

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Mike Hudson, Mayor Pro-Tem
Jane Day
Sam Derting
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND HOUSING AUTHORITY
TUESDAY, JULY 3, 2012
7:00 P.M.**

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

(Next Ord. No. – 722)
(Next City Council Res. No. 2012 – 57)
Next Suisun City Council Acting as Successor Agency Res. No. SA2012 – 12
(Next Housing Authority Res. No. HA2012 – 03)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

1. Approving Appointment to the Library Advisory Council - (one appointment for term expiring January 2016).
2. Solano Community College Update by Yulian Ligioso, Vice President, Finance & Administration.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

3. Council Adoption of Resolution No. 2012-___: Authorizing the Recruitment of a Housing Specialist I/II in the City's Housing Division – (Anderson).
4. Council Adoption of Resolution No. 2012-___: Thanking Employees and Approving an Across-the-Board Compensation Cut of Five Percent – (Anderson).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

5. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency and Housing Authority held on June 19, 2012 – (Hobson).

GENERAL BUSINESS**City Council**

6. Discussion and Direction Regarding the Proposed Land Use Alternative Map for the General Plan Update – (Wooden).

PUBLIC HEARINGS:**REPORTS: (Informational items only.)**

7. City Manager/Executive Director/Staff
8. Mayor/Council -Chair/Boardmembers

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting regarding any item on this agenda will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents.

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at:

City Hall	Fire Station	Senior Center
701 Civic Center Boulevard	621 Pintail Drive	318 Merganser Drive

**SOLANO COMMUNITY COLLEGE
COMMUNITY REPORT**

Spring 2012




for
**High Quality
Jobs**



4 

**Preparing
Local
Students**



2 

Serving Our Region's Needs

- Providing access to affordable, high-quality, college education close to home
- Providing job training and education for people entering the workforce or training for new professions



5 

**with High Quality
Education**



3 

Rising Cost of College Education

- The costs of attending a public university have risen as much as six times that of attending a community college.

Tuition and Fee Comparisons 2011-12



Institution	Annual Cost for 12 units/semester
Solano	\$864
CSU	\$5,472
UC	\$12,192

- Solano Community College needs additional facilities funding to continue to provide high-quality, affordable college options for students transferring to 4-year colleges.

6 

Providing High-Quality College Education

- By establishing academic partnerships, Solano College can provide access to a college education, close to home
 - Sonoma State (courses at Vallejo Center)
 - California Maritime Academy
 - Sacramento State
 - UC – Davis
 - UC – Berkeley
- Allows students to take university courses at Solano College



7 

Needs for Job Preparation

- It is hard to get a job in the current economy
- We provide job training and workforce preparation so that students will be competitive for the high-skill jobs they need to drive our local economy.
- Additional funding will support training and education programs in:
 - Nursing
 - Cosmetology
 - Automotive Technology
 - Clean Energy
 - Aeronautics
 - Welding
 - Vocational Engineering
 - Health Services
 - Fire-Fighting
 - Law Enforcement
 - Biotechnology




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Education Needs

- We need additional funding for the technology and infrastructure necessary to:
 - Expand Academic Partnership programs
 - Increase the number of satellite locations where our faculty teach
 - Expand online courses available
- We need to upgrade science and technology classrooms/laboratories to equip students with the advanced skills they need
 - Our students must be able to compete in Science, Technology, Engineering, Math, Medicine



8 

Urgent Need to Expand Access to Career Technical Education

- Nursing
 - Need for facilities to support high demand for registered nursing program
- Biotech/Bioscience
 - Local and regional employment opportunities
 - Strengthening workforce development partnerships including Kaiser, Alza, Genentech, and Novartis.
 - Need to modernize, upgrade, and equip classrooms to help students develop skills to be competitive for high-skill positions at local firms



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Preparing Students For Universities

- Middle College
 - With additional funds Solano College can begin to offer Middle College options to high school students
 - Start college work while in high school and earn an Associate's degree or transfer credits to 4-year university
 - Upon graduation, they are better prepared for college
- Saves time & money on the way to a 4-year degree



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Career Technical Education (contin.)

- Firefighting
 - Primary local source for educating/training local firefighters, but needs updated equipment and facilities
 - We no longer have fire engines because they were so old we couldn't afford to maintain them
- Automotive Technology
 - Local Auto Dealer Association has expressed strong demand to bring back program to meet growing needs
 - Updated facilities needed to better tie into ASE certification programs
- Clean Energy
 - Must expand program offerings to educate students for the new green jobs of the 21st century economy



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Needs Are Urgent

- Years of state budget cuts have reduced money available for education.
- In 2011-12, the State took \$4.7 million from Solano College.
- Sacramento is proposing to take another \$2 million from us next year.
- In our current economy, with recent Solano College budget cuts, additional funding is needed to ensure facilities can meet demand.

We need to have the funds necessary for updated facilities to continue to provide quality job training and affordable alternatives to four-year universities.






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Working to Address These Needs

- We are in the process of getting input from the community on their priorities.
- Together with stakeholders, the Board of Trustees, residents and local businesses, we will develop a fiscally responsible plan to present to the community.
- A potential bond measure may be considered at the end of this process to address these needs and community priorities.



At this time, Solano College does not have the funds necessary to address our infrastructure needs.



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Specifically we need to...

- Ensure facilities meet earthquake safety standards
- Increase collaborations and partnerships with private and public employers to fulfill local job training and placement needs
- Prepare Solano County and Winters students for universities
- Upgrade facilities to prepare Solano County and Winters students for jobs

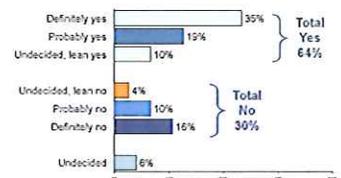





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Potential Bond Viability

- In November, an independent, statistically valid community survey was commissioned to assess community support for a potential bond to fund these needs.
- That survey found that a Solano CCD bond of as much as \$350 Million is viable in November 2012.



Response	Percentage	Total
Definitely yes	35%	Total Yes: 64%
Probably yes	15%	
Undecided, lean yes	10%	
Undecided, lean no	4%	Total No: 30%
Probably no	10%	
Definitely no	16%	
Undecided	6%	



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Additional Needs

- Upgrade facilities to provide ADA access for individuals with disabilities
- Provide career technical education in fields such as engineering technology, biotechnology, cosmetology, welding, automotive technology, and clean energy
- Expand opportunities for students to take university courses at local community college sites






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How You Can Help

- Let us know your priorities!
- Fill out a feedback form today and hand back in after the presentation.
- Do you belong to other organizations that need this information? Let us know!
- For more information, visit www.solano.edu





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Important Information about Solano Community College Infrastructure Needs and Challenges



As of 03.15.12

Q: What is the role of Solano Community College in preparing local students for universities?

A: The costs of attending a public university in California have risen to as much as six times that of attending a community college. Solano Community College needs to remain an affordable, local alternative that provides high quality, college options for students transferring to four-year universities.

