Carollo) review and provide responses to two community input letters regarding the Paradise Sewer Project (Project). The enclosed responses provide Carollo's technical evaluation of the comments and concerns presented in the following letters addressed to the Town:

- *Information for the Paradise Town Council – on the wastewater collection and treatment decision – for the Tuesday Council Meeting, Dated June 2026*
- *Technical Memorandum – Suitability of STEP/ Low-Pressure Effluent Collection in Steep Terrain – response to the concern that low-pressure effluent pumps cannot operate against elevation-induced head, Dated June 2026*

Carollo reviewed the information presented in each letter and prepared responses based on the status of design, available project information, applicable engineering standards, and professional engineering judgment. The attached responses address each comment individually and summarize the technical basis for the response. Carollo does not recommend moving forward with a full STEP system throughout Town due to the fatal flaw of high system pressure. It is technically feasible to construct a STEP system for a portion of the downtown only with a WWTF constructed within the same service area boundaries. However, Carollo does not recommend moving forward with this alternative because the Town's stated goals are to implement a project that is affordable, scalable, and permittable. Implementing a STEP collection system and WWTF in the downtown only is not scalable in the future and is challenging to permit.

We appreciate the opportunity to support the Town with this effort. Please let us know if you have any questions regarding the attached responses or if additional technical information would be helpful.

Sincerely,
CAROLLO ENGINEERS, INC.

Darren Baune, P.E.
Senior Vice President
Collection System Project Manager

Stephen Caswell, P.E.
Project Manager
Wastewater Treatment Facility Project Manager

Enclosures:

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- Attachment 1 – Technical Responses to *Information for the Paradise Town Council – on the wastewater collection and treatment decision – for the Tuesday Council Meeting, Dated June 2026*;
- Attachment 2 – Technical Responses to *Technical Memorandum – Suitability of STEP/ Low-Pressure Effluent Collection in Steep Terrain – response to the concern that low-pressure effluent pumps cannot operate against elevation-induced head, Dated June 2026*

cc: Colin Nelson, Allison McReynolds, Brandon Hale



TOWN OF PARADISE

Sewer Project

Subject: Attachment 1 – Technical Responses to Information for the Paradise Town Council – on the wastewater collection and treatment decision – for the Tuesday Council Meeting, Dated June 2026

ITEM 1: STEP works in Paradise's Terrain *It was suggested that low-pressure STEP pumps cannot pump against the pressure created upstream in Paradise's topography. Respectfully, that is not how these systems work. STEP is a type of pressure sewer, and pressure sewers are the recommended solution precisely for hilly, rocky terrain — they follow the land's natural contours and avoid deep gravity trenching. Each home or business has a pump sized to overcome the system's pressure and elevation (its "total dynamic head"); these systems routinely serve networks of hundreds or thousands of connections across rolling ground. A pump that cannot meet the head simply means the pump was not sized for it — not that STEP cannot work here. (U.S. EPA, Pressure Sewers Technology Fact Sheet.)*

Carollo Response:

We agree that pressure sewers are used to pump sewage uphill in hilly/rocky terrain as described above. Carollo interviewed several agencies with STEP systems that utilize STEP systems in this way.

However, there is a unique technical issue with implementing a full low-pressure sewer system in the Town of Paradise. STEP pumps and pressurized sewers are typically used to pump uphill. The Town of Paradise's potential WWTF locations are all located downhill from the users/connections, which creates a unique and complex hydraulic system to control and manage pressure.

The difference in elevation between the high point in the system and the low point at the WWTF creates high system pressure in the lower portions of the system that are well beyond the maximum pressure rating of typical pipelines and equipment used in wastewater collection systems. For example, in the conceptual Phase 1 sewer service area, there is 635-feet of elevation change from high point in system (near Almond and Elliot) to WWTF (assumed Skyway South for this analysis). This elevation change creates a pressure of 275 psi at the assumed WWTF. At full collection system buildout, there is 1205-feet of elevation change from high point in system (along Skyway between Clark Road and Pentz Road) to WWTF (assumed Skyway South for this analysis). This elevation difference creates approximately 522 psi of static pressure at the WWTF. For reference, most STEP systems operate between 20-80 psi.

Carollo is not aware of any similar wastewater collection systems with similar high pressures (275 psi or up to 522 psi). Carollo also requested case studies of similar collection systems from the manufacturers of the low pressure systems and they were not able to provide case studies of similar systems.

ITEM 2: A gravity system will not self-clean at 85 occupied parcels — which is why it needs STEP flow. *Gravity sewers must maintain a minimum "self-cleaning" velocity, commonly 2 feet per second, to keep solids moving; design standards specifically warn that pipes shall not be oversized and require checking the velocity at low flow. With roughly 85 of 225 parcels occupied, a gravity main would run far below that*



velocity for years — causing solids to settle, along with hydrogen-sulfide odor, corrosion, and a need for routine flushing. This is the very reason the proposed hybrid relies on STEP effluent to provide the flow that carries the gravity system's solids. If STEP flow is what makes the system work, the fair question is why build and maintain the costlier gravity legs at all. (Recommended Standards for Wastewater Facilities "Ten States Standards"; state minimum-velocity design criteria.)

Carollo Response:

We agree the pipeline velocities will likely be low at start up due to the limited currently occupied parcels and the pipeline will require an accelerated cleaning schedule. The Town is planning to encourage as many connections to the system as possible.

The statement of "This is the very reason the proposed hybrid relies on STEP effluent to provide the flow that carries the gravity system's solids" is not accurate. The hybrid gravity/low-pressure system is not reliant on STEP effluent. A STEP system is one method for conveying wastewater from a low-elevation area that can also be achieved with grinder pumps or lift stations. STEP systems have O&M challenges as well and require annual tank and equipment inspections, float replacement, valve exercising, maintenance and replacement of pumps, and eventually replacement of STEP tanks.

ITEM 3: The cost of an MBR depends heavily on what is piped to it. *This is the biggest single driver of treatment cost — and it is decided by the collection system. A gravity sewer delivers raw, whole sewage (grit, grease, rags, full solids) to the plant, so to protect the membranes a raw-sewage MBR must be preceded by a headworks and sludge train that a STEP-fed plant largely does not need:*

- Coarse screening, then fine screening to 2 mm or smaller, often in multiple stages — membranes foul quickly on hair and fibers;
- Grit removal, washing, and disposal, to stop abrasion of pumps and membranes;
- Fats-oils-grease (FOG) removal, to keep grease from blinding the screens and fouling the membranes;
- Larger biological tanks and more aeration for the full raw organic load — aeration is the dominant energy cost;
- Substantially more sludge handling — thickening, dewatering, and hauling — plus screenings and grit disposal;
- Odor control at the headworks, and influent pumping and equalization sized for the infiltration and inflow a gravity system admits.

Each of these is both a capital item and an ongoing operating and replacement cost — energy, chemicals, screenings, grit and sludge hauling, more frequent membrane cleaning and earlier membrane replacement, and a higher-grade operator to run more processes. A STEP system removes most of this at the source: each parcel's interceptor tank settles the solids and grit, traps the grease, screens the effluent, and partly digests it, so the plant receives pre-treated, lower-strength, infiltration-free liquid. The MBR can then be smaller, foul more slowly, produce far less sludge, and cost markedly less to run. We ask that the Town's MBR cost be developed on STEP-effluent loading and compared, on a full lifecycle basis, against both a raw-sewage MBR and the evaporation/percolation-pond approach.

Carollo Response:

We would like to reiterate that a full STEP system is not feasible considering the technical fatal flaw of high system pressure as described in our response to Item 1. The response below is only “hypothetical” since a gravity hybrid system is required in the collection system.

- Design considerations for an MBR fed by a full STEP system versus a gravity or hybrid sewer system would include the following:
 - The STEP system would have lower organic loading leading to lower aeration demand, and therefore lower electrical power demand
 - The STEP system would need additional carbon chemical dosing to achieve denitrification, which is an additional O&M cost that would likely not be needed with a gravity system.
 - If a seepage receiving station is included in the WWTF, the design for a STEP effluent system must accommodate much higher loading variation due to the slug loads of solids from STEP tanks.
 - Organic loading and hydraulic capacity must be balanced in sizing the units. While STEP-effluent has lower organic loading, the hydraulic capacity of both types would be the same, which would require the same size units.
 - Screening, grit removal, and FOG management are recommended for an MBR facility treating STEP effluent only or municipal wastewater to protect the integrity of the membranes. Membrane manufacturers require these systems upstream of the MBR to provide guarantees for membrane integrity. Since these facilities are often driven by hydraulic capacity and not organic loading capacity, sizing between the two types would be similar.
 - Odor control measures for the facility will be considered in the design of the WWTF.

ITEM 4: Putting the recycled water to use — and the trench question. *Because the plan is now to produce Title 22 recycled-quality water in order to surface-discharge it, that same water could instead be put to beneficial use through a recycled-water (“purple-pipe”) system — for landscape and revegetation irrigation, construction water, and dedicated wildfire-suppression storage — turning a discharge into a community asset. On the question of whether purple pipe may share a trench: the governing separation rule (California Code of Regulations, Title 22, §64572) is written to protect the potable water main, and does not on its face prohibit a recycled-water line from sharing a trench with a sewer or STEP main. Where site conditions prevent standard separations, the State Water Board's Division of Drinking Water provides a formal Main Separation Alternative approval process. We respectfully request the specific written basis for any determination that co-trenching is not allowed, and that the Town pursue the alternative-approval pathway rather than treat it as a flat prohibition.*

Carollo Response:

Per letter written to the Town of Paradise by the California Department of Drinking Water on May 14, 2026, the minimum horizontal separation between recycled water pipelines and sewer pipelines is 6 feet (although 10 feet is preferred) and a minimum of 1-foot of vertical separation. Therefore, assuming that there will be cost savings of sharing a trench with recycled water pipelines is invalid.

ITEM 5a: On maintenance over time. Staff also raised long-term maintenance — STEP versus gravity, ten years out. The honest answer is that neither is maintenance-free; the real question is which costs less over its life, which is exactly what a side-by-side should settle. Two facts deserve the Council's attention. First, the hybrid design already includes lift stations — the same kind of mechanical equipment attributed to STEP, only concentrated into a few large stations whose failure can back up an entire basin, rather than small distributed pumps where a failure affects a single connection. Gravity systems also carry costs their “no moving parts” reputation hides: infiltration and inflow through joints and manholes (which overwhelm treatment, and to which sealed STEP mains are immune), grease and root blockages, hydrogen-sulfide corrosion, and the low-flow solids deposition noted earlier — all of it expensive to reach in Paradise's lava-cap ground.

Carollo Response:

As described above, the technical fatal flaw of high system pressure makes a full STEP system in Paradise not feasible.

Based on our interviews with nine agencies that operate low pressure collections systems, low pressure systems have operations and maintenance challenges. The following highlights a few of the challenges that multiple agencies shared during our agency outreach.

- The STEP tank and grinder pump stations require maintenance by the operating utility. The typical operations and maintenance activities include facility inspections, pumping out solids from STEP tanks, site visits to inspect facilities after alarms, and repair of pumps, floats and other mechanical devices.
- The corrosion of appurtenances (e.g., valves, ARVs) is a major challenge for operations and maintenance of low pressure systems. One agency removed all valving because of frequent corrosion and valve failure. This was a common complaint among most agencies.
- Fats, Oils and Grease (FOG) control was also mentioned by several agencies to be an operations and maintenance challenge. FOG can create a mat in the STEP tank that reduces biological process until maintenance staff removes the layer. With the smaller effluent pipe sizes (1 1/4" to 4"), if grease builds up in the STEP tank and enters the effluent main, the risk of blocking the line is much higher than with a larger gravity pipeline.

ITEM 5b: On maintenance over time. Second, where a community has actually tracked both over time, the numbers favor STEP: a hybrid system in Lacey, Washington recorded nearly twenty years of O&M and found its effluent-sewer (STEP) operating costs virtually the same as gravity's, with lower capital and replacement costs making its lifecycle cost clearly lower. Coburg, Oregon's municipally-owned STEP system has run more than a decade at roughly \$90 per connection per month. We ask only that maintenance be compared on a documented lifecycle basis, not asserted as a one-line concern.

Carollo Response:

Carollo interviewed the City of Lacey, Washington's wastewater supervisor in May 2026. The wastewater supervisor said the City's operations and maintenance staff prefer the conventional gravity system over their STEP system due to the increased O&M requirements of the STEP system. Please refer to our



response to Item 5a for a summary of operations and maintenance challenges that multiple agencies shared during our outreach.

As discussed above, a full STEP system is not feasible considering the technical fatal flaw of high system pressure. However, Carollo is evaluating the potential for implementing a low-pressure system or other hydraulic structures in low lying areas of the Town and discharging to a gravity main (i.e. not pressurized) that conveys wastewater to the WWTF.

TOWN OF PARADISE

Sewer Project

Subject: *Attachment 2 – Technical Responses to Technical Memorandum – Suitability of STEP/ Low-Pressure Effluent Collection in Steep Terrain – response to the concern that low-pressure effluent pumps cannot operate against elevation-induced head, Dated June 2026*

ITEM 1: How elevation head is actually handled.

*A STEP system is a form of pressure sewer. Each connection's pump discharges through a small-diameter lateral into a common pressurized main, and each pump is selected for the total dynamic head (TDH) it must develop at its location — the static lift from its elevation to the system's high point, plus the main's operating pressure and friction. The pumps that do this are small: STEP service uses fractional-horsepower effluent pumps that run only intermittently, in brief dosing cycles, so both their electrical draw and their energy use are low. Multiple pumps discharging into a shared pressurized main is normal operation, not a conflict: a check valve at each unit prevents backflow, and the network is designed around its operating pressure. A pump that cannot meet the head at a given location indicates a pump that was not specified for that location — a sizing decision, not an inherent limitation of STEP. These small effluent pumps have steep pump curves that develop ample head for the modest lifts a system like Paradise's requires; the same product lines offer higher-head models for genuinely steep applications, but those are a reserve for possible future zones, not anything the Phase 1 corridor needs. **Where an unusually large elevation does arise, the standard approach is simply to divide the area into lower-pressure sub-systems feeding intermediate booster points, so no single pump lifts the full elevation.***

Carollo Response:

STEP systems are typically used in low elevation areas of a Town or neighborhood to pump wastewater either directly to a wastewater treatment facility (WWTF) or to a pipeline that flows by gravity under open channel hydraulic conditions (i.e. not pressurized) and conveys wastewater to the WWTF.

The following provides a response to the statements highlighted in yellow.

- The description above of how a STEP system would overcome an “unusually large elevation difference” would be accurate if the flow were being pumped uphill to the WWTF or a location where flow discharges to atmospheric pressure. However, the Town of Paradise’s potential WWTF locations are all located downhill from the users/connections, which creates a unique and complex hydraulic system to control and manage pressure. The difference in elevation between the high point in the system and the low point at the WWTF creates high system pressure in the lower portions of the system that are well beyond the maximum pressure rating of typical pipelines and equipment used in wastewater collection systems.

ITEM 2: Large elevation changes are a design input, not a disqualifier. *Elevation change is a standard design parameter for pressure sewers, managed with well-established tools: dividing the network into*



pressure zones and, where warranted, using intermediate booster points or separate discharge points so no single pump must lift the entire elevation; air- and vacuum-release valves at high points to prevent air binding and damp surges (wastewater-rated valves are made for exactly this service); and pressure-control valves to protect low-elevation pipe from the static pressure that accumulates at the bottom of a steep run — pressure rises roughly 0.43 psi per foot of fall. **These are routine appurtenances, not exotic measures.**

Carollo Response:

The statement above that, “Elevation change is a standard design parameter for pressure sewer, managed with well-established tools: dividing the network into pressure zones” seems to assume that flow is being pumped uphill to a WWTF.

The Town of Paradise’s potential WWTF locations are all located downhill from the users/connections, which creates a unique and complex hydraulic system to control and manage pressure. The difference in elevation between the high point in the system and the low point at the WWTF creates high system pressure in the lower portions of the system that are well beyond the maximum pressure rating of typical pipelines and equipment used in wastewater collection systems. For example, the conceptual Phase 1 sewer service area has a 635-foot elevation change from high point in system (near Almond and Elliot) to WWTF (assumed Skyway South for this analysis). This is approximately 275 psi at the WWTF. At full sewer collection system buildout, there is 1205-foot elevation change from the high point in the system (along Skyway between Clark Road and Pentz Road) to WWTF (assumed Skyway South for this analysis). This elevation difference creates approximately 522 psi of static pressure at the WWTF.

The highlighted statement above is not accurate.

- Pressure control valves in wastewater systems are not routine appurtenances. Pressure reduction valves in wastewater systems are highly specialized equipment and require control systems that are not typically used in the wastewater industry. We agree that air relief valves are routine appurtenances but not pressure reducing valves.
- Carollo has reached out to multiple low-pressure system manufacturers requesting information on similar collection systems with similar elevation differences. The manufacturers have not provided a case study of a similar system.

ITEM 3A: Applied to Paradise: an all-STEP Phase 1, zoned as it expands. *It is worth testing Paradise's own topography against these principles — and the Phase 1 service area makes the point most directly. Phase 1 is the downtown business corridor bounded by Skyway, Pearson Road, Black Olive Drive, and Elliott Road. Published figures place it between roughly 1,700 feet at its lower, southern end (near Pearson Road) and about 1,930 feet at its upper, northern end (near Elliott Road) — a drop of only about 230 feet over roughly a mile. These spot elevations should be confirmed from the Town's GIS or a USGS topographic map before being used as design values, but they are consistent with the published town-center reference elevation of about 1,778 feet.*

Carollo Response:

The elevations listed above do not take into consideration the potential locations of the WWTF or the high point of the full collection system at buildout. The calculation of static system pressure must consider



the elevation change from the high point in the system to the WWTF during Phase 1 and at buildout of the sewer collection system.

In the conceptual Phase 1 sewer service area, there is 635-feet of elevation change from high point in system (near Almond and Elliot) to WWTF (assumed Skyway South for this analysis). This elevation difference creates approximately 275 psi of static pressure at the WWTF. At full sewer collection system buildout, there is 1205-feet of elevation change from high point in system (along Skyway between Clark Road and Pentz Road) to WWTF (assumed Skyway South for this analysis). This elevation difference creates approximately 522 psi of static pressure at the WWTF. The elevations considered in the calculation above are based on the PG&E lidar survey and recent topographic survey of the Town.

ITEM 3B: Applied to Paradise: an all-STEP Phase 1, zoned as it expands. *That settles the head question for the project actually under design. Across the corridor's roughly 230 feet of total fall, any individual connection develops only a modest head — well within the small, low-draw effluent pumps that are standard to STEP.* Phase 1 can therefore be served entirely by STEP as a single pressure regime, with no elevation zoning and no oversized, high-amperage pumps required at all. As the system is later expanded beyond the corridor — up or down the ridge, where the relief grows — it is simply zoned to suit: additional pressure zones with intermediate booster points are added for each new service area as it comes online. The design starts as simply as the Phase 1 corridor allows and adds zoning only where, and only when, future expansion actually calls for it — which is exactly how pressure-sewer networks are meant to grow, and it matches the Town's own phased approach to building the system.

Carollo Response:

Please refer to our response to item 3A above for additional information regarding the elevation of the collection system during Phase 1 and at buildout and design considerations.

ITEM 4a: Pressure sewers are the technology recommended for this terrain. *Far from being unsuited to hilly ground, pressure sewers are specifically recommended for it. U.S. EPA guidance notes that gravity collection's slope requirements "may require deep excavations in hilly or flat terrain, as well as the addition of sewage pump stations," driving up cost — the very problem pressure sewers solve by following the land's natural contours in shallow, small-diameter trenches.*

Carollo Response:

Please refer to our response to item 3A above for additional information regarding the elevation of the collection system during Phase 1 and at buildout and design considerations.

ITEM 4b: Pressure sewers are the technology recommended for this terrain. *Industry design references describe pressure sewers as "especially cost-effective in challenging topographical areas where the soil is wet, rocky, or hilly," and capable of serving anything from a single building to a network of thousands of sources. The same shallow, contour-following installation is what makes pressure collection well suited to near-surface rock like Paradise's lava cap, where a deep gravity system would instead require rock excavation. None of this rests on analogy to any particular community — it follows directly from the pump curves and the published design guidance.*



It has also been suggested that, because a STEP main must still be buried — and must pass beneath existing water lines — it requires the same trenching as gravity. It does not, and the reason is that the two are governed by different things. A gravity sewer's depth is set by slope: it must descend continuously at a minimum grade, so it grows progressively deeper along its run and may require significant excavation depths, or even tunneling, to hold an acceptable gradient toward the outfall, with deep manholes throughout. A STEP main needs no slope and no minimum flow; it follows the ground contour at a shallow, roughly constant depth — published references put effluent-sewer mains at only a metre or two of cover — dipping locally only where it must pass under a crossing utility, then returning to shallow depth. The separation requirement at issue (a sewer passing below a potable water main, with vertical clearance, to protect the drinking-water supply) is real, but it applies equally to a gravity sewer, and it is met by a local crossing detail, not by burying the whole line deep. The net excavation is therefore far smaller for STEP: a small-diameter pressure pipe in a shallow, constant-depth trench, versus a large-diameter gravity pipe in a deep, ever-deepening trench with manholes — a difference that is especially large, and specially costly, in Paradise's near-surface lava cap, where depth means rock.

Carollo Response:

Carollo is evaluating the potential for implementing a low-pressure system or other hydraulic structures in low-lying areas of the Town and discharging to a gravity main (i.e. not pressurized pipeline) that conveys wastewater to the WWTF. This is referred to as a hybrid gravity/low-pressure system. As described above, the technical fatal flaw of high system pressure makes a full STEP system in Paradise not feasible.

The following provides a response to the text highlighted in yellow above.

- It is general industry practice to design pressure sewer pipelines to minimize the number of high points in the pipeline. We do not recommend going under and over utilities constantly because this creates localized high points which require installation of an air release valve at each high point. Air release valves can be a source of odors and require operations and maintenance staff to maintain the equipment.
- Assuming the sewer pressure main is shallow, the sewer laterals will still need to cross 1-ft below the water main and laterals per DDW regulations.
- Based on the topographic survey of the Town, there are several locations where achieving 10-ft of horizontal separation is not possible due to existing utilities. Per DDW, when there is less than 10-ft of separation, the parallel low-pressure line must maintain at least 1-ft of clearance below the water pipeline.
- The City of Oakland indicated the minimum depth of low-pressure lines is 6 feet to avoid utility conflicts and to allow other utilities to be installed in the future.
- The statement above cites, "A metre or two of cover". It should be noted that 2 meters is 6.56 feet of cover.

ITEM 4c: Pressure sewers are the technology recommended for this terrain. *And only the potable water main dictates that the sewer sit beneath it. Dry utilities do not: under California's General Order 128, electric lines require only about 12 inches of clearance from other pipe systems when paralleling and 6 inches when crossing, with communications and fiber treated the same way — a small clearance at the*

crossing, with lines offset rather than stacked. The STEP main may pass either above or below an electric or fiber conduit, whichever the crossing geometry favors, so long as that clearance is held and the crossing is supported; and since electric is itself typically buried only about thirty to forty-two inches, the pressure main shares that same shallow band. So the premise that “we have to trench deep anyway, so we might as well build gravity” does not hold. **STEP does not trench deep: the water crossings are local duck-under, the electric and fiber crossings are inches of clearance at the point of crossing, and between those points the main runs shallow along the contour.** The deep, continuously deepening trench — and its cost in the lava cap — belongs to the gravity option alone; it is not a shared burden that cancels STEP’s advantage. If anything, the burden runs the other way: a gravity main is driven deep by its slope, while electric sits only about thirty to forty-two inches down and cable shallower still, so a gravity line will almost certainly run beneath those utilities along its route — and, locked to a continuous grade, it cannot rise to weave over an obstruction the way a shallow pressure main can; it must hold its slope and pass under, deepening further into the rock to do so. It is the gravity sewer, not STEP, that must.

Carollo Response:

Carollo is evaluating the potential for implementing a low-pressure system or other hydraulic structures in low lying areas of the Town and discharging to a gravity main (i.e. not pressurized) that conveys wastewater to the WWTF. As described above, the technical fatal flaw of high system pressure makes a full STEP system in Paradise not feasible.

The following provides a response to the text highlighted in yellow above.

- The Department of Drinking Water Code requires that sewers cross under water lines and water services with 1 foot of clearance minimum. The agencies Carollo interviewed generally had installed STEP pipelines with 6 to 8 feet of cover because of this requirement.

ITEM 5: Clean effluent makes the head-management hardware more reliable, not less. *Since the reliability of pumps and valves in a pressure network is a fair concern, it is worth noting that STEP conveys screened, settled septic-tank effluent — not raw sewage. Each interceptor tank removes grit, grease, and settleable solids and screens the effluent before it is pumped. That clean effluent makes the pumps, check valves, air-release valves, and any pressure-control valves markedly more reliable and lower-maintenance than the same hardware on a raw-sewage or grinder main. The very components that manage elevation head are therefore more dependable in a STEP system, not less*

Carollo Response:

Based on our interviews with nine agencies that operate low pressure collections systems, low pressure systems have operations and maintenance challenges. The following highlights a few of the challenges that multiple agencies shared during our agency outreach.

- The STEP tank and grinder pump stations require maintenance by the operating utility. The typical operations and maintenance activities include facility inspections, pumping out solids from STEP tanks, site visits to inspect facilities after alarms, and repair of pumps, floats and other mechanical devices.

- The corrosion of appurtenances (e.g., valves, ARVs) is a major challenge for operations and maintenance of low pressure systems. One agency removed all valving because of frequent corrosion and valve failure. This was a common complaint among most agencies.
- Fats, Oils and Grease (FOG) control was also mentioned by several agencies to be an operations and maintenance challenge. FOG can create a mat in the STEP tank that reduces biological process until maintenance staff removes the layer. With the smaller effluent pipe sizes (1 1/4" to 4"), if grease builds up in the STEP tank and enters the effluent main, the risk of blocking the line is much higher than with a larger gravity pipeline.

ITEM 6: Request. *None of this asserts that STEP is automatically the right choice — that is what a side-by-side evaluation should determine. But the categorical conclusion that STEP “won’t work” in Paradise’s hilly terrain is not consistent with the design literature, the published standards, or the pump hydraulics. I respectfully ask that STEP be evaluated on a properly sized hydraulic design to Paradise’s actual elevation profile — pumps selected for the real total dynamic head, the network zoned to the terrain — rather than set aside on the premise that elevation head is disqualifying. I am glad to provide the pump-head data, the design references, and a STEP hydraulic design basis at your convenience.*

Carollo Response:

Carollo is evaluating the potential for implementing a low-pressure system or other hydraulic structures in low lying areas of the Town and discharging to a gravity main (i.e. not pressurized) that conveys wastewater to the WWTF. This is referred to as a hybrid gravity/low-pressure system. As described above, the technical fatal flaw of high system pressure makes a full STEP system in Paradise not feasible.

Based on interviews with nine agencies that operate low pressure systems, the operations and maintenance of a low-pressure system (STEP or grinder pump station) is challenging. These systems require a small pump station at every home/commercial business that must be serviced and maintained.

In the conceptual Phase 1 sewer service area, there is 635-feet of elevation change from high point in system (near Almond and Elliot) to WWTF (assumed Skyway South for this analysis). This elevation difference creates approximately 275 psi of static pressure at the WWTF. At full sewer collection system buildout, there is 1205-feet of elevation change from high point in system (along Skyway between Clark Road and Pentz Road) to WWTF (assumed Skyway South for this analysis). This elevation difference creates approximately 522 psi of static pressure at the WWTF. This static elevation difference is a fatal flaw for installing a full low-pressure system (STEP or grinder pump stations) throughout Town.

ATTACHMENT D

CALIFORNIA STATE WATER RESOURCES
CONTROL BOARD, DIVISION OF DRINKING
WATER LETTER TO TOWN OF PARADISE,
MAY 14, 2026

State Water Resources Control Board Division of Drinking Water

May 14, 2026

Marc Mattox
Assistant Town Manager
Public Works Director/Town Engineer
Town of Paradise

(via email: mmattox@townofparadise.com)

DIVISION OF DRINKING WATER'S UPDATED RESPONE COMMENTS, PIPELINE SEPARATION REQUIREMENTS, TOWN OF PARADISE

Dear Mr. Mattox,

This letter transmits the State Water Resources Control Board, Division of Drinking Water's (DDW) response to the questions Town of Paradise has on the regulatory requirements governing the separation between domestic water pipelines, recycled water and wastewater collection pipelines and the alternative to the pipeline separation standards.

The California Waterworks Standards (CA WW Standards), California Code of Regulations Title 22 (CCR T22), Chapter 16, Section 64572 governs the criteria for the separation of water mains from non-potable pipelines (wastewater collection and recycled water distribution pipelines). DDW via its District Offices in coordination with the Recycled Water Unit reviews compliance with the pipeline separation requirements that are regulated by DDW's Domestic Water Supply Permit Amendment and by the Regional Water Quality Control Board (RWQCB). DDW's Title 22 Engineering Report's conditional acceptance recommendations are included in RWQCB's Waste Discharge and Water Reclamation Requirements Permit conditions.

The separation criteria pursuant to the CA WW Standards, CCR T22, Section 64572 requires domestic water pipeline installation shall not be installed in the same trench and shall be at least 10 feet horizontally from a parallel pipeline conveying the following non potable water:

- Untreated sewage (sewer collection pipeline),
- Primary or secondary treated sewage,
- Disinfected secondary 2.2 and Disinfected secondary 23 recycled water.

Domestic water pipeline installation shall be at least 4 feet horizontally from and, one foot vertically above, any parallel pipeline conveying the following non potable water:

- Disinfected tertiary recycled water
- Storm drainage

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

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Alternative to the CA WW Standards, Chapter 16 pipeline separation requirements can be considered subject to demonstrating the proposed use of the alternative would provide at least the same level of protection to public health. The circumstances under which the deviations from the separation requirements are typically evaluated are when new water mains, new sanitary sewer mains or other non-potable fluid carrying pipelines are installed in existing areas and the local conditions are restricting (e.g., available space, limited slope, existing structures) the installation of pipelines as per the CA WW standards separation criteria. Excessive costs in meeting the pipeline separation requirements may be considered as part of the rationale for seeking an alternative to the regulatory requirements, however, DDW will prioritize public health protection above the construction costs in determining an acceptable alternative.

DDW's position is for the potable water pipelines and non-potable pipelines conveying sewage or similar fluids shall not be installed within the same trench. Potable water pipelines are vulnerable to contamination that can pose a risk of waterborne disease outbreaks. Non potable pipelines such as sewer pipelines frequently leak and saturate the surrounding soil with sewage due to structural failure and when this happens at a nearby water main that is depressurized or if it is broken during installation, it will be a cause for public health hazard. Further, failure of domestic water pipeline in close proximity to other pipelines may disturb their bedding and cause them to fail. Also, earthquakes, landslides and other major soil disturbances can cause simultaneous failure of multiple adjacent pipelines.

DDW's interpretation regarding the separation requirements is consistent with the CA WW standards separation requirements, i.e., installation of septic tank effluent or domestic wastewater infrastructure (gravity or force main) and domestic water pipelines shall not be in the same trench, and the horizontal separation of 10-feet shall be maintained between the pipelines. This type of installation mitigates public health hazards including that associated with gravity or pressurized flow of the domestic wastewater or septic tank effluent. For deviation proposed from the separation requirements, DDW will evaluate the changes based on the hazard posed by the deviation. The alternative construction will be assessed for its reliability in mitigating the identified hazards and failures and whether it is providing the same level of public health protection.

For pipeline separation in crossing and parallel installation the following shall be noted. Domestic water pipeline crossing installation with respect to the following fluids pipeline shall be constructed no less than 45 degrees to and at least one foot above that pipeline. No connection joints shall be made in the domestic water pipeline within eight horizontal feet of the fluid pipeline.

- Untreated sewage (sewer collection pipeline),
- Primary or secondary treated sewage,
- Disinfected secondary 2.2, disinfected secondary 23).
- Type of recycled water (disinfected tertiary)
- Storm drainage

Domestic water pipeline parallel installation requires 1-foot vertical separation above the pipeline conveying disinfected tertiary recycled water and storm drainage water as the minimum horizontal separation requirement is less than 10 feet.

The level of recycled water treatment affects the separation requirements from the domestic water pipeline. The domestic water pipeline is required to be installed at least 4 feet horizontally and one foot vertically above the disinfected tertiary recycled water pipeline. All other lower

levels of treated recycled water (disinfected 2.2, disinfected 23) pipelines are required to be installed in a separate trench, at a minimum horizontal distance of 10 feet from the domestic water pipeline.

The installation wastewater pipeline above the domestic potable water pipeline can be considered by submitting a request to DDW for review and approval of an alternative to the CA WW Standards. The proposed alternative shall provide the same level of protection for public health as the requirements set forth in Section 64572, CCR T22. The alternative proposal shall include adequate information for DDW to evaluate the proposed alternative. The information shall entail the following information and not be limited to: intended use of pipelines, fluid conveyed, pipe sizes, operating pressure or gravity flow, pipe material and AWWA material designation code, pressure class, thickness, coating, pipe joint type, pipe length, depth of cover, number of crossings, angle of crossing and description of crossing pipelines, and separation between pipelines (for parallel installation above water main) and description of additional protective measures.

For instances of separation of recycled water lines and sewer lines, DDW applies pipeline separation requirements similar to those for potable water lines and pipelines conveying sewage. For horizontal separation between recycled water lines and sewer lines, a minimum separation of 6 feet should be maintained, though a 10-foot separation is preferred. In addition, a minimum vertical separation of 1 foot should be maintained between recycled water lines and sewer lines; with the exception for gravity sewers where a 6-inch vertical separation may be maintained - though the 1-foot vertical distance is preferred.

If you have any questions regarding this letter, please contact Ginachi Amah at (818) 551-2046 or via email at ginachi.amah@waterboards.ca.gov.

