

# A G E N D A

## REGULAR MEETING OF THE SUISUN CITY COUNCIL, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

TUESDAY, MARCH 15, 2011

7:00 P.M.

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

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(Next Ord. No. - 717)

(Next City Council Res. No. 2011 – 31)

(Next Redevelopment Agency Res. No. RA2011 – 22)

(Next Housing Authority Res. No. HA2011 – 02)

### **ROLL CALL**

Council / Board Members

Pledge of Allegiance

Invocation

### **PRESENTATIONS/APPOINTMENTS**

*(Presentations, Awards, Proclamations, Appointments).*

1. Introduction and Swearing in of new Suisun City Police Chaplain Todd Bertani – (Dadisho).

### **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.)*

### **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. 2011-\_\_\_: Authorizing the City Manager to Record the Notice of Completion for the Republic ITS Contract for the Safe Routes to School Speed Radar Signs Project when Complete - – (Kasperson).
3. Council Adoption of Resolution No. 2011-\_\_\_: Authorizing the City Manager to Enter into a Lease Agreement on the City’s Behalf with Ricoh Business Solutions for the Citywide Multi-Function Copier Leasing and Maintenance Contract – (Kasperson).
4. Council Adoption of Resolution No. 2011\_\_\_: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2010 to State of California Department of Housing and Community Development – (Wooden).

**Joint City Council / Redevelopment Agency / Housing Authority**

5. Council/Agency/Commission Approval of the Minutes of the Regular and Special Meetings of the Suisun City Council, Redevelopment Agency Board and Housing Authority Board held on February 11, February 15, 2011 and March 1, 2011 – (Hobson).

Joint City Council / Redevelopment Agency

6. Council/Agency Approval of the February 2011 Payroll Warrants inclusive in the amount of \$702,912.31; and Council Approval of the February 2011 Payable Warrants inclusive in the amount of \$785,809.10 and Agency Approval of the February 2011 Payable Warrants inclusive in the amount of \$221,399.32 – (Finance).

**GENERAL BUSINESS**

7. Award Construction Contract for Landscaping Along Bikeway on Main Street - (Kasperson).
  - a. Council Adoption of Resolution No. 2011-\_\_\_: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Parker Landscape for the Landscaping Along Bikeway on Main Street Project.
  - b. Council Adoption of Resolution No. 2011-\_\_\_: Adopting the 18<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2010-53 to Appropriate the \$28,200 in Additional Funding for the Landscaping Along Bikeway on Main Street Project.
8. Council Adoption of Resolution No. 2011\_\_\_: Authorizing the City Manager to Amend the Consultant Services Agreement with AECOM to Complete Environmental Technical Studies on the Grizzly Island Trail Project – (Kasperson).

**PUBLIC HEARINGS:**

City Council

9. PUBLIC HEARING  
Council Consideration, Waive Reading, and Introduction of Ordinance No. \_\_\_: Amending Section 18.66.560 of Chapter 18 Regarding the Expiration of Use Permits through Disuse – (Wooden).

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

10. City Manager/Executive Director/Staff
11. Mayor/Council -Chair/Boardmembers

**ADJOURNMENT**

A complete packet of information containing Staff Reports and exhibits related to each item is available for public review at least 72 hours prior to a Council /Agency/authority Meeting or, in the event that it is delivered to the Council/Boardmembers less than 72 hours prior to a Council/Agency/Authority Meeting, as soon as it is so delivered. The packet is available for review in the City Manager's Office during normal business hours.

**PLEASE NOTE:**

1. *The City Council 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. *City Council agendas are posted at least 72 hours in advance of regular meetings at:*

<i>City Hall</i>	<i>Fire Station</i>	<i>Senior Center</i>
<i>701 Civic Center Boulevard</i>	<i>621 Pintail Drive</i>	<i>318 Merganser Drive</i>

## AGENDA TRANSMITTAL

**MEETING DATE:** March 15, 2011

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**CITY AGENDA ITEM:** Adoption of Council Resolution No. 2011-\_\_\_: Authorizing the City Manager to Record the Notice of Completion for the Republic ITS Contract for the Safe Routes to School Speed Radar Signs Project when Complete.