Solano Community College is committed to providing access to a high-quality, college education close to home. By establishing partnerships with Sonoma State, Cal Maritime, UC-Davis, UC-Berkeley and others, it allows students to take university courses at Solano Community College locations. Additional funding is needed for the technology and infrastructure necessary to expand education partnerships, increase the number of satellite locations, and expand online courses available to local residents.

With additional funding, Solano Community College can begin to offer Middle College options to high school students. These programs allow high school students to start their college work while in high school and earn an Associate's degree so that when they graduate they are better prepared for college – saving time and money on their way to a four-year degree.

Q: What type of job training and education for people entering the workforce or training for new professions does Solano Community College provide?

A: It is hard to get a job in the current economy. Solano Community College provides essential job training and workforce preparation for students of all ages. Additional funding will support our training and education programs in automotive technology, nursing, firefighting, health services, biotechnology and clean energy fields, among other career technical education fields.

Q: Why are these needs urgent?

A: The state deficit has caused years of state budget cuts that have reduced money available for education. In this fiscal year alone, Sacramento took \$4.7 million from Solano Community College and is proposing to take another \$2 million from us next year. In the current economic environment, demand for Solano's Community College's affordable classes is at an all-time high, and we need to have the facilities necessary to continue to provide job training and affordable alternatives to four-year universities for the communities we serve.

Q: How do you plan to address these needs?

A: We are working to get more input from residents and local businesses on their priorities. Together with stakeholders, community members, and the Board of Trustees, we will develop a fiscally responsible plan that includes tough accountability guarantees to present to the community. However, at this time the College does not have the funds necessary to address infrastructure needs.

Q: How would additional funding help?

A: Additional funds would be used to address priorities that include:

- Ensuring facilities meet earthquake and fire safety codes
- Increasing collaborations and partnerships with private and public employers to fulfill local job training and placement needs
- Preparing Solano County students for universities
- Upgrading facilities to prepare Solano County students for jobs
- Updating campus facilities to provide access for disabled students
- Providing career technical education in fields such as vocational engineering, cosmetology, welding, and automotive technology
- Expanding opportunities to students to take university courses at local community college sites

Q: How can I find out more information?

A: We want to hear from you—please let us know your priorities for Solano Community College by filling out our Community Survey form at www.solano.edu. For additional information, please contact Peter Bostic, Executive Director, Office of Institutional Advancement at peter.bostic@solano.edu.

Community Feedback Survey
Solano Community College
Facilities Needs



The costs of attending a public university in California have risen to as much as six times that of attending a community college. Solano Community College is striving to remain an affordable, local alternative that provides high-quality workforce training, college preparation, and basic skills programs and facilities for Solano County residents.

We want your feedback! Let us know what priorities for the College are important to you. (Please circle.)

Very Important Not at all Important

1	2	3	4	Ensuring facilities meet earthquake and fire safety codes
1	2	3	4	Increasing collaborations and partnerships with private and public employers to fulfill local job training and placement needs
1	2	3	4	Preparing Solano County students for universities
1	2	3	4	Upgrading facilities to prepare Solano County students for jobs
1	2	3	4	Updating campus facilities to provide access for disabled students
1	2	3	4	Providing career technical education in fields such as vocational engineering, cosmetology, welding, and automotive technology
1	2	3	4	Expanding opportunities to students to take university courses at local community college sites

Other: _____

I have the following questions: _____

Keep me informed by:
 Email Regular Mail

Contact Information:

Name: _____

Address: _____

City/State/Zip: _____

Phone (day): _____ Phone (eve): _____

Email: _____

Presentation attended at: _____

Please return to:
 Janet Leary
 Solano Community College
 Office of the Vice President, Finance and Administration
 4000 Suisun Valley Road, Fairfield, CA 94534-3197
 via e-fax: 707.646.2056 or email: janet.leary@solano.edu
 Please call 707.864.7147 with questions. Thank you.

AGENDA TRANSMITTAL

MEETING DATE: July 3, 2012

CITY AGENDA ITEM: Council Adoption of Resolution No. 2012-__: Authorizing the Recruitment of a Housing Specialist I/II in the City's Housing Division.

FISCAL IMPACT: The Housing Specialist I/II position in the Housing Division has been vacant since June 29, 2012. The position will be covered with a temporary employee June 29, 2012 through August 23, 2012. The position is budgeted at the E step of the pay range for the Housing Specialist II classification for FY 2012-13. Thus, upon approval of the City Council, the hiring of a new Housing Specialist would likely result in significant savings this fiscal year as a result of a hire that would start at a lower pay step. It is important to note this position is fully funded by the U. S. Department of Housing and Urban Development's (HUDs) Housing Choice Voucher (Section 8) Program, thus there would be no negative impact on the City's General Fund.

BACKGROUND: As part of the City's cost-cutting measures, a hiring freeze has been in place over the past three years. All new hires require authorization of the City Council. This item would authorize the recruitment and hiring of a Housing Specialist, as this position is critical to the operations of the Housing Division, particularly to the Housing Authority's Section 8 Program.

STAFF REPORT: The Housing Specialist I/II position plays a critical role in the operation of the Housing Authority's Section 8 Program, particularly with respect to client case management and the program Waitlist responsibilities for the City. The position performs a variety of work involving client interviews, record keeping and reporting activities related to the implementation and administration of the City's Section 8 housing program; prepares, processes, maintains and verifies client financial documents and records; provides customer service in person and by telephone; and performs general office duties in support of assigned office.

The Housing Division is a relatively small department, yet it is required to perform a full range of functions. If we do not maintain an adequate level of Housing Specialist support, program administrative responsibilities of the Housing Authority would not be adequately addressed, customer service to the public would certainly be affected and the City's Housing Authority Program would be in jeopardy of Federal sanctions or program elimination. Thus, staff is recommending the City Council authorize the recruitment and hiring of a Housing Specialist I/II.

PREPARED BY:
REVIEWED BY:

Ronald C. Anderson, Jr., Assistant City Manager
Suzanne Bragdon, City Manager

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2012-__: Authorizing the Recruitment of a Housing Specialist I/II in the City's Housing Division.

ATTACHMENTS:

1. Resolution No. 2012-__: Authorizing the Recruitment of a Housing Specialist I/II in the City's Housing Division.

RESOLUTION NO. 2012 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE RECRUITMENT OF A HOUSING SPECIALIST I/II IN THE
CITY'S HOUSING DIVISION**

WHEREAS, the City of Suisun City Council has instituted a selective hiring freeze; and

WHEREAS, the City Council must approve new recruitments and authorize the hiring of new employees; and

WHEREAS, the Housing Specialist I/II position is essential to the operation of the City's Housing Division; and

WHEREAS, the current and proposed budget contemplates the Housing Specialist position is filled, and the hiring of a Housing Specialist I/II would likely result in a modest savings relative to the adopted budget for FY 2011-12.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the recruitment and appointment of a new Employee to fill the vacant Housing Specialist I/II position in the Housing Division.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 3rd day of July 2012 by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 3rd day of July 2012.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 3, 2012

CITY AGENDA ITEM: Council Adoption of Resolution No. 2012-__: Thanking Employees and Approving an Across-the-Board Compensation Cut of Five Percent.