Sincerely,

Dr. Ginachi Amah P.E.
Recycled Water Unit Supervisor
Division of Drinking Water
State Water Resources Control Board
500 North Central Ave., Suite 500
Glendale, CA 91203

Cc: Via Email

Ginachi Amah, Recycled Water Unit, State Water Resources Control Board - Division of Drinking Water

Randy Barnard, Chief Technical Operation Sections, Division of Drinking Water

Clint Synder, Assistant Executive Officer, Regional Water Quality Control Board (Region 5)

ATTACHMENT E AGENCY INTERVIEW MEETING MINUTES

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: City of Camas, WA

Contact Name: Rob Charles, PE - Utility Manager

Location: Teams Meeting

Date: 04/24/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	Majority is STEP south of the lake transitioning to gravity north of lake
Year installed	early 1980s
Approx. number of connections	About 7,000 properties connected to STEP
Service area characteristics (hilly terrain, coast, high groundwater, etc)	bedrock, elevation challenges, hilly
Why was this system selected originally over other alternatives?	No alternatives
Are you using Orenco Prelos system, or other?	Roth systems (STEP) with franklin electric ½ hp pump
Does the system have different pressure zones?	All in one zone – up to one elevation, and then becomes like gravity; north side section that is industry and residents, two different basins that collect step system. Come together and go right to the treatment plant
What is the minimum pipe size and material for the low pressure system?	N/A

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	According to DOE, city maintains all the private systems (commercial takes care of their own) City owns lines from tank to main (landscaping is an issue)... mostly lids are damaged. Poly tanks are pretty bulletproof. Not much I&I from those lids.
Who maintains on-lot equipment?	City
Who performs septic tank pump-outs?	Commercial/ industry by themselves. City does it for the residential
Who pays electrical costs?	Electrical is paid for by homeowner. Older homes don't have separate breakers so if we have to shut off, it shuts off all power
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	No easements (but implied by municipal code). City sends flyers out ahead of maintenance
Any challenges with restoration of private property after installation of tank/pressure connection?	N/A
Were there any challenges connecting to existing home electrical system or did you install a separate service?	Part of development
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	City calls homeowner every time they go out so the homeowner is aware. Check electrical connections, clean out filter, check condition of tank and lid. Older systems did direct bury on wire instead of conduit (from panel to breaker)
Maintenance frequency	8 year rotation for septic tank pump out

	Certain homes they go out sooner than 8 years. Now have preset maintenance program of 8 years. Some tanks 4 years. Started contracting recently. Pump trucks wear out a lot. Located in easements & off road, so focusing on ARV maintenance. Tanks under decks; landscape over them.
Number of staff supporting the system? In-house vs Contractor support?	Recently been contracting to outside contractor. Used to have city crews do it, but pump trucks wear out a lot When City did maintenance, they had 3 full time dedicated staff for year round pumping
Do you use telemetry/ SCADA?	No SCADA, everything is separate (\$10-\$12k per installation.) Homeowner receives alarm and then notifies the City
Average number of service calls per year?	Every other night they do emergency calls;
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Homes have had problems with oil & grease. Pumps get bound with wipes. electrical components failing, concrete tanks are bad... filter needs to O&M.
Typical response time	N/A
Overall System Reliability	When treated right, they'll be functional until failure

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	\$150k on community tanks \$120k on residential STEP tanks (1/8 of system)... do pumping twice a year

Typical pump lifespan	Should get about 20 years out of equipment... old panels didn't have right panels Some panels have lasted longer; \$5-6k to rehab the panel... septage receiving at treatment plant. Costs keep going up
Replacement cost	Need to replace 7,000 tanks but are looking at \$50M+ for replacement.

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	Issues with oil and grease. Issues with flushable wipes. Need to go out and educate homeowners
Mainline maintenance frequency	No cleanouts so no maintenance on mains
Odor/ sulfide issues?	They have issues with odor at receiving manholes (where step joins gravity). City puts in carbon filters and has to replace every 6 months... Also run bioxide in the system and do year round dosing. Dose upstream of manhole into the force main ARVs don't have as many issues

7. Treatment Impacts

Question	Response
Impacts to treatment plant	Starved for solids at WWTF

8. Customer Experience

Question	Response
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Frequency of complaints	N/A
Typical complaints (alarms, odors, maintenance disruptions, others?)	Alarms and odors
How did you handle homeowner education and coordination?	Need to educate owners on what can and cannot be flushed (i.e. flushable wipes)

9. Lessons Learned

Question	Response
What would you do differently?	Add coatings to manholes, pigging ports, and breakers on electrical.
Would you select same system again?	No, if City can get away with grinder systems they would do that
Biggest advantages	N/A
Biggest challenges	No cleanouts. Can't pig. New step main replacement will add in cleanouts & pigging port. Starved for solids at WWTF – H2S is so damaging where it ties in. Damage downstream to MHs and gravity pipes.

They are moving to grinder tanks for new areas. But

Issues with too many houses kicking on at the same time? No have not run into that issue

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: Marin County – Marshall Beach (lake canyon community services also has step)

Contact Name: Arti Kundu;

Location: Microsoft Teams

Date: 5/4/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	Full STEP in Marshall Beach
Year installed	2008 (40 houses), and in 2015 added the rest to get 50 connections
Approx. number of connections	50 houses on system
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Flat area (right adjacent to Tomales bay) Sewer system are located in railroad fill, oyster shells, etc. Not ideal leeching and treating conditions
Why was this system selected originally over other alternatives?	STEP – a lot of resiliency (if pump goes out, enough storage); Much less power used with the ½ hp pumps Grinder has a smaller unit, so evacuate it more quickly, higher motors; no storage if power goes out. Conversion from existing septic, so were able to salvage some of the septic tanks. Septage tank reuse: inspected and tested the tanks to meet the criteria. Where people could save money on keeping tank, that was a positive to bring people to support system. Access agreement for each property, and Matt inspected every tank Kept both concrete and fiberglass tanks depending on condition.

	If homeowners couldn't reuse the tank, they would replace it, as part of project cost (homeowner wouldn't need to pay for it) Septic tank (state fund granting) are part of the treatment plant whereas grinder pumps are not, so funding played a part in it All new tanks that went in were 1,200 gallons (more storage in the new ones) Added a 500 gallon pump chamber to add additional capacity to the septic tanks Placed pump in the effluent side of the septic tank. Effluent side received a biotube; can either place on the bottom of the tank or hang from the top of the tank
Are you using Orenco Prelos system, or other?	Yes, Orenco
Does the system have different pressure zones?	N/A
What is the minimum pipe size and material for the low pressure system?	N/A

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	County
Who maintains on-lot equipment?	Expectation: if something deteriorates or is damaged (because of owner), it is the responsibility of the owner However, if it's the end of the useful life, then County would replace the equipment
Who performs septic tank pump-outs?	Homeowner pays for the pump outs. The County has a list of approved contractors
Who pays electrical costs?	Homeowner. Tap into the PG&E line ahead of the house, (after meter, before house

	panel and pull off a separate panel). That way you don't redo an old panel Most of the control panels are on the building (had to consider access, wind, sun, etc.)
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	Originally going after easement, but ended up with going after an access agreement (just identified approximate route, no survey or easement description) Homeowner provides water used to flush and clean out the biofilters – part of agreement with homeowner
Any challenges with restoration of private property after installation of tank/pressure connection?	Worked with every individual (get to know every homeowner) and figured out restoration for each property How did you handle bidding of landscape restoration? Hired a local contractor, and walked each parcel to figure out restoration (not elaborate landscaping areas)
Were there any challenges connecting to existing home electrical system or did you install a separate service?	Built a separate panel.
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Annual inspection – solids accumulation, clear zone is 70-75%; making sure floats are working correctly. Look for evidence of flooding because floats aren't working; access riser adherence meets code with tank. Looking that lids are tightly sealed, exercise lateral valves, etc.
Maintenance frequency	Annually
Number of staff supporting the system? In-house vs Contractor support?	N/A

Do you use telemetry/ SCADA?	No
Average number of service calls per year?	N/A
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Pumps and floats don't work. (very few pumps fail) Filters in STEP don't usually clog because they wash it every year If house has high grease, it can create issues (grease builds up on floats, which weighs float down and creates issues for biotube and floats) Identify problem areas and educate homeowners
Typical response time	N/A; County has generator plug at each STEP system Capacity is about 24hours (but the volume they provided is twice the amount of actual flows so have more like 48 hours)
Overall System Reliability	N/A

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	N/A
Typical pump lifespan	Depends on user.
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
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Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	Once had grease clog system
Mainline maintenance frequency	Flushed out system with high pressure fresh water from a terminal flush port at the end of system. Pushed it right into dosing tank . Otherwise, hasn't been maintenance. They don't find the need for cleaning the mains since they don't grow material or back up Most issues in main line – ARV box can corrode due to H₂S; A good amount of air valves in the system due to going above and under utilities, etc.
Odor/ sulfide issues?	Arv's in remote areas so no complaints

7. Treatment Impacts

Question	Response
Impacts to treatment plant	N/A

8. Customer Experience

Question	Response
Frequency of complaints	Quite a lot of emergency calls (6 calls per week); They have their own maintenance contractor outside of business hours Not too many electrical issues, but mostly pump and control issues
Typical complaints (alarms, odors, maintenance disruptions, others?)	Alarms
How did you handle homeowner education and coordination?	Annual newsletters

9. Lessons Learned

Question	Response
What would you do differently?	Define ownership early Commercial (restaurants) – have a strong FOG program and limits in place; Environmental health has own permitting program and different revisions that may come to food program – recommend placing an MOU with restaurants to require them to notify each department for any changes (seating capacity equipment, or other) Set up budgeting in place (budget for emergencies, environmental sensitive areas) Should have an aggressive public outreach/ education: Community members are educated – but give a once a year newsletter to give them reminders on do's and don't's STEP sizing – had to have some commercial promise not to expand, but promises weren't held. So, keep in mind what can happen in future (Marhsall treatment system is very sensitive to fluctuations in restaurants flows) Have isolation valves at creek crossings and culverts
Would you select same system again?	N/A
Biggest advantages	Allowed them to install shallow pipe in areas that would not have worked with gravity.
Biggest challenges	Challenge was the commercial – fats, oils, and grease was a big component.

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: Nevada County

Contact Name: Brad Torres

Location: Teams

Date: 4/27/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	<u>Lake of the pines (Darkhorse) is a grinder system</u> Low pressure system pumps to a singular pump station. Small pipe to lift station before being pumped to WWTP In darkhorse, they own the lateral from easement to mainline. Inspect and commission pumps, but homeowner owns everything Biggest thing is issues scouring at the end of the system for grinder pump due to the hydraulic grade All residential, no commercial. <u>Lake wildwood (penn valley) is a STEP system</u> County owns everything, this may be because this was built back in the 8190s. Also in the floodplain, so Brad thinks they have a lot of I&I. Penn valley uses Orenco.. No manholes in the penn valley system. No pigging ports, but they have blow-offs. Decent amount of scour, and not much blockage Mountain states estates is another step system <u>Grinder vs step system:</u> grinder is easier because the Town doesn't own it. STEP , run into issues pretty regular
Year installed	1980's for step system (1987); Grinder is from 2007 to 2008
Approx. number of connections	Penn valley – 380 connections; dark horse ~100 connections

	Issues with multiple houses running at the same time? Before when they were at higher pressure but not as much now. Force main downstream – issues during wet weather flow because I&I would add flow and they would compete.
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Penn Valley: Terrain is pretty flat; very high groundwater table Darkhorse: they don't have groundwater issues
Why was this system selected originally over other alternatives?	N/A
Are you using Orenco Prelos system, or other?	Penn valley uses Orenco
Does the system have different pressure zones?	Single system with a series of valves they can isolate. Had issues before the pressure reduction, but not as much. In Penn Valley step system, a lot of corrosion at the ARV.
What is the minimum pipe size and material for the low pressure system?	Penn valley system is PVC. Seeing some I&I from the septic tank, not much elsewhere. Reduced system pressure from 80 psi to 13 psi when changed discharge to WWTF, Improved reliability of system.

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	Penn Valley: County Dark Horse: Owner
Who maintains on-lot equipment?	Penn Valley: County Dark Horse: Owner
Who performs septic tank pump-outs?	County
Who pays electrical costs?	Homeowners pays tank including electrical. Multiple homes going to a single tank (can be problematic) . If a single home owns the power, then if they leave, they turn it off. Recommends all individual connections to the power.
Access/easement challenges – Do you have easements for access to private property?	No easements for the grinder; just for the STEP system. Easements are ten feet wide from tank to ROW (just a maintenance

How do you handle access for maintenance?	easement)
Any challenges with restoration of private property after installation of tank/pressure connection?	N/A
Were there any challenges connecting to existing home electrical system or did you install a separate service?	N/A
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Maintenance inspection program.. Annually, going out to check solids level (max 5 year program) others require more pump outs; look at integrity of tanks while out there. (Concrete tanks). County does not call property owners before going out there. Clean out effluent filters when they do pump outs
Maintenance frequency	At least yearly.
Number of staff supporting the system? In-house vs Contractor support?	8 collection workers responsible for 100% of district. Could get away with three workers for the STEP system. Any outside service contracts? County does 99% of the work themselves County has an electrician on the team.
Do you use telemetry/ SCADA?	N/A
Average number of service calls per year?	They need to have someone on call 24 hours per day for alarms. Some calls but not a lot since the pressure has dropped no pressure gauge on the force main in case

	something happens
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Not any backups at the tank because homeowners get annoying alarms. Most issues they have is in the force main (ARV, or break in the line) Have had issues with some grease blocking the main, but not too many. Homeowners do not have grease traps – Pine valley STEP has some commercial properties that have grease interceptors. Faulty floats with panels, no alarm component with the panels.
Typical response time	Response time within an hour
Overall System Reliability	N/A

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	N/A
Typical pump lifespan	In 2019 did regionalization. Liquid end section of pumps; ½, ¾, 1 hp in system. Commerical high HP
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	Main issues are at ARV's or breaks in line. Not enough access to lines. Hard to isolate line in areas due to not enough valves.

Mainline maintenance frequency	Valve exercising is very important because if an isolation valve doesn't work, then you have 400+ pumps that can't be controlled.
Odor/ sulfide issues?	Issues with odor, from communal force main.. periodic odor issues at the ARV's. Bohn odor control (essentially a diffuser).. Carbon filter would've been ineffective.

7. Treatment Impacts

Question	Response
Impacts to treatment plant	N/A

8. Customer Experience

Question	Response
Frequency of complaints	Sometimes get calls at night
Typical complaints (alarms, odors, maintenance disruptions, others?)	Alarms and floats
How did you handle homeowner education and coordination?	N/A

9. Lessons Learned

Question	Response
What would you do differently?	Penn Valley: Change tank material. Better access to isolate and clean out lines. Other problematic thing, is that not many valves and a lot of septic tanks hooked up, so you have to notify 100+ people for maintenance. Dark horse: pretty issue-free, not much he feels like they could've done differently

Would you select same system again?	N/A
Biggest advantages	N/A
Biggest challenges	Not enough isolation valves.

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: Placer County

Contact Name: Evan Cloutman & Thomas Young

Location: Teams

Date: 4/28; Why did county take over? Orenco prelos?

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	STEP (mostly in Auburn) Community in north auburn (County did not maintain it originally, but then started to maintain it due to issues) They have same grinder pumps that are completely owned by the owners, they will pump to a septic tank where it gets re-pumped
Year installed	Late 1980's
Approx. number of connections	700 spread out
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Most topographically challenged areas (very flat)... Eventually all flows to a gravity system
Why was this system selected originally over other alternatives?	Was originally installed by developer/ owner, but overseen by County. Requires contractor to provide 1-year warranty Original low pressure system was designed for all parcels (even empty)
Are you using Orenco Prelos system, or other?	Orenco pumps Use concrete tanks - 1,500 gallon is standard for residential Largest residential is 2,000 gallons Commerical tanks are completely unique (require own design)

Does the system have different pressure zones?	Just one low pressure line -> all houses in that community tie into it. Some sites have a single site/ pump station that it pumps to, and then a larger pump station that pumps everything out
What is the minimum pipe size and material for the low pressure system?	One low pressure line (2") all houses tie into it.

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	County.
Who maintains on-lot equipment?	Maintains system once it enters tank (everything from house to tank is homeowner's responsibility)
Who performs septic tank pump-outs?	County
Who pays electrical costs?	Homeowner pays for power to pump. Contractor that did installation did the electrical service. Homeowner responsible for providing power to panel, but County maintains panel
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	Originally not (they have a county code to grant access), but recently they have been starting to get easements for the equipment
Any challenges with restoration of private property after installation of tank/pressure connection?	Tell homeowners not to plant anything near to the septic tank, if not send notices to clear. Panel must be on pedestal with water spigot & GFCI. For hosing down or if basket get clogged back into tank. If pull out pump, wash into tank. GFCI is good for equipment – jackhammer.
Were there any challenges connecting to existing home electrical system or did you install a separate service?	N/A; Contractor that did installation & wiring, power to control panel. County maintains equipment & control panel, float switches.
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Pump outs depends on user. Some pumps last 20 years, and other last 5 years Float switch responsible for about 90% of responses (now mechanical, but previously they were mercury switches which were more reliable)
Maintenance frequency	4 year rotation – every four years the tank is inspected for solids, condition, alarms, floats, and pump outs (if necessary) Have some commercial systems. Bigger more flow, need bigger tank, more monitoring to make sure not exceeding allowable flow. Much more expensive when break and inspected more often. Inspect 1/week. (Duplex systems – California conservation, school, church, car wash)
Number of staff supporting the system? In-house vs Contractor support?	Minimum 2 workers.
Do you use telemetry/ SCADA?	No SCADA, someone will call in case there's an issue
Average number of service calls per year?	3-4 callouts per week for STEP 1-2 for gravity
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Orenco stackable pumps can only pass 1/8" solids, so they clog ore Highest head pressure is at 175' TDH (lowest ones are 20' TDH) Most issues seen in the higher head areas, clean out caps/ check valves breaking (things attributed with higher pressures) I&I – don't deal with poly tanks from Orenco – I&I is an issue attributed mainly to root intrusion. Lids have to be 2" above finished grade which helps I&I
Typical response time	30-minute to 1-hour response time (2 employees and a supervisor always on-call 24 hours per day)

Overall System Reliability	Used to have issues with multiple houses running at the same time, but now having pumps run at 10hp at all times Require Orenco PF Series. 60-70% of pumps are a certain orenco model which is 240V
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5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	County is currently auditing themselves on budget for O&M. Previously it was going into just one larger basket. STEP require separate fee/ tax Gravity vs STEP – gravity systems are more labor intensive to maintain entire infrastructure. STEP is more preventative to get there since there are so many. STEP callouts are larger than gravity
Typical pump lifespan	Anywhere from 5 to 20 years depending on user.
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	ARVs are the most troublesome, get clogged they get dirty and break 2" lines (PVC) occasionally break. Don't pigging on low pressure line unless blocked. Ball valve & check valve at every parcel. Check valves break open and whole system backs up into tank. Have valves on lines.
Mainline maintenance frequency	Maintenance on low pressure lines – only when problem.

Odor/ sulfide issues?	Odor control at carbon filters at ARV. Used to do standpipe with filter. Use Wagner – green box with 50 lb basket for problem area . Change when someone complains 12/year.
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7. Treatment Impacts

Question	Response
Impacts to treatment plant	N/A

8. Customer Experience

Question	Response
Frequency of complaints	Many calls right after power outages (water is still running...) Most complaints from odor and alarms. Biggest complaint is the eyesore of equipment
Typical complaints (alarms, odors, maintenance disruptions, others?)	Some issues with fats and grease, but not nearly as bad as they do at lift stations Low pressure effluent pipes discharge to both gravity mains and lift stations
How did you handle homeowner education and coordination?	Leave flyers at homes when they're about to go out for maintenance. They have an outreach system that are given to the realtors or HOA.

9. Lessons Learned

Question	Response
What would you do differently?	Would rather have more lift stations rather than having more STEP system connections. During COVID, ran into supply issues so with STEP they are at the mercy of manufacturer.
Would you select same system again?	Would rather have lift stations. Lift stations are more in their control (backup power, scada, etc.) more oversight.

	STEP has risk of liability on private property. No redundancy on low pressure systems. ROI not as much for STEP – time consuming, lots of maintenance, and require several on staff to be dedicated to them
Biggest advantages	County has not had to start replacing tanks yet, but they think it will happen soon
Biggest challenges	Number of emergency calls means that operators lag on maintenance for the rest of the system.

Grinder System – Agency Interview Form

1. Agency Overview

Agency Name: Port Hadlock (3 years to do construction + WWTP)

Contact Name: Sam Harper

Location: Teams

Date: 04/24/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid/ Grinder Pump Stations)	Low pressure sewer system using Eone grinder pumps; Entire system is low pressure. Installed new E/one grinder stations – did not place the grinder stations inside the existing septic tanks
Year installed	Online since September 2025
Approx. number of connections	Built 5 miles of pipe and 60 people hooked on right now. (designed for 74,000 gpd). Construction costs so far are \$34M; \$10-12M for WWTF, \$5M for collection system Had to bring 24,000 gpd to plant online – which is why they used (treatment plant, collection system, grinder pump, and MBR bioreactor)
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Town is very hilly (min 200') elevation difference at one point
Why was this system selected originally over other alternatives?	They looked at STEP but unsure why it wasn't selected. Originally, everyone wanted gravity but they decided to go to Eone for cost savings (implementing gravity in a fully built out

	Town was going to be challenging for them)
Are you using Orenco Prelos system, or other?	This was an open bid for grinder pumps. Ultimately Eone had the lowest bid, and they were one of the few manufacturers who could provide everything the Town wanted (SCADA, control panel, pumps, wet well, etc) Very happy with Eone so far.
Does the system have different pressure zones?	No, one pressure zone.
What is the minimum pipe size and material for the low pressure system?	2" was the smallest and 6" was the largest... design was originally going to be 8" & 10" but flow was too small so installed small pipes and added a parallel pipe for future flow. All pipes are fused HDPE. All cleanouts are 2" camlock even if there were different sized cleanouts just to have one adapter City of Bremerton also has this system. Porthadlock has not flushed and Bremerton has not flushed either.

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	County owns everything, control panel, pumps, etc.
Who maintains on-lot equipment?	County maintains everything.
Who performs septic tank pump-outs?	N/A
Who pays electrical costs?	Homeowner. When everyone pays their own power, they estimated it would be about \$1 more per month
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	Easements on every lot; each pump is a part of the collection system so used grant to pay for the pumps

Any challenges with restoration of private property after installation of tank/pressure connection?	Hand seed everywhere unless they have a gravel surface.. if someone had a problem they would text them...
Were there any challenges connecting to existing home electrical system or did you install a separate service?	Gave \$2,500 rebate to each resident to hire individual electrician to buy disconnects and install disconnects for homes..
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Due to the newness of the system, no O&M activities have been required.
Maintenance frequency	N/A
Number of staff supporting the system? In-house vs Contractor support?	Had to hire treatment plant operator; WWTP level 3 They want somebody who knows how to operate treatment plants. Bought lab equipment, etc. Highly recommend
Do you use telemetry/ SCADA?	Treatment uses ignition for SCADA, MBR uses different SCADA, and they're hoping one of the platforms can talk to the Eone SCADA Century SCADA (Eone's system) – alarms, site map of grinder pumps, shows alarms, run times for pumps (no call out)
Average number of service calls per year?	Have gotten a number of calls, but seems more related to construction issues vs maintenance of the pumps (i.e missed a couple of connections at septic, Some pumps have failed for now, but not too many) PUD handles the calls now but County hasn't heard any news on a lot of calls being missed
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	System is new so not many failures.
Typical response time	N/A

Overall System Reliability	County is very happy with system. Too early to tell reliability
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5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	\$35.5M to install entire project, and used about \$30M right now. Collection system about \$5M, \$10M for treatment plant,
Annual O&M cost and breakdown (if available of cost)	N/A
Typical pump lifespan	N/A
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	No issues so far
Mainline maintenance frequency	N/A
Odor/ sulfide issues?	Odor control - proprietary gravel layers at WWTF. On collection system, above round charcoal (Wagner) install only at ARVs.

7. Treatment Impacts

Question	Response
Impacts to treatment plant	They use Ovivo MBR and then have a tertiary plant for class A water. Jockey pumps were installed at plant since pups at MBR are too large.

	Had to hire a WWTP operator that was Level 3.
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8. Customer Experience

Question	Response
Frequency of complaints	N/A
Typical complaints (alarms, odors, maintenance disruptions, others?)	N/A
How did you handle homeowner education and coordination?	N/A

9. Lessons Learned

Question	Response
What would you do differently?	County paid for sewer interceptors for everyone but would not do that again. Eone did the design, but they hired another Consultant to check Eone's design.
Would you select same system again?	Yes – gave County flexibility on main alignment.
Biggest advantages	Could install shallow pipes across County.
Biggest challenges	Decommissioning of septic tanks (see below).

Additional Notes:

- Since the system came online in 2025, a lot of the discussion was geared towards lessons learned during design and construction. The system has been online for less than a year, so not as much discussion was had on the maintenance of the system.
- **Design Lessons/Notes:**
 - Rather than increasing the basin size of the E-One unit, decided to add generator plug (Appleton plug). This way, County could come to plug their

generator in and pump out sewage in case of emergencies vs needing to upsize the wet well for additional storage time. All residences have simplex units (101s). Commercial parcels use 230, and larger parcels use 480 units.

- Used concrete manholes for drivable surfaces and Raven coated the interior of the manholes.
- Trying to keep things simple so they spec'ed the same materials
- Grinder unit had a valve and cleanout, and another valve and clean out at connection to pressurized main.
- Two unions with quick disconnect.. HDPE welded cleanout mostly HDPE to that vault... will move to all stainless steel for the unions
- Sewer flow had to stay live until WWTP could go live, so location of pump dependent on what could work to make flow stay live

- **Construction Lessons/Notes:**

- Most residents wanted a collection system (since it was free), so everybody was easy to work with.
- Tank decommissioning: decommissioned all septic tanks for residents, and had to bring trucks to pump out all the properties, had to drive to dump solids.
 - Had to dewater and deal with solids. Pumped out 200,000 gallons out of system.
 - Some tanks easy to pump out; cut the top and pump it out
 - Some tanks had additional equipment at septic tanks so they had to separate out all the metal, took everything to the dump... if septic had control panels or something, they left them as is because didn't know how they were wired. Called the dump company, and set up dumpsters. Have contractor call Town once the dumpsters are full
 - For large onsite septic, had to do decommissioning with the State. Filled out on all the applications and signed off on all things for the residents.
 - Some people had some treatment units that were like wiffle balls so they had to take everything out
 - In general, all parcels had individual septic tanks, but varies. Had to rely on record drawings for each property.
- A lot of homeowner coordination was required to make this project be successful. Schedule each individual lot ; give them a heads up they were going around this time but may be there earlier depending on contractor.

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: Snyderville Basin Water Reclamation District (SBWRD), Utah

Contact Name: Dan Olson, Kevin Berkley, Scott McPhie, Cory Shorkey

Location: Teams

Date: 5/6/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	Hybrid system with areas of low pressure system that are pumped with grinder pumps This is a resort Town so a lot of grinder pumps are installed in part time residences (residents leave them sitting for few months at a time). Grinder pumps have a small tank in the front yard
Year installed	25 years ago
Approx. number of connections	N/A
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Hilly, ski resort town (near Park City)
Why was this system selected originally over other alternatives?	Grinder pumps were selected and installed by developer
Are you using Orenco Prelos system, or other?	E-One grinder pumps; progressive cavity pumps
Does the system have different pressure zones?	No different pressure zones, because all pumps just max out at 85 psi. Does not allow mixing of any other manufacturer (any E/One pump will have the same pressure limitations). Pressure graph is flat

	so pressure will stay similar for the different flow rates (8-12 gpm)
What is the minimum pipe size and material for the low pressure system?	HDPE-fused; manholes at junctions or at dead end of system (flushing manholes) just use standard concrete manholes Isolation valves in front of each unit where it goes to LPSS. Grinder pumps pump sewage to a low pressure main that is up to 4-inches. The flow is then sent to their gravity system.

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	Homeowner owns everything outside of the roadway. This was picked because Developr installed grinder pumps and sold homes with that condition
Who maintains on-lot equipment?	Homeowner
Who performs septic tank pump-outs?	N/A – new homes
Who pays electrical costs?	Homeowner
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	N/A Phone number for local vendor is in control panel. If issues pop up, homeowner calls vendor and pays them to come out. District does not do anything
Any challenges with restoration of private property after installation of tank/pressure connection?	No issues with I/I or lids breaking
Were there any challenges connecting to existing home electrical system or did you install a separate service?	N/A
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Maintenance crew knows how to do HDPE butt fusion. All ARVs are inside manhole, so they have odor controls inside the manholes. Clean mains annually (started off annually)... District started out flushing the force mains every year – now that flow has picked up, flushing is done every 5 years. (discharge is the first line downstream of manhole) Start at bottom, add a little dye, and flush with high pressure nozzle. Flush out some sediment historically.
Maintenance frequency	District doesn't do grinder pump maintenance, use vendors to do the service calls (delco western); individual pays for each call out
Number of staff supporting the system? In-house vs Contractor support?	Use the vendor, with their phone number. Homeowner pays for Delco Western (for maintenance)
Do you use telemetry/ SCADA?	N/A
Average number of service calls per year?	N/A
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Have not had issues with grease in the system... Most of these are in resort communities, so do not have a lot of restaurants in the area. Do not have a lot of those connected to these.
Typical response time	N/A
Overall System Reliability	Very reliable system. Discharge location has to be at the high point of the E/One system

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	N/A
Typical pump lifespan	N/A
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	More odors when first starting, and it got better, but still some odor issues. ARVs at flushing manholes and high points. Recently switched most of the ARVs out (replaced because they were 25 years old and end of useful life). Went to all plastic, HDPE. Low pressure line main valve – took out the main line valves. Spending a lot more money exercising valves, and replacing valves. Were never needing those valve, so they took the valves out. If they need to isolate, then they use a pinch tool to close the HDPE pipe. now they just pinch the HDPE pipe (require 1.5' below any utility to avoid any issues).
Mainline maintenance frequency	Annual flushing due to variable seasonal flow (resort town, so many homes are empty for months out of the year) Check odor control baskets every 6 months. Need to replace once a year in high concentration systems, others go 2-3 years

	before replacing
Odor/ sulfide issues?	Pretty big odor issues and corrosion issues: Since solids are accumulated, there are odors, and corrosion in the discharge manholes Odor baskets inside manholes, activated charcoal Discharge manholes are polymer manholes (rest of system is standard concrete); Manholes with greater than 18" pipe diameter, and within 500' of loss or force main need polymers (District wants to increase to 1,000 feet)

7. Treatment Impacts

Question	Response
Impacts to treatment plant	N/A

8. Customer Experience

Question	Response
Frequency of complaints	N/A
Typical complaints (alarms, odors, maintenance disruptions, others?)	N/A
How did you handle homeowner education and coordination?	Constantly message rate-payers for homeowner education. Engaged developer to have them do some messaging and Delco Western. Specific example: If a homeowner is going to be gone for a while, let them know they need to flush. (6,000 sq ft homes on average... When they leave for season, fill bath tub or two of water and pull drain). Need to tell them not to leave stuff in there...

	Flip side is that houses have cleaning crew that comes in and flushes toilets, etc.
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9. Lessons Learned

Question	Response
What would you do differently?	Early on had to replace a lot of valves. Generally simplified everything (taking out valves). Recommended Carollo read through the Snyderville specs to know which valves they recommend based on experience (use Asahi valves) Some odor control baskets need to be customized so they also have (frost free frame and manhole have an inner ring where carbon sits on.. better than having it sit on the lid so they don't fall in as much) Moving forward, District would simplify system (no valves)
Would you select same system again?	Yes
Biggest advantages	Overall, LPSS is reliable and District has only had one occurrence of the main getting hit. Minimal I/I, and the District does not have to deal with the individual grinder pumps, so not a ton of maintenance.
Biggest challenges	Most junction manholes/ flushing manholes have solid bottoms. When it rains, those manholes fill with water. Need to pump out 3'+ of water from those manholes which he thinks led to the corrosion of the valves. If we have metals, recommend 316 sst so they don't rust. Maybe do a gravel bottom?

Other: Developers need to approach E/One as part of submittal package -> E/One needs to get involved in design process to confirm developers approach works. E/One tell developer which pump works for their house (based on anticipated flow/ bedrooms)

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: City of Lacey, WA

Contact Name: Roger Dickinson (Wastewater Supervisor) & Tom Faye

Location: Teams

Date: 5/26/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	Hybrid-gravity/ STEP/ Grinder
Year installed	1992
Approx. number of connections	4,200 STEP Systems, 300 grinder pumps, and the rest is gravity (population of Lacey is 75,000). System sends flow to a regional wastewater plant.
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Generally flat.
Why was this system selected originally over other alternatives?	Developer driven and cheaper than gravity. STEP has its place and uses, but also has its cost. Ongoing costs for the life of the system.
Are you using Orenco Prelos system, or other?	All STEP systems have been Orenco. Grinders are Eone or Liberty. Grinders have more maintenance. For STEP, City has found that Prelos tank lasts about five years, and Roth tanks usually last the full 8 years.
Does the system have different pressure zones?	No. Their pressure is between 15-30psi operating pressure. All interconnected into major trunk lines. One place has a spot with 50-60 psi pressure. But the rest of the system is at low pressure.

What is the minimum pipe size and material for the low pressure system?	2" to 18" force mains. 15 to 30 psi. Have bell & spigot PVC throughout system. All STEP areas are interconnected. Pressure lines have an average bury depth of 68".

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	City of Lacey owns and maintains everything.
Who maintains on-lot equipment?	City of Lacey
Who performs septic tank pump-outs?	City of Lacey
Who pays electrical costs?	Owner. Just starting an electrical maintenance program.
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	See development guidelines. Access granted to City as part of owner joining system.
Any challenges with restoration of private property after installation of tank/pressure connection?	N/A – done by developer
Were there any challenges connecting to existing home electrical system or did you install a separate service?	N/A – done by developer
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Every 8 years, check pumps, floats, no major leaks. Then, fully vac both sides liquid and solids, and make sure it's good for the next 8 years. They have two dumpsites that will take care of the solids.

Maintenance frequency	No annual inspection. For the most part, City inspects equipment every 8 years but it also depends on the discharger. Some tank require additional maintenance than others. More maintenance in grinders than STEP tanks and City has found they cost more to operate and maintain over STEP tanks. For commercial – the RWWTF staff put commercial parcels on schedule & checks equipment/use – sets pump out schedule.
Number of staff supporting the system? In-house vs Contractor support?	N/A
Do you use telemetry/ SCADA?	No
Average number of service calls per year?	About 100 calls so far this year (January to May)... Varies a lot; Usually will have more than one call per week or sometimes can get 3 calls in the same day. Both commercial and residential.
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Variety of things fail – from early 90s to 1998 – 40% failure rate, now at 3% failure rate. City uses PVC ball valve & flapper check. Ball valve can freeze and split.
Typical response time	Grinder (238 gal) – technicians need to get there quick. Residential has more calls.
Overall System Reliability	STEP systems are more reliable than grinders. Dilemma with grinder systems is that tanks only provide 238 gallons with Eone (since tanks are small, not much time for technicians to respond to emergencies).

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	Grinder and STEP tank maintenance costs to be provided to Carollo.

Typical pump lifespan	N/A – depends on user.
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	ARV's are available through system – City recommended Town install ARI25 for ARV's. Pigging is done where needed. Have pig launchers & catchers. City has line valves, but they don't like operating valves because they break open or close a lot so City has stopped exercising valves.
Mainline maintenance frequency	As needed.
Odor/ sulfide issues?	Inject chemical for odor control at key points based on contact time.)

7. Treatment Impacts

Question	Response
Impacts to treatment plant	N/A

8. Customer Experience

Question	Response
Frequency of complaints	About a 100 calls this year.
Typical complaints (alarms, odors, maintenance disruptions, others?)	Variety of things, but mostly alarms go off.
How did you handle homeowner education and coordination?	Generic plamphets that each homeowner receives. Commercial has FOG requirements checked by someone else.

9. Lessons Learned

Question	Response
What would you do differently?	Grinder is the very last choice, but still allow STEP. 1 – gravity, 2-step, 3-grinder. Grinders are costly to maintain, require 2 people to pull pump, and the failure rate and time to respond is higher. City recommends coating 2-3 manholes downstream of discharge point for anticorrosion prevention.
Would you select same system again?	Try to use more conventional sewer with lift stations if possible. O&M is expensive for all these step parcels
Biggest advantages	N/A
Biggest challenges	The number of calls received and the fact that the City has to treat each call as an emergency – need to be out there as quick as possible.