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**FISCAL IMPACT:** A total of \$43,300 has been appropriated for this Project in the FY 2010-2011 Capital Budget using Transportation Capital Projects funding and a Safe Routes to School Grant from STA. The original contract for this project is \$38,300. There were no change orders for this project.

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**BACKGROUND:** In October 2008, the STA secured a FY 2009-10, \$400,000 grant from the Bay Area Air Quality Management District for STA's Safe Routes to School (SR2S) program. \$275,000 of this grant was allocated to construct and install 28 radar speed signs.

On March 10, 2009, the SR2S Advisory Committee approved the STA SR2S Radar Speed Sign Program Guidelines for Project Recommendations, which detailed how much radar speed sign funding would be allotted to the cities of Benicia (\$39,300), Fairfield (\$98,200), Suisun City (\$39,300), and Vallejo (\$98,200). This is \$9,800 per sign. In October 2009, the City Council authorized the City Manager to execute a funding agreement with STA for the City's share.

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**STAFF REPORT:** On December 7, 2010, the City Council authorized the City Manager to enter into the Construction Contract with Republic ITS for the completion of this project. This project included installing two speed radar signs on Pintail Drive in advance of Dan O. Root Elementary School and two speed radar signs on Pintail Drive in advance of Suisun Elementary School. These locations were chosen in consultation with the School District Ad Hoc Committee.

At this time, Republic ITS has completed all of the work specified in the contract and it is appropriate to accept the contract as complete. By approving the attached resolution, the City Council would be accepting the project as complete and would be authorizing the City Manager to sign the Notice of Completion for Republic ITS. With the approval of the resolution, staff would prepare the notice of completion for the City Manager's signature and record the notice with Solano County.

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**RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2011-\_\_\_: Authorizing the City Manager to Record the Notice of Completion for the Republic ITS Contract for the Safe Routes to School Speed Radar Signs Project when Complete.

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**PREPARED BY:**

Alysa Majer, Management Analyst II

**REVIEWED/APPROVED BY:**

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

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**ATTACHMENTS:**

1. Resolution No. 2011-\_\_: Authorizing the City Manager to Record the Notice of Completion for the Republic ITS Contract for the Safe Routes to School Speed Radar Signs Project when Complete.

**RESOLUTION NO. 2011 - \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AUTHORIZING THE CITY MANAGER TO RECORD THE NOTICE OF COMPLETION  
FOR THE REPUBLIC ITS CONTRACT FOR SAFE ROUTES TO SCHOOL SPEED  
RADAR SIGNS PROJECT WHEN COMPLETE**

**WHEREAS**, on December 7, 2010, the Suisun City Council awarded the contract for Safe Routes to School Speed Radar Signs Project to Republic ITS; and

**WHEREAS**, the contract included the installation of two speed radar signs on Pintail Drive in advance of Dan O. Root Elementary School and two speed radar signs on Pintail Drive in advance of Suisun Elementary School; and

**WHEREAS**, Republic ITS has completed all of the work under the contract for the Safe Routes to School Speed Radar Signs Project and is ready to receive a Notice of Completion.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Suisun City does hereby accept the Safe Routes to School Speed Radar Signs Project as complete and authorizes the City Manager to sign the Notice of Completion on behalf of the City for Republic ITS and cause the Notice of Completion to be recorded with the Solano County Recorder's Office at that time.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 15<sup>th</sup> of March, 2011, by the following vote:

<b>AYES:</b>	Councilmembers:	_____
<b>NOES:</b>	Councilmembers:	_____
<b>ABSENT:</b>	Councilmembers:	_____
<b>ABSTAIN:</b>	Councilmembers:	_____

**WITNESS** my hand and the seal of the City of Suisun City this 15<sup>th</sup> of March, 2011.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

## AGENDA TRANSMITTAL

**MEETING DATE:** March 15, 2011

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2011-\_\_\_: Authorizing the City Manager to Enter into a Lease Agreement on the City's behalf with Ricoh Business Solutions for the Citywide Multi-Function Copier Leasing and Maintenance Contract.