FISCAL IMPACT: These resolutions would decrease pay for all permanent full-time job classes by 5.0 percent, which would result in savings of \$275,500 in the General Fund. The adopted FY 2012-13 Annual Budget assumes that these adjustments will be approved by the City Council.

BACKGROUND: At the first Budget Workshop held on September 20, 2011, at the second Budget Workshop held on November 15, 2011, at the Mid-Year Fiscal Review held on February 7, 2012, and at the FY 2012-13 Annual Budget Workshop, the City Council provided direction to staff to seek concessions from the employees that would help address the General Fund budget shortfall originally estimated to be \$1.4 million. As the full impact of the state's actions to eliminate the Redevelopment Agency became clear, the ultimate General Fund budget shortfall grew to \$2.04 million. The original target for employee concessions was 10% beginning on March 1, 2012. The City Council insisted that these concessions be equitable and across-the-board, including the City Council. Through the efforts of the City Council, City staff, and bargaining groups, the budget balancing model only required a 5% concession beginning on July 1, 2012.

STAFF REPORT: The City and its three bargaining groups have met and conferred in good faith and reached tentative agreements that each achieve Council's direction of employee concessions of five percent. This will generate \$275,500 in the General Fund, and about \$345,000 citywide. Unrepresented Employees (Executive Management and Confidential Employees), Non-Supervisory Blue-Collar and White-Collar Employees (Suisun City Employees' Association), Middle Management Employees (Suisun City Management & Professional Employees' Association), and Sworn Police Employees (Suisun City Police Officers' Association) would all concede a reduction in pay of 5.0 percent, and all would be required to be at work about 2.5 percent fewer hours, as partial recompense for their concessions.

All employee concessions by represented and unrepresented employees have been calculated based on a 5.0% reduction in salary. State law prohibits adjusting the salaries of councilmembers during their terms, so the City Council's equitable share of the across-the-board concession has been calculated based on salaries, but applied as a reduction in to the Vehicle Allowance.

In addition to the nine permanent and five temporary positions that were being held vacant prior to FY 2011-12, an additional five permanent and three temporary positions are being held vacant that were authorized in FY 2011-12. Overall the staffing has been reduced by over 18%. These

PREPARED BY:

Ronald C. Anderson, Jr., Assistant City Manager

REVIEWED/APPROVED BY:

Suzanne Bragdon, City Manager

vacancies are spread out through all departments and all employee groups. This loss of staff resources puts a significant strain on the remaining employees, who are absorbing most of the workloads of these frozen positions. Because our employees have been willing to do more with less and getting paid less to do so, the City has been able to avoid laying off any employees. The City Council has made it clear that it is proud of and grateful to its employees.

Staff will be working with the bargaining groups to finalize contract language, which will be brought to the Council for its approval on July 17, 2012. The attached resolution would approve the employee concessions and direct that the take effect the first full pay period in July.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2012-__: Thanking Employees and Approving an Across-the-Board Compensation Cut of Five Percent.

ATTACHMENTS:

1. Resolution No. 2012-__: Thanking Employees and Approving an Across-the-Board Compensation Cut of Five Percent.

RESOLUTION NO. 2012-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
THANKING EMPLOYEES AND APPROVING AN ACROSS-THE-BOARD
COMPENSATION CUT OF FIVE PERCENT**

WHEREAS, the City has met and conferred in good faith with each of the three bargaining groups and agreed upon employee concessions of 5.0 percent; and

WHEREAS, in recognition for the sacrifices being made by employees and as a partial recompense for the pay cuts, the City has agreed to reducing employee work hours by about 2.5 percent; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun hereby extends its deep appreciation and hearty thanks to all City employees for the tremendous work effort that each employee has made, as well as acknowledging the sacrifices made by each employee as they continue to provide the highest level of service to the public.

BE IT FURTHER RESOLVED that the Council approves the across-the-board concessions negotiated with each bargaining group and authorizes that the pay cuts take effect during the first full pay period in July 2012.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 3rd day of July, 2012 by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 3rd day of July, 2012.

Linda Hobson, CMC
City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

AND

SUISUN CITY HOUSING AUTHORITY

TUESDAY, JUNE 19, 2012

5:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

ROLL CALL

Mayor/Board Member Sanchez called the meeting to order at 5:32 PM with Council / Board Members Derting Hudson, Segala and Sanchez were present. Council / Board Member Day was absent.

PUBLIC COMMENT - None

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

CONFLICT OF INTEREST NOTIFICATION - None

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

CLOSED SESSION

Council/Board Member Hudson arrived at 5:35 PM.

Pursuant to California Government Code Section 54950 the Suisun City Council/Successor Agency will hold a Closed Session for the purpose of:

City Council

1. CONFERENCE WITH LEGAL COUNSEL—PERSONNEL MATTERS
Public Employee Discipline/Dismissal/Release
2. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case.

Housing Authority

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the Suisun City Council Acting as Successor Agency to the Redevelopment Agency of the City of Suisun City will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: APN 32-472-160, 733 Rocky Point Cove, Suisun City, CA 94585

Agency Negotiator: Suzanne Bragdon, City Manager; Jason Garben, Economic Development Director

Negotiating Parties: Wells Fargo Bank
Under Negotiations: Terms and payment

City Council

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the Suisun City Council Acting as Successor Agency to the Redevelopment Agency of the City of Suisun City will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: Assessor's Parcel Numbers 0174-160-250 and 0174-160-260

Agency Negotiator: Suzanne Bragdon, City Manager; Jason Garben, Economic Development Director; April Wooden, Community Development Director; John Kearns, Associate Planner

Negotiating Parties: Union Creek Holdings, LLC

Under Negotiations: Terms and payment

5. CONFERENCE WITH LABOR NEGOTIATOR

Agency negotiator: Suzanne Bragdon, City Manager, Ron Anderson, Assistant City Manager, and Tim Mattos, Police Commander.

Employee organization: SCPOA (Suisun City Police Officers' Association)

6. CONFERENCE WITH LABOR NEGOTIATOR

Agency negotiator: Suzanne Bragdon, City Manager, Ron Anderson, Assistant City Manager, and Dan Kasperson, Public Works and Building Director.

Employee Organization: SCEA (Suisun City Employees' Association)

7. CONFERENCE WITH LABOR NEGOTIATOR

Agency negotiator: Suzanne Bragdon, City Manager, Ron Anderson, Assistant City Manager, and Jason Garben, Economic Development Director.

Employee organization: SCMPEA (Suisun City Management and Professional Employees' Association)

5:32 PM – Mayor Sanchez recessed the meeting to Closed Session.