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: City of Yelm

Contact Name: Cody Colt

Location: Teams

Date: 5/26/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	Full STEP, but City is planning to start allowing grinder systems and has a couple of grinder pumps in City owned facility.
Year installed	Early 2000s (oldest tank is 1999).
Approx. number of connections	4,500 connections.
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Yelm is extremely flat which is why they went to STEP (didn't have headworks previously at plant).
Why was this system selected originally over other alternatives?	All of these were installed as part of a new development
Are you using Orenco Prelos system, or other?	Used Orenco's Prelos tanks but did not work like they hoped. Now City uses prefab (fiberglass) or concrete tanks. For concrete, they use both precast and cast-in-place. Prelos tanks are good with good users, but most people aren't good users. Still use Orenco pump package and everything else (just not tanks). Lids of Prelos tanks are warping for whatever reason.
Does the system have different pressure zones?	Do not have different pressure zones throughout City. No PRVs or anything like that.

	Lowest pressure is 20 to 50 psi, but system goes up to 100 psi.
What is the minimum pipe size and material for the low pressure system?	All the way from 2" to 12" mains. PVC is the new material. Older pipes are HDPE, and some are AC pipe. Bell and spigot PVC is the standard now PVC is easier to maintain, and they already have a lot of PVC material so they can maintain it themselves.

3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	City owns and maintains STEP tanks.
Who maintains on-lot equipment?	City.
Who performs septic tank pump-outs?	City does the septic tank pump outs now and bought their own truck. Used to use 3rd party to haul solids to Chehalis. Now they have a biodryer and septage receiving tank due to new upgrades at the plant. Recommend building a receiver station at the Town so less hauling.
Who pays electrical costs?	Owner.
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	Developer has to do a bill of sale for the sewer tank which gives them access to tanks. Now requires that all new tanks be installed in the front yards because new fences will be built. Usually try to notify resident first, if no answer, just go to back yard to access tank.
Any challenges with restoration of private property after installation of tank/pressure connection?	Some issues with people placing things over the lids (planter boxes, etc.). Usually addressed with homeowner education. Burying of lids is also an issue.

Were there any challenges connecting to existing home electrical system or did you install a separate service?	N/A
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	Every three years City checks tank, inspects blanket, sludge levels, and during inspection, they decide whether they need to pump out or not. 40-60% of tanks need to be pumped out every 3 years. Some tanks need more pump outs than others.
Maintenance frequency	Inspections every three years
Number of staff supporting the system? In-house vs Contractor support?	Two-man crew that inspects STEP tanks full time, and City is looking to increase to a 4-person crew. STEP is really hard to scale because the City owns all the tanks and growth would require a crew of 8.
Do you use telemetry/ SCADA?	No.
Average number of service calls per year?	About 2x per night. Have a call center where homeowners leave a voicemail with issue. They tell homeowner to curtail usage, and operator will be out in the morning.
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Floats getting stuck happens a lot, pump goes out, plugging due to wipes and diapers. Float related or electrical problem with the pump.
Typical response time	Operator goes out the next morning.
Overall System Reliability	N/A

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	N/A
Annual O&M cost and breakdown (if available of cost)	N/A
Typical pump lifespan	10 years. Will do replacement themselves and electrical upgrades.
Replacement cost	N/A

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	The City has some FOG issues. The City has a few pig ports and wished they had more when originally installed. Have not had to use pigging ports so far.
Mainline maintenance frequency	N/A
Odor/ sulfide issues?	The City has line valves and ARVs. No odor control issues at ARV. Recently replaced all ARVs inside City with new ones due to pressure issues.

7. Treatment Impacts

Question	Response
Impacts to treatment plant	City did not have headworks until this year. Town will have high ammonia & low BOD issues with STEP system. City now pumps out STEP tanks more often with new headworks. City uses the reclaimed water to pump back into aquifer.

8. Customer Experience

Question	Response
Frequency of complaints	N/A
Typical complaints (alarms, odors, maintenance disruptions, others?)	Alarms go off and resident calls City to inspect. About 2x calls per night
How did you handle homeowner education and coordination?	Big education push a couple of years ago. FOG is a big issue throughout the city. Inspect businesses every year, if >300 mg, fine for pumping. Biggest violators were barbershops and grocery stores (Safeway dumping milk and salad dressing down drain). Once they were fined, they learned and stopped. Diner opened in a retail spot & didn't have a grease trap. Strip malls often have a combined tank.

9. Lessons Learned

Question	Response
What would you do differently?	Require step tanks in front of house. By law in WA, agencies are required to own and maintain STEP tanks since it's the first step in the treatment system. Operators do not like STEP tanks & want grinder pumps as they are not required to maintain them. City experienced a really bad power outage about 2 years ago where power was out for 2 days. All pumps have gen switches now, and for bigger customers (Safeway, etc.) they will go out and hook the generator. Ended up with overflow and had to go into storm mode at plant. Don't ever do shared meters (in case one house doesn't pay their electric bill). They have a couple of community tanks (duplexes with one tank). If duplex, you have to install a city owned meter. Need a way to make sure power still goes to system.

Would you select same system again?	City would use grinder systems since they can turn over to residents and City wouldn't be responsible for maintenance.
Biggest advantages	Low I/I.
Biggest challenges	City is required to maintain and respond to every call.

STEP System – Agency Interview Form

1. Agency Overview

Agency Name: Grizzly Ranch Community Services District

Contact Name: Larry Smith (general manager), Travis Russell (chief operator)

Location: Teams

Date: 5/13/2026

2. System Overview

Question	Response
Type of system (Full STEP / Hybrid)	Converting from a full grinder system to a full STEP system. Transition to STEP started in May 2019. Implemented standard STEP for new construction CSD is purchasing the STEP and using them as assets. CSD is converting 3 grinder pumps to STEP tanks per year.
Year installed	STEP since May 2019
Approx. number of connections	62 STEP connections right now (10 commercial and 52 residential)– build out is 299. Current flow is 30,000 gpd.
Service area characteristics (hilly terrain, coast, high groundwater, etc)	Rural
Why was this system selected originally over other alternatives?	E/One Grinder is what was originally installed. Transitioning to STEP as it allows them to expand system by increasing capacity.
Are you using Orenco Prelos system, or other?	1,000 gallon Roth septic tank, 500-gallon effluent pump tank with Orenco Pumps
Does the system have different pressure zones?	All one pressure zone which pumps up/down to AxMax treatment. (14-20 psi)

What is the minimum pipe size and material for the low pressure system?	HDPE pipe in system (1.75" diameter pipeline – lateral; main is 4" -> a few areas with a 6") 8-feet is the deepest pipe bury depth
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3. Ownership & Responsibilities

Question	Response
Who owns on-lot equipment (tank, pump controls)?	District ends up owning and maintaining everything (20 year depreciation schedule). Residents have not had issues with changing to STEP since CSD takes care of inspections and pump outs.
Who maintains on-lot equipment?	District; Ax-Max has pretty easy maintenance. Stated that STEP systems have less moving parts than grinder pumps.
Who performs septic tank pump-outs?	District does.
Who pays electrical costs?	\$9,000 per year for electrical costs on Ax-Max system For private, tie into homeowner (same voltage as grinder) electrical panel.
Access/easement challenges – Do you have easements for access to private property? How do you handle access for maintenance?	No easements – have an MOU that they can go onto residence property if they need maintenance
Any challenges with restoration of private property after installation of tank/pressure connection?	Place STEP in same general area as grinder. Remove grinder tank completely. Have had to purchase miscellaneous landscaping materials to restore landscaping to match before
Were there any challenges connecting to existing home electrical system or did you install a separate service?	No challenges. Tie-into home owner electrical panel. May have to go in and turn off breaker. If work is an upgrade – CSD will take care of it.
How were pressure laterals connected to the gravity system? (If applicable)	N/A

4. Operation & Maintenance

Question	Response
What are your standard O&M activities?	CSD has numerous cleanouts and valves throughout roads. Issues with replacing valves? Two have been found frozen, but not had to replace any just yet. CSD uses Plumas Sanitation to perform septic tank pump outs. Sludge is taken to their treatment plant and eventually ends up in NV. Seasonally see bugs die off when season changes and need to clean out mats.
Maintenance frequency	N/A
Number of staff supporting the system? In-house vs Contractor support?	CSD has two staff in field.
Do you use telemetry/ SCADA?	No. CSD has a 24-hour phone number that owners can call displayed at all control panels.
Average number of service calls per year?	Mostly for grinder pumps (about 3-4 calls per year)
Most common issues/ failure modes? (pumps, controls, clogging/blockages)	Grinders were plastic tanks (maybe ~250 gallons). Have had to deal with overflows (rotors in grinder pumps will stick or fail), then get high level alarm. They pull out grinders & replace. Used to keep spare grinders on shelf. Make sure have a shutoff at each house. Also have cleanouts & shutoff in street.
Typical response time	N/A
Overall System Reliability	System is reliable. Not much I/I seen throughout system. Sewer lines have not been damaged or broken for at least the last seven years. Staff recommended inspecting septic tanks regularly.

5. Costs

Question	Response
Capital costs per connection? Do you have a bid tab for the STEP system?	\$40,000 for labor and installation of STEP (Pace is only supplier); \$23,000 for vault. Inventory was higher for grinders than Orenco
Annual O&M cost and breakdown (if available of cost)	N/A
Typical pump lifespan	N/A
Replacement cost	\$3,500 for grinder pump. Have not replaced STEP pump yet.

6. Collection System (Low-Pressure System Only)

Question	Response
Do you experience clogging issues? Need for flushing/ pigging? Any air/ vacuum issues?	Have issues with fats, oils, and bleach Lot of people would dump bleach down drain which would kill bugs at septic tank FOGs – have not seen fog issues in step tank, just at plant (not big issue) NTU seems to increase a bit near shoulder season (Under 1 NTU most of the time - up to 2 in shoulder).
Mainline maintenance frequency	N/A
Odor/ sulfide issues?	Lift station has some odor issues and plant, but no odor issues outside of plant. Have heavy rubber mats over lift station to keep odor down 15-20 ARVs are located throughout the system. ARVs were installed horizontally.

7. Treatment Impacts

Question	Response
Impacts to treatment plant	The switch has allowed them to expand system more easily since they use Orenco AxMax. Located on golf course, so discharge to large storage pond for off season. May to Oct is irrigation season.

8. Customer Experience

Question	Response
Frequency of complaints	3-4 calls per year.
Typical complaints (alarms, odors, maintenance disruptions, others?)	N/A
How did you handle homeowner education and coordination?	Have had to educate users to not dump bleach down drain.

9. Lessons Learned

Question	Response
What would you do differently?	Review loans and money to pay for financing. Have someone knowledgeable to manage construction. Operationally, it works great!
Would you select same system again?	N/A
Biggest advantages	Moving to STEP allows CSD to more easily expand system since they can use an AxMax treatment system and current treatment system was getting too expensive and hard to expand. Change was more due to capacity than cost. CSD is re-using the existing laterals where the grinder tank is for the new STEP tanks

	CSD has not seen any hydraulic issues as a result of changing from grinder to STEP. It was noted that Grizzly Ranch is on a golf course, so wastewater will be treated to reclaimed water which will be re-used on the golf course.
Biggest challenges	E/One grinder pumps work great as long as they are being used year-round. Staff noticed grinder pumps seized up when users were gone for months at a time.



**MINUTES
PARADISE TOWN COUNCIL
SPECIAL MEETING – 4:45 PM – July 14, 2026**

1. OPENING

The Special meeting of the Paradise Town Council was called to order by Mayor Crowder at 4:45 p.m. in the Council Chambers located at 5555 Skyway, Paradise, California who led the Pledge of Allegiance to the Flag of the United States of America.

COUNCIL MEMBERS PRESENT: Greg Bolin, Steve “Woody” Culleton, Heidi Lange, Ronald Lassonde, and Steve Crowder, Mayor.

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Town Manager Jennifer Macarthy, Town Attorney Scott E. Huber, Town Clerk/Elections Official Melanie Elvis, Assistant Town Manager Marc Mattox and Information Technology Director Luis Marquez.

At 4:45 p.m. Mayor Crowder announced that the Town Council would adjourn to Closed Session for the following items:

2. CLOSED SESSION

- 2a. Pursuant to Government Code section 54956.9(a), the Council will meet with the Town Manager, and the Town Attorney relating to existing condition: Town of Paradise v. Ernst & Young, LLP, United States District Court – Eastern District of California Case No. 2:26-cv-00410.
- 2b. Pursuant to Government Code section 54956.8, the Council will meet with Real Property Negotiators, Town Manager and Town Attorney, regarding the following properties: APN: 053-272-045, 053-260-104, 053-250-009, 053-260-099, 053-272-095, 053-250-008, 053-272-059, 053-260-081, 053-250-007, 050-082-023, 050-013-059, 053-250-092, 050-082-112, 053-260-097, 054-220-044, 054-210-069, 054-220-004. The negotiators for the property owner(s) are unknown at this time and TBD.
- 2c. Pursuant to Government Code section 54956.9(d)(2), the Town Council will meet with the Town Manager and Town Attorney regarding potential exposure to litigation - one (1) case.

- 2d. Pursuant to Government Code Section 54957(b)(1), the Town Council will hold a closed session discussion to consider the evaluation of a public office relating to the following position: Town Attorney.

After reconvening from Closed Session at 6:00 p.m. Mayor Crowder announced that direction was given; no reportable action was taken.

3. ADJOURNMENT

Mayor Crowder adjourned the Council meeting at 6:01 p.m.

Date approved:

By:

Attest:

Steve Crowder, Mayor

Melanie Elvis, Town Clerk



TOWN COUNCIL Meeting Minutes

6:00 PM – July 14, 2026

1. OPENING

The Regular meeting of the Paradise Town Council was called to order by Mayor Crowder at 6:02 p.m. in the Town Council Chamber located at 5555 Skyway, Paradise, California who led the Pledge of Allegiance to the Flag of the United States of America. An invocation was offered by Council Member Lassonde.

COUNCIL MEMBERS PRESENT: Greg Bolin, Steve “Woody” Culleton, Heidi Lange, Ronald Lassonde and Steve Crowder, Mayor

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Town Manager Jennifer Macarthy, Town Attorney Scott E. Huber, Town Clerk/Elections Official Melanie Elvis, Community Development Director Susan Hartman, Community Development Director Tony Lindsey, Assistant Town Manager Marc Mattox, Recovery and Economic Development Director Colette Curtis, Human Resources & Risk Management Director Crystal Peters, Police Chief Eric Reinbold, Finance Director Aimee Belev, Fire Chief Jason Finney, and Information Technology Director, Luis Marquez.

- 1e. Mayor Crowder presented a proclamation celebrating the United States of America's 250th Anniversary. (180-40-027)
- 1f. The Paradise Ridge Chamber of Commerce, Paradise Performing Arts Center, Theater on the Ridge, Paradise Art Center, and Paradise Symphony presented an expenditure overview summarizing how their allocation of the Transient Occupancy Tax (TOT) Reinvestment Program monies was spent over the last year. The Gold Nugget Museum asked for an extension to follow the findings of a financial audit. (510-20-415)
- 1g. Lisa Rhodes and Jake Trumbull provided an update on the phased approach to Pioneer Energy's integration. (430-20-007)
- 1h. Camp Fire Recovery Updates. Written reports were included in the agenda: Colette Curtis, Recovery and Economic Development Director - recovery projects, advocacy, economic recovery and development, communications, emergency operations and Housing updates. Marc Mattox, Assistant Town Manager -infrastructure and sewer updates. (110-60-062)
- 1i. Assistant Town Manager Marc Mattox provided an update on the Paradise Sewer Project. (960-70-009)

1. Al McGreehan provided information of sewer project collection alternatives.
 2. Melissa Schuster spoke in favor of an alternative collection system.
 3. Clifford Jacobson commented that he thought that the fatal flaw was not in the step system but in the analysis and presentation.
- 1j. Assistant Town Manager Marc Mattox presented the criteria needed to submit a notice of completion and acceptance of work performed for a typical capital improvement project. (110-10-042, 950-40-009)

2. CONSENT CALENDAR

MOTION by Bolin, seconded by Lassonde, approved consent calendar items 2a through 2j with item 2i removed from the consent calendar. Roll call vote was unanimous.

- 2a. Approved minutes of the June 9, 2026 Special and Regular Town Council meetings and the June 24, 2026 Special Town Council meeting.
- 2b. Approved June 2026 Cash Disbursements in the amount of \$6,390,801.84. (310-10-035)
- 2c. Adopted Resolution No. 2026-39, "A Resolution of the Town Council of the Town of Paradise Rescinding Resolution No. 2025-14 and Re-Adopting the Conflict-of-Interest Code for the Agencies and Departments of the Town of Paradise Which Incorporate by Reference the Fair Political Practices Commission's Standard Model Conflict of Interest." (540-20-033)
- 2d. Adopted Resolution No. 2026-40, "A Resolution of the Town Council of the Town of Paradise Repealing Resolution No. 2024-09, and Amending and Restating Procedures Relating to the Conduct of Town Council Meetings." (580-40-025)
- 2e. Adopted Resolution No. 2026-41, "A Resolution of the Town Council of the Town of Paradise to Enter into a Memorandum of Understanding with the Paradise Unified School District for the Purpose of the Police Department Staffing a School Resource Officer Position within the District". (480-60-014, 510-20-369)
- 2f. Ratified the Professional Services Agreement with Regional Government Services (RGS), executed by the Town Manager under existing purchasing authority, in an amount not to exceed \$99,000. (510-20-495)
- 2g. 1. Adopted Resolution No. 2026-42, "A Resolution of the Town Council of the Town of Paradise Accepting the Work Performed Under Contract No. 9436.CON for the Fleet Shop Renovation Project Performed by Synergy Builders of Oroville, California" and, 2. Authorized the Town Manager to execute and record the Notice of Completion. (280-20-005, 510-20-453)

- 2h. Concurred with the staff recommendation to file a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) for the Skyway Roadway Maintenance Project. (950-40-080)
- 2i. ITEM REMOVED FROM CONSENT AGENDA – TABLED UNTIL JULY 29TH SPECIAL MEETING.
- 2j. Approved the Amendment to Investment Management Agreement. (510-20-275)

3. ITEMS REMOVED FROM CONSENT CALENDAR – None

4. PUBLIC COMMUNICATION

- 1. Autumn Field commented on the 2026 Butte County Grand Jury Report.
- 2. Leslie Sawyer shared gratitude for the business roundtable and provided an update on AB 2700.

5. PUBLIC HEARINGS - None

6. COUNCIL CONSIDERATION

- 6a. Community Development Director Susan Hartman and PlaceWorks consultant Tanya Sundberg provided an overview of the proposed vision and guiding principles for the 2045 General Plan.

- 1. Carrie Max asked how to participate in the General Plan surveys.

MOTION by Bolin, seconded by Lassonde 1. Concurred with the project “CEQA determination” finding presented and considered by the Planning Commission on June 16, 2026, and embodied within Planning Commission Resolution No 2026-01; and, 2. Adopted Town Resolution No. 2026-43, “A Resolution of the Town Council of the Town of Paradise Approving the Vision and Guiding Principles for the Paradise 2045 General Plan Update”. Roll call vote was unanimous. (760-40-064)

- 6b. Assistant Town Manager Marc Mattox provided an overview of the proposed Addendum to the Hope Plaza License Agreement.

- 1. Melissa Schuster spoke in favor of this item.

MOTION by Lassonde, seconded by Culleton 1. Approved the Rebuild Paradise Foundation’s request for approval of Addendum No. 1 to the Hope Plaza License Agreement between the Town of Paradise and Rebuild Paradise Foundation; and, 2. Authorized the Town Manager to execute the Addendum and any documents necessary to implement its provisions. Roll call vote was unanimous. (510-20-313)

- 6c. Finance Director Aimee Beleu provided an overview of the proposed resolutions related to the 2026/2027 Fiscal Year Budget.

MOTION by Culleton, seconded by Bolin adopted the following resolutions:

1. Resolution No. 2026-44 “A Resolution of the Town Council of the Town of Paradise Adopting the Final Budget, Annual Appropriations, and Operating Transfers for the Town of Paradise for Fiscal Year 2026-2027 ending June 30, 2027.” (340-40-017)

2. Resolution No. 2026-45, “A Resolution of the Town Council of the Town of Paradise Approving and Adopting the Annual Appropriation Limit for Fiscal Year 2026-2027.” (340-40-017)

3. Resolution No. 2026-46, “A Resolution of the Town Council of the Town of Paradise Amending the General Fund Reserves for Fiscal Year 2026-2027.” (340-40-017)

4. Resolution No. 2026-47, “A Resolution of the Town Council of the Town of Paradise approving and Adopting the Town of Paradise Capital Improvement Plan (CIP) and Disaster Recovery Plan for the 2026-2027 Fiscal Year.” (340-40-017, 950-40-034)

5. Resolution No. 2026-48, “A Resolution of the Town Council of the Town of Paradise Approving the New Job Classification Descriptions.” (340-40-017, 610-10-015, 610-10-020)

6. Resolution No. 2026-49, “A Resolution of the Town Council of the Town of Paradise, California adopting the amended Salary Pay Plan for Town of Paradise Employees for the Fiscal Year 2026-2027.” Roll call vote was unanimous. (340-40-017, 610-10-015, 610-10-020)

- 6d. Recovery & Economic Development Director Colette Curtis provided an overview of the Federal Opportunity Zones 2.0 program.

MOTION by Bolin, seconded by Lassonde adopted Resolution No. 2026-50, “A Resolution of the Town Council of the Town of Paradise Authorizing the Town of Paradise to submit Applications for Three Eligible Census Tracts Under the Proposed Federal Opportunity Zones 2.0 program.” Roll call vote was unanimous. (710-60-001)

- 6e. Recovery & Economic Development Director Colette Curtis provided an overview of the State Advocacy Platform.

MOTION by Bolin, seconded by Culleton reviewed and approved the updated State Advocacy Platform. Roll call vote was unanimous. (550-40-053)

- 6f. Town Clerk Melanie Elvis provided an overview of the Continuum of Care Council representative vacancy and provided options on how Council might consider filling the seat.

MOTION by Bolin, seconded by Lange appointed Housing Program Coordinator, Sarah Richter, as the Town of Paradise representative to the Continuum of Care Committee. Roll call vote was unanimous. (120-10-010)

7. COUNCIL INITIATED ITEMS AND REPORTS

7a. Council initiated agenda items:

- 7a. Council directed staff to develop options for verifying the current population of the Town of Paradise. All Council concurred.
- 7b. Council Members’ written reports on committee standing, external and ad hoc committee representation were included in the agenda packet. (120-10-010)
- 7c. Future Agenda Items:
 - 1. Discuss options to enhance the aesthetics of Paradise's gateways. (LANGE)

8. STAFF COMMUNICATION

- 8a. Town Manager, Jennifer Macarthy provided an update on the upcoming General Plan community meeting; the change to the Town’s email addresses; and the Special Town Council meeting for scheduled for July 29th to discuss the response to the Grand Jury Report.

9. CLOSED SESSION - None

10. ADJOURNMENT

Mayor Crowder closed the meeting at 8:21 p.m.

Date approved:

By:

Attest:

Steve Crowder, Mayor

Melanie Elvis, Town Clerk



TOWN COUNCIL Meeting Minutes

3:00 PM – July 29, 2026

1. OPENING

The Special meeting of the Paradise Town Council was called to order by Mayor Crowder at 3:00 p.m. in the Council Chambers located at 5555 Skyway, Paradise, California who led the Pledge of Allegiance to the Flag of the United States of America.

COUNCIL MEMBERS PRESENT: Greg Bolin, Steve “Woody” Culleton, Heidi Lange, Ronald Lassonde, and Steve Crowder, Mayor.

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Town Manager Jennifer Macarthy, Town Attorney Scott E. Huber, Town Clerk/Elections Official Melanie Elvis, Assistant Town Manager Marc Mattox, Human Resources and Risk Management Director Crystal Peters, Information Technology Director Luis Marquez, and Senior Accountant Jack Gates.

At 3:01 p.m. Mayor Crowder announced that the Town Council would adjourn to Closed Session for the following items:

2. CLOSED SESSION

- 2a. Pursuant to Government Code section 54956.8, the Council will meet with Real Property Negotiators, Town Manager and Town Attorney, regarding the following properties: APN: 050-090-047, 050-090-035, 050-090-024, 050-090-044, 050-090-056, 050-090-045, 050-100-138, 050-100-147, 050-100-003, 050-100-105, 050-100-094, 050-100-057, 050-100-141, 050-100-140, 050-100-080, 050-100-082, 050-100-081, 050-110-022, 050-110-039, 050-110-038, 050-110-019, 050-110-020, 050-110-043, 050-430-001, 050-120-169, 050-120-053, 050-120-168, 050-120-061, 050-120-143, 050-120-146, 050-220-019, 050-220-134, 050-220-135, 050-220-136, 050-220-137, 050-230-060, 050-230-082, 050-230-059, 050-230-058, 050-240-002, 050-240-003, 050-240-004, 050-240-005, 050-240-006, 050-240-081, 050-240-089, 050-250-091, 050-250-089, 050-250-036, 050-250-035, 050-250-058, 050-250-045, 053-240-083, 053-240-065, 053-240-066, 053-240-071, 053-240-055, 053-240-070, 053-240-056, 053-240-024, 053-240-067, 053-240-068, 053-250-097, 053-250-096, 053-250-117, 053-250-116, 053-250-087, 053-250-049, 053-250-126, 053-250-029, 053-310-023, 053-260-060, 053-260-061, 053-260-043, 053-260-106, 053-260-082, 053-260-056, 053-271-015, 053-271-003, 053-390-017, 054-210-119, 054-210-047, 054-210-067, 054-210-038, 054-210-039, 054-210-124, 054-210-123, 054-210-075, 054-

220-072, 054-220-016, 054-220-064, 054-220-065, 054-220-014, 054-220-13, 054-220-078, 054-220-069, 054-220-068, 054-220-022, 054-220-034, 054-220-075, 054-220-076, 054-230-130, 054-230-043, 054-230-094. The negotiators for the property owner(s) are unknown at this time and TBD.

- 2b. Pursuant to Government Code section 54956.8, the Council will meet with Real Property Negotiators, Town Manager and Town Attorney, regarding the following properties: APN: 051-250-142, 051-250-076, 051-250-077, 051-250-070, 051-250-068, 051-250-071, 051-250-107, 051-250-108, 051-250-004, 051-250-005, 051-250-006, 051-250-089, 051-250-090, 051-250-039, 051-250-064, 051-250-045, 051-250-046, 051-250-045, 051-250-046, 051-250-010, 051-250-012, 051-250-109, 051-250-136, 051-250-137, 051-250-138. The negotiators for the property owner(s) are unknown at this time and TBD.

After reconvening from Closed Session at 3:06 p.m. Mayor Crowder announced that direction was given; no reportable action was taken.

3. CONSENT

MOTION by Culleton, seconded by Lassonde, approved consent calendar item 3a.

- 3a. 1. Adopted Resolution No. 2026-51, "A Resolution of the Town Council of the Town of Paradise certifying to the County of Butte the validity of the legal process used to place direct charges (special assessments) on the secured tax roll"; and, 2. Authorized the Town Manager and Finance Director to approve direct charge (special assessment) changes; and, 3. Authorized the Town Manager and Finance Director to execute the governing authority certification related to the direct assessments on the property tax roll. Roll call vote was unanimous. (550-40-051, 510-20-107, 540-10-020)

4. CONSIDERATION

- 4a. Town Manager Jennifer Macarthy provided an overview of the Grand Jury Ad Hoc Committee process and presented three draft responses to the 2025–2026 Butte County Grand Jury Final Report addressing: (1) Building Inspection; (2) Permitting & Plan Development; and (3) Administration.

The Town Council reviewed and discussed the draft response related to Building Inspection. Council reached consensus on the proposed responses for Findings and Recommendations F2, F5, F6, R1, R2, R3, and R5. Council also reached consensus on the following response options: F1 – Option A; F3 – Option A; F4 – Option A; R4 – Option A, with additional language to be included stating, " In the event the current proposal in implementing the Corrective Action Plan is not functioning in the intended manner, a future reconsideration would take place"; and R6 – Option A.

Council also reviewed and reached consensus on the draft responses for the Permitting & Plan Development and Administration reports as submitted.

1. Serra Blaine spoke in favor of releasing the full building division audit report.
2. Monica Huchro spoke in favor of releasing the full building division audit report.
3. Mike Pollak spoke about parking being taken from his street and citations for an unpermitted modular.
4. Elizabeth Aceuedo spoke on her substandard house and the contractors who built it.
5. Alexandra Bern spoke in favor of releasing the full building division audit report.
6. Autumn Field spoke in favor of releasing the full building division audit report.

MOTION by Culleton, seconded by Lassonde, approved the Town's responses to the three separate 2025-2026 Butte County Grand Jury Final Reports with the selected options as noted above, and, authorized the Mayor to sign the responses on behalf of the Town Council. AYES: Greg Bolin, Steve "Woody" Culleton, Ronald Lassonde and Steve Crowder, Mayor; NOES: Heidi Lange; ABSENT: None; ABSTAIN: None. Motion Carries. (550-20-024)

5. ADJOURNMENT

Mayor Crowder closed the meeting at 4:36 p.m.

Date approved:

By:

Attest:

Steve Crowder, Mayor

Melanie Elvis, Town Clerk

TOWN OF PARADISE

CASH DISBURSEMENTS REPORT

FOR THE PERIOD OF
July 1, 2026 - July 31, 2026



CASH DISBURSEMENTS REPORT
July 1, 2026 - July 31, 2026

Check Date	Pay Period End	Description	Amount	Total
7/3/2026	6/28/2026	Net Payroll - Direct Deposits and Checks	\$ 301,406.33	
7/17/2026	7/12/2026	Net Payroll - Direct Deposits and Checks	\$ 292,982.85	
7/31/2026	7/26/2026	Net Payroll - Direct Deposits and Checks	<u>\$ 292,537.27</u>	<u>\$ 886,926.45</u>

Accounts Payable

Payroll Vendors: Taxes, PERS, Dues, Insurance, Etc.	\$ 3,691,075.92	
Operations Vendors: Supplies, Contracts, Utilities, Etc.	<u>\$6,661,714.14</u>	
TOTAL CASH DISBURSEMENTS ACCOUNTS PAYABLE		<u>\$ 10,352,790.06</u>
GRAND TOTAL CASH DISBURSEMENTS		<u><u>\$ 11,239,716.51</u></u>

APPROVED BY: _____
Aimee Beleu - Finance Director/Town Treasurer

APPROVED BY: _____
Jennifer Macarthy - Town Manager

TOWN OF PARADISE

Payment Register

From Payment Date: 7/1/2026 - To Payment Date: 7/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP TCB - General Checking									
<u>Check</u>									
91862	07/08/2026	Reconciled		07/14/2026	Accounts Payable	ABILITY USA	\$552.00	\$552.00	\$0.00
91863	07/08/2026	Reconciled		07/17/2026	Accounts Payable	Adams Ashby Group, Inc.	\$4,055.00	\$4,055.00	\$0.00
91864	07/08/2026	Reconciled		07/17/2026	Accounts Payable	Adams Ashby Group, Inc.	\$6,966.25	\$6,966.25	\$0.00
91865	07/08/2026	Reconciled		07/14/2026	Accounts Payable	ADVANCED DOCUMENT CONCEPTS	\$300.00	\$300.00	\$0.00
91866	07/08/2026	Reconciled		07/14/2026	Accounts Payable	ALLIANT INSURANCE	\$48,879.00	\$48,879.00	\$0.00
91867	07/08/2026	Open			Accounts Payable	Alternative Energy Systems, INC	\$2,386.62		
91868	07/08/2026	Reconciled		07/15/2026	Accounts Payable	AT&T & CALNET3 - CIRCUIT LINES	\$273.59	\$273.59	\$0.00
91869	07/08/2026	Reconciled		07/15/2026	Accounts Payable	AT&T & CALNET3 - CIRCUIT LINES	\$136.80	\$136.80	\$0.00
91870	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Bear Electrical Systems, Inc	\$1,520.00	\$1,520.00	\$0.00
91871	07/08/2026	Reconciled		07/17/2026	Accounts Payable	Biometrics4ALL, Inc	\$90.75	\$90.75	\$0.00
91872	07/08/2026	Reconciled		07/17/2026	Accounts Payable	BLUE VOICE INC	\$7,000.00	\$7,000.00	\$0.00
91873	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Broad & Gusman	\$4,000.00	\$4,000.00	\$0.00
91874	07/08/2026	Reconciled		07/21/2026	Accounts Payable	BUTTE CO RECORDER	\$265.00	\$265.00	\$0.00
91875	07/08/2026	Reconciled		07/23/2026	Accounts Payable	CALIFORNIA POLICE CHIEFS ASSOCIATION	\$185.00	\$185.00	\$0.00
91876	07/08/2026	Open			Accounts Payable	Carollo Engineers, Inc.	\$148,248.99		
91877	07/08/2026	Reconciled		07/17/2026	Accounts Payable	CivicPlus, LLC	\$4,987.27	\$4,987.27	\$0.00
91878	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Coastland	\$11,844.00	\$11,844.00	\$0.00
91879	07/08/2026	Reconciled		07/14/2026	Accounts Payable	Cole Huber LLP	\$676.00	\$676.00	\$0.00
91880	07/08/2026	Reconciled		07/20/2026	Accounts Payable	CONTINENTAL BATTERY	\$479.57	\$479.57	\$0.00
91881	07/08/2026	Reconciled		07/09/2026	Accounts Payable	DBA Silverado Construction, Roy F, Strop Jr	\$62,012.29	\$62,012.29	\$0.00
91882	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Derek Wainwright	\$2,800.00	\$2,800.00	\$0.00
91883	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Desilva Gates Construction LLC	\$592,898.56	\$592,898.56	\$0.00
91884	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Down Range Indoor Training Center	\$539.61	\$539.61	\$0.00
91885	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Elam IT, Jon, Elam	\$2,027.91	\$2,027.91	\$0.00
91886	07/08/2026	Reconciled		07/21/2026	Accounts Payable	EXPERTS IN YOUR HOME	\$66,533.75	\$66,533.75	\$0.00
91887	07/08/2026	Reconciled		07/14/2026	Accounts Payable	FIDELITY NATIONAL TITLE COMPANY - CHICO	\$100,000.00	\$100,000.00	\$0.00
91888	07/08/2026	Reconciled		07/17/2026	Accounts Payable	FIDELITY NATIONAL TITLE COMPANY - CHICO	\$100,000.00	\$100,000.00	\$0.00
91889	07/08/2026	Reconciled		07/14/2026	Accounts Payable	FOOTHILL MILL & LUMBER	\$30.96	\$30.96	\$0.00
91890	07/08/2026	Reconciled		07/16/2026	Accounts Payable	FP/FRANCOTYP-POSTALIA MAILING SOLUTIONS	\$145.80	\$145.80	\$0.00
91891	07/08/2026	Reconciled		07/14/2026	Accounts Payable	Gates, Matthew	\$3,504.09	\$3,504.09	\$0.00
91892	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Golden State Fire Apparatus, Inc	\$603.53	\$603.53	\$0.00
91893	07/08/2026	Reconciled		07/14/2026	Accounts Payable	GREAT AMERICA LEASING CORP.	\$146.82	\$146.82	\$0.00
91894	07/08/2026	Reconciled		07/13/2026	Accounts Payable	GREEN RIDGE LANDSCAPING	\$7,215.00	\$7,215.00	\$0.00
91895	07/08/2026	Reconciled		07/21/2026	Accounts Payable	Hawkins Delafield & Wood LLP	\$4,125.00	\$4,125.00	\$0.00
91896	07/08/2026	Reconciled		07/15/2026	Accounts Payable	HDR Engineering, Inc	\$71,078.99	\$71,078.99	\$0.00
91897	07/08/2026	Reconciled		07/17/2026	Accounts Payable	HLP, INC / CHAMELEON SOFTWARE PRODUCTS	\$3.15	\$3.15	\$0.00
91898	07/08/2026	Reconciled		07/14/2026	Accounts Payable	INTERSTATE OIL COMPANY	\$359.66	\$359.66	\$0.00
91899	07/08/2026	Reconciled		07/14/2026	Accounts Payable	Jacobs Engineering Group Inc.	\$61,484.92	\$61,484.92	\$0.00
91900	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Kazemi Construction LLC	\$1,000.00	\$1,000.00	\$0.00
91901	07/08/2026	Reconciled		07/09/2026	Accounts Payable	Kozak, Ginny	\$380.00	\$380.00	\$0.00
91902	07/08/2026	Reconciled		07/14/2026	Accounts Payable	L.N. CURTIS & SONS	\$1,445.70	\$1,445.70	\$0.00
91903	07/08/2026	Reconciled		07/14/2026	Accounts Payable	LEAF Capital Funding LLC	\$143.55	\$143.55	\$0.00