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**FISCAL IMPACT:** The City currently leases seven copiers for approximately \$3,300 per month, plus a monthly maintenance fee of about \$600 per month. Ricoh Business Solutions submitted the most-qualified and lowest-cost proposal to the City for a new three-year lease and maintenance agreement for multi-function copiers, with the option to renew for up to two one-year terms at a discounted rate. Ricoh's proposal would include leasing and maintenance for a total of approximately \$1,400 per month for *nine* copiers, plus approximately \$500 for maintenance depending on the number of copies/print jobs. This is a savings of about \$2,000 per month.

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**STAFF REPORT:** The City has found it beneficial to lease multi-function copiers at various city facilities. The current five-year lease included maintenance of seven machines and various supplies like toner. The current leases are set to expire in mid-2011. Staff found that with the age of the current machines, the rising number of service calls they are receiving and the availability of new technology, that it is beneficial to the City to conduct a competitive process for a new copier lease and maintenance agreement.

A Request for Proposals (RFP) was issued on January 5, 2011 for four weeks. The RFP requested proposals for a lease and maintenance cost to lease nine multi-function copiers at various city facilities. Six proposals were received and evaluated by staff. The companies that submitted proposals are listed below:

Ricoh Business Solutions  
Zoom Imaging Solutions  
Astro Xerox  
Caltronics Business Solutions  
Inland Business Solutions  
Ray Morgan Company

After evaluating all proposals based on cost, vendor qualifications, and customer service and availability, Ricoh Business Solutions was determined the most qualified, responsive and responsible vendor for this project. Ricoh was also selected because of the additional services that it would provide to the City, including helping determine other cost saving measures when it comes to printers, copiers and managing those pieces of equipment. Training for the use of the machines is also free for the life of the lease.

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**PREPARED BY:**

Alysa Majer, Management Analyst II

**REVIEWED/APPROVED BY:**

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

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**RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2011-\_\_\_\_: Authorizing the City Manager to Enter into a Lease Agreement on the City's behalf with Ricoh Business Solutions for the Citywide Multi-Function Copier Leasing and Maintenance Contract.

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**ATTACHMENTS:**

1. Council Resolution No. 2011-\_\_\_\_: Authorizing the City Manager to Enter into a Lease Agreement on the City's behalf with Ricoh Business Solutions for the Citywide Multi-Function Copier Leasing and Maintenance Contract.

**RESOLUTION NO. 2011 - \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT ON  
THE CITY'S BEHALF WITH RICOH BUSINESS SOLUTIONS FOR THE CITYWIDE  
MULTI-FUNCTION COPIER LEASING AND MAINTENANCE CONTRACT**

**WHEREAS**, the City currently leases and maintains seven multi-function copiers in various City facilities; and

**WHEREAS**, the current leases are due to expire and it was found beneficial to the City to conduct a competitive process for the next lease and maintenance contract; and

**WHEREAS**, the City released a Request for Proposals for Multi-Function Copier Leasing and Maintenance Contract in January 2011 for four weeks, and 6 vendors responded; and

**WHEREAS**, City staff has conducted a selection process for a Multi-Function Copier Leasing and Maintenance Vendor; and

**WHEREAS**, Ricoh Business Solutions was selected as the best qualified firm; and

**WHEREAS**, Ricoh Business Solutions provided the lowest cost proposal.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Suisun City authorizes the City Manager to negotiate and enter into a three-year Lease Agreement, with the option to renew for up to two one-year terms, on behalf of the City with Ricoh Business Solutions for the Multi-Function Copier Leasing and Maintenance Contract.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 15<sup>th</sup> of March 2011, by the following vote:

**AYES:** Councilmembers: \_\_\_\_\_  
**NOES:** Councilmembers: \_\_\_\_\_  
**ABSENT:** Councilmembers: \_\_\_\_\_  
**ABSTAIN:** Councilmembers: \_\_\_\_\_

**WITNESS** my hand and the seal of the City of Suisun City this 15<sup>th</sup> of March, 2011.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

## AGENDA TRANSMITTAL

**MEETING DATE:** March 15, 2011

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**CITY AGENDA ITEM:** Adoption of Council Resolution No. 2011\_\_\_: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2010 to State of California Department of Housing and Community Development.