6:15 PM – Council Board Member Day arrived.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

7:28 PM – Mayor Sanchez reconvened the meeting and stated staff was directed to hire an attorney to handle an employee termination.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the City Council meeting at 7:31 PM.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, AND HOUSING AUTHORITY

TUESDAY, JUNE 19, 2012

7:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD --

ROLL CALL

Mayor / Chairman Sanchez called the Meeting to order at 7:31 PM with Council / Board Members Derting, Hudson, Segala and Sanchez present. Council / Board Member Day was absent.

Pledge of Allegiance was led by Council / Board Member Derting.

Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

George Guynn advised Richard Giddens would return soon and expressed concern about garbage rates.

Chuck Kingeter asked if Wi-Fi would be available for the public and if MAD meetings were open to public. Public Works Director / Building Official Kasperson stated Wi-Fi was not currently available for the public but might be available in a few months and did not know if the public was excluded from the MAD meetings.

CONFLICT OF INTEREST NOTIFICATION - None

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

1. Presentation of a Proclamation to the Recreation and Community Services Department Proclaiming July 2012 as "Parks and Recreation Month".

Mayor Sanchez read and Council Member Segala presented the Proclamation to Recreation Director Jessop.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

2. Council Adoption of Resolution No. 2012-41: Authorizing the Recruitment of an Account Clerk I/II in the City's Administrative Services Department – (Anderson).

3. Approving Appointments of City Staff Members to the Association of Bay Area Governments (ABAG) Pooled Liability Assurance Network (PLAN) Board of Directors and to the Local Agency Workers' Compensation Excess Joint Powers Authority's Governing Board.
 - a. Adoption of Council Resolution No. 2012-42: Appointing One Director and One Alternate to the Association of Bay Area Governments (ABAG) Pooled Liability Assurance Network (PLAN) Board of Directors.
 - b. Adoption of Council Resolution No. 2012-43: Appointing One Representative and One Alternate Representative to the Local Agency Workers' Compensation Excess Joint Powers Authority's Governing Board.
4. Council Adoption of Resolution No. 2012-44: Adopting the Eighth Amendment to the Annual Appropriation Resolution No. 2011-62 to Appropriate \$20,000 in Grant Funding for Sidewalk Repairs – (Anderson).
5. Adoption of Council Resolution No. 2012-45: Authorizing the City Manager to Execute a Second Amendment to the Memorandum of Understanding on Provision of Animal Care Services between Solano County and City of Suisun City to Extend the Term of the Agreement by Six Months to a New Expiration date of December 31, 2014 – (Dadisho).

Suisun City Council Acting as Successor Agency

6. Agency Adoption of Resolution No. SA 2012-09 Adopting the Annual Budget for the Successor Agency for the Fiscal Year 2011-12 – (Garben).

Joint City Council / Suisun City Council Acting as Successor Agency

7. City Transfer of Civic Center COP Reimbursement Payment to the Successor Agency and Approval of Civic Center COP Repayment Schedule – (Garben).
 - a. Council Adoption of Resolution No. 2012-46: Approving a Payment Schedule Between the Successor Agency and the City of Suisun City Associated with the Civic Center Certificate of Participation Financing Arrangement.
 - b. Agency Adoption of Resolution No. SA 2012-10: Approving a Payment Schedule Between the Successor Agency and the City of Suisun City Associated with the Civic Center Certificate of Participation Financing Arrangement.
 - c. Council Adoption of Resolution No. 2012-47: Adopting the Ninth Amendment to the Annual Appropriation Resolution No. 2011-62 to Appropriate \$2,936,700 to the Successor Agency to the Redevelopment Agency of the City of Suisun City.
8. Authorization to Execute 333 Sunset Ground Lease Repayment Agreement – (Garben).
 - a. Council Adoption of Resolution No. 2012-__: Authorizing the City Manager to Execute an Agreement with the Successor Agency to the Redevelopment Agency of the City of Suisun City Regarding Reimbursement of 333 Sunset Ground Lease Payments to the City of Suisun City.
 - b. Agency Adoption of Resolution No. SA 2012-__: Authorizing the Executive Director to Execute an Agreement with the City of Suisun City Regarding Reimbursement of 333 Sunset Ground Lease Payments to the City of Suisun City.

9. City Authorization to Transfer Harbor Center Street Extension Payment to the Successor Agency and Execute Agreement to Repay City for Costs Incurred for Completing the Harbor Center Street Extension – (Garben).
 - a. Council Adoption of Resolution No. 2012-__: Authorizing the City Manager to Execute an Agreement with the Successor Agency to the Redevelopment Agency of the City of Suisun City for the Reimbursement of Costs Incurred Associated with the Harbor Center Street Extension Project.
 - b. Agency Adoption of Resolution No. SA 2012-__: Authorizing the Executive Director to Execute an Agreement with the City of Suisun City for the Reimbursement of Costs Incurred Associated with the Harbor Center Street Extension Project.
 - c. Council Adoption of Resolution No. 2012-__: Adopting the 10th Amendment to the Annual Appropriation Resolution No. 2011-62 to Transfer \$1,500,000 to the Successor Agency to the Redevelopment Agency of the City of Suisun City.
10. Council/Agency Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council and Suisun City Council Acting as Successor Agency held on May 22, 2012 – (Hobson).
11. Council/Agency Approval of the May 2012 Payroll Warrants in the amount of \$532,718.19. Council/Agency Approval of the May 2012 Payable Warrants in the amount of \$760,538.46 – (Finance).

George Guynn expressed concern about hiring an account clerk, possible water rate increase; and possible Agenda 21 socialized government.

City Manager Bragdon requested Items 8 and 9 be removed from Consent Calendar and Agenda.

Motioned by Council / Board Member Segala and seconded by Council / Board Member Derting to approve the Consent Calendar excluding Items 8 and 9. Motion carried unanimously by the members present.

GENERAL BUSINESS

City Council

12. HEARING

Council Adoption of Resolution No. 2012-48: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California. – (Anderson).

Mayor Sanchez opened the hearing and hearing no comments, Mayor Sanchez closed the hearing.

Motioned by Council Member Segala and seconded by Council Member Derting to adopt Resolution No. 2012-48 amended to have June 19, 2012 list as Attachment A . Motion carried unanimously by the members present.

PUBLIC HEARINGS:

City Council

13. PUBLIC HEARING

Conduct a Public Hearing for Fiscal Year 2012-13 Maintenance Assessment Districts (MADs) Assessments and Adopt Resolutions – (Kasperson).

- a. Council Adoption of Resolution No. 2012-49: Amending and/or Approving the Final Engineer's Annual Levy Reports for the Suisun City Maintenance Assessment Districts for Fiscal Year 2012-13.
- b. Council Adoption of Resolution No. 2012-50: Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for Fiscal Year 2012-13.

Mayor Sanchez opened the hearing for Items 13 and 14.

George Guynn thought the public could attend MAD meetings and expressed concern about accumulating a large reserve in the maintenance districts.