Payment Register

From Payment Date: 7/1/2026 - To Payment Date: 7/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
91904	07/08/2026	Reconciled		07/16/2026	Accounts Payable	Meyers Police K-9 Training, LLC	\$1,660.00	\$1,660.00	\$0.00
91905	07/08/2026	Open			Accounts Payable	MID VALLEY TITLE & ESCROW	\$100,000.00		
91906	07/08/2026	Reconciled		07/13/2026	Accounts Payable	MID VALLEY TITLE & ESCROW	\$113.10	\$113.10	\$0.00
91907	07/08/2026	Reconciled		07/14/2026	Accounts Payable	MID VALLEY TITLE & ESCROW	\$250.00	\$250.00	\$0.00
91908	07/08/2026	Reconciled		07/09/2026	Accounts Payable	MID VALLEY TITLE & ESCROW	\$8,926.00	\$8,926.00	\$0.00
91909	07/08/2026	Reconciled		07/15/2026	Accounts Payable	MID VALLEY TITLE & ESCROW	\$100,000.00	\$100,000.00	\$0.00
91910	07/08/2026	Reconciled		07/13/2026	Accounts Payable	MID VALLEY TITLE & ESCROW	\$113.10	\$113.10	\$0.00
91911	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Mooretown Rancheria Forestry Contract Services	\$1,904.18	\$1,904.18	\$0.00
91912	07/08/2026	Reconciled		07/13/2026	Accounts Payable	MUNIMETRIX SYSTEMS CORP	\$79.98	\$79.98	\$0.00
91913	07/08/2026	Reconciled		07/17/2026	Accounts Payable	NAPA Auto Parts	\$161.52	\$161.52	\$0.00
91914	07/08/2026	Reconciled		07/14/2026	Accounts Payable	NetFile, Inc.	\$3,750.00	\$3,750.00	\$0.00
91915	07/08/2026	Reconciled		07/14/2026	Accounts Payable	NORTHERN RECYCLING & WASTE SERVICES, INC.	\$2,609.60	\$2,609.60	\$0.00
91916	07/08/2026	Reconciled		07/15/2026	Accounts Payable	O'REILLY AUTO PARTS	\$214.70	\$214.70	\$0.00
91917	07/08/2026	Reconciled		07/16/2026	Accounts Payable	OFFICE DEPOT ACCT#36233169	\$73.43	\$73.43	\$0.00
91918	07/08/2026	Open			Accounts Payable	Oroville Tow & Salvage	\$900.00		
91919	07/08/2026	Reconciled		07/22/2026	Accounts Payable	PageFreezer Software Inc	\$6,993.74	\$6,993.74	\$0.00
91920	07/08/2026	Reconciled		07/09/2026	Accounts Payable	PARADISE IRRIGATION DIST	\$2,094.03	\$2,094.03	\$0.00
91921	07/08/2026	Reconciled		07/15/2026	Accounts Payable	PARADISE POST	\$106.85	\$106.85	\$0.00
91922	07/08/2026	Reconciled		07/17/2026	Accounts Payable	Primo Brands	\$114.95	\$114.95	\$0.00
91923	07/08/2026	Reconciled		07/14/2026	Accounts Payable	RENTAL GUYS - CHICO	\$1,434.07	\$1,434.07	\$0.00
91924	07/08/2026	Reconciled		07/09/2026	Accounts Payable	Ridge Builders LLC	\$69,616.98	\$69,616.98	\$0.00
91925	07/08/2026	Reconciled		07/29/2026	Accounts Payable	Solecki, Brian	\$96.07	\$96.07	\$0.00
91926	07/08/2026	Reconciled		07/14/2026	Accounts Payable	Speedo Check	\$1,408.00	\$1,408.00	\$0.00
91927	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Spherion Staffing	\$6,910.56	\$6,910.56	\$0.00
91928	07/08/2026	Reconciled		07/15/2026	Accounts Payable	T and S DVBE Inc.	\$758.60	\$758.60	\$0.00
91929	07/08/2026	Reconciled		07/13/2026	Accounts Payable	Tahoe Pure Water Co.	\$214.05	\$214.05	\$0.00
91930	07/08/2026	Reconciled		07/20/2026	Accounts Payable	The Ferguson Group	\$5,000.00	\$5,000.00	\$0.00
91931	07/08/2026	Reconciled		07/15/2026	Accounts Payable	The Pape' Group INC	\$175.50	\$175.50	\$0.00
91932	07/08/2026	Reconciled		07/14/2026	Accounts Payable	THOMAS ACE HARDWARE	\$402.99	\$402.99	\$0.00
91933	07/08/2026	Reconciled		07/14/2026	Accounts Payable	THOMAS ACE HARDWARE - ENG. DEPT.	\$289.80	\$289.80	\$0.00
91934	07/08/2026	Reconciled		07/14/2026	Accounts Payable	THOMAS ACE HARDWARE - FIRE DEPT.	\$52.36	\$52.36	\$0.00
91935	07/08/2026	Reconciled		07/14/2026	Accounts Payable	THOMAS ACE HARDWARE - MOTORPOOL	\$16.41	\$16.41	\$0.00
91936	07/08/2026	Reconciled		07/16/2026	Accounts Payable	Top Notch Commercial Cleaning Inc.	\$1,800.00	\$1,800.00	\$0.00
91937	07/08/2026	Reconciled		07/14/2026	Accounts Payable	TransUnion Risk and Alternative Data Solutions Inc	\$345.00	\$345.00	\$0.00
91938	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Tri Flame Propane	\$178.68	\$178.68	\$0.00
91939	07/08/2026	Reconciled		07/15/2026	Accounts Payable	UNICO Engineering, Inc.	\$87,686.56	\$87,686.56	\$0.00
91940	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Urban Design Associates. LTD	\$42,060.08	\$42,060.08	\$0.00
91941	07/08/2026	Reconciled		07/17/2026	Accounts Payable	Utility Associates, Inc.	\$33.00	\$33.00	\$0.00
91942	07/08/2026	Reconciled		07/17/2026	Accounts Payable	VALLEY OAK VETERINARY CENTER	\$1,200.00	\$1,200.00	\$0.00
91943	07/08/2026	Reconciled		07/15/2026	Accounts Payable	Worthington, Brooke	\$380.00	\$380.00	\$0.00
91944	07/08/2026	Reconciled		07/29/2026	Accounts Payable	Anderson, David	\$2,208.15	\$2,208.15	\$0.00
91945	07/08/2026	Reconciled		07/21/2026	Accounts Payable	Nelson, Amy	\$46.00	\$46.00	\$0.00
91946	07/08/2026	Open			Accounts Payable	Rybvhenko, Pavel	\$298.67		
91947	07/08/2026	Reconciled		07/15/2026	Accounts Payable	BUTTE CO NEAL ROAD LANDFILL	\$305.40	\$305.40	\$0.00

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91948	07/09/2026	Reconciled		07/22/2026	Accounts Payable	ICMA 457 - MissionSquare	\$4,577.47	\$4,577.47	\$0.00
91949	07/09/2026	Reconciled		07/20/2026	Accounts Payable	Oregon Department of Revenue	\$455.00	\$455.00	\$0.00
91950	07/09/2026	Reconciled		07/21/2026	Accounts Payable	STATE DISBURSEMENT UNIT	\$194.76	\$194.76	\$0.00
91951	07/09/2026	Reconciled		07/24/2026	Accounts Payable	Aflac	\$57.98	\$57.98	\$0.00
91952	07/09/2026	Reconciled		07/23/2026	Accounts Payable	Met Life	\$14,296.60	\$14,296.60	\$0.00
91953	07/09/2026	Reconciled		07/28/2026	Accounts Payable	OPERATING ENGINEERS	\$1,440.00	\$1,440.00	\$0.00
91954	07/09/2026	Reconciled		07/21/2026	Accounts Payable	PARADISE POLICE OFFICERS ASSOCIATION	\$2,432.96	\$2,432.96	\$0.00
91955	07/09/2026	Reconciled		07/23/2026	Accounts Payable	SUN LIFE INSURANCE	\$8,749.57	\$8,749.57	\$0.00
91956	07/09/2026	Reconciled		07/22/2026	Accounts Payable	SUPERIOR VISION SVC INC	\$917.48	\$917.48	\$0.00
91957	07/09/2026	Open			Accounts Payable	TOP CONFIDENTIAL MID MGMT ASSOCIATION	\$110.00		
91958	07/20/2026	Open			Accounts Payable	ICMA 457 - MissionSquare	\$4,627.72		
91959	07/20/2026	Open			Accounts Payable	Oregon Department of Revenue	\$478.00		
91960	07/20/2026	Open			Accounts Payable	STATE DISBURSEMENT UNIT	\$194.76		
91961	07/22/2026	Open			Accounts Payable	ACCESS INFORMATION PROTECTED	\$626.46		
91962	07/22/2026	Open			Accounts Payable	ACI ENTERPRISES, INC.	\$2,631.72		
91963	07/22/2026	Open			Accounts Payable	Adams Ashby Group, Inc.	\$9,150.00		
91964	07/22/2026	Open			Accounts Payable	ADVANCED DOCUMENT CONCEPTS	\$6.21		
91965	07/22/2026	Open			Accounts Payable	ALLDATA	\$1,500.00		
91966	07/22/2026	Voided	Incorrect Vendor	07/23/2026	Accounts Payable	Alternative Energy Systems, INC	\$17,168.86		
91967	07/22/2026	Reconciled		07/27/2026	Accounts Payable	Arbor Pros, LLC	\$160,748.19	\$160,748.19	\$0.00
91968	07/22/2026	Open			Accounts Payable	Baker Tilly US, LLP	\$15,750.00		
91969	07/22/2026	Open			Accounts Payable	Bannister, Stuart	\$1,000.00		
91970	07/22/2026	Open			Accounts Payable	BINTF	\$15,000.00		
91971	07/22/2026	Open			Accounts Payable	Blue Flamingo Marketing Advocates	\$300.00		
91972	07/22/2026	Open			Accounts Payable	Bob I Becker Contracting	\$500.00		
91973	07/22/2026	Open			Accounts Payable	Bug Smart	\$116.00		
91974	07/22/2026	Open			Accounts Payable	California Concrete LLC	\$1,092.50		
91975	07/22/2026	Open			Accounts Payable	CALIFORNIA STATE DEPARTMENT OF JUSTICE	\$1,071.00		
91976	07/22/2026	Open			Accounts Payable	Carol J Surowy	\$1,150.00		
91977	07/22/2026	Open			Accounts Payable	Charles J Hurt	\$600.00		
91978	07/22/2026	Open			Accounts Payable	CivicPlus, LLC	\$4,800.00		
91979	07/22/2026	Open			Accounts Payable	Coastland	\$666.93		
91980	07/22/2026	Open			Accounts Payable	Cole Huber LLP	\$30,518.74		
91981	07/22/2026	Open			Accounts Payable	CONTINENTAL BATTERY COMPANY	\$104.36		
91982	07/22/2026	Open			Accounts Payable	Cooper, Andrew	\$220.00		
91983	07/22/2026	Open			Accounts Payable	De Lage Landen Public Finance LLC	\$781.25		
91984	07/22/2026	Open			Accounts Payable	DELL SMALL BUSINESS	\$18,894.30		
91985	07/22/2026	Open			Accounts Payable	DEPARTMENT OF FORESTRY & FIRE PROTECTION	\$40,630.64		
91986	07/22/2026	Open			Accounts Payable	Dokken Engineering, Inc.	\$360,763.29		
91987	07/22/2026	Open			Accounts Payable	ENTENMANN-ROVIN COMPANY	\$135.75		
91988	07/22/2026	Reconciled		07/29/2026	Accounts Payable	FIDELITY NATIONAL TITLE COMPANY - CHICO	\$100,000.00	\$100,000.00	\$0.00
91989	07/22/2026	Voided	Incorrect Vendor	07/22/2026	Accounts Payable	FIDELITY NATIONAL TITLE COMPANY - CHICO	\$100,000.00		
91990	07/22/2026	Open			Accounts Payable	Flud, Michael	\$200.00		

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91991	07/22/2026	Open			Accounts Payable	Free Style Embroidery	\$170.43		
91992	07/22/2026	Open			Accounts Payable	Golden State Emergency Vehicle Service, Inc.	\$3,959.70		
91993	07/22/2026	Open			Accounts Payable	Golden State Fire Apparatus, Inc	\$9,618.42		
91994	07/22/2026	Open			Accounts Payable	GREEN RIDGE LANDSCAPING	\$1,120.06		
91995	07/22/2026	Open			Accounts Payable	Higashi, Joshua	\$97.69		
91996	07/22/2026	Open			Accounts Payable	Interwest Consulting Group, Inc.	\$7,700.00		
91997	07/22/2026	Open			Accounts Payable	J&J Tree Service LLC	\$1,200.00		
91998	07/22/2026	Open			Accounts Payable	Jacobs Engineering Group Inc.	\$145,516.64		
91999	07/22/2026	Open			Accounts Payable	Jennifer Arbuckle	\$2,500.00		
92000	07/22/2026	Reconciled		07/24/2026	Accounts Payable	Kazemi Construction LLC	\$23,600.00	\$23,600.00	\$0.00
92001	07/22/2026	Open			Accounts Payable	KNIFE RIVER CONSTRUCTION	\$901,943.78		
92002	07/22/2026	Open			Accounts Payable	KOEFRAN INDUSTRIES	\$1,200.00		
92003	07/22/2026	Open			Accounts Payable	L.N. CURTIS & SONS	\$1,708.08		
92004	07/22/2026	Open			Accounts Payable	LACO Associates	\$25,606.50		
92005	07/22/2026	Open			Accounts Payable	Law Office of Gregory P. Einhorn	\$2,120.00		
92006	07/22/2026	Open			Accounts Payable	LEAF Capital Funding LLC	\$274.05		
92007	07/22/2026	Open			Accounts Payable	Levering, Charlene	\$900.00		
92008	07/22/2026	Open			Accounts Payable	LIEBERT CASSIDY WHITMORE	\$4,935.00		
92009	07/22/2026	Open			Accounts Payable	LIFE ASSIST INC	\$1,054.60		
92010	07/22/2026	Open			Accounts Payable	Meyers Police K-9 Training, LLC	\$900.00		
92011	07/22/2026	Reconciled		07/24/2026	Accounts Payable	Morgan Ridge Construction, Inc.	\$31,699.50	\$31,699.50	\$0.00
92012	07/22/2026	Open			Accounts Payable	MUNIMETRIX SYSTEMS CORP	\$79.98		
92013	07/22/2026	Open			Accounts Payable	NAPA Auto Parts	\$20.53		
92014	07/22/2026	Reconciled		07/24/2026	Accounts Payable	NICOLETTI, CHRISTOPHER	\$200.00	\$200.00	\$0.00
92015	07/22/2026	Reconciled		07/24/2026	Accounts Payable	NorCal Construction	\$62,917.50	\$62,917.50	\$0.00
92016	07/22/2026	Open			Accounts Payable	North State Tire Co. Inc.	\$727.23		
92017	07/22/2026	Open			Accounts Payable	NORTHERN RECYCLING & WASTE SERVICES, INC.	\$2,609.60		
92018	07/22/2026	Open			Accounts Payable	NORTHGATE PETROLEUM CO	\$10,259.19		
92019	07/22/2026	Open			Accounts Payable	NORTHSTATE AGGREGATE, INC.	\$1,223.44		
92020	07/22/2026	Open			Accounts Payable	O'REILLY AUTO PARTS	\$2,219.22		
92021	07/22/2026	Open			Accounts Payable	OFFICE DEPOT ACCT#36233169	\$207.49		
92022	07/22/2026	Open			Accounts Payable	OROVILLE FORD	\$197.84		
92023	07/22/2026	Open			Accounts Payable	PARADISE POST	\$88.15		
92024	07/22/2026	Open			Accounts Payable	PARADISE RECREATION & PARK DISTRICT	\$17,607.16		
92025	07/22/2026	Open			Accounts Payable	PlaceWorks Inc	\$36,329.44		
92026	07/22/2026	Open			Accounts Payable	Protek Concreate Coatings, Inc.	\$10,239.27		
92027	07/22/2026	Open			Accounts Payable	RENTAL GUYS - CHICO	\$363.76		
92028	07/22/2026	Open			Accounts Payable	Richardson & Company, LLP	\$1,715.00		
92029	07/22/2026	Open			Accounts Payable	Selman & Company LLC	\$72.80		
92030	07/22/2026	Open			Accounts Payable	Shelby's Pest Control, Inc.	\$110.00		
92031	07/22/2026	Open			Accounts Payable	Stratti	\$4,631.25		
92032	07/22/2026	Open			Accounts Payable	SUTTER BUTTES COMMUNICATIONS, INC.	\$32,660.14		
92033	07/22/2026	Open			Accounts Payable	Tahoe Pure Water Co.	\$46.40		
92034	07/22/2026	Open			Accounts Payable	The Ferguson Group	\$5,000.00		
92035	07/22/2026	Open			Accounts Payable	The Lamar Companies	\$975.00		
92036	07/22/2026	Open			Accounts Payable	The Pape' Group INC	\$159.27		

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92037	07/22/2026	Open			Accounts Payable	THOMAS ACE HARDWARE	\$8.65		
92038	07/22/2026	Open			Accounts Payable	THOMAS ACE HARDWARE - ENG. DEPT.	\$576.56		
92039	07/22/2026	Open			Accounts Payable	THOMAS ACE HARDWARE - FIRE DEPT.	\$181.55		
92040	07/22/2026	Open			Accounts Payable	THOMAS ACE HARDWARE - MOTORPOOL	\$24.02		
92041	07/22/2026	Open			Accounts Payable	THOMAS ACE HARDWARE - POLICE DEPT.	\$21.23		
92042	07/22/2026	Open			Accounts Payable	THOMAS HYDRAULIC & HARDWARE SUPPLY, INC.	\$264.66		
92043	07/22/2026	Open			Accounts Payable	THRIFTY ROOTER	\$834.10		
92044	07/22/2026	Open			Accounts Payable	Top Notch Commercial Cleaning Inc.	\$6,600.00		
92045	07/22/2026	Open			Accounts Payable	Urban Design Associates. LTD	\$17,808.60		
92046	07/22/2026	Open			Accounts Payable	Wallace, Kim	\$550.00		
92047	07/22/2026	Open			Accounts Payable	Welbourn, Susan	\$75.00		
92048	07/22/2026	Open			Accounts Payable	WITTMEIER AUTO CENTER	\$139.80		
92049	07/22/2026	Open			Accounts Payable	Bone , Sue	\$14.39		
92050	07/22/2026	Open			Accounts Payable	Mako Construction	\$298.67		
92051	07/22/2026	Open			Accounts Payable	Munro, Donald	\$102.84		
92052	07/22/2026	Reconciled		07/29/2026	Accounts Payable	MID VALLEY TITLE & ESCROW	\$100,000.00	\$100,000.00	\$0.00
92053	07/23/2026	Open			Accounts Payable	Gates, Matthew	\$3,504.09		
92054	07/23/2026	Open			Accounts Payable	LeGros, Ernest	\$2,257.50		
92055	07/28/2026	Open			Accounts Payable	FIDELITY NATIONAL TITLE COMPANY - CHICO	\$100,000.00		
92056	07/28/2026	Open			Accounts Payable	GOVERNOR'S OFFICE OF EMERGENCY SERVICES	\$285,201.63		
92057	07/28/2026	Open			Accounts Payable	NCCSIF TREASURER	\$639,244.00		
92058	07/28/2026	Open			Accounts Payable	NCCSIF TREASURER	\$82,341.25		
92059	07/28/2026	Open			Accounts Payable	Urban Design Solar	\$17,168.86		
92060	07/31/2026	Open			Accounts Payable	ICMA 457 - MissionSquare	\$2,494.64		
92061	07/31/2026	Open			Accounts Payable	Oregon Department of Revenue	\$199.00		
92062	07/31/2026	Open			Accounts Payable	STATE DISBURSEMENT UNIT	\$194.76		
Type Check Totals:							\$5,317,555.65	\$2,034,759.97	\$0.00
EFT									
579	07/08/2026	Reconciled		07/10/2026	Accounts Payable	Amazon Capital Services	\$1,937.39	\$1,937.39	\$0.00
580	07/08/2026	Reconciled		07/29/2026	Accounts Payable	CALPERS - RETIREMENT	\$2,998,493.40	\$2,998,493.40	\$0.00
581	07/08/2026	Reconciled		07/14/2026	Accounts Payable	COMCAST CABLE	\$17.17	\$17.17	\$0.00
582	07/08/2026	Reconciled		07/14/2026	Accounts Payable	COMCAST CABLE	\$184.30	\$184.30	\$0.00
583	07/08/2026	Reconciled		07/14/2026	Accounts Payable	COMCAST CABLE	\$429.25	\$429.25	\$0.00
584	07/08/2026	Reconciled		07/24/2026	Accounts Payable	Computershare	\$1,320,951.76	\$1,320,951.76	\$0.00
585	07/08/2026	Reconciled		07/14/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$1.23	\$1.23	\$0.00
586	07/08/2026	Reconciled		07/14/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$125.18	\$125.18	\$0.00
587	07/08/2026	Reconciled		07/14/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$320.54	\$320.54	\$0.00
588	07/08/2026	Reconciled		07/14/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$468.07	\$468.07	\$0.00
589	07/08/2026	Reconciled		07/14/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$8.99	\$8.99	\$0.00
590	07/08/2026	Reconciled		07/14/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$24.49	\$24.49	\$0.00
591	07/08/2026	Reconciled		07/15/2026	Accounts Payable	T MOBILE USA, INC.	\$2,120.94	\$2,120.94	\$0.00
592	07/08/2026	Reconciled		07/10/2026	Accounts Payable	Tri Counties Bank	\$16,317.82	\$16,317.82	\$0.00
593	07/03/2026	Reconciled		07/06/2026	Accounts Payable	CALPERS - RETIREMENT	\$70,508.03	\$70,508.03	\$0.00

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594	07/03/2026	Reconciled		07/06/2026	Accounts Payable	EMPLOYMENT DEVELOPMENT DEPARTMENT	\$18,047.92	\$18,047.92	\$0.00
595	07/03/2026	Reconciled		07/07/2026	Accounts Payable	ING LIFE INS & ANNUITY COMPANY	\$8,510.02	\$8,510.02	\$0.00
596	07/03/2026	Reconciled		07/06/2026	Accounts Payable	INTERNAL REVENUE SERVICE	\$57,823.80	\$57,823.80	\$0.00
597	07/09/2026	Reconciled		07/10/2026	Accounts Payable	CALPERS	\$195,156.38	\$195,156.38	\$0.00
598	07/17/2026	Reconciled		07/20/2026	Accounts Payable	EMPLOYMENT DEVELOPMENT DEPARTMENT	\$16,310.96	\$16,310.96	\$0.00
599	07/17/2026	Reconciled		07/20/2026	Accounts Payable	INTERNAL REVENUE SERVICE	\$53,621.09	\$53,621.09	\$0.00
600	07/20/2026	Reconciled		07/22/2026	Accounts Payable	CALPERS - RETIREMENT	\$72,535.12	\$72,535.12	\$0.00
601	07/20/2026	Reconciled		07/22/2026	Accounts Payable	ING LIFE INS & ANNUITY COMPANY	\$8,595.76	\$8,595.76	\$0.00
602	07/22/2026	Reconciled		07/23/2026	Accounts Payable	Amazon Capital Services	\$6,816.47	\$6,816.47	\$0.00
603	07/22/2026	Reconciled		07/27/2026	Accounts Payable	AT&T MOBILITY	\$143.70	\$143.70	\$0.00
604	07/22/2026	Reconciled		07/27/2026	Accounts Payable	AT&T MOBILITY	\$107.00	\$107.00	\$0.00
605	07/22/2026	Reconciled		07/27/2026	Accounts Payable	COMCAST CABLE	\$219.25	\$219.25	\$0.00
606	07/22/2026	Reconciled		07/27/2026	Accounts Payable	COMCAST CABLE	\$444.25	\$444.25	\$0.00
607	07/22/2026	Reconciled		07/27/2026	Accounts Payable	COMCAST CABLE	\$434.25	\$434.25	\$0.00
608	07/22/2026	Reconciled		07/27/2026	Accounts Payable	COMCAST CABLE	\$444.25	\$444.25	\$0.00
609	07/22/2026	Reconciled		07/27/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$15,286.78	\$15,286.78	\$0.00
610	07/22/2026	Reconciled		07/27/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$150.99	\$150.99	\$0.00
611	07/22/2026	Reconciled		07/27/2026	Accounts Payable	PACIFIC GAS & ELECTRIC	\$1,395.12	\$1,395.12	\$0.00
612	07/22/2026	Reconciled		07/23/2026	Accounts Payable	Tri Counties Bank	\$14,111.86	\$14,111.86	\$0.00
613	07/22/2026	Reconciled		07/27/2026	Accounts Payable	VERIZON WIRELESS	\$304.08	\$304.08	\$0.00
614	07/22/2026	Reconciled		07/27/2026	Accounts Payable	VERIZON WIRELESS	\$282.41	\$282.41	\$0.00
615	07/22/2026	Reconciled		07/27/2026	Accounts Payable	VERIZON WIRELESS	\$1,399.65	\$1,399.65	\$0.00
616	07/31/2026	Open			Accounts Payable	CALPERS - RETIREMENT	\$73,369.05		
617	07/31/2026	Open			Accounts Payable	EMPLOYMENT DEVELOPMENT DEPARTMENT	\$16,361.94		
618	07/31/2026	Open			Accounts Payable	ING LIFE INS & ANNUITY COMPANY	\$8,949.75		
619	07/31/2026	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$52,504.00		
Type EFT Totals:					41 Transactions		\$5,035,234.41	\$4,884,049.67	\$0.00

AP TCB - General Checking Totals

Payment Register

From Payment Date: 7/1/2026 - To Payment Date: 7/31/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
				Checks	Status	Count	Transaction Amount	Reconciled Amount	
					Open	102	\$3,165,626.82	\$0.00	
					Reconciled	97	\$2,034,759.97	\$2,034,759.97	
					Voided	2	\$117,168.86	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	201	\$5,317,555.65	\$2,034,759.97	
				EFTs	Status	Count	Transaction Amount	Reconciled Amount	
					Open	4	\$151,184.74	\$0.00	
					Reconciled	37	\$4,884,049.67	\$4,884,049.67	
					Voided	0	\$0.00	\$0.00	
					Total	41	\$5,035,234.41	\$4,884,049.67	
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	106	\$3,316,811.56	\$0.00	
					Reconciled	134	\$6,918,809.64	\$6,918,809.64	
					Voided	2	\$117,168.86	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	242	\$10,352,790.06	\$6,918,809.64	
Grand Totals:				Checks	Status	Count	Transaction Amount	Reconciled Amount	
					Open	102	\$3,165,626.82	\$0.00	
					Reconciled	97	\$2,034,759.97	\$2,034,759.97	
					Voided	2	\$117,168.86	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	201	\$5,317,555.65	\$2,034,759.97	
				EFTs	Status	Count	Transaction Amount	Reconciled Amount	
					Open	4	\$151,184.74	\$0.00	
					Reconciled	37	\$4,884,049.67	\$4,884,049.67	
					Voided	0	\$0.00	\$0.00	
					Total	41	\$5,035,234.41	\$4,884,049.67	
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	106	\$3,316,811.56	\$0.00	
					Reconciled	134	\$6,918,809.64	\$6,918,809.64	
					Voided	2	\$117,168.86	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	242	\$10,352,790.06	\$6,918,809.64	



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 2(c)

ORIGINATED BY: Marc Mattox, Director of Public Works/Town Engineer
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: CDBG MIT-RIP Application Authorizing Resolution
LONG TERM RECOVERY PLAN: Yes

COUNCIL ACTION REQUESTED:

1. Adopt Resolution No. 2026-_____, "A Resolution of the Town Council of the Town of Paradise approving an application for funding and the execution of a grant agreement and any amendments thereto from the 2023-2024 funding year of the State CDBG Mitigation Resilience Infrastructure (MIT-RIP) program."

Background:

The Town has secured \$18,941,310.31 in Community Development Block Grant Mitigation (CDBG MIT) Resilient Infrastructure Program (RIP) funding to assist with delivering infrastructure projects that address identified unmet 2018 disaster recovery needs and increase the resilience of cities and counties. The Storm Drain Resiliency Project Phase 1 was awarded \$9,309,270.81 and the Private Road Identification Safety Project was awarded \$963,953 in CDBG MIT-RIP funds.

At the March 12, 2024 Town Council Meeting, council approved an application for funding and the execution of a grant agreement and any amendments thereto from the 2023-2024 funding year of the State CDBG Mitigation Resilience Infrastructure (MIT-RIP) program which included the Storm Drain Resiliency Project Phase 1 and the Private Road Identification Safety Project.

On November 10, 2025 the Town of Paradise was given a preliminary award announcement for the Storm Drain Resiliency Project Phase 2 stating that it has been awarded \$8,668,086.50 from the 2018 CDBG MIT-RIP program.

Analysis:

As a component of the application process for MIT-RIP, an authorizing resolution designating authority to submit applications and sign agreements is required, similar to the Town's efforts through CDBG-DR infrastructure programs in 2022.

Engineering staff have prepared an application under the MIT-RIP program, including:

1. Storm Drain Resiliency Project Phase 1 and 2 - This grouping of projects includes the implementation of recommendations from the Town's 2022 Storm Drain Master Plan.

Projects include new storm drain systems and upsizing of existing storm drain infrastructure to meet the new demands and increased flows observed.

2. Private Road Identification Safety Project – The installation of public and private road street name signs across the Town of Paradise that aims to standardize and inventory street name signs and also designate between no outlet and through roads.

For CDBG MIT-RIP, an authorizing resolution is required to be adopted by Paradise Town Council. The resolution is attached to this Agenda Summary for consideration.

This authorizing resolution for the CDBG MIT-RIP application was previously passed and adopted by Town Council on March 12, 2024. Recently Housing and Community Development (HCD) requested that the Town pass and adopt an updated authorizing resolution due to the disencumbrance of the Evacuation Route Permanent Changeable Message Sign Project and the following reallocation of funds to the Storm Drain Resiliency Project Phase 1 as well as the award of funding to the Storm Drain Resiliency Project Phase 2. This is purely an administrative step that the Town is making to maintain compliance with HCD policies and regulations.

Financial Impact:

There are no new financial impacts associated with this action item. These grant programs fund projects at 100% including project development costs.

Attachments:

A. Resolution

**TOWN OF PARADISE
RESOLUTION NO. 2026-_____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE
APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A
GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE 2023-
2024 FUNDING YEAR OF THE STATE CDBG MITIGATION RESILIENCE
INFRASTRUCTURE (MIT-RIP) PROGRAM.**

WHEREAS, The Town of Paradise has significant infrastructure capital projects that need attention; and,

WHEREAS, The Town of Paradise would like to apply for various grants to obtain funding for some of those infrastructure projects.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Paradise as follows:

SECTION 1: The Town Council has reviewed and hereby approves the submission to the State of California of one or more application(s) in the aggregate amount, not to exceed, of \$18,941,310.31 for the following CDBG-MIT activities, pursuant to the 2017/2018 CDBG MIT-PPS, and MIT-RIP NOFA:

Activity (Infrastructure Project)	Dollar Amount Being Requested for the Activity
Private Road Identification Safety Project	\$963,953.00
Storm Drain Resiliency Project Phase 1	\$9,309,270.81
Storm Drain Resiliency Project Phase 2	\$8,668,086.50

SECTION 2: The Town Council acknowledges compliance with all state and federal public participation requirements in the development of its application(s).

SECTION 3: The Town Council hereby authorizes and directs the Town Manager or designee Public Works Director/Town Engineer, is authorized to enter into, execute and deliver the grant agreement (i.e., Standard Agreement) and any and all subsequent amendments thereto with the State of California for the purposes

of the grant.

SECTION 4: If an application is approved, Town Manager or designee Public Works Director/Town Engineer, to execute and deliver all applications and act on its behalf in all matters pertaining to all such applications.

SECTION 5: If an application is approved, Town Manager or designee public Works Director/Town Engineer, is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with the grant.

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 11th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Steve Crowder, Mayor

ATTEST:

Melanie Elvis, CMC, Town Clerk

APPROVED AS TO FORM:

Scott E. Huber, Town Attorney



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 2(d)

ORIGINATED BY: Aimee Bealeu, Finance Director/Town Treasurer
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Quarterly Investment Report
LONG TERM RECOVERY PLAN: No.

COUNCIL ACTION REQUESTED:

1. Review and file the 4th Quarter Investment Report for the Fiscal Year Ending June 30, 2026.

Background:

Attached is the report on the Town's cash and investments for the quarter ending *June 30, 2026*.

A Tri-Counties checking account is currently being used for payroll, accounts payable and other operating purposes. Most accounts payable disbursements are drawn through checks, and most payroll disbursements are processed through direct deposit.

The Town utilizes the State of California managed Local Agency Investment Fund (LAIF) for investment of General Fund cash in excess of immediately needed operating capital. LAIF provides for same day liquidity as funds can be transferred electronically through computer authorization between LAIF and the Town checking account. LAIF has also provided historically competitive yields, with a return of 3.92% for the period ending *June 30, 2026*.

California CLASS is a joint exercise of powers entity authorized under Section 6509.7, California Government Code. California CLASS is a pooled investment option that was created via a joint exercise of powers agreement (JPA Agreement) by and among California public agencies. California CLASS provides the Town with a convenient method for investing in high-quality, short-to medium-term securities carefully selected to optimize interest earnings while maximizing safety and liquidity. The California CLASS Prime fund has provided the Town with an opportunity to strengthen and diversify its cash management programs in accordance with the safety, liquidity, and yield hierarchy that governs the investment of public funds. CLASS has provided a very competitive yield, with a return of 3.72% for the quarter ending *June 30, 2026*.