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**FISCAL IMPACT:** There would be no fiscal impact associated with adoption of the proposed Resolution. Failure to adopt the Resolution could result in the loss of future grant funding.

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**BACKGROUND:** The City Council adopted the most recent Housing Element Update in July 2009. The City Council is required by state law to adopt an Annual Progress Report on the implementation of the Housing Element of the General Plan. The adopted Progress Report is then forwarded to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Submission of the required Annual Progress Report allows the City the opportunity to apply for additional grant funds.

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**STAFF REPORT:** Attached is a copy of the City's Annual Progress Report for the time period of January 1, 2010 through December 31, 2010. The report is important for many reasons. It ensures that the City is in compliance with the Housing Element and it is also required in order for the City to qualify for programs and grants such as the Workforce Housing Rewards Grant Program (WFH).

In both 2006 and 2007 the City applied for and received WFH grant funding, which totaled approximately \$581,000. These funds were allocated for various uses including repair of the railing along the waterfront harbor, street sign replacements citywide, the Fire Department's new modular office/dormitory, video cameras in high-crime areas, a portion of the funds for Marina dredging, a portion of the funds for the City Hall emergency generator, file retrieval system, storm channel rehabilitation, and a portion of the funds required for the improvements to Goepf Park.

In order to maintain compliance with the State of California reporting requirements and to qualify for possible grant programs, the Annual Report needs to be submitted to HCD by April 1, 2011.

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**STAFF RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2011\_\_\_: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2010 to State of California Department of Housing and Community Development.

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**PREPARED BY:**  
**REVIEWED BY:**  
**APPROVED BY:**

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

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**ATTACHMENTS:**

1. Resolution No. 2011\_\_\_: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2010 to State of California Department of Housing and Community Development.
2. Annual Progress Report CY 2010.

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
ACCEPTING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE  
CITY OF SUISUN CITY HOUSING ELEMENT FOR 2010 TO STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**WHEREAS**, California Government Code Section 65400 (a)(2) requires that all cities and counties submit reports to the State of California Department of Housing and Community Development on the City's progress in implementing its housing element; and

**WHEREAS**, the City of Suisun City completed its report and presented the report to the City Council for its review and acceptance on March 15, 2011; and

**WHEREAS**, the Community Development Director is directed to file the progress report with the State of California, Department of Housing and Community Development; and

**WHEREAS**, as evidenced by the content of the progress report, Exhibit A, the City of Suisun City has made progress in the implementation of the adopted goals and policies contained in its Housing Element.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Suisun City hereby accepts the attached annual progress report and directs the Community Development Director to file said report with the State of California, Department of Housing and Community Development.

**PASSED AND ADOPTED** by the following vote at a regular meeting of the City Council of the City of Suisun City, duly held on the 15<sup>th</sup> day of March 2011:

**AYES:** Council Members:  
**NOES:** Council Members:  
**ABSENT:** Council Members:  
**ABSTAIN:** Council Members:

**WITNESS** my hand and the seal of said City this 15<sup>th</sup> day of March 2011.

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Linda Hobson, CMC  
City Clerk

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

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**City or County Name:**

City of Suisun City

**Mailing Address:**

701 Civic Center Boulevard  
Suisun City, CA 94585

**Contact Person:**

April Wooden  
Community Development Director

**Phone:**

(707)-421-7396

**Fax:**

(707)-429-3758

**E-mail:**

awooden@suisun.com

**Reporting Period by Calendar Year:**

From January 1, 2010 to December 31, 2010

***Submitted to:***

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**-and-**

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044





**Table A2**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	Single Family	2 – 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	0	0	0	0	0	0

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	173	110	0	0	0					110	63
	Non-deed Restricted											
Low	Deed Restricted	109	64	0	0	0					64	45
	Non-deed Restricted											
Moderate	Deed Restricted	94	0	0	0	0					0	94
	Non-deed Restricted											
Above Moderate		234	126	31	0	0					157	77
Total RHNA by COG. Enter allocation number:		610									331	279
Total Units ▶ ▶ ▶		300	31	0	0							

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Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶

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Suisun City Annual Housing Report  
 April 1, 2011

Policy	Program	Deadline	Status of Implementation
<b>Goal 1</b> – Provide housing opportunities for all segments of the community to meet current and future needs.			
<p><b>Policy 1.A:</b> Ensure that there are sites available to accommodate the City's housing needs.</p>	<p><b>Program 1.A-1:</b> Plan for the construction of new housing according to ABAG's Regional Share. Continue to plan for and facilitate private construction of 610 dwelling units with the following allocation shown in Table 1.A of the adopted Housing Element.</p> <p>To provide for the development of the City's 610 dwelling unit allocation the City will complete the following actions:</p> <ul style="list-style-type: none"> <li>• The City will rezone one site from General Commercial to High Density Residential (APN 0174-120-130) which will be completed by June 30, 2010 (program 1.B.1). This site will allow for 20 units per acre by right and allow a minimum of 16 units on this site. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.</li> <li>• The City will also adopt a Transit-Oriented Development (TOD) Overlay District. The district boundary is from Main Street to the east, Sacramento Street to the south, and Highway 12 to the north. When adopted, the residential components of mixed-use projects in the TOD Overlay District will have a maximum allowable density of 25 dwelling units per acre and will permit residential units on second and third floors above commercial spaces by right. The TOD Overlay</li> </ul>	<p>The Regional Housing Needs Assessment covers the period of time between 2009-2014.</p> <p>The rezoning of one site from General Commercial to High Density Residential (APN 0174-120-230) (Table 32) will be completed by June 30, 2010.</p> <p>The City will adopt the TOD District by June 2010 and consider lot consolidation as part of the TOD District to be adopted by June 2010.</p>	<p><b>Progress:</b> The City has permitted 331 units: 110 were permitted for very low-income, 64 for low-income, 0 for moderate-income, and 234 above moderate-income households.</p> <p><b>Progress:</b> The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is early 2012. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p> <p><b>Progress:</b> The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is early 2012. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p>

Policy	Program	Deadline	Status of Implementation
	<p>District will contain specific parcels, including the vacant 0.99 acre parcel on Common Street (APN 32-081-11), which will be restricted to residential development at a minimum of 33 dwelling units per acre. The minimum density established for the Common Street parcel accommodates the City's remaining lower income housing need. There will be approximately 4 acres of vacant and underutilized land in the TOD Overlay District.</p> <ul style="list-style-type: none"> <li>To help facilitate the development of small lots in the TOD Overlay, the City will consider a lot consolidation program that offers progressively higher densities/intensities (above 25 units per acre) as an incentive to consolidate lots. There is one group of small sites identified in that are suitable for consolidation. The group of sites is located along Main Street and if combined, would yield a 0.62 acre parcel with a minimum capacity of 12 units.</li> </ul> <p>The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs</p>		<p><b>Progress:</b> The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is early 2012. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p> <p><b>Progress:</b> The City updated a property list for all available properties, as well as a list for all City- or Agency-owned properties. The lists are available to developers.</p> <p>The Agency is implementing a FTHB program for low- and moderate-income persons and families, with \$4,400,000 allocated to provide down payment (up</p>



Policy	Program	Deadline	Status of Implementation
	<p>these districts.</p> <p><b>Program 1.B.3:</b> As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including but not limited to, project-serving retail, job centers or services, such as child care.</p>	Ongoing	
<p><b>Policy 1.C:</b> The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, multi-family, etc.), cost, and style will allow the City to fulfill a variety of housing needs.</p>	<p><b>Program 1.C.1:</b> Annually review and update the City's inventory of properties that are suitable for redevelopment and continue to identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements. The City will continue to make the inventory available to interested residential developers via the City's website and through predevelopment meetings.</p> <p><b>Program 1.C.2:</b> Continue to provide regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, particularly within the City's Downtown/Waterfront Specific Plan area. The City will offer the following regulatory and financial incentives including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for</p>	<p>Post the Housing Element on the City's website as soon as it is adopted (July 2009) and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing</p> <p>The City will continue to work with developers to provide regulatory incentives including fee deferments and flexible development standards as projects are submitted to the Community Development Department. The City will use redevelopment set-aside funds to develop extremely low-; very low-; low-; and moderate-income projects and assist developers with securing additional</p>	<p><b>Progress:</b> The City has and will continue to do an annual review of available properties for redevelopment. In addition, these properties will continue to be made available to residential developers through the City's website and predevelopment meetings.</p> <p><b>Effectiveness:</b> Yet to be determined.</p>