Chuck Kingeter asked what percentage of residents paid into the MADs and asked if the City pays into MAD Districts.

Hearing no further comments, Mayor Sanchez closed the hearing.

Motioned by Council Member Derting and seconded by Council Member Hudson to adopt Resolutions No. 2012-49 and No. 2012-50. Motion carried unanimously by the members present.

14. PUBLIC HEARING

Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District – (Kasperson).

- a. Council Adoption of Resolution No. 2012-51: Approving the Assessment Engineer's Report for Proceedings for the Levy of Assessments within McCoy Creek Parking Benefit Assessment District for Fiscal Year 2012-13.
- b. Council Adoption of Resolution No. 2012-52: Ordering the Levy and Collection of Assessments within the Special Parking Benefit District for Fiscal Year 2012-13.

Motioned by Council Member Derting and seconded by Council Member Hudson to adopt Resolutions No. 2012-51 and No. 2012-52. Motion carried unanimously by the members present.

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

15. PUBLIC HEARING – Fiscal Year 2012-13 Annual Budget Hearing – (Anderson).

- a. Council Adoption of Resolution No. 2012-53: Adopting the Annual Budget for Fiscal Year 2012-13.
- b. Agency Adoption of Resolution No. SA 2012-11: Adopting the Annual Budget for Fiscal Year 2012-13.
- c. Authority Adoption of Resolution No. HA 2012-02 Adopting the Annual Budget for Fiscal Year 2012-13.
- d. Council Adoption of Resolution No. 2012-54: Adopting the FY 2012-13 Salary Resolution.
- e. Council Adoption of Resolution No. 2012-55: Adopting the FY 2012-13 Appropriations Limit.

- f. Council Adoption of Resolution No. 2012-56: Confirming the Fiscal Year 2012-13 Master Fee Schedule .

Mayor Sanchez opened the hearing.

George Guynn expressed concern that the budget may not be balanced due to State issues.

Chuck Kingeter discussed the pieces of the puzzle, citizens having better access to the budget issues, citizens not being able to make recommendations because they do not have access to data.

Hearing no further comments, Mayor Sanchez closed the hearing.

Motioned by Council / Board Member Hudson and seconded by Council / Board Member Derting to adopt Council Resolution No. 2012-53, No. 2012-54, 2012-55, 2012-56, Agency Resolution No. 2012-11, and Authority Resolution No. 2012-02. Motion carried unanimously by the members present.

REPORTS: (Informational items only.)

16. City Manager/Executive Director/Staff

- Update 2011-2012 ATOD – (Jessop).

17. Mayor/Council -Chair/Boardmembers

- Status of General Plan Update - (Hudson).

Economic Development Director Garben

Council / Board Member Segala thanked staff and the public for their input on the City budget, commended the Tops in Blue performance, and reported the construction progress on the Veteran's Building.

Council / Board Member Hudson thanked staff for their work on budget and asked about General Plan Update. Community Development Director Wooden advised staff had been working with various situations such as land use map issues, stated she would make a report the first meeting in July, and would like direction at the second meeting in July.

Mayor / Chairman Sanchez stated there would be a senior bus trip to the casino tomorrow.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the City Council meeting at 9:24 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 3, 2012

CITY AGENDA ITEM: Discussion and Direction Regarding the Preferred Land Use Alternative Map for the General Plan Update.

FISCAL IMPACT: The project as currently scoped is funded through the General Fund.

BACKGROUND: As a part of the development of the GPU, a Preferred Land Use Alternative Map was prepared by staff, recommended to City Council by the Planning Commission, and reviewed by City Council. Both sides of the city, west and east, have properties that are located within the sphere of influence but outside the City boundary. Since the earlier presentation to Council, additional questions regarding both of these areas have been raised, warranting further discussion and direction from Council.

The “Gentry” site, within the sphere of influence on the City’s west side, was designated as Mixed-Use, based on the last Trumark proposal that included both commercial and residential development. The intent was that the GPU EIR would analyze the same level of impacts as proposed in the last Trumark proposal. However, since this time, staff has been consulting with other public facility providers regarding future demand for water, sewer, and other public utilities in order to determine what is viable or realistic for future development on this site.

Property owners of property on the east side of the City, within the sphere of influence but outside the City boundary, were active participants during the initial GPU meetings and discussions. The Planning Commission recommended to Council that a portion of their property (south of Petersen Road and east of Walters Road) be designated Commercial, a portion Destination Tourism, and a portion Agriculture/Open Space. Near the end of the process of preparing the Preferred Land Use Alternative Map, the property owners presented Council with proposed alternative land use designations for their property, different than those recommended by the Planning Commission. In support of their proposed change, the property owners indicated that the current General Plan identified this area as one that could be designated Limited Industrial in the future. Staff confirmed that the General Plan did identify the property this way, but did not have time to analyze the potential impacts of the proposed change in land use designations prior to the meeting. In the course of preparing the General Plan, staff has reviewed the exact language in the current General Plan and determined that, while the General Plan identified Limited Industrial as an appropriate use for this property in the future, the General Plan also stated that such a change in designation should be accomplished through a process that included:

- The development and approval of a Planned Development for the area (with a proposed project); or
- The development and adoption of a Specific Plan for the area.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

John Kearns, Associate Planner
April Wooden, Community Development Director
Suzanne Bragdon, City Manager

STAFF REPORT: In considering Council's City-wide interests to be addressed in the course of the GPU development, two of Council's Guiding Principles appear particularly relevant. These include the topics of economic vitality and infrastructure/public facilities. The guiding principles regarding economic vitality and public facilities/infrastructure state:

Suisun City will strive for economic vitality, providing jobs, services, revenues, and opportunities.

- Maintain an economic base that is fiscally balanced and provides a wide range of job opportunities.
- Encourage the creation of a mix of uses that sustains a tax base that will allow the City.
- Strategically develop vacant, underutilized, and infill land throughout the City, and especially in the downtown.
- Encourage the creation of a mix of uses that sustains a tax base that will allow the City to provide public services to the residents, businesses, and visitors of the community.
- Retain and attract new businesses to support the tax base and provide jobs and services for the community.

Suisun City will provide quality community services and sound infrastructure.

- Deliver public facilities and services in a timely and cost-effective manner.
- Ensure availability of water and sewer services to accommodate the City's continued growth and prosperity.
- Plan for the design and cost of future infrastructure to serve the community as it grows.

As Council reviews the information provided herein, finding a balanced approach to development that provides revenue generation while realistically estimating the cost of extension of services and infrastructure is a major goal. In particular, not only the land use designation appropriate for certain areas should be considered, but also the intensity of development proposed for the area in relation to the additional infrastructure needed to support that intensity of development. For example, if projected intensity of development is overly optimistic, the resulting impact fees would be on the high side. Since new development is typically required to pay for itself in terms of additional capacity required, these high impact fees could be anticipated to have a chilling effect on new development, especially if other sites are available regionally that do not require such significant infrastructure development and/or high impact fees.