The newest addition to Town's investment portfolio is Tri-Counties Bank Money Market Account. The Town also utilizes Tri-Counties Money Market Account for cash in excess of immediately needed operating capital. Tri-Counties provides for same day liquidity as funds can be transferred electronically through computer authorization between the Town's checking accounts. Tri-Counties Bank is providing competitive yields, with a return of 3.71% for the period ending *June 30, 2026*.

In July 2020, the Town received a net settlement from PG&E related to the 2018 Camp Fire in the amount of \$219,187,262. Since that time, the Town continues to utilize four investment vehicles to manage these funds. Securities purchases are held in a custodial account with US Bank. The Town has contracted with Meeder Investments to assist with management of these funds. Excess funds that are not invested in specific securities are held in the State of California managed Local Agency Investment Fund (LAIF), California CLASS and Tri-Counties Bank Money Market Account. Future use of these funds continues to be evaluated through a long-term fiscal sustainability model. Based on current rebuild rates and revenue growth trends, at this time it is expected that at least 80% of the total fund balance will be required to be utilized for long-term revenue backfill to ensure continued fiscal sustainability. US Bank Custodial has provided yields of 4.08% for the quarter ending *June 30, 2026*.

In June of 2011, the Town established an irrevocable trust to begin funding the future obligations associated with retiree health as required by GASB 45. The funds are being managed by Self-Insured Schools of California (SISC) and can only be used for the payment of retiree health benefits. SISC has provided yields of .64% for the quarter ending *March 31, 2026*.

Financial Impact:

Total investment earnings for the quarter ending *June 30, 2026* are \$1,400,072.

	<i>Meeder</i>	<i>Class</i>	<i>Tri Counties</i>	<i>LAIF #1</i>	<i>LAIF #2</i>	<i>Total</i>
Q1	\$ 1,107,964	\$ 92,955	\$ 55,062	\$ 569	\$ 12,405	\$ 1,268,955
Q2	\$ 1,479,299	\$ 4,076	\$ 41,728	\$ 557	\$ 12,138	\$ 1,537,798
Q3	\$ 1,588,357	\$ 1,158	\$ 116,328	\$ 522	\$ 11,369	\$ 1,717,734
Q4	\$ 1,305,262	\$ 1,168	\$ 81,681	\$ 525	\$ 11,436	\$ 1,400,072
	\$ 5,480,882	\$ 99,358	\$ 294,799	\$ 2,172	\$ 47,348	\$ 5,924,559

Town of Paradise

Investment Report

As of June 30, 2026



M E E D E R

PUBLIC FUNDS

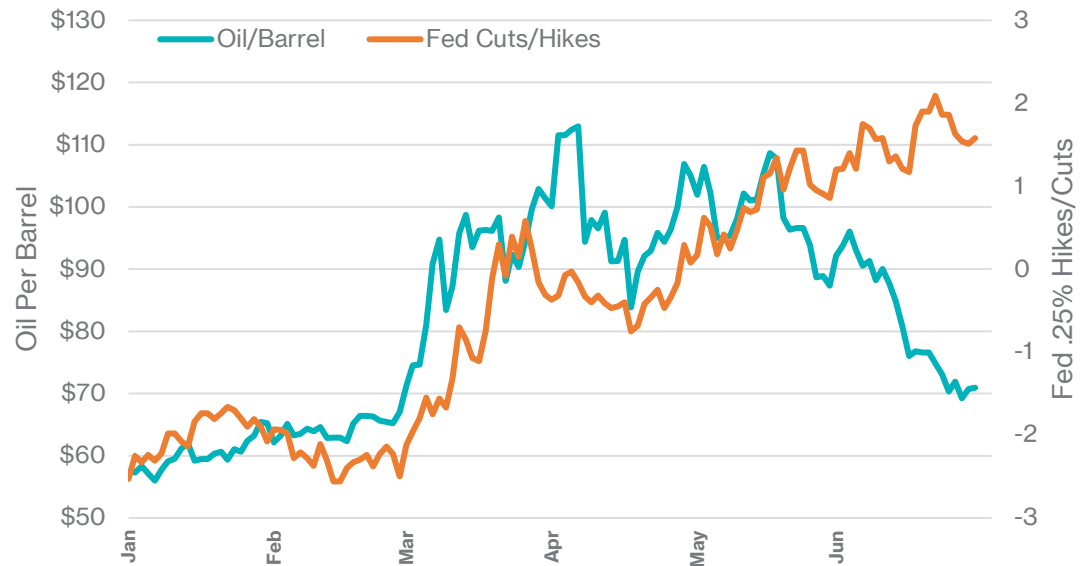


OBSERVATIONS AND EXPECTATIONS

- The Fed delivers a hawkish tone at the June FOMC meeting
- Headline CPI is at the highest level since 2023 primarily due to energy price increases
- U.S. economic growth looks strong for the second quarter of 2026
- Shorter-term interest rates increased in June with a Fed hike projected later this year

- At the end of February (prior to the Iran conflict), the futures market was pricing in approximately 2.5 quarter point cuts by December 2026.
- At the end of June, futures market data were projecting the Fed to hike later this year.

Price of Oil vs. Number of Fed Hike/Cuts Over the Next 12 Months



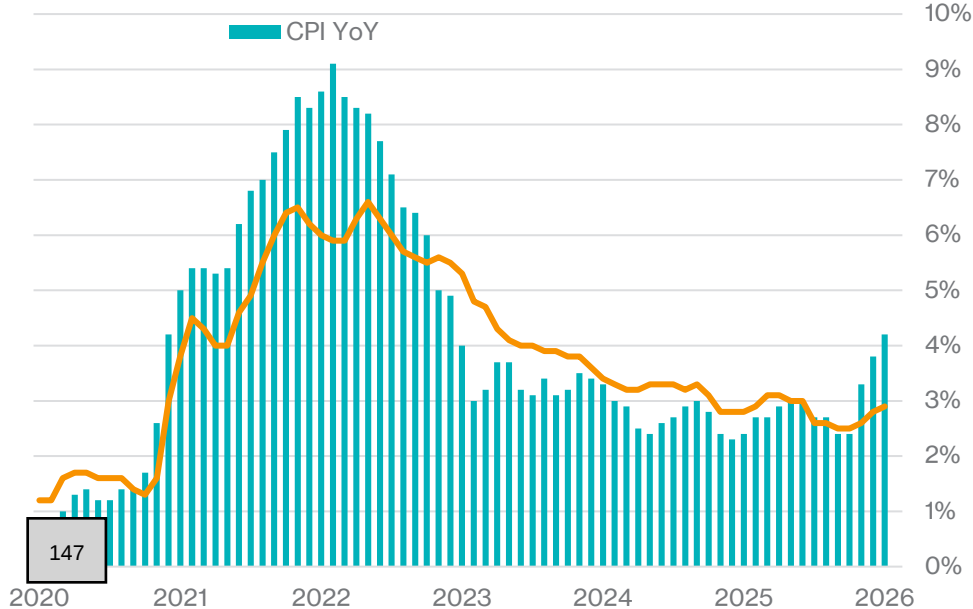
- Q1 2026's GDP was recently revised up from 1.6% to 2.1%.
- This growth surge was primarily driven by lower imports and stronger business investment, even though underlying consumer spending was weak.
- Q2 2026 GDP is projected by Bloomberg surveyed economists to be 2.5%.

SOURCE: BLOOMBERG,

Real GDP QoQ



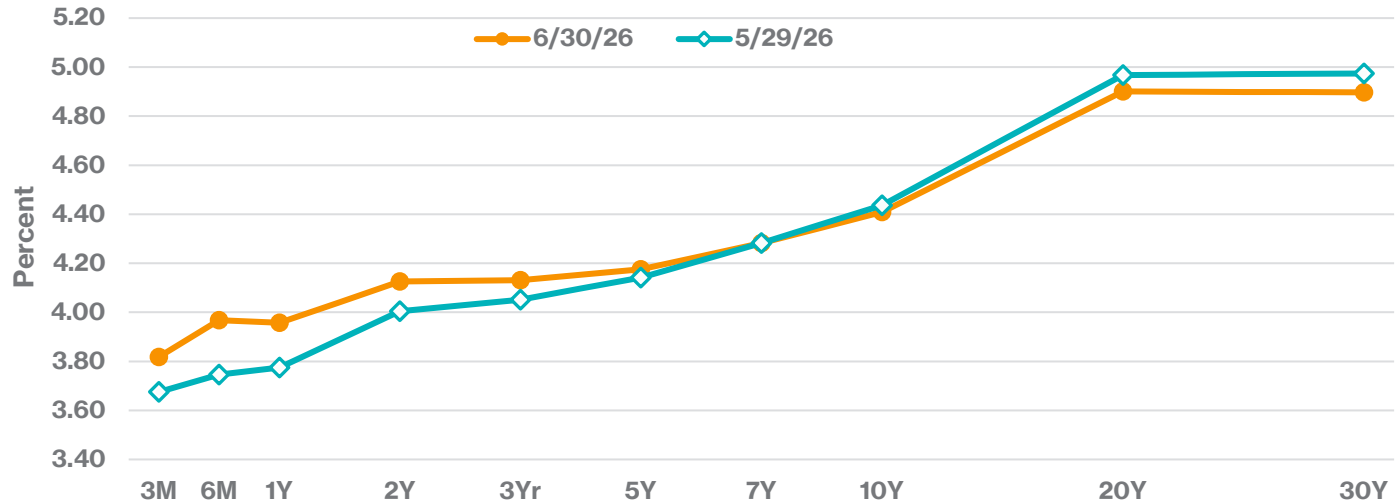
U.S. Consumer Price Index



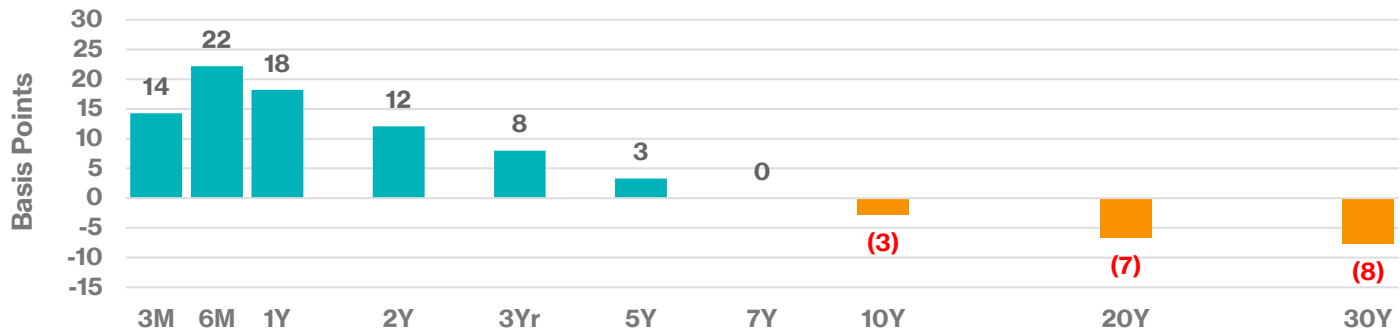
- U.S. inflation data released in May, accelerated to the fastest pace since 2023.
- A surge in energy prices accounted for most of the recent advance.
- However, the recent decline in oil prices should push inflation's rate of change lower for June.

SOURCE: BLOOMBERG

U.S. Treasury Yield Curve Change



Basis Point Change



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Contribution/Withdrawals and Expenses	18
Projected Income	19

Portfolio Summary

4.08

Weighted Average Yield to Maturity

2.53

Weighted Average Maturity (Years)

2.22

Portfolio Effective Duration (Years)

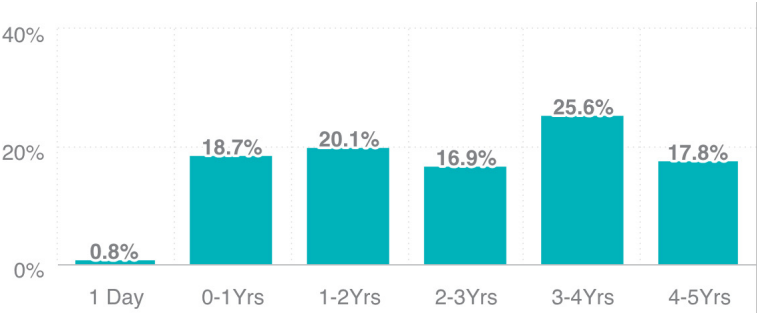
2.41

Weighted Average Life (Years)

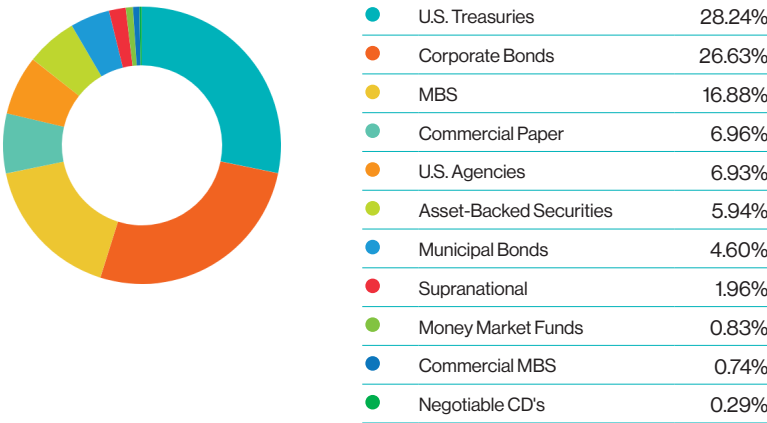
AA-

Average Credit Rating

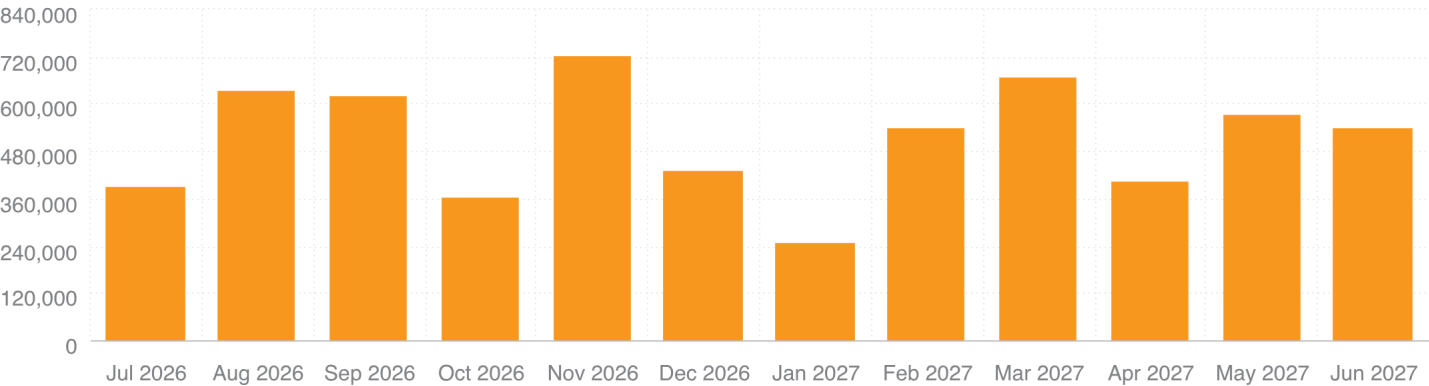
Maturity Distribution



Sector Allocation



Projected Monthly Income Schedule



	CURRENT MONTH
Beginning	166,229,340.57
Contributions/Withdrawals	0.00
Management Fees	(16,500.00)
Custodian Fees	(2,842.28)
Realized Gains Losses	43,220.69
Purchased Interest	(26,332.05)
Interest Received	1,288,373.71
ENDING	167,515,058.19



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
TOWN OF PARADISE												
BANK DEPOSITS												
00378CASH	Tri Counties Bank Money Market Account x4138	06/30/2026 06/30/2026	7,184,598.51	7,184,598.51 0.00	7,184,598.51	3.71		1	1.00 7,184,598.51	0.00 7,184,598.51	4.06	NA NA
BANK DEPOSITS TOTAL			7,184,598.51	7,184,598.51 0.00	7,184,598.51	3.71		1	1.00 7,184,598.51	0.00 7,184,598.51	4.06	NA
LGIP												
00266CASH	LAIF-PGE	06/30/2026 06/30/2026	53,745.72	53,745.72 0.00	53,745.72	3.81		1	1.00 53,745.72	0.00 53,745.72	0.03	NA
CACCLASS	CALIFORNIA CLASS	06/30/2026 06/30/2026	127,562.17	127,562.17 0.00	127,562.17	3.72		1	1.00 127,562.17	0.00 127,562.17	0.07	NA
00365CASH	LAIF-GENERAL	06/30/2026 06/30/2026	1,171,499.48	1,171,499.48 0.00	1,171,499.48	3.81		1	1.00 1,171,499.48	0.00 1,171,499.48	0.66	NA
LGIP TOTAL			1,352,807.37	1,352,807.37 0.00	1,352,807.37	3.80		1	1.00 1,352,807.37	0.00 1,352,807.37	0.76	NA
MONEY MARKET FUNDS												
58510R580	MEEDER:GOVERNMENT MM:Y	06/30/2026 06/30/2026	1,395,216.63	1,395,216.63 0.00	1,395,216.63	3.54		1	1.00 1,395,216.63	0.00 1,395,216.63	0.79	AAA AAA
MONEY MARKET FUNDS TOTAL			1,395,216.63	1,395,216.63 0.00	1,395,216.63	3.54		1	1.00 1,395,216.63	0.00 1,395,216.63	0.79	AAA
COMMERCIAL PAPER												
63873KGP6	NATIXIS NY 07/23/26	11/25/2025 11/25/2025	2,500,000.00	2,436,333.33 0.00	2,436,333.33	3.92	07/23/2026	23	99.77 2,494,163.89	57,830.56 2,436,333.33	1.41	P-1 A-1
09659CJW9	BNP PARIBAS NY 09/30/26	02/04/2026 02/05/2026	2,980,000.00	2,908,000.72 0.00	2,908,000.72	3.76	09/30/2026	92	99.07 2,952,354.71	44,353.99 2,908,000.72	1.67	P-1 A-1
53948BL31	LLOYDS BK NY BR 11/03/26	02/06/2026 02/09/2026	3,000,000.00	2,919,232.50 0.00	2,919,232.50	3.73	11/03/2026	126	98.74 2,962,187.50	42,955.00 2,919,232.50	1.67	P-1 A-1
09659CLA4	BNP PARIBAS NY 11/10/26	02/13/2026 02/17/2026	3,370,000.00	3,279,610.97 0.00	3,279,610.97	3.73	11/10/2026	133	98.67 3,325,145.29	45,534.32 3,279,610.97	1.88	P-1 A-1
COMMERCIAL PAPER TOTAL			11,850,000.00	11,543,177.52 0.00	11,543,177.52	3.78		98	99.02 11,733,851.39	190,673.87 11,543,177.52	6.63	A-1
U.S. TREASURIES												
91282CCW9	US TREASURY 0.750 08/31/26	09/23/2021 09/24/2021	2,500,000.00	2,481,054.69 0.00	2,481,054.69	0.91	08/31/2026	62	99.50 2,487,500.00	6,445.31 2,481,054.69	1.40	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	11/10/2023 11/13/2023	2,900,000.00	2,679,214.84 0.00	2,679,214.84	4.76	05/15/2027	319	98.54 2,857,746.10	178,531.26 2,679,214.84	1.61	Aa1 AA+
91282CEW7	US TREASURY 3.250 06/30/27	08/21/2023 08/22/2023	2,500,000.00	2,383,886.72 0.00	2,383,886.72	4.58	06/30/2027	365	99.16 2,478,906.25	95,019.53 2,383,886.72	1.40	Aa1 AA+
91282CFH9	US TREASURY 3.125 08/31/27	11/22/2023 11/24/2023	2,300,000.00	2,187,785.16 0.00	2,187,785.16	4.55	08/31/2027	427	98.86 2,273,675.79	85,890.63 2,187,785.16	1.28	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
91282CFM8	US TREASURY 4.125 09/30/27	03/03/2023 03/06/2023	950,000.00	941,835.94 0.00	941,835.94	4.33	09/30/2027	457	99.96 949,628.91	7,792.97 941,835.94	0.54	Aa1 AA+
91282CFZ9	US TREASURY 3.875 11/30/27	05/09/2024 05/10/2024	2,800,000.00	2,735,796.88 0.00	2,735,796.88	4.58	11/30/2027	518	99.61 2,788,953.13	53,156.25 2,735,796.88	1.58	Aa1 AA+
91282CGP0	US TREASURY 4.000 02/29/28	08/21/2023 08/22/2023	1,050,000.00	1,028,548.83 0.00	1,028,548.83	4.50	02/29/2028	609	99.73 1,047,210.94	18,662.11 1,028,548.83	0.59	Aa1 AA+
91282CGP0	US TREASURY 4.000 02/29/28	02/23/2023 03/01/2023	1,175,000.00	1,165,866.21 0.00	1,165,866.21	4.17	02/29/2028	609	99.73 1,171,878.91	6,012.70 1,165,866.21	0.66	Aa1 AA+
91282CHK0	US TREASURY 4.000 06/30/28	08/21/2023 08/22/2023	2,500,000.00	2,448,242.19 0.00	2,448,242.19	4.48	06/30/2028	731	99.69 2,492,285.15	44,042.96 2,448,242.19	1.41	Aa1 AA+
91282CHQ7	US TREASURY 4.125 07/31/28	08/21/2023 08/22/2023	2,500,000.00	2,463,964.84 0.00	2,463,964.84	4.45	07/31/2028	762	99.92 2,498,046.88	34,082.04 2,463,964.84	1.41	Aa1 AA+
91282CHX2	US TREASURY 4.375 08/31/28	09/27/2023 09/28/2023	2,050,000.00	2,027,818.36 0.00	2,027,818.36	4.62	08/31/2028	793	100.42 2,058,648.44	30,830.08 2,027,818.36	1.16	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	04/18/2024 04/19/2024	2,525,000.00	2,519,377.93 0.00	2,519,377.93	4.68	09/30/2028	823	100.97 2,549,460.94	30,083.01 2,519,377.93	1.44	Aa1 AA+
91282CKG5	US TREASURY 4.125 03/31/29	05/09/2024 05/10/2024	2,500,000.00	2,460,742.19 0.00	2,460,742.19	4.49	03/31/2029	1,005	99.89 2,497,265.63	36,523.44 2,460,742.19	1.41	Aa1 AA+
91282CFL0	US TREASURY 3.875 09/30/29	04/08/2025 04/09/2025	900,000.00	900,210.94 0.00	900,210.94	3.87	09/30/2029	1,188	99.10 891,914.07	(8,296.87) 900,210.94	0.50	Aa1 AA+
91282CFL0	US TREASURY 3.875 09/30/29	12/19/2024 12/20/2024	800,000.00	782,468.75 0.00	782,468.75	4.39	09/30/2029	1,188	99.10 792,812.50	10,343.75 782,468.75	0.45	Aa1 AA+
91282CFL0	US TREASURY 3.875 09/30/29	10/18/2024 10/21/2024	1,700,000.00	1,695,417.97 0.00	1,695,417.97	3.94	09/30/2029	1,188	99.10 1,684,726.57	(10,691.40) 1,695,417.97	0.95	Aa1 AA+
91282CMA6	US TREASURY 4.125 11/30/29	12/20/2024 12/23/2024	2,650,000.00	2,620,808.59 0.00	2,620,808.59	4.38	11/30/2029	1,249	99.84 2,645,859.38	25,050.79 2,620,808.59	1.49	Aa1 AA+
91282CMU2	US TREASURY 4.000 03/31/30	05/07/2025 05/08/2025	3,100,000.00	3,119,132.81 0.00	3,119,132.81	3.86	03/31/2030	1,370	99.36 3,080,140.63	(38,992.19) 3,119,132.81	1.74	Aa1 AA+
91282CMZ1	US TREASURY 3.875 04/30/30	05/19/2025 05/20/2025	3,500,000.00	3,465,410.16 0.00	3,465,410.16	4.10	04/30/2030	1,400	98.91 3,461,992.21	(3,417.96) 3,465,410.16	1.96	Aa1 AA+
91282CPR6	US TREASURY 3.625 12/31/30	01/13/2026 01/14/2026	2,500,000.00	2,487,109.38 0.00	2,487,109.38	3.74	12/31/2030	1,645	97.65 2,441,210.95	(45,898.43) 2,487,109.38	1.38	Aa1 AA+
91282CQG9	US TREASURY 3.875 03/31/31	03/26/2026 03/31/2026	3,000,000.00	2,977,617.19 0.00	2,977,617.19	4.04	03/31/2031	1,735	98.59 2,957,812.50	(19,804.69) 2,977,617.19	1.67	Aa1 AA+
91282CQK0	US TREASURY 3.875 04/30/31	06/01/2026 06/02/2026	1,500,000.00	1,479,433.59 5,212.30	1,484,645.89	4.19	04/30/2031	1,765	98.57 1,478,554.70	(878.90) 1,479,433.59	0.84	Aa1 AA+
U.S. TREASURIES TOTAL			47,900,000.00	47,051,744.16 5,212.30	47,056,956.46	4.15		930	99.35 47,586,230.54	534,486.38 47,051,744.16	26.88	AA+
U.S. AGENCIES												
742651DZ2	PEFCO 3.900 10/15/27	06/14/2023 06/16/2023	1,700,000.00	1,680,883.50 0.00	1,680,883.50	4.19	10/15/2027	472	99.43 1,690,327.00	9,443.50 1,680,883.50	0.95	Aa1 NA
3130ATUS4	FHLBANKS 4.250 12/10/27	12/20/2022 12/21/2022	700,000.00	710,829.00 0.00	710,829.00	3.90	12/10/2027	528	100.02 700,154.00	(10,675.00) 710,829.00	0.40	Aa1 AA+
2122EPNH4	FED FARM CR BNKS 3.875 06/21/28	06/15/2023 06/21/2023	1,100,000.00	1,095,105.00 0.00	1,095,105.00	3.97	06/21/2028	722	99.31 1,092,377.00	(2,728.00) 1,095,105.00	0.62	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
3130AMWE8	FHLBANKS 2.000 06/30/28 '26	05/14/2024 05/15/2024	2,000,000.00	1,792,380.00 0.00	1,792,380.00	4.74	06/30/2028	731	96.28 1,925,680.00	133,300.00 1,792,380.00	1.09	Aa1 AA+
742651DY5	PEFCO 1.400 07/15/28	09/08/2023 09/12/2023	2,925,000.00	2,532,336.30 0.00	2,532,336.30	4.52	07/15/2028	746	94.10 2,752,542.00	220,205.70 2,532,336.30	1.55	Aa1 NA
3133EP4A0	FED FARM CR BNKS 4.250 02/28/29	02/28/2024 02/29/2024	1,000,000.00	996,480.00 0.00	996,480.00	4.31	02/28/2029	974	100.12 1,001,200.00	4,720.00 996,480.00	0.57	Aa1 AA+
3133ERAK7	FED FARM CR BNKS 4.375 04/10/29	04/18/2024 04/19/2024	2,500,000.00	2,466,060.00 0.00	2,466,060.00	4.68	04/10/2029	1,015	100.36 2,509,025.00	42,965.00 2,466,060.00	1.42	Aa1 AA+
U.S. AGENCIES TOTAL			11,925,000.00	11,274,073.80 0.00	11,274,073.80	4.44		766	97.94 11,671,305.00	397,231.20 11,274,073.80	6.59	AA+
MBS												
3137FQK77	FH-KC07-A7	08/29/2024 09/04/2024	1,501,462.13	1,450,729.10 0.00	1,450,729.10	4.08	10/25/2026	117	99.41 1,492,620.77	41,891.67 1,450,729.10	0.84	Aa1 AA+
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	07/01/2025 07/07/2025	1,025,000.00	1,018,914.06 0.00	1,018,914.06	4.01	08/25/2028	787	98.80 1,012,731.86	(6182.20) 1,018,914.06	0.57	Aa1 AA+
3140HUFK7	FN BL2869	12/19/2024 12/24/2024	3,000,000.00	2,760,000.00 0.00	2,760,000.00	4.69	07/01/2029	1,097	95.29 2,858,673.57	98,673.57 2,760,000.00	1.61	Aa1 AA+
3132XFRD2	FH WN1383	09/09/2024 09/12/2024	2,450,000.00	2,486,462.89 0.00	2,486,462.89	3.86	07/01/2029	1,097	99.16 2,429,523.12	(56,939.77) 2,486,462.89	1.37	Aa1 AA+
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	08/13/2024 08/22/2024	3,000,000.00	3,052,422.00 0.00	3,052,422.00	4.16	07/25/2029	1,121	100.29 3,008,712.75	(43,709.25) 3,052,422.00	1.70	Aa1 AA+
3132XKTY3	FH WN5066	03/07/2025 03/12/2025	3,000,000.00	2,959,453.13 0.00	2,959,453.13	4.47	08/01/2029	1,128	98.98 2,969,345.22	9,892.09 2,959,453.13	1.68	Aa1 AA+
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	05/21/2025 05/29/2025	2,000,000.00	1,999,944.00 0.00	1,999,944.00	4.44	02/25/2030	1,336	100.02 2,000,362.72	418.72 1,999,944.00	1.13	Aa1 AA+
US3137FUZW75	FH-K112-AM	04/30/2026 05/05/2026	2,250,000.00	1,982,460.94 0.00	1,982,460.94	4.16	05/28/2030	1,428	87.80 1,975,509.29	(6,951.65) 1,982,460.94	1.12	Aa1 AA+
3140Q0AJ1	FN BZ4508	10/01/2025 10/06/2025	2,350,000.00	2,363,126.95 0.00	2,363,126.95	4.02	08/01/2030	1,493	98.68 2,319,086.60	(44,040.35) 2,363,126.95	1.31	Aa1 AA+
3140Q1JZ4	FN BZ5679	11/24/2025 11/28/2025	2,675,000.00	2,662,042.97 0.00	2,662,042.97	4.00	11/01/2030	1,585	97.58 2,610,155.38	(51,887.59) 2,662,042.97	1.47	Aa1 AA+
3140Q2C97	FN BZ6395	02/06/2026 02/18/2026	2,875,000.00	2,851,977.55 0.00	2,851,977.55	4.01	02/01/2031	1,677	97.39 2,800,063.24	(51,914.31) 2,851,977.55	1.58	Aa1 AA+
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	05/27/2026 05/29/2026	2,999,628.37	2,979,708.97 0.00	2,979,708.97	4.48	02/25/2031	1,701	99.17 2,974,805.72	(4,903.24) 2,979,708.97	1.68	NA NA
MBS TOTAL			29,126,090.49	28,567,242.56 0.00	28,567,242.56	4.22		1,277	97.79 28,451,590.23	(115,652.32) 28,567,242.56	16.07	AA+
COMMERCIAL MBS												
3140LLEB3	FN BS9129	08/15/2023 08/18/2023	1,250,000.00	1,222,656.25 0.00	1,222,656.25	4.89	07/01/2028	732	99.78 1,247,298.44	24,642.19 1,222,656.25	0.70	Aa1 AA+
COMMERCIAL MBS TOTAL			1,250,000.00	1,222,656.25 0.00	1,222,656.25	4.89		732	99.78 1,247,298.44	24,642.19 1,222,656.25	0.70	AA+
NEGOTIABLE CD'S												



Position Statement

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7954507A7	SALLIE MAE BNK 1.000 07/14/26	07/14/2021 07/16/2021	248,000.00	246,760.00 0.00	246,760.00	1.10	07/14/2026	14	99.89 247,734.64	974.64 246,760.00	0.14	NA NA
38149MZJ5	GOLDMAN BANK USA 1.050 09/08/26	08/31/2021 09/08/2021	249,000.00	247,879.50 0.00	247,879.50	1.14	09/08/2026	70	99.44 247,610.58	(268.92) 247,879.50	0.14	NA NA
NEGOTIABLE CD'S TOTAL			497,000.00	494,639.50 0.00	494,639.50	1.12		42	99.67 495,345.22	705.72 494,639.50	0.28	NA
MUNICIPAL BONDS												
696735QQ5	PALMDALE CALIF SCH DIST 1.071 08/01/26	08/06/2021 09/02/2021	250,000.00	250,000.00 0.00	250,000.00	1.07	08/01/2026	32	99.76 249,410.50	(589.50) 250,000.00	0.14	Aa3 NA
20056XAC2	COMMERCE CALIF PENSION OBLI 1.212 08/01/26	08/25/2021 08/31/2021	525,000.00	525,000.00 0.00	525,000.00	1.21	08/01/2026	32	99.77 523,784.10	(1,215.90) 525,000.00	0.30	NA AA-
91412G2Y0	UNIVERSITY CALIF REVS 3.039 05/15/27	02/05/2026 02/06/2026	2,000,000.00	1,986,420.00 0.00	1,986,420.00	3.59	05/15/2027	319	99.03 1,980,604.00	(5,816.00) 1,986,420.00	1.12	Aa3 AA-
918608UN8	VACAVILLE CALIF UNI SCH DIS 1.457 08/01/27	02/05/2026 02/06/2026	350,000.00	339,311.00 70.83	339,381.83	3.59	08/01/2027	397	97.17 340,089.40	778.40 339,311.00	0.19	Aa2 NA
13063DC48	CALIFORNIA STATE 1.700 02/01/28	01/25/2023 02/01/2023	900,000.00	805,545.00 0.00	805,545.00	4.04	02/01/2028	581	96.22 866,016.00	60,471.00 805,545.00	0.49	Aa2 AA-
157432MG7	CHAFFEY CMNTY COLLEGE DIST 4.450 06/01/28	11/22/2024 12/17/2024	1,075,000.00	1,075,000.00 0.00	1,075,000.00	4.44	06/01/2028	702	100.30 1,078,236.83	3,236.83 1,075,000.00	0.61	Aa1 AA
157432MH5	CHAFFEY CMNTY COLLEGE DIST 4.530 06/01/29	11/22/2024 12/17/2024	1,000,000.00	1,000,000.00 0.00	1,000,000.00	4.52	06/01/2029	1,067	100.50 1,004,999.00	4,999.00 1,000,000.00	0.57	Aa1 AA
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	11/05/2024 11/06/2024	1,700,000.00	1,707,378.00 0.00	1,707,378.00	4.40	08/01/2029	1,128	100.47 1,708,071.60	693.60 1,707,378.00	0.96	Aa2 AA-
MUNICIPAL BONDS TOTAL			7,800,000.00	7,688,654.00 70.83	7,688,724.83	3.81		652	99.39 7,751,211.43	62,557.43 7,688,654.00	4.38	AA-
ASSET-BACKED SECURITIES												
344930AD4	FCAOT-23B-A3	10/16/2025 10/17/2025	1,021,794.68	1,029,059.02 0.00	1,029,059.02	4.76	05/15/2028	685	100.33 1,025,143.70	(3,915.32) 1,029,059.02	0.58	NA AAA
05522RDJ4	BACCT-241-A	05/20/2025 05/21/2025	1,500,000.00	1,517,812.50 0.00	1,517,812.50	4.30	05/15/2029	1,050	100.63 1,509,378.05	(8,434.46) 1,517,812.50	0.85	Aaa AAA
44935JAD8	HART-25C-A3	10/10/2025 10/14/2025	4,250,000.00	4,251,826.17 0.00	4,251,826.17	3.87	04/15/2030	1,385	99.23 4,217,289.66	(34,536.51) 4,251,826.17	2.38	NA AAA
02582JKV1	AXCMT-254-A	07/08/2025 07/22/2025	1,277,000.00	1,276,815.98 0.00	1,276,815.98	4.30	07/15/2030	1,476	99.81 1,274,568.86	(2,247.12) 1,276,815.98	0.72	NA AAA
92970QAK1	WFCIT-261-A	04/21/2026 04/27/2026	2,000,000.00	1,999,719.60 0.00	1,999,719.60	4.08	04/15/2031	1,021	99.20 1,983,946.50	(15,773.10) 1,999,719.60	1.12	Aaa NA
ASSET-BACKED SECURITIES TOTAL			10,048,794.68	10,075,233.27 0.00	10,075,233.27	4.12		1,202	99.62 10,010,326.77	(64,906.50) 10,075,233.27	5.65	AAA
CORPORATE BONDS												