There is also the related question of what is realistic from a market perspective. Existing commercial square footage in the City is about 900,000. Existing limited industrial and service commercial square footage is about 100,000. In addition, currently within the City boundary there are approximately 100 acres of vacant land designated for commercial development. These sites would yield about 1,000,000 square feet of additional commercial development. Most of this development would occur on sites within the City that are currently served by infrastructure, resulting in a decreased cost for the developer.

At General Plan build-out (a horizon of about 20 years), based on the current Preferred Land Use Alternative Map, the City would add an additional 3,000,000 square feet of commercial development, 700,000 square feet of office development, and 1,800,000 square feet of limited industrial development on sites located within the City's sphere of influence but not within the City boundary.

The development of these sites within the sphere of influence on both sides of the City would require the development of extensive additional infrastructure to serve the proposed development. For example, the traffic generation resulting from this intensity of use would require significant road and signalization improvements, including the acquisition of additional right of way, at a minimum.

Sites within the Sphere of Influence

West Side - "Gentry"

When reviewing the Preferred Land Use Alternative Map late last summer, the Planning Commission recommended designating the "Gentry" site as Mixed-Use, based on the last Trumark proposal that included both commercial and residential development and the Council concurred. In terms of uses and impacts, the land use designation would be analyzed in the EIR based on the level of intensity of development proposed by Trumark. However, the Trumark proposal was largely based on the success of the residential component of the project creating a viable project in terms of significant mitigation and infrastructure costs. With the collapse of the residential housing market, the last Trumark proposal may not provide the most likely scenario for future development of the site.

After continued consideration, staff is unsure that moving forward with analysis in the GPU EIR for the intensity of use proposed in the last Trumark proposal is the best course of action. With the slow recovery of the residential market, it is uncertain that the significant residential component of 232 dwelling units is necessary to the project's success. In addition, given the available 100 acres designated for commercial development within the City boundary, whether an additional 480,000 square feet of commercial development will occur at this site is questionable.

East Side - Johnsons

As the GPU has moved forward, staff has continued in dialogue with the property owners of the property on the east side of the City, within the sphere of influence, and has discussed with them concerns regarding the proposed intensity of development in the area.

The property owners' first proposal (Attachment 2) showed a horizontal scheme for land use designation, with 125 acres of Commercial, in an L-shaped configuration, located immediately south of Petersen Road and East of Walters Road, 125 acres of Limited Industrial immediately southeast of the proposed commercial area, and the remainder of the site, all the way to Highway 12, as Agriculture/Open Space.

A revised proposal was sent to the City in May with a revised land use configuration, showing 70 acres of Commercial located on the corner of Petersen Road and Walters Road and 55 acres of commercial located north of Petersen Road between the City boundary and the sports complex;

125 of Limited Industrial south of Petersen Road and east of the proposed commercial area; and the remainder designated as Agriculture. These designations translate to 1,089,000 square feet of commercial development on the commercially-designated sites and 1,633,500 square feet of industrial development on the industrially-designated site, per the information provided by the property owners' consultant.

Discussions with both the City Engineer and the property owners' engineer have included comments and concerns about the extent and cost of new infrastructure that would be required in order to serve this level of intensity of development on these sites. Despite these concerns, the property owners continue to hold firm on their proposed intensity of development.

Discussion and Direction

Council has several options available regarding providing direction to staff for finalizing the Preferred Land Use Alternative Map.

Regarding the "Gentry" site:

- Move forward with a GPU EIR that analyzes the intensity of use proposed by Trumark;
- Keep the proposed Commercial designation but identify the area currently proposed for Residential as a "study area" designation for future analysis;
- Change the current Mixed Use designation to Mixed-Use Commercial, analyzing only commercial development impacts in the GPU EIR;
- Designate the entire "Gentry" site as a study area.

Regarding the properties on the east side:

- Move forward with a GPU EIR that analyzes the intensity of use currently proposed for the east side (2,722,500 square feet of development);
- Allow the property owners to demonstrate the viability of the proposed designations through a market feasibility study and traffic study or other similar quantitative analysis;
- Keep the proposed Commercial designation but identify the area currently proposed for Limited Industrial as a "study area" designation for future analysis (with a project);
- Develop a Specific Plan for the east side properties, paid for by the property owners or the City.

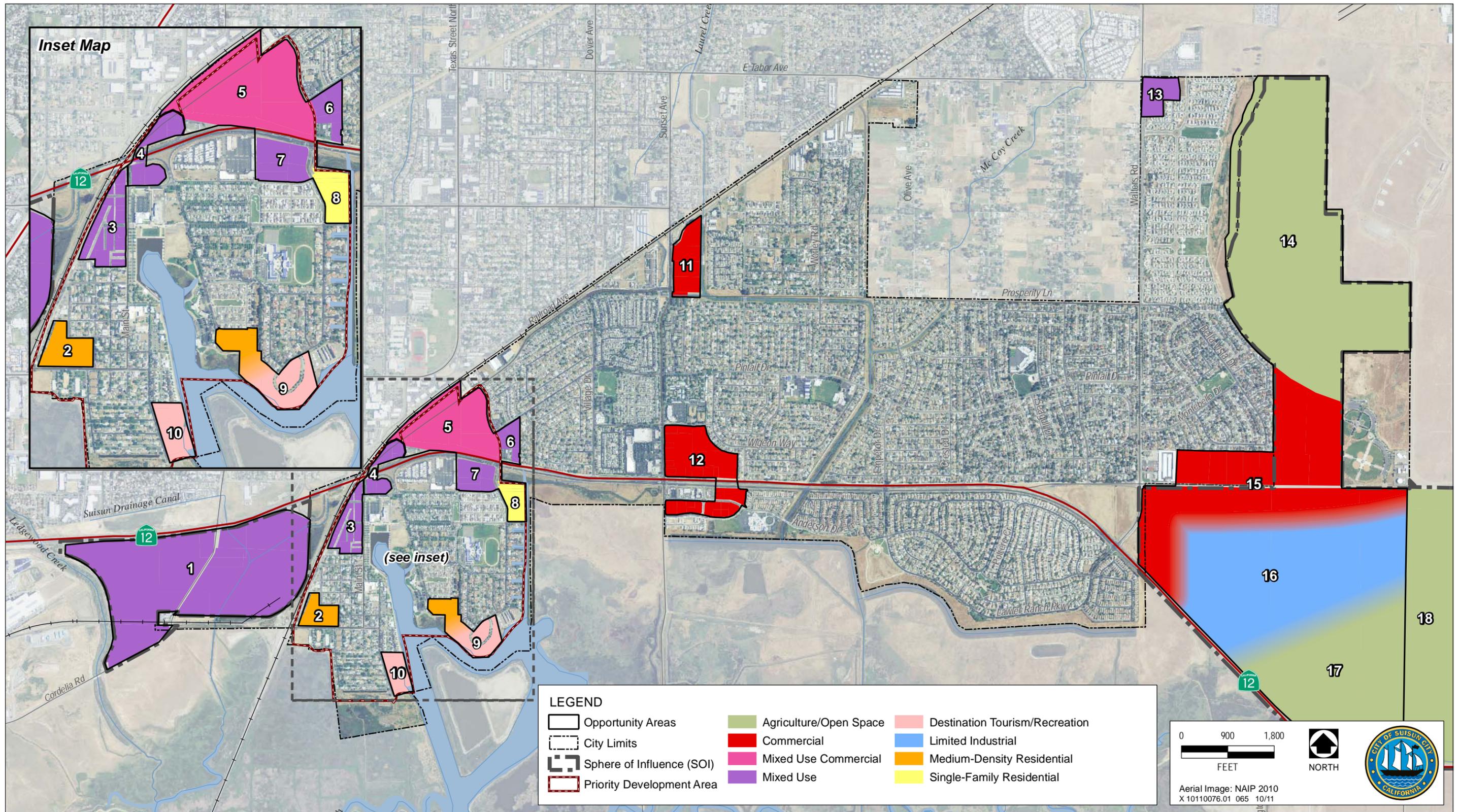
Based on Council's direction, staff will prepare a revised Preferred Land Use Alternative Map for Council's review and consideration at the July 17, 2012 Council meeting. In addition, staff will prepare a revised GPU timeline for Council. Upon approval of a final Preferred Land Use Alternative Map, staff and the consultant will move forward with the GPU EIR.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Discuss options regarding properties within the sphere of influence, including the "Gentry" property on the west side of the City and the properties on the east side of the City (east of Walters Road and north of Highway 12); and
2. Direct staff to return with a revised Preferred Land Use Alternative Map, a revised GPU timeline, and additional information for review at the July 17, 2012 Council Meeting.