Position Statement

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14913R2Q9	CTRP LLR FIN SERV 1150 09/14/26 MTN	09/17/2021 09/21/2021	2,500,000.00	2,506,275.00 0.00	2,506,275.00	1.10	09/14/2026	76	99.41 2,485,350.00	(20,925.00) 2,506,275.00	1.40	A1 A
037833CJ7	APPLE 3.350 02/09/27 '26	08/23/2024 08/26/2024	1,500,000.00	1,476,285.00 0.00	1,476,285.00	4.03	02/09/2027	224	99.47 1,492,110.00	15,825.00 1,476,285.00	0.84	Aaa AA+
24422EWD7	JOHN DEERE CAP 2.350 03/08/27 MTN	03/08/2022 03/10/2022	1,500,000.00	1,497,345.00 0.00	1,497,345.00	2.39	03/08/2027	251	98.72 1,480,755.00	(16,590.00) 1,497,345.00	0.84	A1 A
89236TJZ9	TOYOTA MOTOR CRD 3.050 03/22/27 MTN	03/18/2022 03/22/2022	1,750,000.00	1,757,752.50 0.00	1,757,752.50	2.95	03/22/2027	265	99.16 1,735,317.50	(22,435.00) 1,757,752.50	0.98	A1 A+
48128GU99	JP MORGAN 1.250 07/31/27 '26 MTN	10/02/2024 10/03/2024	2,500,000.00	2,288,500.00 0.00	2,288,500.00	4.47	07/31/2027	396	96.06 2,401,450.00	112,950.00 2,288,500.00	1.36	A1 A
74432BBC1	PRUDENTIAL FINL 4.000 08/15/27 MTN	09/03/2025 09/04/2025	2,896,000.00	2,896,000.00 0.00	2,896,000.00	4.00	08/15/2027	411	99.42 2,879,087.36	(16,912.64) 2,896,000.00	1.63	A3 A
742718FZ7	PROCTER GAMBLE 3.950 01/26/28	08/29/2024 08/30/2024	1,985,000.00	1,984,206.00 0.00	1,984,206.00	3.96	01/26/2028	575	99.65 1,978,092.20	(6,113.80) 1,984,206.00	1.12	Aa3 AA-
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	02/19/2025 02/20/2025	2,000,000.00	2,004,300.00 0.00	2,004,300.00	4.47	03/01/2028	610	100.56 2,011,200.00	6,900.00 2,004,300.00	1.14	Aaa AAA
931142FB4	WALMART 3.900 04/15/28 '28	09/17/2024 09/18/2024	2,200,000.00	2,219,096.00 0.00	2,219,096.00	3.63	04/15/2028	655	99.53 2,189,726.00	(29,370.00) 2,219,096.00	1.24	Aa2 AA
30303M8L9	META PLATFORMS 4.600 05/15/28 '28	06/25/2024 06/26/2024	3,000,000.00	3,000,180.00 0.00	3,000,180.00	4.60	05/15/2028	685	100.52 3,015,600.00	15,420.00 3,000,180.00	1.70	Aa3 AA-
57636QAM6	MASTERCARD 2.950 06/01/29 '29	02/04/2026 02/05/2026	2,700,000.00	2,616,678.00 0.00	2,616,678.00	3.95	06/01/2029	1,067	96.30 2,600,208.00	(16,470.00) 2,616,678.00	1.47	Aa3 A+
713448FX1	PEPSICO 4.500 07/17/29 '29	07/15/2024 07/17/2024	1,180,000.00	1,179,480.80 0.00	1,179,480.80	4.51	07/17/2029	1,113	100.33 1,183,835.00	4,354.20 1,179,480.80	0.67	A1 A+
713448GB8	PEPSICO 4.600 02/07/30 '30	02/06/2025 02/07/2025	1,250,000.00	1,247,075.00 0.00	1,247,075.00	4.65	02/07/2030	1,318	100.80 1,260,037.50	12,962.50 1,247,075.00	0.71	A1 A+
17275RBX9	CISCO SYSTEMS 4.750 02/24/30 '30	02/19/2025 02/24/2025	2,000,000.00	1,999,640.00 0.00	1,999,640.00	4.75	02/24/2030	1,335	100.92 2,018,300.00	18,660.00 1,999,640.00	1.14	A1 AA-
166764BY5	CHEVRON 2.236 05/11/30 '30	01/13/2026 01/14/2026	1,500,000.00	1,392,375.00 0.00	1,392,375.00	4.06	05/11/2030	1,411	91.97 1,379,610.00	(12,765.00) 1,392,375.00	0.78	Aa2 AA-
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/27/2025 06/30/2025	4,000,000.00	3,532,640.00 0.00	3,532,640.00	4.15	06/03/2030	1,434	89.28 3,571,160.00	38,520.00 3,532,640.00	2.02	A1 AA
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	10/14/2025 10/15/2025	2,500,000.00	2,525,750.00 0.00	2,525,750.00	4.06	10/15/2030	1,568	99.43 2,485,775.00	(39,975.00) 2,525,750.00	1.40	Aa2 AA-
254687FX9	WALT DISNEY 2.650 01/13/31	02/06/2026 02/09/2026	3,000,000.00	2,817,240.00 5,741.67	2,822,981.67	4.02	01/13/2031	1,658	92.35 2,770,470.00	(46,770.00) 2,817,240.00	1.56	A2 A
037833ED8	APPLE 1.650 02/08/31 '30	02/23/2026 02/24/2026	1,110,000.00	1,001,763.90 814.00	1,002,577.90	3.83	02/08/2031	1,684	88.79 985,524.60	(16,239.30) 1,001,763.90	0.56	Aaa AA+
02079KBK2	ALPHABET 4.100 02/15/31 '31	02/10/2026 02/17/2026	2,000,000.00	2,000,160.00 911.11	2,001,071.11	4.10	02/15/2031	1,691	98.26 1,965,220.00	(34,940.00) 2,000,160.00	1.11	Aa2 AA+
30303MAF9	META PLATFORMS 4.550 05/15/31 '31	06/01/2026 06/02/2026	3,000,000.00	2,986,320.00 10,616.67	2,996,936.67	4.65	05/15/2031	1,780	99.46 2,983,860.00	(2,460.00) 2,986,320.00	1.69	Aa3 AA-
CORPORATE BONDS TOTAL			46,071,000.00	44,929,062.20 18,083.45	44,947,145.65	3.94		973	97.54 44,872,688.16	(56,374.04) 44,929,062.20	25.34	A+
SUBNATIONAL												

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
4581X0EN4	IDB 4.125 02/15/29 MTN	02/16/2024 02/21/2024	3,310,000.00	3,273,358.30 0.00	3,273,358.30	4.37	02/15/2029	961	99.89 3,306,292.80	32,934.50 3,273,358.30	1.87	Aaa AAA
SUPRANATIONAL TOTAL			3,310,000.00	3,273,358.30 0.00	3,273,358.30	4.37		961	99.89 3,306,292.80	32,934.50 3,273,358.30	1.87	AAA
TOWN OF PARADISE TOTAL			179,710,507.68	176,052,464.07 23,366.58	176,075,830.65	4.06		879	177,058,762.48	1,006,298.42 176,052,464.07	100.00	AA-
GRAND TOTAL			179,710,507.68	176,052,464.07 23,366.58	176,075,830.65	4.06		879	177,058,762.48	1,006,298.42 176,052,464.07	100.00	AA-



Transaction Statement

TOWN OF PARADISE									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	04/21/2026	04/27/2026	92970QAK1	WFCIT-261-A	2,000,000.00	1,999,719.60	0.00	(1,999,719.60)	4.08
	04/30/2026	05/05/2026	US3137FUZW75	FH-K112-AM	2,250,000.00	1,982,460.94	259.75	(1,982,720.69)	4.16
	05/27/2026	05/29/2026	35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	3,000,000.00			(2,990,321.46)	4.48
	06/01/2026	06/02/2026	91282CQK0	US TREASURY 3.875 04/30/31	1,500,000.00	1,479,433.59	5,212.30	(1,484,645.89)	4.19
	06/01/2026	06/02/2026	30303MAF9	META PLATFORMS 4.550 05/15/31 '31	3,000,000.00	2,986,320.00	10,616.67	(2,996,936.67)	4.65
BUY TOTAL					11,750,000.00	11,427,809.80	26,331.36	(11,454,344.31)	4.36
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE		TOTAL	NET REALIZED GAIN/LOSS
MATURITY									
	05/01/2026	05/01/2026	21969AAE2	CORONA 1.361 05/01/2026	(1,925,000.00)	1,931,336.75		1,925,000.00	(6,336.75)
	06/01/2026	06/01/2026	80182AAE9	SANTA CRUZ CNTY CALIF PENSION OBLIG 1.024 06/01/2026	(2,135,000.00)	2,132,000.70		2,135,000.00	2,999.30
	06/01/2026	06/01/2026	20772KNX3	CONNECTICUT ST 1.123 06/01/2026	(2,200,000.00)	2,213,090.00		2,200,000.00	(13,090.00)
MATURITY TOTAL					(6,260,000.00)	6,276,427.45		6,260,000.00	(16,427.45)
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE		TOTAL	NET REALIZED GAIN/LOSS
PRINCIPAL PAYDOWN									
	04/15/2026	04/15/2026	344930AD4	FCAOT-23B-A3	(177,897.54)	179,162.28		177,897.53	(1,264.75)
	04/27/2026	04/27/2026	3137FMU67	FH-K735-A2	(596,400.05)	582,561.69		596,400.07	13,838.38
	05/15/2026	05/15/2026	344930AD4	FCAOT-23B-A3	(160,312.03)	161,451.75		160,312.03	(1,139.72)
	05/26/2026	05/26/2026	3137FMU67	FH-K735-A2	(924,828.65)	903,369.68		924,828.61	21,458.93
	06/15/2026	06/15/2026	344930AD4	FCAOT-23B-A3	(139,026.15)	140,014.54		139,026.16	(988.38)
	06/25/2026	06/25/2026	35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	(167.82)	166.71		167.82	1.11
	06/25/2026	06/25/2026	3137FQK77	FH-KC07-A7	(430,300.90)	415,761.43		430,300.90	14,539.47
PRINCIPAL PAYDOWN TOTAL					(2,428,933.14)	2,382,488.08		2,428,933.12	46,445.04

Transaction Statement

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
SELL								
	04/23/2026	04/24/2026	91282CJR3	US TREASURY 3.750 12/31/28	(2,000,000.00)	1,983,750.00	1,996,953.13	13,203.13
SELL TOTAL					(2,000,000.00)	1,983,750.00	1,996,953.13	13,203.13



Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
US BANK				
58510R580	MEEDER:GOVERNMENT MM;Y	03/31/2026	04/01/2026	5,001.48
3133ERAK7	FED FARM CR BNKS 4.375 04/10/29	04/10/2026	04/10/2026	54,687.50
02582JKV1	AXCMT-254-A	04/15/2026	04/15/2026	4,575.92
344930AD4	FCAOT-23B-A3	04/15/2026	04/15/2026	6,533.27
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	04/15/2026	04/15/2026	72,263.89
05522RDJ4	BACCT-241-A	04/15/2026	04/15/2026	6,162.50
931142FB4	WALMART 3.900 04/15/28 '28	04/15/2026	04/15/2026	42,900.00
742651DZ2	PEFCO 3.900 10/15/27	04/15/2026	04/15/2026	33,150.00
44935JAD8	HART-25C-A3	04/15/2026	04/15/2026	13,741.67
91282CJR3	US TREASURY 3.750 12/31/28	04/23/2026	04/24/2026	23,618.78
3137FQK77	FH-KC07-A7	04/01/2026	04/27/2026	4,043.83
3137FMU67	FH-K735-A2	04/01/2026	04/27/2026	3,628.13
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	04/01/2026	04/27/2026	7,521.67
3140Q2C97	FN BZ6395	04/01/2026	04/27/2026	9,630.45
3132XFRD2	FH WN1383	04/01/2026	04/27/2026	8,860.83
3132XKTY3	FH WN5066	04/01/2026	04/27/2026	10,695.00
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	04/01/2026	04/27/2026	11,545.00
3140LLEB3	FN BS9129	04/01/2026	04/27/2026	4,725.35
3140Q1JZ4	FN BZ5679	04/01/2026	04/27/2026	8,960.51
3140Q0AJ1	FN BZ4508	04/01/2026	04/27/2026	8,397.99
3137FJEH8	FHMS K-081A2 3.9 08/25/2028	04/01/2026	04/27/2026	3,331.25
3140HUFK7	FN BL2869	04/01/2026	04/27/2026	7,207.50
91282CMZ1	US TREASURY 3.875 04/30/30	04/30/2026	04/30/2026	67,812.50
58510R580	MEEDER:GOVERNMENT MM;Y	04/30/2026	05/01/2026	4,094.23
21969AAE2	CORONA 1.361 05/01/2026	05/01/2026	05/01/2026	13,099.63
166764BY5	CHEVRON 2.236 05/11/30 '30	05/11/2026	05/11/2026	16,770.00
912828X88	US TREASURY 2.375 05/15/27	05/15/2026	05/15/2026	34,437.50
02582JKV1	AXCMT-254-A	05/15/2026	05/15/2026	4,575.92

Income/Dividend Received

92970QAK1	WFCIT-261-A	05/15/2026	05/15/2026	4,080.00
30303M8L9	META PLATFORMS 4.600 05/15/28 '28	05/15/2026	05/15/2026	69,000.00
05522RDJ4	BACCT-241-A	05/15/2026	05/15/2026	6,162.50
91412G2Y0	UNIVERSITY CALIF REVS 3.039 05/15/27	05/15/2026	05/15/2026	30,390.00
344930AD4	FCAOT-23B-A3	05/15/2026	05/15/2026	5,757.94
44935JAD8	HART-25C-A3	05/15/2026	05/15/2026	13,741.67
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	05/01/2026	05/26/2026	3,331.25
3140Q0AJ1	FN BZ4508	05/01/2026	05/26/2026	8,127.08
3132XKTY3	FH WN5066	05/01/2026	05/26/2026	10,350.00
3140Q2C97	FN BZ6395	05/01/2026	05/26/2026	9,319.79
3140HUFK7	FN BL2869	05/01/2026	05/26/2026	6,975.00
3137FQK77	FH-KC07-A7	05/01/2026	05/26/2026	4,043.83
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	05/01/2026	05/26/2026	7,521.67
3140Q1JZ4	FN BZ5679	05/01/2026	05/26/2026	8,671.46
3140LLEB3	FN BS9129	05/01/2026	05/26/2026	4,572.92
3132XFRD2	FH WN1383	05/01/2026	05/26/2026	8,575.00
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	05/01/2026	05/26/2026	11,545.00
3137FMU67	FH-K735-A2	05/01/2026	05/26/2026	2,205.72
91282CFZ9	US TREASURY 3.875 11/30/27	05/31/2026	06/01/2026	54,250.00
80182AAE9	SANTA CRUZ CNTY CALIF PENSION OBLIG 1.024 06/01/2026	06/01/2026	06/01/2026	10,931.20
91282CMA6	US TREASURY 4.125 11/30/29	05/31/2026	06/01/2026	54,656.25
157432MH5	CHAFFEY CMNTY COLLEGE DIST 4.530 06/01/29	06/01/2026	06/01/2026	22,650.00
157432MG7	CHAFFEY CMNTY COLLEGE DIST 4.450 06/01/28	06/01/2026	06/01/2026	23,918.75
57636QAM6	MASTERCARD 2.950 06/01/29 '29	06/01/2026	06/01/2026	39,825.00
20772KNX3	CONNECTICUT ST 1.123 06/01/2026	06/01/2026	06/01/2026	12,353.00
58510R580	MEEDER:GOVERNMENT MM,Y	05/31/2026	06/01/2026	7,140.26
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/03/2026	06/03/2026	30,000.00
3130ATUS4	FHLBANKS 4.250 12/10/27	06/10/2026	06/10/2026	14,875.00
05522RDJ4	BACCT-241-A	06/15/2026	06/15/2026	6,162.50
92970QAK1	WFCIT-261-A	06/15/2026	06/15/2026	6,800.00

Income/Dividend Received

344930AD4	FCAOT-23B-A3	06/15/2026	06/15/2026	5,059.24
44935JAD8	HART-25C-A3	06/15/2026	06/15/2026	13,741.67
02582JKV1	AXCMT-254-A	06/15/2026	06/15/2026	4,575.92
3133EPNH4	FED FARM CR BNKS 3.875 06/21/28	06/21/2026	06/22/2026	21,312.50
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	06/01/2026	06/25/2026	11,545.00
3140Q1JZ4	FN BZ5679	06/01/2026	06/25/2026	8,960.51
3140LLEB3	FN BS9129	06/01/2026	06/25/2026	4,725.35
3140Q0AJ1	FN BZ4508	06/01/2026	06/25/2026	8,397.99
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	06/01/2026	06/25/2026	3,331.25
3140HUFK7	FN BL2869	06/01/2026	06/25/2026	7,207.50
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	06/01/2026	06/25/2026	10,974.26
US3137FUZW75	FH-K112-AM	06/01/2026	06/25/2026	1,948.12
3137FQK77	FH-KC07-A7	06/01/2026	06/25/2026	4,043.83
3140Q2C97	FN BZ6395	06/01/2026	06/25/2026	9,630.45
3132XFRD2	FH WN1383	06/01/2026	06/25/2026	8,860.83
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	06/01/2026	06/25/2026	7,521.67
3132XKTY3	FH WN5066	06/01/2026	06/25/2026	10,695.00
91282CEW7	US TREASURY 3.250 06/30/27	06/30/2026	06/30/2026	40,625.00
3130AMWE8	FHLBANKS 2.000 06/30/28 '26	06/30/2026	06/30/2026	20,000.00
91282CPR6	US TREASURY 3.625 12/31/30	06/30/2026	06/30/2026	45,312.50
91282CHK0	US TREASURY 4.000 06/30/28	06/30/2026	06/30/2026	50,000.00
US BANK - TOTAL				1,288,373.68
TOTAL				1,288,373.68

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
TOWN OF PARADISE			
CUSTODY FEE			
	04/24/2026	(957.44)	(957.44)
	05/22/2026	(942.67)	(942.67)
	06/25/2026	(942.17)	(942.17)
CUSTODY FEE TOTAL		(2,842.28)	(2,842.28)
MANAGEMENT FEE			
	04/30/2026	(5,500.00)	(5,500.00)
	05/26/2026	(5,500.00)	(5,500.00)
	06/23/2026	(5,500.00)	(5,500.00)
MANAGEMENT FEE TOTAL		(16,500.00)	(16,500.00)

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
254687FX9	WALT DISNEY 2.650 01/13/31	07/13/2026	39,750.00
7954507A7	SALLIE MAE BNK 1.000 07/14/26	07/14/2026	1,229.81
7954507A7	SALLIE MAE BNK 1.000 07/14/26	07/14/2026	1,240.00
344930AD4	FCAOT-23B-A3	07/15/2026	4,616.81
742651DY5	PEFCO 1.400 07/15/28	07/15/2026	20,475.00
02582JKV1	AXCMT-254-A	07/15/2026	4,575.92
05522RDJ4	BACCT-241-A	07/15/2026	6,162.50
92970QAK1	WFCIT-261-A	07/15/2026	6,800.00
44935JAD8	HART-25C-A3	07/15/2026	13,741.67
713448FX1	PEPSICO 4.500 07/17/29 '29	07/17/2026	26,550.00
63873KGP6	NATIXIS NY 07/23/26	07/23/2026	63,666.67
3140Q0AJ1	FN BZ4508	07/25/2026	8,127.08
3132XKTY3	FH WN5066	07/25/2026	10,350.00
3140LLEB3	FN BS9129	07/25/2026	4,572.92
3132XFRD2	FH WN1383	07/25/2026	8,575.00
3140HUFK7	FN BL2869	07/25/2026	6,975.00
3140Q2C97	FN BZ6395	07/25/2026	9,319.79
3140Q1JZ4	FN BZ5679	07/25/2026	8,671.46
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	07/27/2026	10,973.64
US3137FUZW75	FH-K112-AM	07/27/2026	1,948.13
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	07/27/2026	7,521.67
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	07/27/2026	11,545.00
742718FZ7	PROCTER GAMBLE 3.950 01/26/28	07/27/2026	39,203.75
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	07/27/2026	3,331.25
3137FQK77	FH-KC07-A7	07/27/2026	3,143.06
48128GU99	JP MORGAN 1.250 07/31/27 '26 MTN	07/31/2026	15,625.00
91282CHQ7	US TREASURY 4.125 07/31/28	07/31/2026	51,562.50
JUL 2026 TOTAL			390,253.62

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
696735QQ5	PALMDALE CALIF SCH DIST 1.071 08/01/26	08/03/2026	1,338.75
13063DC48	CALIFORNIA STATE 1.700 02/01/28	08/03/2026	7,650.00
20056XAC2	COMMERCE CALIF PENSION OBLI 1.212 08/01/26	08/03/2026	3,181.50
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	08/03/2026	38,250.00
918608UN8	VACAVILLE CALIF UNI SCH DIS 1.457 08/01/27	08/03/2026	2,549.75
713448GB8	PEPSICO 4.600 02/07/30 '30	08/07/2026	28,750.00
037833ED8	APPLE 1.650 02/08/31 '30	08/10/2026	9,157.50
037833CJ7	APPLE 3.350 02/09/27 '26	08/10/2026	25,125.00
344930AD4	FCAOT-23B-A3	08/17/2026	4,062.53
4581X0EN4	IDB 4.125 02/15/29 MTN	08/17/2026	68,268.75
02079KKB2	ALPHABET 4.100 02/15/31 '31	08/17/2026	41,455.56
74432BBC1	PRUDENTIAL FINL 4.000 08/15/27 MTN	08/17/2026	57,920.00
02582JKV1	AXCMT-254-A	08/17/2026	4,575.92
05522RDJ4	BACCT-241-A	08/17/2026	6,162.50
92970QAK1	WFCIT-261-A	08/17/2026	6,800.00
44935JAD8	HART-25C-A3	08/17/2026	13,741.67
17275RBX9	CISCO SYSTEMS 4.750 02/24/30 '30	08/24/2026	47,500.00
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	08/25/2026	10,124.65
3132XFRD2	FH WN1383	08/25/2026	8,569.83
3140LLEB3	FN BS9129	08/25/2026	4,581.76
3140Q0AJ1	FN BZ4508	08/25/2026	8,124.04
3140Q2C97	FN BZ6395	08/25/2026	9,313.12
US3137FUZW75	FH-K112-AM	08/25/2026	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	08/25/2026	11,545.00
3140HUFK7	FN BL2869	08/25/2026	6,946.44
3132XKTY3	FH WN5066	08/25/2026	10,343.75
3140Q1JZ4	FN BZ5679	08/25/2026	8,666.12
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	08/25/2026	10,972.87

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137FJEH8	FHMS K-081A2 3.9 08/25/2028	08/25/2026	3,331.25
3137FQK77	FH-KC07-A7	08/25/2026	3,143.06
3133EP4A0	FED FARM CR BNKS 4.250 02/28/29	08/28/2026	21,250.00
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	9,375.00
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	18,945.31
91282CHX2	US TREASURY 4.375 08/31/28	08/31/2026	44,843.75
91282CGP0	US TREASURY 4.000 02/29/28	08/31/2026	44,500.00
91282CFH9	US TREASURY 3.125 08/31/27	08/31/2026	35,937.50
AUG 2026 TOTAL			638,951.00
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	09/01/2026	45,500.00
24422EWD7	JOHN DEERE CAP 2.350 03/08/27 MTN	09/08/2026	17,625.00
38149MZJ5	GOLDMAN BANK USA 1.050 09/08/26	09/08/2026	1,120.50
38149MZJ5	GOLDMAN BANK USA 1.050 09/08/26	09/08/2026	1,317.99
14913R2Q9	CTRPLL R FIN SERV 1.150 09/14/26 MTN	09/14/2026	(6,275.00)
14913R2Q9	CTRPLL R FIN SERV 1.150 09/14/26 MTN	09/14/2026	14,375.00
44935JAD8	HART-25C-A3	09/15/2026	13,741.67
344930AD4	FCAOT-23B-A3	09/15/2026	3,561.99
02582JKV1	AXCMT-254-A	09/15/2026	4,575.92
92970QAK1	WFCIT-261-A	09/15/2026	6,800.00
05522RDJ4	BACCT-241-A	09/15/2026	6,162.50
89236TJZ9	TOYOTA MOTOR CRD 3.050 03/22/27 MTN	09/22/2026	26,687.50
3140HUFK7	FN BL2869	09/25/2026	6,912.06
US3137FUZW75	FH-K112-AM	09/25/2026	1,948.13
3132XKTY3	FH WN5066	09/25/2026	10,336.75
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	09/25/2026	11,545.00
3140Q0AJ1	FN BZ4508	09/25/2026	8,116.42
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	09/25/2026	10,972.23
3137FJEH8	FHMS K-081A2 3.9 08/25/2028	09/25/2026	3,331.25

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137FQK77	FH-KC07-A7	09/25/2026	3,143.06
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	09/25/2026	10,124.65
3132XFRD2	FH WN1383	09/25/2026	8,564.05
3140LLEB3	FN BS9129	09/25/2026	4,573.47
3140Q2C97	FN BZ6395	09/25/2026	9,305.43
3140Q1JZ4	FN BZ5679	09/25/2026	8,660.14
91282CJA0	US TREASURY 4.625 09/30/28	09/30/2026	58,390.63
91282CFL0	US TREASURY 3.875 09/30/29	09/30/2026	65,875.00
91282CQG9	US TREASURY 3.875 03/31/31	09/30/2026	58,125.00
91282CKG5	US TREASURY 4.125 03/31/29	09/30/2026	51,562.50
91282CFM8	US TREASURY 4.125 09/30/27	09/30/2026	19,593.75
09659CJW9	BNP PARIBAS NY 09/30/26	09/30/2026	71,999.28
91282CMU2	US TREASURY 4.000 03/31/30	09/30/2026	62,000.00
SEP 2026 TOTAL			620,271.86
3133ERAK7	FED FARM CR BNKS 4.375 04/10/29	10/13/2026	54,687.50
931142FB4	WALMART 3.900 04/15/28 '28	10/15/2026	42,900.00
02582JKV1	AXCMT-254-A	10/15/2026	4,575.92
05522RDJ4	BACCT-241-A	10/15/2026	6,162.50
92970QAK1	WFCIT-261-A	10/15/2026	6,800.00
44935JAD8	HART-25C-A3	10/15/2026	13,741.67
344930AD4	FCAOT-23B-A3	10/15/2026	3,070.01
742651DZ2	PEFCO 3.900 10/15/27	10/15/2026	33,150.00
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	10/15/2026	53,750.00
3137FQK77	FH-KC07-A7	10/25/2026	50,733.03
3137FQK77	FH-KC07-A7	10/26/2026	3,103.86
3140Q0AJ1	FN BZ4508	10/26/2026	8,109.23
3140HUFK7	FN BL2869	10/26/2026	6,873.15
3140LLEB3	FN BS9129	10/26/2026	4,562.85

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
US3137FUZW75	FH-K112-AM	10/26/2026	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	10/26/2026	11,545.00
3140Q2C97	FN BZ6395	10/26/2026	9,297.09
3140Q1JZ4	FN BZ5679	10/26/2026	8,653.86
3132XFRD2	FH WN1383	10/26/2026	8,557.97
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	10/26/2026	10,971.56
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	10/26/2026	3,331.25
3132XKTY3	FH WN5066	10/26/2026	10,329.39
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	10/26/2026	10,124.65
OCT 2026 TOTAL			366,978.59
91282CMZ1	US TREASURY 3.875 04/30/30	11/02/2026	67,812.50
91282CQK0	US TREASURY 3.875 04/30/31	11/02/2026	29,062.50
53948BL31	LLOYDS BK NY BR 11/03/26	11/03/2026	80,767.50
09659CLA4	BNP PARIBAS NY 11/10/26	11/10/2026	90,389.03
166764BY5	CHEVRON 2.236 05/11/30 '30	11/12/2026	16,770.00
91412G2Y0	UNIVERSITY CALIF REVS 3.039 05/15/27	11/16/2026	30,390.00
912828X88	US TREASURY 2.375 05/15/27	11/16/2026	34,437.50
30303M8L9	META PLATFORMS 4.600 05/15/28 '28	11/16/2026	69,000.00
02582JKV1	AXCMT-254-A	11/16/2026	4,575.92
344930AD4	FCAOT-23B-A3	11/16/2026	2,595.14
05522RDJ4	BACCT-241-A	11/16/2026	6,162.50
92970QAK1	WFCIT-261-A	11/16/2026	6,800.00
30303MAF9	META PLATFORMS 4.550 05/15/31 '31	11/16/2026	72,420.83
44935JAD8	HART-25C-A3	11/16/2026	13,741.67
3132XKTY3	FH WN5066	11/25/2026	10,319.80
US3137FUZW75	FH-K112-AM	11/25/2026	1,948.13
3140HUFK7	FN BL2869	11/25/2026	6,818.78
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	11/25/2026	11,545.00

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3140Q1JZ4	FN BZ5679	11/25/2026	8,645.67
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	11/25/2026	10,970.74
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	11/25/2026	3,331.25
3140Q0AJ1	FN BZ4508	11/25/2026	8,095.81
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	11/25/2026	10,124.65
3140Q2C97	FN BZ6395	11/25/2026	9,285.91
3140LLEB3	FN BS9129	11/25/2026	4,525.75
3132XFRD2	FHWN1383	11/25/2026	8,550.04
91282CMA6	US TREASURY 4.125 11/30/29	11/30/2026	54,656.25
91282CFZ9	US TREASURY 3.875 11/30/27	11/30/2026	54,250.00
NOV 2026 TOTAL			727,992.85
57636QAM6	MASTERCARD 2.950 06/01/29 '29	12/01/2026	39,825.00
157432MH5	CHAFHEY CMNTY COLLEGE DIST 4.530 06/01/29	12/01/2026	22,650.00
157432MG7	CHAFHEY CMNTY COLLEGE DIST 4.450 06/01/28	12/01/2026	23,918.75
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/03/2026	30,000.00
3130ATUS4	FHLBANKS 4.250 12/10/27	12/10/2026	14,875.00
344930AD4	FCAOT-23B-A3	12/15/2026	2,128.91
02582JKV1	AXCMT-254-A	12/15/2026	4,575.92
05522RDJ4	BACCT-241-A	12/15/2026	6,162.50
92970QAK1	WFCIT-261-A	12/15/2026	6,800.00
44935JAD8	HART-25C-A3	12/15/2026	13,741.67
3133EPNH4	FED FARM CR BNKS 3.875 06/21/28	12/21/2026	21,312.50
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	12/25/2026	3,331.25
3140Q1JZ4	FN BZ5679	12/25/2026	8,640.36
3140Q0AJ1	FN BZ4508	12/25/2026	8,088.93
3140Q2C97	FN BZ6395	12/25/2026	9,278.44
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	12/25/2026	10,124.65
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	12/25/2026	10,970.04

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3132XKTY3	FH WN5066	12/25/2026	10,313.59
3140LLEB3	FN BS9129	12/25/2026	4,510.34
US3137FUZW75	FH-K112-AM	12/25/2026	1,948.13
3132XFRD2	FH WN1383	12/25/2026	8,544.91
3140HUFK7	FN BL2869	12/25/2026	6,780.87
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	12/25/2026	11,545.00
3130AMWE8	FHLBANKS 2.000 06/30/28 '26	12/30/2026	20,000.00
91282CEW7	US TREASURY 3.250 06/30/27	12/31/2026	40,625.00
91282CPR6	US TREASURY 3.625 12/31/30	12/31/2026	45,312.50
91282CHK0	US TREASURY 4.000 06/30/28	12/31/2026	50,000.00
DEC 2026 TOTAL			436,004.25
254687FX9	WALT DISNEY 2.650 01/13/31	01/13/2027	39,750.00
02582JKV1	AXCMT-254-A	01/15/2027	4,575.92
92970QAK1	WFCIT-261-A	01/15/2027	6,800.00
05522RDJ4	BACCT-241-A	01/15/2027	6,162.50
44935JAD8	HART-25C-A3	01/15/2027	13,741.67
742651DY5	PEFCO 1.400 07/15/28	01/15/2027	20,475.00
344930AD4	FCAOT-23B-A3	01/15/2027	1,676.46
713448FX1	PEPSICO 4.500 07/17/29 '29	01/19/2027	26,550.00
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	01/25/2027	10,968.07
US3137FUZW75	FH-K112-AM	01/25/2027	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	01/25/2027	11,545.00
3140Q2C97	FN BZ6395	01/25/2027	9,269.29
3140HUFK7	FN BL2869	01/25/2027	6,732.43
3140LLEB3	FN BS9129	01/25/2027	4,475.60
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	01/25/2027	3,331.25
3132XFRD2	FH WN1383	01/25/2027	8,538.80
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	01/25/2027	10,124.65

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3140Q0AJ1	FN BZ4508	01/25/2027	8,078.45
3140Q1JZ4	FN BZ5679	01/25/2027	8,634.05
3132XKTY3	FH WN5066	01/25/2027	10,306.19
742718FZ7	PROCTER GAMBLE 3.950 01/26/28	01/26/2027	39,203.75
JAN 2027 TOTAL			252,887.20
48128GU99	JP MORGAN 1.250 07/31/27 '26 MTN	02/01/2027	15,625.00
13063DC48	CALIFORNIA STATE 1.700 02/01/28	02/01/2027	7,650.00
91282CHQ7	US TREASURY 4.125 07/31/28	02/01/2027	51,562.50
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	02/01/2027	38,250.00
918608UN8	VACAVILLE CALIF UNI SCH DIS 1.457 08/01/27	02/01/2027	2,549.75
037833ED8	APPLE 1.650 02/08/31 '30	02/08/2027	9,157.50
713448GB8	PEPSICO 4.600 02/07/30 '30	02/08/2027	28,750.00
037833CJ7	APPLE 3.350 02/09/27 '26	02/09/2027	23,715.00
037833CJ7	APPLE 3.350 02/09/27 '26	02/09/2027	25,125.00
344930AD4	FCAOT-23B-A3	02/15/2027	1,237.43
05522RDJ4	BACCT-241-A	02/15/2027	6,162.50
44935JAD8	HART-25C-A3	02/15/2027	13,741.67
4581X0EN4	IDB 4.125 02/15/29 MTN	02/16/2027	68,268.75
02079KBK2	ALPHABET 4.100 02/15/31 '31	02/16/2027	41,000.00
74432BBC1	PRUDENTIAL FINL 4.000 08/15/27 MTN	02/16/2027	57,920.00
02582JKV1	AXCMT-254-A	02/16/2027	4,575.92
92970QAK1	WFCIT-261-A	02/16/2027	6,800.00
17275RBX9	CISCO SYSTEMS 4.750 02/24/30 '30	02/24/2027	47,500.00
US3137FUZW75	FH-K112-AM	02/25/2027	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	02/25/2027	11,545.00
3140Q2C97	FN BZ6395	02/25/2027	9,262.14
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	02/25/2027	10,965.37
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	02/25/2027	3,331.25

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3140Q1JZ4	FN BZ5679	02/25/2027	8,629.26
3140LLEB3	FN BS9129	02/25/2027	4,448.20
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	02/25/2027	10,124.65
3140HUFK7	FN BL2869	02/25/2027	6,692.97
3140Q0AJ1	FN BZ4508	02/25/2027	8,070.79
3132XFRD2	FH WN1383	02/25/2027	8,534.16
3132XKTY3	FH WN5066	02/25/2027	10,300.58
FEB 2027 TOTAL			543,443.52
91282CFH9	US TREASURY 3.125 08/31/27	03/01/2027	35,937.50
3133EP4A0	FED FARM CR BNKS 4.250 02/28/29	03/01/2027	21,250.00
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	03/01/2027	45,500.00
91282CHX2	US TREASURY 4.375 08/31/28	03/01/2027	44,843.75
91282CGP0	US TREASURY 4.000 02/29/28	03/01/2027	44,500.00
24422EWD7	JOHN DEERE CAP 2.350 03/08/27 MTN	03/08/2027	2,655.00
24422EWD7	JOHN DEERE CAP 2.350 03/08/27 MTN	03/08/2027	17,625.00
02582JKV1	AXCMT-254-A	03/15/2027	4,575.92
92970QAK1	WFCIT-261-A	03/15/2027	6,800.00
05522RDJ4	BACCT-241-A	03/15/2027	6,162.50
44935JAD8	HART-25C-A3	03/15/2027	13,741.67
344930AD4	FCAOT-23B-A3	03/15/2027	803.28
89236TJZ9	TOYOTA MOTOR CRD 3.050 03/22/27 MTN	03/22/2027	26,687.50
89236TJZ9	TOYOTA MOTOR CRD 3.050 03/22/27 MTN	03/22/2027	(7,752.50)
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	03/25/2027	3,331.25
3132XKTY3	FH WN5066	03/25/2027	10,295.55
3140Q1JZ4	FN BZ5679	03/25/2027	8,624.97
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	03/25/2027	10,962.29
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	03/25/2027	10,124.65
3132XFRD2	FH WN1383	03/25/2027	8,530.01

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3140LLEB3	FN BS9129	03/25/2027	4,427.05
3140Q2C97	FN BZ6395	03/25/2027	9,255.54
3140Q0AJ1	FN BZ4508	03/25/2027	8,064.69
US3137FUZW75	FH-K112-AM	03/25/2027	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	03/25/2027	11,545.00
3140HUFK7	FN BL2869	03/25/2027	6,654.89
91282CJA0	US TREASURY 4.625 09/30/28	03/31/2027	58,390.63
91282CFL0	US TREASURY 3.875 09/30/29	03/31/2027	65,875.00
91282CQG9	US TREASURY 3.875 03/31/31	03/31/2027	58,125.00
91282CKG5	US TREASURY 4.125 03/31/29	03/31/2027	51,562.50
91282CFM8	US TREASURY 4.125 09/30/27	03/31/2027	19,593.75
91282CMU2	US TREASURY 4.000 03/31/30	03/31/2027	62,000.00
MAR 2027 TOTAL			672,640.48
3133ERAK7	FED FARM CR BNKS 4.375 04/10/29	04/12/2027	54,687.50
05522RDJ4	BACCT-241-A	04/15/2027	6,162.50
92970QAK1	WFCIT-261-A	04/15/2027	6,800.00
44935JAD8	HART-25C-A3	04/15/2027	13,741.67
344930AD4	FCAOT-23B-A3	04/15/2027	380.08
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	04/15/2027	53,750.00
742651DZ2	PEFCO 3.900 10/15/27	04/15/2027	33,150.00
931142FB4	WALMART 3.900 04/15/28 '28	04/15/2027	42,900.00
02582JKV1	AXCMT-254-A	04/15/2027	4,575.92
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	04/26/2027	11,545.00
3132XKTY3	FH WN5066	04/26/2027	10,289.57
3140Q1JZ4	FN BZ5679	04/26/2027	8,619.86
3140Q2C97	FN BZ6395	04/26/2027	9,247.45
3132XFRD2	FH WN1383	04/26/2027	8,525.06
3140Q0AJ1	FN BZ4508	04/26/2027	8,056.53

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137FJEH8	FHMS K-081A2 3.9 08/25/2028	04/26/2027	3,331.25
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	04/26/2027	10,124.65
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	04/26/2027	10,956.15
3140LLEB3	FN BS9129	04/26/2027	4,392.75
3140HUFK7	FN BL2869	04/26/2027	6,606.30
US3137FUZW75	FH-K112-AM	04/26/2027	1,948.13
91282CMZ1	US TREASURY 3.875 04/30/30	04/30/2027	67,812.50
91282CQK0	US TREASURY 3.875 04/30/31	04/30/2027	29,062.50
APR 2027 TOTAL			406,665.36
166764BY5	CHEVRON 2.236 05/11/30 '30	05/11/2027	16,770.00
91412G2Y0	UNIVERSITY CALIF REVS 3.039 05/15/27	05/15/2027	13,580.00
912828X88	US TREASURY 2.375 05/15/27	05/15/2027	220,785.16
02582JKV1	AXCMT-254-A	05/17/2027	4,575.92
05522RDJ4	BACCT-241-A	05/17/2027	6,162.50
92970QAK1	WFCIT-261-A	05/17/2027	6,800.00
44935JAD8	HART-25C-A3	05/17/2027	13,741.67
30303MAF9	META PLATFORMS 4.550 05/15/31 '31	05/17/2027	68,250.00
91412G2Y0	UNIVERSITY CALIF REVS 3.039 05/15/27	05/17/2027	30,390.00
912828X88	US TREASURY 2.375 05/15/27	05/17/2027	34,437.50
30303M8L9	META PLATFORMS 4.600 05/15/28 '28	05/17/2027	69,000.00
3140Q0AJ1	FN BZ4508	05/25/2027	8,047.35
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	05/25/2027	10,952.14
3132XKTY3	FH WN5066	05/25/2027	10,283.49
3132XFRD2	FH WN1383	05/25/2027	8,520.03
3137FJEH8	FHMS K-081A2 3.9 08/25/2028	05/25/2027	3,331.25
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	05/25/2027	10,124.65
3140HUFK7	FN BL2869	05/25/2027	6,553.26
3140LLEB3	FN BS9129	05/25/2027	4,346.99

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
US3137FUZW75	FH-K112-AM	05/25/2027	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	05/25/2027	11,545.00
3140Q2C97	FN BZ6395	05/25/2027	9,238.97
3140Q1JZ4	FN BZ5679	05/25/2027	8,614.66
MAY 2027 TOTAL			577,998.65
157432MH5	CHAFNEY CMNTY COLLEGE DIST 4.530 06/01/29	06/01/2027	22,650.00
157432MG7	CHAFNEY CMNTY COLLEGE DIST 4.450 06/01/28	06/01/2027	23,918.75
91282CMA6	US TREASURY 4.125 11/30/29	06/01/2027	54,656.25
91282CFZ9	US TREASURY 3.875 11/30/27	06/01/2027	54,250.00
57636QAM6	MASTERCARD 2.950 06/01/29 '29	06/01/2027	39,825.00
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/03/2027	30,000.00
3130ATUS4	FHLBANKS 4.250 12/10/27	06/10/2027	14,875.00
02582JKV1	AXCMT-254-A	06/15/2027	4,575.92
92970QAK1	WFCIT-261-A	06/15/2027	6,800.00
44935JAD8	HART-25C-A3	06/15/2027	13,741.67
3133EPNH4	FED FARM CR BNKS 3.875 06/21/28	06/21/2027	21,312.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	06/25/2027	10,124.65
35802GAA8	FRESB 2026-SB127 A5F 4.39 02/25/2031	06/25/2027	10,947.38
3140Q0AJ1	FN BZ4508	06/25/2027	8,040.75
3140Q1JZ4	FN BZ5679	06/25/2027	8,610.13
3140Q2C97	FN BZ6395	06/25/2027	9,231.35
3132XFRD2	FH WN1383	06/25/2027	8,515.64
US3137FUZW75	FH-K112-AM	06/25/2027	1,948.13
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	06/25/2027	11,545.00
3140HUFK7	FN BL2869	06/25/2027	6,503.57
3132XKTY3	FH WN5066	06/25/2027	10,278.17
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	06/25/2027	3,331.25
3140LLEB3	FN BS9129	06/25/2027	4,315.07

Projected Income

For the Period July 01, 2026 to June 30, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
91282CEW7	US TREASURY 3.250 06/30/27	06/30/2027	40,625.00
91282CPR6	US TREASURY 3.625 12/31/30	06/30/2027	45,312.50
3130AMWE8	FHLBANKS 2.000 06/30/28 '26	06/30/2027	25,000.00
91282CHK0	US TREASURY 4.000 06/30/28	06/30/2027	50,000.00
JUN 2027 TOTAL			540,933.67
GRAND TOTAL			6,175,021.05

Disclosure

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data has been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by Meeder. This information is provided as a client convenience and Meeder assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Meeder Public Funds, Inc. is a registered investment adviser and affiliate of Meeder Investment Management, Inc. Investment advisory services are provided through Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

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Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 2(e)

ORIGINATED BY: Scott E. Huber, Town Attorney
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Adoption of Cash Transaction Rounding Guidelines
LONG TERM RECOVERY PLAN: No

COUNCIL ACTION REQUESTED:

1. Adopt Resolution No. 2026-____, "A Resolution of the Town Council of the Town of Paradise Creating a Guideline for Transactions with the Town Involving U.S. Coins and Federal Reserve Notes."

Background:

The Town regularly accepts cash payments and issues cash refunds in amounts that may require one-cent coins. Because pennies are no longer consistently available through financial institutions, Town staff cannot reliably maintain an adequate supply. The proposed resolution establishes a uniform procedure for completing affected cash transactions while preserving the exact amount of all non-cash payments.

Analysis:

The resolution directs staff to round the final cash amount to the nearest five cents. Amounts ending in one, two, six, or seven cents are rounded down; amounts ending in three, four, eight, or nine cents are rounded up. Rounding does not apply when the total is two cents or less, the transaction is paid entirely by non-cash means, or the person tenders the exact cash amount. Taxes are calculated before rounding. For mixed payments, only the cash portion is rounded, and cash refunds are treated in the same manner. The procedure provides consistent administrative guidance without changing any amount authorized or settled through a non-cash payment system.

It should be noted that the state legislature is in the process of adopting legislation to implement this procedure. This resolution is being proposed in the interim until state law comes into effect.

Financial Impact:

The resolution is expected to have no material fiscal impact. Any minor gains or losses resulting from individual cash transactions should substantially offset over time. Taxes, fees, and non-cash payment amounts are not affected.

**TOWN OF PARADISE
RESOLUTION NO. 2026 - ____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE CREATING A
GUIDELINE FOR TRANSACTIONS WITH THE TOWN INVOLVING U.S. COINS AND
FEDERAL RESERVE NOTES**

WHEREAS, the Town often completes monetary transactions with individuals that involve the exchange of U.S. coins and Federal reserve notes; and

WHEREAS, with the termination of the manufacturing of pennies by the U.S. Treasury, banks are no longer able to supply pennies to their customers; and

WHEREAS, Town Staff is unable to consistently maintain the U.S. coins necessary for transactions involving one-cent (\$0.01) coins and Town Council desires to provide a consistent solution for these transactions.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise as follows:

TOWN OF PARADISE TRANSACTION GUIDE

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. Definitions

(a) "Cash payment" means any transaction with the Town of Paradise ("Town") using U.S. coins and Federal reserve notes.

(b) "Non-cash payment" means any transaction with the Town using any demand or negotiable instrument such as; electronic fund transfer, money order, credit card, debit card, electronic payment, cryptocurrency, or other like instrument.

(c) "Town Staff" means any employee of the Town of Paradise responsible for completing monetary transactions between the Town and a person.

(d) "Person" includes any individual, firm, partnership, joint venture, limited liability company, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, assignee for the benefit of creditors, trustee, trustee in bankruptcy, completing a transaction with the Town.

(e) "Transaction" means any exchange of money between the Town and a person for any purpose.

(f) "Total transaction price" means the total amount calculated by the Town for a transaction including any applicable taxes, fees, or surcharges, or tax, fee, or surcharge reimbursement.

Section 3. Rounding Process

(a) Town Staff shall determine the total transaction price in the following manner:

- (1) If the total transaction price ends with one cent (\$0.01), two cents (\$0.02), six cents (\$0.06), or seven cents (\$0.07), it shall be rounded down to the nearest amount of cents divisible by five for those persons seeking to complete a transaction with a cash payment.
- (2) If the total transaction price ends with three cents (\$0.03), four cents (\$0.04), eight cents (\$0.08), or nine cents (\$0.09), it shall be rounded up to the nearest amount of cents divisible by five for those individuals paying payments made with a cash payment.

(b) The total transaction price shall not be calculated pursuant to subdivision (a) of this Guide for the following transactions:

- (1) The total transaction price is two cents (\$0.02) or less;
- (2) Payment for the full amount of the total transaction price is made entirely by non-cash payment; OR
- (3) The cash payment provided is equal to the total transaction price.

(c) Any refund issued to a person by Town Staff paid in whole or in part with a cash payment, including a refund issued to a person that submitted a cash payment to Town Staff for more than the total transaction price, shall be rounded in the same manner as the total transaction price pursuant to this Section of the Guide.

(d) (1) If a payment for the total transaction price is made with a combination of cash payment and non-cash payment, Town Staff shall round the portion of the total transaction price paid with a cash payment in the same manner as the total transaction price pursuant to this Section of the Guide.

(2) Any rounding made pursuant to this subdivision shall not alter or affect the exact amount authorized, cleared, or settled through any non-cash payment system.

Section 4. Tax Calculation. The taxes required for any transaction with the Town shall be calculated prior to the completion of the rounding process stated in Section 2 of this Guide.

Section 5. Severability. The provisions of this Guide are severable. If any provision of this title or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

Section 6. No Reimbursement. Persons that choose to complete transactions with the Town using cash payment in whole or in part are not eligible for reimbursement for the rounding process stated in Section 2 of this Guide.

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 11th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Steve Crowder, Mayor

ATTEST:

Melanie Elvis, CMC, Town Clerk

APPROVED AS TO FORM:

Scott E. Huber, Town Attorney



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 6(a)

ORIGINATED BY: Colette Curtis, Recovery and Economic Development Director
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Chico Regional Airport Revenue Guarantee Fund Contract
LONG TERM RECOVERY PLAN: Yes

COUNCIL ACTION REQUESTED:

1. Hear a presentation regarding the City of Chico Regional Airport; and
2. Direct staff to amend the contract with the City of Chico to extend the original agreement for \$75,000 towards the Chico Regional Airport Revenue Guarantee Fund until January 1, 2028; or
3. Direct staff to take no action and allow the existing contract to expire; or
4. Provide alternate direction.

Background:

At the February 2024 Council meeting, Town Council heard a presentation from the Chico Airport Manager offering an investment opportunity for the Chico Airport Revenue Guarantee Fund. As part of the renewed effort to restore air service to the region, the Chico Airport requires a Revenue Guarantee Fund of \$1.5 Million to begin negotiations with airlines in earnest.

At the March 2024 Council meeting, Council directed staff to enter into a contract with the City of Chico to provide \$75,000 towards the Revenue Guarantee Fund, with a 25% deposit up front, and the rest contingent upon a successful contract negotiation with a commercial airline. The contract had an expiration date of January 2026.

Analysis:

Considering the continued efforts for a commercial airline to serve the region, Council may extend the contract through a contract amendment to continue the Town's pledge of \$75,000 towards the Revenue Guarantee Fund.

Once operational, it is expected the airport will see 700 or more passengers per day, bringing 15,000 new visitors to the region each year in addition to the daily travel of local residents. A conservative estimate of the financial impact to the region is estimated at \$10 Million in regional benefit per year.

Reestablishing air service in the region provides a benefit to Paradise residents and businesses. The availability of a nearby airport is a factor in the decision to relocate to Paradise, and during recovery Paradise is interested in supporting these types of services for residents. The investment also includes marketing space in the Chico Airport.

Financial Impact:

This investment of \$75,000 would impact the Town's General Fund.

The investment opportunity has been presented as a one-time investment towards the Revenue Guarantee Fund, however any content for the advertising space, and the periodic updating of that content would be an additional cost.

Chico airport has asked for a 25% deposit upon approval of the investment, with the remainder of the investment paid upon execution of an agreement with an airline. The deposit has already been paid, and if the contract is amended it would remain in place. If the contract is left to expire, the deposit would be returned.

Attachments:

1. Original Chico Airline Revenue Guarantee Fund (RGF) Partner Agreement
2. Original Chico Airline Revenue Guarantee Fund (RGF) Partner Agreement Amendment 1

**Chico Airline Revenue Guarantee Fund (RGF)
Partner Agreement**

DATE:

PARTIES:

("RGF Partner"): Town of Paradise, 5555 Skyway, Paradise, CA 95969

("City"): City of Chico, 411 Main Street, Chico, CA 95928

("RGF Manager"): Explore Butte County, 326 Huss Ln. Chico, CA 95928

RECITALS:

- A. City is interested in ensuring that the Chico Regional Airport provides quality air service which is comparable to other markets of the same size.
- B. The City is seeking individuals to participate in an air service support program for an airline (the "Airline") to provide air service (the "Scheduled Service").
- C. Explore Butte County ("RGF Manager") has established the Chico Airline Revenue Guarantee Fund Account ("RGF Account"). In this agreement RGF Partners may invest in the Chico Airline Revenue Guarantee Fund ("RGF").
- D. The RGF Partner has determined that it would be beneficial to participate in the RGF for the purpose of supporting and using the Airline including some exchange for advertising for the support of the RGF Partner as described below (Exhibit A). The RGF Partner will sign this RGF Partner Agreement and will commit the sum described below ("the Airline Investment Amount") to make a commitment to the Airline at the time the Airline begins service at the Chico Regional Airport.
- E. The RGF Partner acknowledges being provided with a copy of this Agreement known as the Chico Airline Revenue Guarantee Fund Partner Agreement (the "RGF Partner Agreement").

AGREEMENTS:

In consideration of the above Recitals, the parties agree as follows:

1.0 Incorporation of Recitals. The above Recitals are true and correct and are incorporated as material terms of this RGF Partner Agreement as if fully set forth herein.

2.0 Conditions. The contingent obligations of the City under this Agreement are conditioned upon the City obtaining RGF Partner Agreement from third parties and the City entering into a Minimum Revenue Guarantee Airline Agreement (“MRG Agreement”) on or before January 1, 2026 (the “Service Deadline”). The City represents, warrants, covenants, and agrees that it shall use commercially reasonable efforts to obtain RGF Partner Agreements prior to the Service Deadline. If the City has not entered an MRG Agreement on or before January 1, 2026 (the “Funding Condition”), then the Partner shall have the option to terminate the agreement or continue the agreement for continued air service pursuits. Upon the termination of this Agreement, the Airline Investment Amount, as outlined in Paragraph 3.0, shall be returned to the Partner, all obligations of the City and the RGF Partner shall cease, and no party shall have any liability of any nature, known or unknown, suspected, or unsuspected to satisfy any of the obligations arising out of this Agreement.

3.0 Funds.

The RGF Partner agrees to pay an amount of \$ 75,000 (the “Airline Investment Amount”) to the RGF Manager in anticipation that an airline (the “Airline”) begins service at the Chico Regional Airport on or before the Service Deadline. The RGF Partner agrees to pay 25% of the total amount listed above upon execution of this RGF Partner Agreement and provide any balance due within 30 days of the City signing an agreement MRG agreement with an airline providing new scheduled passenger service to a “hub” airport. The Payment shall be payable to the RGF Manager by check for deposit into the RGF Account upon the Funding Condition being met. Payment shall be made prior to the scheduled execution of the MRG Agreement.

The RGF Manager shall send such notice and invoice for payment and the draft MRG Agreement to the RGF Partners when notified by City that City and Airline have fully negotiated and are scheduled to execute the MRG Agreement. The intent of the Parties is to create a thirty day “delay period” between negotiation of the MRG Agreement and execution of the MRG Agreement. The purpose for the delay is for the RGF Manager and RGF Partner to have an opportunity to review the draft MRG Agreement for assurance that the Airline has sufficiently committed to a regularly scheduled service (the “Scheduled Service”) and for the Airline to be assured, prior to execution of the MRG Agreement, that the RGF has been fully funded with Airline Investment Amounts committed by RGF Partner.

4.0 Account. RGF Manager will immediately deposit all checks. The RGF Manager may deposit any and all funds into an interest bearing or non-interest bearing checking or savings type account at a financial institution. The RGF Partner expressly acknowledges and agrees that all such funds may, and likely shall, be deposited into a single account, the balance of which may, and likely shall exceed the FDIC deposit insurance limit. The RGF Partner expressly assumes any and all risk due to loss of funds due to bank failure, or similar circumstance. In such event, and if funds become refundable pursuant to the provisions of this Agreement, the RGF Manager shall refund the remaining or insured amounts pro-rata according to the relative contributions of all RGF Partners, with no further liability or obligation. If the Funding Condition has not been timely met, the RGF Manager shall promptly return all funds to the RGF Partners (or their heirs or assigns), as described in section 2.0 and this 3.0. If the Funding Condition has been met, and all other conditions precedent to initiation of Airline Services have been met, then the RGF Manager shall send notice to the RGF Partner of the executed MRG Agreement and irrevocable deposit of RGF Partners.

5.0 Term and Termination. The term of this Agreement shall begin on the effective date which is shown on the first page and shall extend to the earlier of the following: (a) two years from the date of initiation of the Scheduled Services, (b) use of the RGF Funds by the Airline in the full amount set forth in Section 2.0 above, or (c) termination of the MRG Agreement. The termination of this Agreement, regardless of how it occurs, will not relieve a party of obligations that have accrued up to the date of termination.

In the event termination of this Agreement occurs due to the completion of two years from the date of initiation of Scheduled Services and RGF monies remain, the RGF Partner shall have the option to maintain its portion of remaining RGF monies in the RGF Account for the purposes of continued and/or additional participation in an air service support program.

6.0 Events of Default and Remedy. In the event of any default under this Agreement, the Parties shall have all the rights and remedies provided by law or in equity, including, without limitation, obtaining injunctive relief or other equitable relief to restrain a breach or threatened breach of the Agreement or to enforce this Agreement specifically, without proving that any monetary damages have been sustained. Failure by any party to exercise any right, remedy, or option as provided by law or at equity, or any delay by any party in exercising the same, shall not operate as a waiver of any such right, remedy, or option. No waiver shall be effective unless it is in writing, signed by the party against whom such waiver is sought to be enforced and then only to the extent specifically stated. The rights and remedies of the Parties shall be cumulative and not exclusive of any other right or remedy. Enforcement of any amount is the responsibility of City. To that end, the RGF Manager shall be under no obligation to enforce this Agreement against and with regard to RGF Partner, including, but not limited to, pursuing claims against RGF Partner for nonpayment of funds due herein.

7.0 Deposits and Interest. RGF monies shall be deposited in the RGF Account and the holder of that account shall be the RGF Manager. Any interest accrued in The RGF Account shall be kept by the RGF Manager and used exclusively for the purpose of enhancing the RGF.

The RGF Partner shall not be entitled to interest from RGF monies deposited into the RGF Account.

- 8.0 Advertising. In consideration of the financial participation by RGF Partner, the City shall grant RGF Partner advertising rights at the Chico Regional Airport as follows: in terminal signage, advertising on luggage trolleys and curbside signage, as further outlined in Exhibit A. The advertising content shall be provided by the RGF Partner and installed by the City at no expense to the RGF Partner. The benefits of this paragraph 8.0 shall apply for as long as Scheduled Service is provided by an Airline. This paragraph 8.0 shall survive termination of this Agreement.

- 9.0 Confidentiality Agreement. The Parties acknowledge and agree that all information related to the Airline and the RGF Manager, including, but not limited to, marketing plans, financial and technical information, trade secrets, know how, ideas, programs, systems, and process is Confidential Information. Each of the Parties agrees that each will hold the Confidential Information in strict confidence and will only use the Confidential Information in connection with the services under this Agreement, except as provided by law. City and RGF Partner agree that they will not receive any Confidential Information in written form, but that they may request to view, and view the Confidential Information in person, as necessary. Each party agrees that each will not make any disclosure of the Confidential Information, (including methods or concepts utilized in the Confidential Information) to anyone without the express written consent of the party whose information it is, except for employees, contractors, and agents of contractors that have a need to know and are bonded by confidentiality agreements sufficient to protect the Confidential Information as it is necessary to carry out this Agreement. The Parties will take all reasonable steps to ensure the confidentiality of all Confidential Information. The Parties further agree not to use the Confidential Information except for the purposes of this Agreement. In the event that Confidential Information has been received in written form by the City or RGF Partner, and a request for disclosure pursuant to the Public Records Act ("PRA") is received, City or RGF Partner will inform the owner of the Confidential Information of the PRA request and provide an opportunity for the owner of the Confidential Information to seek an order from a Court of competent jurisdiction to prevent release of the Confidential Information. Should the owner of the Confidential Information fail or refuse to obtain an order preventing disclosure, City and/or RGF Partner shall comply with the PRA.

- 9.01 Exceptions. Notwithstanding the other provisions of this Agreement, nothing will be considered to be Confidential Information if: (i) it has been published or it is otherwise readily available to the public other than by a breach of this Agreement; (ii) it has been rightfully received by a party from a third party without confidentiality limitations; (iii) it has been independently developed for a party by personnel or agents having no access to the Confidential Information; or (iv) it is required to be disclosed by order of court or other governmental authority. City may determine in its sole discretion whether disclosure of Confidential Information is required by law.

- 9.02 Remedies. The Parties hereby agree that in the event any party breaches the foregoing confidentiality provisions in any manner, monetary damages would be inadequate as full compensation, and therefore any court of competent jurisdiction may also enjoin either party from disclosing or using the Confidential Information. In such case, the party shall be entitled to reasonable attorney fees in addition to any other amounts awarded as damages.
- 9.03 Survival of Obligations. The obligations concerning confidentiality will survive termination of this Agreement.
- 10.0 No Assignment. No party may assign or delegate any of the party's rights or obligations under this Agreement to any person unless the assignment or delegation is expressly permitted by this Agreement.
- 11.0 Binding Effect. This Agreement will be binding on the Parties and their respective heirs, personal representatives, successors, and permitted assigns, and will inure to their benefit.
- 12.0 Notices. All notice or other communications required or permitted by this Agreement must: 1) be in writing; and 2) be delivered to the parties at the addresses provided in this Agreement, or any other address that a party may designate by notice to the other party; and are considered delivered: 1) upon actual receipt if delivered personally or by fax, email, or an overnight delivery service; and 2) at the end of the third business day after the date of deposit in the United States Mail, postage pre-paid, certified, return receipt requested.
- 13.0 Waiver. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.
- 14.0 Severability. If a provision of this Agreement is determined to be unenforceable in any respect, the enforceability of the provision in any other respect and of the remaining provisions of this Agreement will not be impaired.
- 15.0 Further Assurances. The parties will sign other documents and take other actions reasonably necessary to further effect and evidence this Agreement, as long as the terms and provisions of the other documents are fully consistent with the terms of this Agreement.
- 16.0 No Third-Party Beneficiaries. The parties do not intend to confer any right or remedy on any third party.
- 17.0 Survival. All provisions of this Agreement that would reasonably be expected to survive the termination of this Agreement will do so.
- 18.0 Attachments. Any exhibits, schedules, and other attachments referenced in this Agreement are part of this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any exhibit, the provisions of this Agreement shall prevail.
- 19.0 Governing Law and Choice of Forum. This Agreement is construed in accordance with

and governed by the laws of the state of California, without giving effect to any conflict-of-law principle of any jurisdiction. Any dispute that arises under or relates to this Agreement shall be resolved in a municipal, superior or federal court with geographic jurisdiction over the City of Chico.

- 20.0 Attorneys' Fees. If any arbitration or litigation is instituted to interpret, enforce, or rescind this Agreement, including, but not limited to, any proceeding brought under the United States Bankruptcy Code, the prevailing party on a claim will be entitled to recover with respect to the claim, in addition to any other relief awarded, the prevailing party's reasonable attorneys' fees, costs, and expenses incurred at arbitration, at trial, on appeal, and on petition for review, as determined by the arbitrator or court.
- 21.0 Entire Agreement. This Agreement contains the entire understanding of the parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and agreements, whether written or oral, between the Parties with respect to the subject matter of this Agreement.
- 22.0 Signatures. This Agreement may be signed in counterparts. A fax transmission of a signature page will be considered an original signature page. At the request of a party, the other party will confirm a fax-transmitted signature page by delivering an original signature page to the requesting party.
- 23.0 Representation. Each of the Parties hereto acknowledges that each has been represented by counsel or sought such legal advice as each party deemed necessary during the negotiations or the drafting and execution of this Agreement or has waived the same in that each party has totally reviewed this Agreement. The rule of construction of written agreements is construed against the party preparing or drafting such agreements shall specifically not be applicable to the interpretation of this Agreement, or any documents executed and delivered under this Agreement.

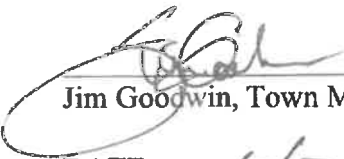
IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

CITY:

Mark Sorensen
Mark Sorensen (Jun 24, 2024 11:57 PDT)
Mark Sorensen, City Manager
City of Chico

DATE: _____

RGF PARTNER


Jim Goodwin, Town Manager

DATE: 6/7/2024

RGF MANAGER

Nichole Farley
Nichole Farley (Jun 24, 2024 11:00 PDT)

Nichole Farley, Executive Director

DATE: _____

Exhibit A
Advertising Exchange

Investment includes:

- Onsite branding:
 - In airport signage
 - Luggage trolleys
 - Curbside

\$75,000



Investment includes

- Onsite branding ideas:
 - Be first 5 to decide on branding location
 - Expanded options include: luggage tags, custom display in airport
- Airport launch spotlight partner (3 mo.)
 - All Butte County specific advertising will include Town of Paradise
- Destination marketing partner: Co-branded advertisements in LAX/LA County (3 mo.)
 - Utilize destination marketing with Paradise economic development focus

\$100,000



Signed Chico Airline RGF Partner Agreement

Final Audit Report

2024-06-24

Created:	2024-06-24
By:	Tom Bahr (tom.bahr@chicoca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAsOBrHvSxLeWzmt_dg-MQmxi8OjwTsYnK

"Signed Chico Airline RGF Partner Agreement" History

-  Document created by Tom Bahr (tom.bahr@chicoca.gov)
2024-06-24 - 3:17:11 PM GMT
-  Document emailed to Nichole Farley (nichole@explorebuttecounty.com) for signature
2024-06-24 - 3:17:48 PM GMT
-  Email viewed by Nichole Farley (nichole@explorebuttecounty.com)
2024-06-24 - 3:19:12 PM GMT
-  Document e-signed by Nichole Farley (nichole@explorebuttecounty.com)
Signature Date: 2024-06-24 - 6:00:15 PM GMT - Time Source: server
-  Document emailed to Mark Sorensen (mark.sorensen@chicoca.gov) for signature
2024-06-24 - 6:00:18 PM GMT
-  Email viewed by Mark Sorensen (mark.sorensen@chicoca.gov)
2024-06-24 - 6:56:22 PM GMT
-  Document e-signed by Mark Sorensen (mark.sorensen@chicoca.gov)
Signature Date: 2024-06-24 - 6:57:40 PM GMT - Time Source: server
-  Agreement completed.
2024-06-24 - 6:57:40 PM GMT

**FIRST AMENDMENT TO THE AGREEMENT
BETWEEN THE CITY OF CHICO, THE TOWN OF PARADISE
AND EXPLORE BUTTE COUNTY**

This First Amendment to Agreement is made on August 11, 2026, to the Agreement between the City of Chico, the Town of Paradise, and Explore Butte County.

RECITALS:

- A. The agreement was conditioned upon the acquisition of commercial air service to the Chico Airport on or before from January 1, 2026 ("Service Deadline") as well as an agreement for the City of Chico to enter into a Minimum Revenue Guarantee Agreement with an airline on or before January 1, 2026 ("Funding Condition").
- B. The Parties have agreed to amend the agreement to extend the Service Deadline and the Funding Condition deadline.

NOW, THEREFORE, the Agreement shall be amended as follows:

- 1. The Service Deadline in Paragraph 2.0 shall be extended to January 1, 2028.
- 2. The Funding Condition deadline in Paragraph 2.0 shall be extended to January 1, 2028.
- 3. All other provisions of the Agreement shall remain in full force and effect. If there is a conflict between this First Amendment and the Agreement, this First Amendment shall control.

TOWN OF PARADISE

CITY OF CHICO

By: _____
Jennifer Macarthy, Town Manager

By:

Date:

Date:

REVIEWED AS TO FORM:

REVIEWED AS TO FORM:

By: _____
Scott E. Huber, Town Attorney

By:

ATTEST:

EXPLORE BUTTE COUNTY

By: _____
Melanie Elvis, Town Clerk

By:

Date:



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 6(b)

ORIGINATED BY: Nadia Alekseev, Housing Program Manager

REVIEWED BY: Jennifer Macarthy, Town Manager

SUBJECT: Resolutions acknowledging the Project Completion of four Multifamily rental housing projects: Eaglepointe Apartments, Cypress Family Apartments, Kathy Court Apartments (aka Mayer Commons) and Northwind Apartments.

LONG TERM RECOVERY PLAN: No

COUNCIL ACTION REQUESTED:

Consider adopting the following resolutions:

1. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Eaglepointe Rental Housing Project, a 43- unit Affordable Large Family Housing Complex located at 5975 Maxwell Dr., (APN: 053-380-045-000)."
2. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Cypress Family Rental Housing Project, a 70- unit Affordable Large Family Housing Complex located at 1633 Cypress Ln., (APN: 050-140-179-000)."
3. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Kathy Court (aka Mayer Commons) Rental Housing Project, a 12- unit Affordable Large Family Housing Complex located at 1565 Kay Ct., (APN: 053-170-144-000)."
4. Resolution No. _____, "A Resolution of the Town Council of the Town of Paradise Acknowledging the Project Completion of the Northwind Rental Housing Project, a 21- unit Affordable Senior Housing Complex located at 6983 Pentz Rd., (APN: 050-082-023-000)."

Background:

In response to the 2018 wildfires, floods, and mudslides in California, the U.S. Department of Housing and Urban Development allocated \$1,017,399,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Public Laws 115-254 and 116-20 to the State of California Department of Housing and Community Development (HCD) to support state-wide recovery needs.

From this allocation of CDBG-DR funds, State of California Department of Housing and Community Development (HCD or Department) created the Disaster Recovery – Multifamily Housing Program (DR-MHP) and allocated \$55,906,660 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan which was approved by the U.S. Department of

Housing and Urban Development (HUD) in August 2020. The Town Council adopted a resolution accepting this allocation on January 13, 2021, and the Town entered into a Master Standard Agreement with HCD on December 16, 2021.