ATTACHMENTS:

1. Current City Preferred Land Use Alternative Map.
2. East side property owners' October 18, 2011 letter with included map.
3. East side property owners' Petersen Crossing Land Use Plan.



Source: Suisun City 2011, AECOM 2011

Preferred Conceptual Land Use Alternative

October 18, 2011

Hon. Pete Sanchez and City Council
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

Subject: **General Plan Update**

Mr. Mayor and Council:

As the property owner of two parcels of land south of Peterson Road and east of Walters Road, within the City's Sphere of Influence, I would like to address the proposed Land Use Alternative as approved by the Planning Commission, specifically Area # 16 in the Planning Commission Preferred Land Use Alternative map.

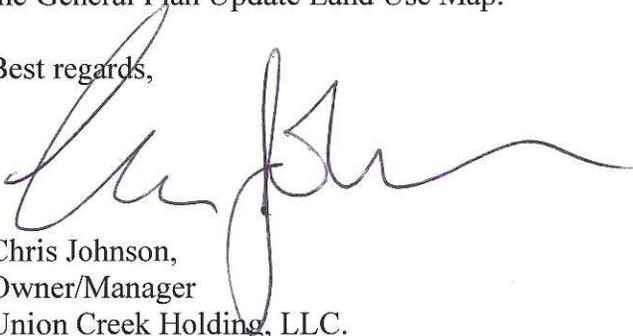
While the designation of "**Destination Tourism/Recreation**" represents an innovative approach to land use, we don't believe that the designation represents the best practical use of the land for either the City or the property owners.

One of the issues with the Destination Tourism/Recreation designation is that it is too far away from the downtown to fit well and complement the unique features the downtown or waterfront offers. A bird watching area may be created, but we don't believe Travis will want to create such an area near the end of the runway, and the airplane noise will discourage overnight tent camping.

In lieu of the Destination Tourism/Recreation land use designation, we feel a "**Limited Industrial**" land use seems to make more planning sense. This specific area is identified in the current General Plan as an appropriate area for commercial and industrial land uses (See attached Suisun City General Plan, Page 45). Possible Limited Industrial uses include light manufacturing, freight consolidation, commercial services, warehouses, distribution facilities, etc.

Therefore, we respectfully request that Area #16 be designated as **Limited Industrial** in the General Plan Update Land Use Map.

Best regards,



Chris Johnson,
Owner/Manager
Union Creek Holding, LLC.

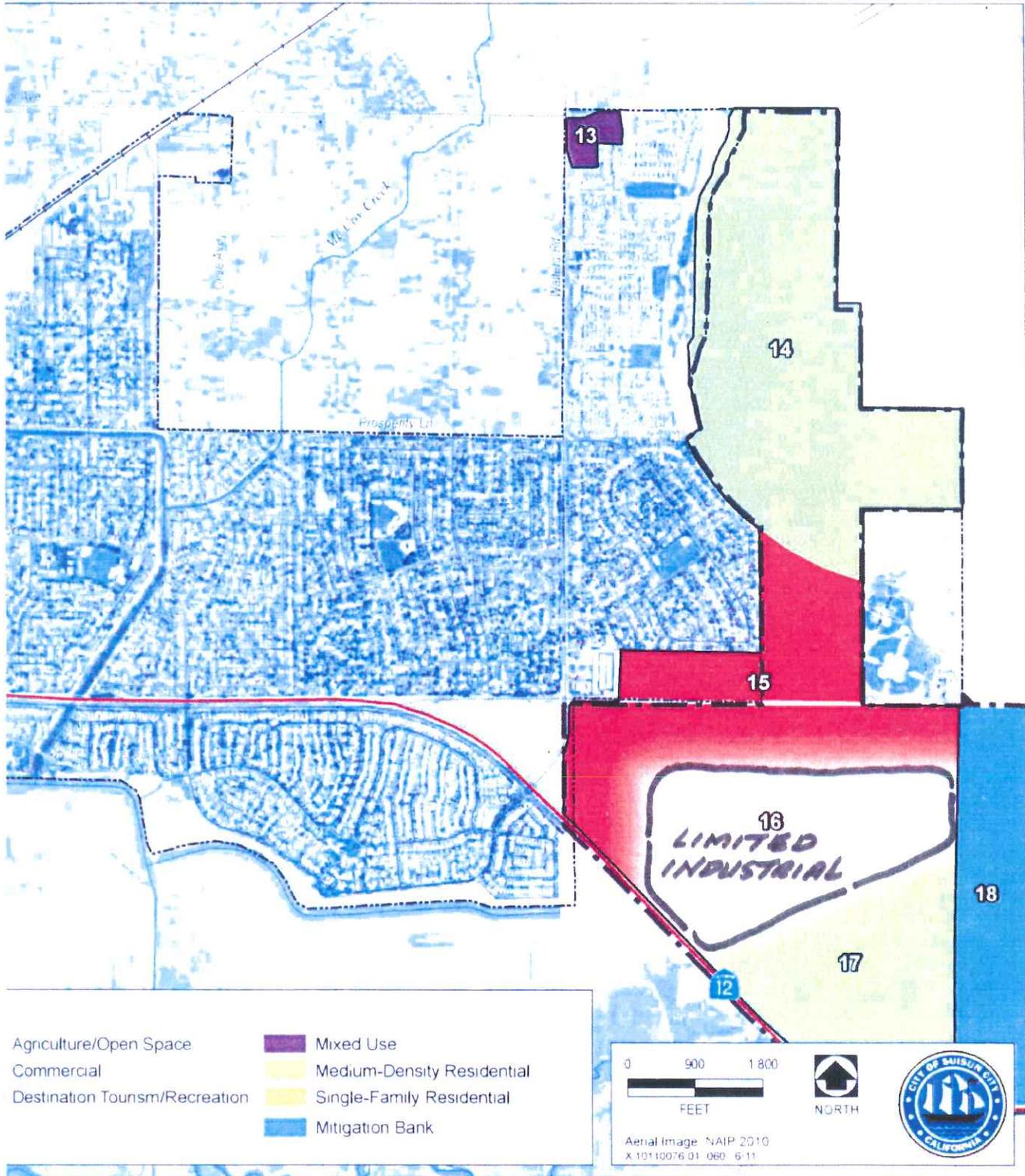
and other hazards, to public safety would be strictly regulated or prohibited. The intent of this classification is to encourage predominantly low-profile, one and two-story uses such as manufacturing, materials storage, materials distribution, and processing of materials, with some mixing of other commercial land uses, such as offices, retail, and wholesale establishments. Multistory buildings (three or more stories) may also be allowed in conjunction with lower-density land uses.