The Town released a Notice of Funding Availability (NOFA) and Request for Proposals (RFP) on March 18, 2022, to solicit eligible multifamily housing projects. Proposals received were evaluated for compliance with the DR-MHP Policies and Procedures. Eligible projects were selected on a first-come, first-served basis and submitted to HCD for review and funding consideration. Following its review, HCD awarded DR-MHP funding to seven multifamily housing projects in the Town of Paradise. Five are completed and two are currently under construction.

In 2024, HCD published an Action Plan Amendment No. 7, which redirected additional funding to the Town's DR-MHP program. On January 15, 2025, the Town Council adopted a Resolution accepting additional DR-MHP funding. Subsequently, on June 3, 2025, an amendment to the Master Standard Agreement was executed, providing an additional allocation of \$28,801,012 and increasing the Town's total Multifamily Housing Program funding to \$84,707,672. The additional funding allocation was directed to the final two DR-MHP projects that were conditionally approved by HCD but had remaining funding gaps.

The Town oversees and monitors the construction and lease-up of approved projects and will continue to conduct annual compliance monitoring throughout the 20-year affordability period to ensure ongoing compliance with program requirements.

Analysis:

Eaglepointe:

Town of Paradise received a Notice to Proceed (NTP) from HCD on March 14, 2023, for construction of Eaglepointe Apartments, a 43-unit (42 affordable units and 1 manager unit) Multifamily Affordable Housing Project. The project was awarded \$7,390,000 in DR-MHP funding. Construction of the project has been completed, and Certificates of Occupancy were issued by the Town of Paradise on September 27, 2024.

Cypress Family:

Town of Paradise received a Notice to Proceed (NTP) from HCD on December 31, 2023, for construction of Cypress Family Apartments, a 70-unit (69 affordable units and 1 manager unit) Multifamily Affordable Housing Project. The project was awarded \$14,278,677 in DR-MHP funding. Construction of the project has been completed, and Certificates of Occupancy were issued by the Town of Paradise on December 12, 2025.

Kathy Ct (aka Mayer Commons):

Town of Paradise received a Notice to Proceed (NTP) from HCD on August 3, 2023, for construction of Kathy Ct Apartments, later renamed to Mayer Commons, a 12-unit Multifamily Affordable Housing Project. This complex was a reconstruction project of the apartments that were lost in the Camp Fire. The project was awarded \$2,695,318 in DR-MHP funding. Construction of the project has been completed, and Certificate of Occupancy was issued by the Town of Paradise on September 4, 2025.

Northwind Senior:

Town of Paradise received a Notice to Proceed (NTP) from HCD on December 31, 2023, for construction of Northwind Senior Apartments, a 21-unit Senior Affordable Housing Project. The project was awarded \$3,600,000 in DR-MHP funding. Construction of the project has been completed, and Certificates of Occupancy were issued by the Town of Paradise on March 6, 2025.

The Town of Paradise must submit a Resolution authorizing the completion of each Multifamily Project to HCD in order to comply with all of the requirements set forth in the Master Standard Agreement and Notice to Proceed and to complete the Project Closeout Checklist and submit the final financial report for reimbursement of the remaining 10% retention of the project award.

Financial Impact:

Adoption of these resolutions is a required component of the overall project close-out process. Failure to adopt the resolutions may delay reimbursement of eligible expenditures and could result in the forfeiture of a portion of the awarded grant funds.

**TOWN OF PARADISE
RESOLUTION NO. 2026-_____**

**RESOLUTION OF THE TOWN OF PARADISE ACKNOWLEDGING THE PROJECT
COMPLETION OF THE EAGLEPOINTE RENTAL HOUSING PROJECT, A 43-UNIT
AFFORDABLE LARGE FAMILY HOUSING COMPLEX LOCATED AT 5975 MAXWELL DR.,
A PORTION OF APN: 053-380-045-000.**

WHEREAS, in response to the 2018 wildfires, floods, and mudslides in California, the U.S. Department of Housing and Urban Development allocated \$1,017,399,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Public Laws 115-254 and 116-20 to the State of California Department of Housing and Community Development (HCD) to support state-wide recovery needs; and,

WHEREAS, from this allocation of CDBG-DR funds, State of California Department of Housing and Community Development (HCD or Department) created the Disaster Recovery – Multifamily Housing Program (DR-MHP) and allocated up to \$55,906,660 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan which was approved by the U.S. Department of Housing and Urban Development (HUD) in August 2020; and,

WHEREAS, the Town of Paradise entered into a Master Standard Agreement on December 16, 2021 with HCD; and,

WHEREAS, HCD allocated an additional \$28,801,012 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan Amendment No.7, increasing the Town's total Multifamily Housing Program funding to \$84,707,672 through a Master Standard Agreement Amendment 1, executed on June 3, 2025; and,

WHEREAS, Town of Paradise was awarded \$7,390,000 in CDBG-DR program funds on March 14, 2023, for construction-related costs associated with Eaglepointe Rental Housing Project through a competitive Community Development Block Grant – Disaster Recovery/Disaster Recovery – Multifamily Housing Program Notice of Funding Availability ("NOFA") released on March 18, 2022; and,

WHEREAS, HCD issued the Town of Paradise a Notice to Proceed on March 14, 2023, for the development of the Large Family affordable housing project known as Eaglepointe located 5975 Maxwell Dr., and consisting of 42 affordable units and 1 unrestricted manager's unit targeted to Large Families at or below 80% of the Area Median Income.

WHEREAS, the Project completed construction and was issued a Certificate of Occupancy by the Town of Paradise Building Department on September 27, 2024, and,

WHEREAS, the Town of Paradise must submit a Resolution authorizing the completion of the Eaglepointe Rental Housing Project to HCD in order to comply with all of the requirements set forth in the Master Standard Agreement and Notice to Proceed and to complete the Project Closeout Checklist and submit the final financial report for reimbursement of the remaining 10% retention of the project award.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise that Town of Paradise that Town of Paradise does hereby acknowledge the project completion of Eaglepointe Rental Housing Project.

BE IT FURTHER RESOLVED that the Town of Paradise, in connection with the authorization of project completion for Eaglepointe Rental Housing Project, is authorized and directed to deliver a Resolution documenting project completion, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the Town of Paradise obligations related thereto, and HCD's security therefore; certain other documents required by the Department as security for, evidence of or pertaining to the Master Standard Agreement and Notice to Proceed, and all amendments thereto (collectively Eaglepointe Rental Housing Project CDBG-DR Grant Documents).

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 11th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve Crowder, Mayor

ATTEST:

Melanie Elvis, Town Clerk

APPROVE AS TO FORM:

Scott E. Huber, Town Attorney

**TOWN OF PARADISE
RESOLUTION NO. 2026-_____**

**RESOLUTION OF THE TOWN OF PARADISE ACKNOWLEDGING THE PROJECT
COMPLETION OF THE CYPRESS FAMILY RENTAL HOUSING PROJECT, A 70-UNIT
AFFORDABLE LARGE FAMILY HOUSING COMPLEX LOCATED AT 1633 CYPRESS LN., A
PORTION OF APN: 050-140-179-000.**

WHEREAS, in response to the 2018 wildfires, floods, and mudslides in California, the U.S. Department of Housing and Urban Development allocated \$1,017,399,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Public Laws 115-254 and 116-20 to the State of California Department of Housing and Community Development (HCD) to support state-wide recovery needs; and,

WHEREAS, from this allocation of CDBG-DR funds, State of California Department of Housing and Community Development (HCD or Department) created the Disaster Recovery – Multifamily Housing Program (DR-MHP) and allocated up to \$55,906,660 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan which was approved by the U.S. Department of Housing and Urban Development (HUD) in August 2020; and,

WHEREAS, the Town of Paradise entered into a Master Standard Agreement on December 16, 2021 with HCD; and,

WHEREAS, HCD allocated an additional \$28,801,012 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan Amendment No.7, increasing the Town's total Multifamily Housing Program funding to \$84,707,672 through a Master Standard Agreement Amendment 1, executed on June 3, 2025; and,

WHEREAS, Town of Paradise was awarded \$14,278,677 in CDBG-DR program funds on December 28, 2023, for construction-related costs associated with Cypress Family Rental Housing Project through a competitive Community Development Block Grant – Disaster Recovery/Disaster Recovery – Multifamily Housing Program Notice of Funding Availability ("NOFA") released on March 18, 2022; and,

WHEREAS, HCD issued the Town of Paradise a Notice to Proceed on December 31, 2023, for the development of the Large Family affordable housing project known as Cypress Family located 1633 Cypress Ln., and consisting of 69 affordable units and 1 unrestricted manager's unit targeted to Large Families at or below 80% of the Area Median Income.

WHEREAS, the Project completed construction and was issued a Certificate of Occupancy by the Town of Paradise Building Department on December 12, 2025, and,

WHEREAS, the Town of Paradise must submit a Resolution authorizing the completion of the Cypress Family Rental Housing Project to HCD in order to comply with all of the requirements set forth in the Master Standard Agreement and Notice to Proceed and to complete the Project Closeout Checklist and submit the final financial report for reimbursement of the remaining 10% retention of the project award.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise that Town of Paradise does hereby acknowledge the project completion of Cypress Family Rental Housing Project.

BE IT FURTHER RESOLVED that the Town of Paradise, in connection with the authorization of project completion for Cypress Family Rental Housing Project, is authorized and directed to deliver a Resolution documenting project completion, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the Town of Paradise obligations related thereto, and HCD's security therefore; certain other documents required by the Department as security for, evidence of or pertaining to the Master Standard Agreement and Notice to Proceed, and all amendments thereto (collectively Cypress Family Rental Housing Project CDBG-DR Grant Documents).

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 11th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve Crowder, Mayor

ATTEST:

Melanie Elvis, Town Clerk

APPROVE AS TO FORM:

Scott E. Huber, Town Attorney

**TOWN OF PARADISE
RESOLUTION NO. 2026-_____**

**RESOLUTION OF THE TOWN OF PARADISE ACKNOWLEDGING THE PROJECT
COMPLETION OF THE KATHY COURT (AKA MAYER COMMONS) RENTAL HOUSING
PROJECT, A 12-UNIT AFFORDABLE LARGE FAMILY HOUSING COMPLEX LOCATED AT
1565 KAY CT., A PORTION OF APN: 053-170-144-000.**

WHEREAS, in response to the 2018 wildfires, floods, and mudslides in California, the U.S. Department of Housing and Urban Development allocated \$1,017,399,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Public Laws 115-254 and 116-20 to the State of California Department of Housing and Community Development (HCD) to support state-wide recovery needs; and,

WHEREAS, from this allocation of CDBG-DR funds, State of California Department of Housing and Community Development (HCD or Department) created the Disaster Recovery – Multifamily Housing Program (DR-MHP) and allocated up to \$55,906,660 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan which was approved by the U.S. Department of Housing and Urban Development (HUD) in August 2020; and,

WHEREAS, the Town of Paradise entered into a Master Standard Agreement on December 16, 2021 with HCD; and,

WHEREAS, HCD allocated an additional \$28,801,012 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan Amendment No.7, increasing the Town's total Multifamily Housing Program funding to \$84,707,672 through a Master Standard Agreement Amendment 1, executed on June 3, 2025; and,

WHEREAS, Town of Paradise was awarded \$2,695,318 in CDBG-DR program funds on July 31, 2023, for construction-related costs associated with Kathy Court (aka Mayer Common) Rental Housing Project through a competitive Community Development Block Grant – Disaster Recovery/Disaster Recovery – Multifamily Housing Program Notice of Funding Availability (“NOFA”) released on March 18, 2022; and,

WHEREAS, HCD issued the Town of Paradise a Notice to Proceed on August 3, 2023, for the development of the Large Family affordable housing project known as Kathy Court (aka Mayer Commons) located 1565 Kay Ct., and consisting of 12 affordable units targeted to Large Families at or below 80% of the Area Median Income.

WHEREAS, the Project completed construction and was issued a Certificate of Occupancy by the Town of Paradise Building Department on September 4, 2025, and,

WHEREAS, the Town of Paradise must submit a Resolution authorizing the completion of the Kathy Court (aka Mayer Commons) Rental Housing Project to HCD in order to comply with all of the requirements set forth in the Master Standard Agreement and Notice to Proceed and to complete the Project Closeout Checklist and submit the final financial report for reimbursement of the remaining 10% retention of the project award.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise that Town of Paradise that Town of Paradise does hereby acknowledge the project completion of Kathy Court (aka Mayer Commons) Rental Housing Project.

BE IT FURTHER RESOLVED that the Town of Paradise, in connection with the authorization of project completion for Kathy Court (aka Mayer Commons) Rental Housing Project, is authorized and directed to deliver a Resolution documenting project completion, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the Town of Paradise obligations related thereto, and HCD's security therefore; certain other documents required by the Department as security for, evidence of or pertaining to the Master Standard Agreement and Notice to Proceed, and all amendments thereto (collectively Kathy Court (aka Mayer Commons) Rental Housing Project CDBG-DR Grant Documents).

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 11th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve Crowder, Mayor

ATTEST:

Melanie Elvis, Town Clerk

APPROVE AS TO FORM:

Scott E. Huber, Town Attorney

**TOWN OF PARADISE
RESOLUTION NO. 2026-_____**

**RESOLUTION OF THE TOWN OF PARADISE ACKNOWLEDGING THE PROJECT
COMPLETION OF THE NORTHWIND SENIOR RENTAL HOUSING PROJECT, A 12-UNIT
AFFORDABLE SENIOR HOUSING COMPLEX LOCATED AT 6983 PENTZ RD., A PORTION
OF APN: 050-082-023-000.**

WHEREAS, in response to the 2018 wildfires, floods, and mudslides in California, the U.S. Department of Housing and Urban Development allocated \$1,017,399,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Public Laws 115-254 and 116-20 to the State of California Department of Housing and Community Development (HCD) to support state-wide recovery needs; and,

WHEREAS, from this allocation of CDBG-DR funds, State of California Department of Housing and Community Development (HCD or Department) created the Disaster Recovery – Multifamily Housing Program (DR-MHP) and allocated up to \$55,906,660 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan which was approved by the U.S. Department of Housing and Urban Development (HUD) in August 2020; and,

WHEREAS, the Town of Paradise entered into a Master Standard Agreement on December 16, 2021 with HCD; and,

WHEREAS, HCD allocated an additional \$28,801,012 in funds to the Town of Paradise as a subrecipient in their CDBG-DR Action Plan Amendment No.7, increasing the Town's total Multifamily Housing Program funding to \$84,707,672 through a Master Standard Agreement Amendment 1, executed on June 3, 2025; and,

WHEREAS, Town of Paradise was awarded \$3,600,000 in CDBG-DR program funds on December 21, 2023, for construction-related costs associated with Northwind Senior Rental Housing Project through a competitive Community Development Block Grant – Disaster Recovery/Disaster Recovery – Multifamily Housing Program Notice of Funding Availability (“NOFA”) released on March 18, 2022; and,

WHEREAS, HCD issued the Town of Paradise a Notice to Proceed on December 31, 2023, for the development of the Senior affordable housing project known as Northwind Senior located 6983 Northwind Senior, and consisting of 21 affordable units targeted to Seniors at or below 80% of the Area Median Income.

WHEREAS, the Project completed construction and was issued a Certificate of Occupancy by the Town of Paradise Building Department on March 6, 2025, and,

WHEREAS, the Town of Paradise must submit a Resolution authorizing the completion of the Northwind Senior Rental Housing Project to HCD in order to comply with all of the requirements set forth in the Master Standard Agreement and Notice to Proceed and to complete the Project Closeout Checklist and submit the final financial report for reimbursement of the remaining 10% retention of the project award.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise that Town of Paradise that Town of Paradise does hereby acknowledge the project completion of Northwind Senior Rental Housing Project.

BE IT FURTHER RESOLVED that the Town of Paradise, in connection with the authorization of project completion for Northwind Senior Rental Housing Project, is authorized and directed to deliver a Resolution documenting project completion, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the Town of Paradise obligations related thereto, and HCD's security therefore; certain other documents required by the Department as security for, evidence of or pertaining to the Master Standard Agreement and Notice to Proceed, and all amendments thereto (collectively Northwind Senior Rental Housing Project CDBG-DR Grant Documents).

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 11th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve Crowder, Mayor

ATTEST:

Melanie Elvis, Town Clerk

APPROVE AS TO FORM:

Scott E. Huber, Town Attorney



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 6(c)

ORIGINATED BY: Aimee Bealeu, Finance Director/ Town Treasurer
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Monthly Financial Report
LONG TERM RECOVERY PLAN: No

COUNCIL ACTION REQUESTED:

1. Review and file the July 2026 Monthly Financial Report, and provide feedback to staff regarding whether the report meets the Council's expectations and informational needs, including any recommendations for additional or revised financial information to be included in future monthly reports.

Background:

July 2026 represents the first month of the fiscal year, and both revenues and expenditures are affected by the timing of receipts and annual payments. Many General Fund revenue sources have not yet been received. Property tax apportionments from Butte County are generally distributed in December and April, following the County's property tax collection cycle. Sales tax, franchise fees, and other intergovernmental revenues are also received throughout the year and often lag the month in which they are generated. As a result, revenue activity in July is expected to be minimal and should not be viewed as indicative of annual revenue performance.

The approximately \$1,000,000 reflected in Other Financing Sources represents a transfer from the PRO account and should not be interpreted as current-year operating revenue.

On the expenditure side, several significant annual costs are incurred at the beginning of the fiscal year, including the CalPERS unfunded accrued liability (UAL) prepayment, workers' compensation premiums, and other annual personnel-related obligations. These costs are recognized early in the fiscal year, causing expenditure categories, particularly personnel-related costs to appear higher than a straight-line monthly comparison would suggest. These expenditures are anticipated within the adopted budget, and as additional revenues are received and expenditures are spread over the fiscal year, the year-to-date percentages will normalize.

Analysis:

This report is being presented as the first in a series of monthly financial reports and provides an opportunity for the Town Council to offer feedback on the format, content, and level of detail presented. Staff welcomes Council's input to ensure future reports provide the financial information most useful for monitoring the Town's fiscal condition and supporting informed decision-making.

Financial Impact:
None



Budget by Account Classification Report

Through 07/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd
Fund 1010 - General Fund								
REVENUE								
Taxes	8,764,919.00	.00	8,764,919.00	9,926.05	.00	9,926.05	8,754,992.95	0
Licenses and Permits	375,140.00	.00	375,140.00	1,111.11	.00	1,111.11	374,028.89	0
Fines, Forfeitures and Penalties	23,100.00	.00	23,100.00	2,500.00	.00	2,500.00	20,600.00	11
Investment Revenue	30,490.00	.00	30,490.00	.00	.00	.00	30,490.00	0
Intergovernmental Revenues	2,116,043.00	.00	2,116,043.00	.00	.00	.00	2,116,043.00	0
Charges for Services	83,877.00	.00	83,877.00	4,172.43	.00	4,172.43	79,704.57	5
Other Revenues	25,100.00	.00	25,100.00	481.99	.00	481.99	24,618.01	2
Other Financing Sources	14,670,651.00	.00	14,670,651.00	1,000,000.00	.00	1,000,000.00	13,670,651.00	7
REVENUE TOTALS	\$26,089,320.00	\$0.00	\$26,089,320.00	\$1,018,191.58	\$0.00	\$1,018,191.58	\$25,071,128.42	4%
EXPENSE								
PRIOR YR ENTRY	.00	.00	.00	.00	.00	.00	.00	+++
Salaries and Wages	12,013,560.00	.00	12,013,560.00	3,903,101.99	.00	3,903,101.99	8,110,458.01	32
Other Employee Costs	1,534,285.00	.00	1,534,285.00	54,994.42	.00	54,994.42	1,479,290.58	4
Supplies	611,977.00	.00	611,977.00	8,997.75	7,682.00	8,997.75	595,297.25	3
Postage Printing and Advertising	116,865.00	.00	116,865.00	495.00	.00	495.00	116,370.00	0
Utilities	388,531.00	.00	388,531.00	1,649.75	.00	1,649.75	386,881.25	0
Services	9,508,812.00	.00	9,508,812.00	166,423.42	.00	166,423.42	9,342,388.58	2
Employee Development	232,425.00	.00	232,425.00	1,165.00	.00	1,165.00	231,260.00	1
Other Costs	41,150.00	.00	41,150.00	.00	.00	.00	41,150.00	0
Special Costs	30,850.00	.00	30,850.00	.00	.00	.00	30,850.00	0
Capital Outlay	1,033,519.00	.00	1,033,519.00	45,560.14	(12,900.00)	45,560.14	1,000,858.86	3
Debt Service	1,277,491.00	.00	1,277,491.00	1,320,951.76	.00	1,320,951.76	(43,460.76)	103
Other Financing Uses	(700,145.00)	.00	(700,145.00)	.00	.00	.00	(700,145.00)	0
EXPENSE TOTALS	\$26,089,320.00	\$0.00	\$26,089,320.00	\$5,503,339.23	(\$5,218.00)	\$5,503,339.23	\$20,591,198.77	21%
Fund 1010 - General Fund Totals								
REVENUE TOTALS	26,089,320.00	.00	26,089,320.00	1,018,191.58	.00	1,018,191.58	25,071,128.42	4%
EXPENSE TOTALS	26,089,320.00	.00	26,089,320.00	5,503,339.23	(5,218.00)	5,503,339.23	20,591,198.77	21%
Fund 1010 - General Fund Totals	\$0.00	\$0.00	\$0.00	(\$4,485,147.65)	\$5,218.00	(\$4,485,147.65)	\$4,479,929.65	
Grand Totals								
REVENUE TOTALS	26,089,320.00	.00	26,089,320.00	1,018,191.58	.00	1,018,191.58	25,071,128.42	4%
EXPENSE TOTALS	26,089,320.00	.00	26,089,320.00	5,503,339.23	(5,218.00)	5,503,339.23	20,591,198.77	21%
Grand Totals	\$0.00	\$0.00	\$0.00	(\$4,485,147.65)	\$5,218.00	(\$4,485,147.65)	\$4,479,929.65	



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 6(d)

ORIGINATED BY: Melanie Elvis, Town Clerk
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Appoint a voting delegate and two alternatives to the League of California Cities Annual Conference

LONG TERM RECOVERY PLAN: No.

COUNCIL ACTION REQUESTED:

1. Consider appointing a voting delegate and two alternatives to the League of California Cities Annual Conference.

Background:

The League of California Cities is a statewide association representing California's incorporated cities. Each year, member cities are invited to designate one official voting delegate and up to two alternates to participate in the Annual General Assembly held during the League of California Cities Annual Conference.

During the General Assembly, delegates consider and vote on resolutions addressing municipal policy issues, including local governance, public finance, housing, infrastructure, public safety, environmental policy, transportation, and other issues affecting cities statewide. The adopted resolutions help guide the League of California Cities' legislative priorities and advocacy efforts before the California Legislature and state agencies.

Each member city (or town) must formally designate its voting delegate and alternates by action of the governing body and submit the required certification to League of California Cities before the established deadline, September 1, 2026.

Analysis:

The appointment of a voting delegate and alternates is an administrative appointment intended to ensure the city is represented during the Cal Cities Annual General Assembly. The appointment does not commit the town to any specific policy position. Rather, it authorizes the selected representative to vote on behalf of the town during the General Assembly, consistent with the Council's direction and the delegate's understanding of the town's interests.

If no Council Members attend the conference, Council may appoint a staff member as its delegate.

Financial Impact:

There is no direct fiscal impact associated with the appointment itself. Conference registration, travel, and lodging expenses, if applicable, are addressed through the City's adopted budget and travel policies.

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the [Cal Cities Annual Conference and Expo](#). The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through [the online submission portal](#) by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.
6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.
7. **Resolving Disputes.** In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance

to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members

review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during

the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved¹ by either a policy committee

or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.²

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates—one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.



Town of Paradise
Office of the Mayor
5555 Skyway
Paradise, CA 95969
(530) 872-6291

August 11, 2026

Goats in Paradise, Inc.
1450 Idlewild Lane
Paradise, CA 95969

Dear Goats in Paradise, Inc.,

The Town of Paradise continues to face long-lasting impacts from the 2018 Camp Fire, including significant challenges related to wildfire risk and the resulting increases in insurance premiums for residents and businesses. Despite ongoing recovery efforts, many property owners are experiencing extreme insurance costs or difficulty obtaining coverage at all. These conditions underscore the urgent need for effective, economical, and sustainable wildfire-mitigation strategies within our community.

One such strategy is the proposed goat-grazing vegetation-management program through the Goats in Paradise, Inc. organization. Targeted grazing provides a safe, efficient, and environmentally responsible method of reducing hazardous fuels in high-risk areas. Goats are able to access steep terrain, dense brush, and locations that are difficult or unsafe for mechanical equipment or manual crews. This approach not only lowers fire risk but also reduces costs for both the Town and property owners.

The Town of Paradise strongly supports the continued implementation and expansion of this program. We believe that broadening goat-grazing operations to additional neighborhoods and public lands will further enhance community safety, improve defensible space, and contribute to long-term wildfire resilience. As insurance markets continue to respond to risk conditions in the region, proactive vegetation-management efforts like this are essential to protecting our residents and strengthening our community's future. This program will assist in the decrease of risk and attract insurance companies offering affordable insurance policies.

The Town of Paradise appreciates the collaboration of local partners, landowners, and organizations who make this program possible. We look forward to seeing it grow and succeed as part of our comprehensive wildfire-mitigation strategy.

Sincerely,

Steve Crowder, Mayor
Town of Paradise

Goats in Paradise, Inc.

Community-Based Grazing for Wildfire Fuel Reduction and Land Stewardship

Project Overview

Northern California's landscapes continue to experience significant ecological changes following decades of catastrophic wildfires. Large areas that were once characterized by mixed conifer forests, oak woodlands, grasslands, and agricultural lands are increasingly transitioning to dense stands of brush and small-diameter trees. Without active management, these previously burned areas can rapidly accumulate fine and medium fuels, increasing wildfire intensity, rate of spread, and the threat posed to nearby communities, infrastructure, natural resources, and public safety.

Many former agricultural properties and open grazing lands now sit idle, allowing vegetation to regenerate unchecked. Species such as California bay, brush, and other woody vegetation are increasingly occupying areas that historically supported a more diverse mosaic of forest, pasture, and rangeland habitats. As vegetation densities increase, so too does the accumulation of wildfire fuels that contribute to severe fire behavior.

State and federal agencies invest millions of dollars annually in vegetation management and fuel reduction projects designed to reduce wildfire risk. While mechanical treatment, hand crews, and prescribed fire remain important tools, managed livestock grazing offers a complementary and cost-effective approach to reducing fuel loads while providing additional ecological and community benefits.

Project Purpose

Goats in Paradise, Inc. proposes to establish a community-based managed grazing program focused on reducing wildfire fuels, improving vegetation management, and restoring productive use of underutilized lands throughout the Paradise Ridge and surrounding communities.

The project is based upon established research and best management practices, including guidance contained in the University of California publication *Grazing for Change: Using Managed Livestock Grazing to Reduce Fire Fuel Loads* (2021). Managed grazing is recognized as an effective vegetation management strategy that can reduce fuel continuity, suppress invasive vegetation, improve land stewardship, and complement other wildfire mitigation efforts.

While grazing is only one component of a comprehensive wildfire mitigation strategy, it offers a sustainable and cost-effective long-term management tool when properly planned and implemented.

Organizational Structure

To maximize eligibility for public grants, partnerships, and funding opportunities, Goats in Paradise has been incorporated as a California nonprofit corporation.

The organization will be governed by a three-member Board of Directors responsible for strategic oversight and policy direction. Day-to-day operations will be managed by a General Manager responsible for livestock operations, project implementation, partnerships, and program administration.

Goats in Paradise intends to collaborate with a variety of public and private partners, including:

- Butte County Resource Conservation District
- California Department of Forestry and Fire Protection (CAL FIRE)
- Natural Resources Conservation Service (NRCS)
- Butte County Fire Safe Council
- University of California Cooperative Extension
- Private landowners
- Public grant programs and philanthropic funding sources

Initial Project Area

The primary herd development and management area will be located on approximately four acres at the east end of Idlewild Lane in Paradise, California. This site currently serves as the organization's holding, breeding, and kidding facility and is limited to 18 adult goats pursuant to Paradise Municipal Code requirements.

Additional grazing operations will occur on the approximately 13-acre Anchor Way property and the 5-acre Story Book property. These sites will serve as vegetation management and fuel reduction areas while providing a base of operations for expanding grazing activities onto adjacent properties.

Interest has already been expressed by approximately 18 neighboring property owners representing more than 200 acres of potential grazing opportunities. Although the currently identified project area encompasses approximately 22 acres, participation by neighboring landowners could readily expand the program to more than 50 acres during the initial phases of implementation.

As the program develops and additional partnerships are established, it is anticipated that managed grazing operations could expand to hundreds or even thousands of acres throughout the region.

Grazing Infrastructure and Land Management

Project infrastructure will be designed to support effective vegetation management while protecting environmental and cultural resources.

Fence locations will be determined by topography, grazing management objectives, environmental constraints, and operational needs, rather than strictly following property boundaries. Protective measures will be implemented to avoid impacts to cultural resources, riparian areas, sensitive habitats, and other environmentally significant features.

Livestock water systems may be developed utilizing existing water rights and infrastructure where available. Water troughs and associated facilities will be located outside sensitive riparian corridors and designed in accordance with applicable environmental regulations and permitting requirements.

To facilitate long-term planning and investment, participating property owners will enter into grazing agreements with Goats in Paradise. Longer-term agreements provide the stability necessary to justify investments in permitting, fencing, water infrastructure, vegetation improvements, herd development, and ongoing management activities.

Technical Support and Partnerships

The success of the project relies upon collaboration with technical experts and partner agencies.

The Resource Conservation District and NRCS may aid in fencing, water development, grazing infrastructure, vegetation management planning, permitting, and conservation practices.

The University of California Cooperative Extension can provide technical guidance regarding:

- Livestock selection and stocking rates
- Grazing duration and timing
- Seasonal grazing strategies
- Vegetation management objectives
- Environmental compliance
- Lease development and landowner agreements

Because no single grazing prescription is appropriate for every property, site-specific assessments will be conducted to evaluate vegetation conditions, fuel characteristics, environmental constraints, and land management goals.

Adaptive management principles will be utilized throughout the project. Grazing strategies will be adjusted as conditions change in response to weather patterns, invasive species, vegetation responses, predator activity, and evolving scientific knowledge.

Community Benefits

In addition to reducing wildfire fuel, the project provides several community benefits:

- Reduced wildfire risk and fuel accumulation
- Enhanced vegetation management
- Increased utilization of underused lands
- Support for local agriculture
- Educational opportunities for youth and community organizations
- Improved ecological stewardship
- Cost-effective long-term fuel reduction

Goats in Paradise also intends to partner with local organizations such as FFA, 4-H, and scouting programs to provide educational opportunities, community service projects, and livestock-related learning experiences.

Organizational Qualifications

Goats in Paradise is led by Jon Remalia, who holds a Master of Science degree with a minor in Animal Science from The Ohio State University.

Mr. Remalia brings extensive experience in:

- Animal husbandry and livestock management
- Ranch operations and agricultural land management
- Wildland firefighting
- Vegetation management and fuel reduction
- Natural resource stewardship

His professional experience includes ranch management, livestock operations, wildfire response, and nearly two decades of vegetation management work throughout Northern California.

Conclusion

Goats in Paradise seeks to establish a sustainable, community-supported grazing program that complements existing wildfire mitigation efforts while providing long-term ecological, economic, and public safety benefits. Through strategic partnerships, adaptive management, and responsible stewardship, the program aims to reduce hazardous fuel loads, improve landscape resilience, and support safer communities throughout the Paradise Ridge and surrounding region.



Town of Paradise
Council Agenda Summary
Date: August 11, 2026

Agenda Item: 7(b)

ORIGINATED BY: Town Council
REVIEWED BY: Jennifer Macarthy, Town Manager
SUBJECT: Town Council Committee Reports
LONG TERM RECOVERY PLAN: No

COUNCIL ACTION REQUESTED:

1. Council Members' written reports on standing, external and ad hoc committee representation.

Background:

During the May 12, 2026, Council meeting, the Council approved changing Council reports on committee representation from verbal reports to written reports. The Councilmembers submitted the following reports for August 2026.

Standing Committee Reports

Economic Development Committee:

Council Member Lange: Long-Term Recovery Plan Update presentation by Willdan

Ad Hoc Committee Reports

Building Division CAP Committee

Council Member Lange: 16 complaints to date, requested running status on all complaints every meeting

Paradise Sewer Project

Council Member Lange: Subsequent EIR in progress, community response drafted

Grand Jury Response Committee

Council Member Lange: We had several meetings to draft responses for full council consideration

External Committee Reports

Butte County Air Quality Management District

Council Member Lassonde:

The following is a summary of the BCAQMD Board actions:

- Approved the following on Consent:
 - Minutes of May 28, 2026 Meeting of the Board of Directors.
 - Activity Report on Butte County Air Quality Management District Activities.
 - Status Report on Calendar of Events.
 - Status Report on Communications.
 - Financial Status Report for Fiscal Year 2025-26.
 - 4th Quarter Grant Revenue Report.
 - PBRM Grant Amendment – Additional funds.
- Closed the Hearing period for the Fiscal Year 2026-2027 Budget and approved Resolutions 2026-04 Budget Adoption & 2026-05 Contracted Outside Legal Services.
- Opened the public hearing for PM2.5 Second Maintenance Plan and approved Resolution 2026-13 Second PM2.5 Maintenance Plan.
- Approved Resolution of Intention to amend the CalPERS Pension contracts to incorporate the Public Employees' Pension Reform Act of 2013 (PEPRA) provisions and language.
- Received the APCO report.
- Closed Session – Employee Association COLA opener. Closed Session report – The Board provided direction to APCO Ertle regarding the Employee Association COLA opener. The direction provided was unanimous.

Additional Community Activities:

Mayor Crowder:

- Spent half a day with Congressman Gallagher touring our recovery. We started at Hope Plaza and ended at Bille Park. Our conversation was about what he can help us with needs in Paradise. We talked sewer, health care, insurance, building costs, and owner/builder issues just to name a few.
- Numerous meetings and phone calls with citizens ranging from weeds in town, Grand Jury Council meeting, and new Recycling collection center going in at Save Mart center just to name a few.
- New officer swearing in
- PGE Vacaville EOC Tour and fire safety and how they set up mobile camps in communities during emergencies
- Ribbon Cutting for Paradise Elementary School
- Ribbon cutting for Youth For Change return to Paradise

Council Member Lange:

- PUSD Liaison meeting- update on Paradise Elementary construction. Status of permit application for food service and maintenance project. PUSD inquired about status of stop sign at PHS and requested annual meeting to discuss snow protocols. AG Building coming soon.
- Astronomy on the Lake with PRPD
- Board of Realtors meeting

- Party in the Park
- 2nd Annual Christmas Preview planning has begun
- Paradise Elementary School grand opening
- Habitat for Humanity ribbon cutting, #26
- Youth for Change ribbon cutting

Council Member Lassonde:

Attended the following activities:

- All July Party in the Park events in Town Booth
- July 16 – Community Changes Virtual Workshop
- July 27 - Officer Baccala Swearing In
- July 29 – Special Town Council Meeting
- July 30 – Grand Opening of Paradise Elementary