No absolute limitation on height or building intensity is proposed in this district so as not to limit industrial requirements for appurtenant buildings and structures. Land uses and building heights would have to be consistent with the Travis Air Force Base Comprehensive Airport Land Use Plan, however. The City will require landscaping and open space areas to achieve a campus-like setting.

Opportunities for attracting heavy commercial and light industrial development are limited by the amount of land available in relation to highway and rail transportation facilities. The most appropriate locations for commercial and industrial land uses in this classification are primarily outside the City limits but within Suisun City's Sphere of Influence:

- The area west of the Southern Pacific railroad line and south of Highway 12, with access to the Southern Pacific Railroad spur line, Pennsylvania Avenue, and Cordelia Road, and
- * • The area between Highway 12 and Scandia Road, east of Walters Road, except for the area fronting directly on Walters Road, which is designated General Commercial.

Because of the nature of proposed land uses and the requirement for relatively large sites in the Business Park classification, the most appropriate development process for this category is either the City's planned development process or the preparation of a specific plan. A separate plan should be prepared for each area assigned this classification. The City will determine on a case-by-case basis whether a planned development or specific plan approach is the most desirable prior to reviewing specific development proposals. In either case,



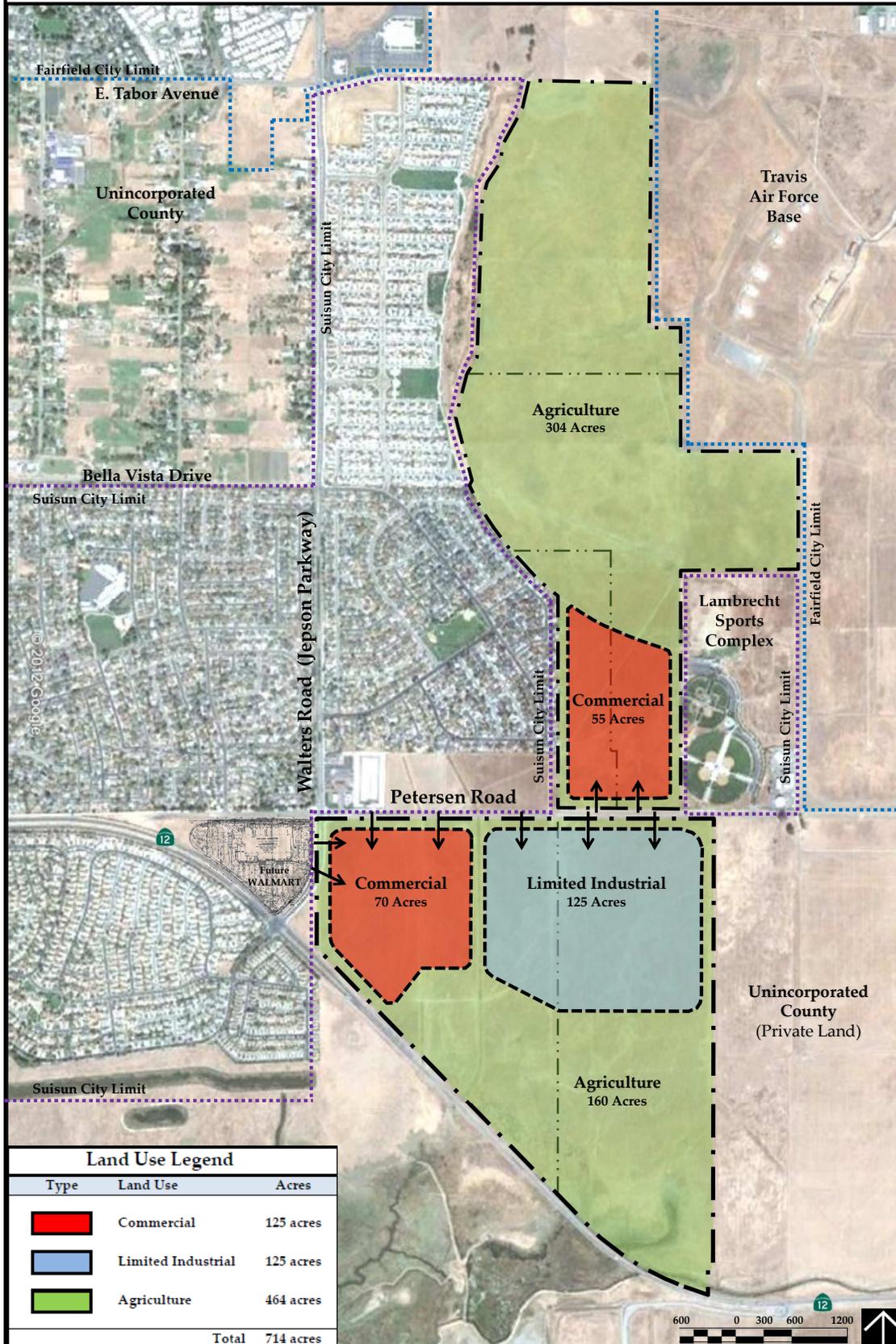
- Agriculture/Open Space
- Commercial
- Destination Tourism/Recreation
- Mitigation Bank
- Mixed Use
- Medium-Density Residential
- Single-Family Residential
- Mitigation Bank



Aerial Image NAIP 2010
X 10110076 01 060 6 11

Petersen Crossing Land Use Plan

Suisun City, California



Land Use Legend

Type	Land Use	Acres
	Commercial	125 acres
	Limited Industrial	125 acres
	Agriculture	464 acres
Total		714 acres