Suisun City Annual Housing Report  
 April 1, 2011

Policy	Program	Deadline	Status of Implementation
	<p>seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.</p>	<p>financing as projects are submitted to the Community Development Department and funds are available.</p>	
<p><b>Policy 1.D:</b> Establish affordable housing goals for new development for the production of extremely low-; very low-; low-, moderate-, and above moderate-income housing in the City.</p>	<p><b>Program 1.D.1:</b> The City shall review the establishment of a program requiring developers of residential development to either: (a) provide a percentage of their unit at a below-market rent or price; (b) pay a fee; or (c) propose alternative measure to meet their affordable housing requirements determined by an ordinance that will be drafted.</p> <p><b>Program 1.D.2:</b> To promote the financial feasibility of producing affordable housing units utilizing density bonuses and incentives and concessions the City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that includes extremely low-; very low-; and low-income units.</p> <p><b>Program 1.D.3:</b> To help bolster the quality of the City's neighborhoods while providing affordable home-ownership opportunities for those entering the real estate market for the first time the City created a First-Time Homebuyer Program that provides low and moderate income households with up to 35 percent of the purchase price in down payment assistance in the form of 2nd mortgages to purchase foreclosed homes. The Agency budgeted \$4.4 million in</p>	<p>The City will decide whether it is going to pursue an inclusionary housing ordinance by June 2010.</p> <p>The City will provide density bonuses as projects are received by the Community Development Department.</p> <p>2009-2014</p>	<p><b>Progress:</b> Due to market conditions and contacts staff has with developers, it has been determined that there is no monetary differentiation between market rate and affordable housing in the current economy.</p> <p>\$1,554,445 of HSA monies were spent on the First-Time Home Buyers Program in Calendar Years 2009-2010.</p> <p><b>Effectiveness:</b> Once the housing market rebounds the City will discuss the possibility of an inclusionary housing ordinance.</p> <p><b>Progress:</b> The First-Time Home Buyers Program has continued to be a success and the Agency plans on using the full \$4.4 million on the program. 30 First-Time Homebuyers have been provided assistance.</p>

Policy	Program	Deadline	Status of Implementation
	<p>Housing Set-Aside monies to fund this program. In addition to creating affordable home ownership opportunities, this program is designed to help deal with the significant balance of foreclosures currently on the market and to eliminate blight in neighborhoods located within the Agency's Project Area.</p>		
<p><b>Policy 1.E:</b> Apply for state, federal, and other programs for which the City would be the applicant, or a co-sponsor, and work with nonprofit and for-profit developers to make use of those programs directed to homebuilders.</p>	<p><b>Program 1.E.1:</b> Provide financial incentives to make construction of affordable housing economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants). If necessary, the City will also use Redevelopment Housing Set-Aside Funds to pay permit or impact fees for residential projects containing extremely low-, very low, and low-income units. The Redevelopment Agency will consider the use of housing set-aside funds as gap financing to provide additional financial incentives when necessary.</p> <p><b>Program 1.E.2:</b> The City will continue to seek interested nonprofit housing sponsors/developers to make use of available financing techniques for affordable housing projects. The City will identify for-profit and nonprofit housing developers interested in developing affordable housing in Suisun City.</p>	<p>Use RDA set-aside funds as designated in the Redevelopment Implementation Plan and apply for additional funding as Notice of Funding Available (NOFAs) is released by the state. The City will post the Housing Element on the City's web site as soon as it is adopted and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing (also see PROGRAM 1.C.1).</p> <p>Contact nonprofit housing sponsors as funding in sites, potential projects, and funding is available.</p>	<p><b>Progress:</b> The City/Agency continues to be committed to locating and working with nonprofit housing developers to build projects. Unfortunately, the market has not allowed the City to have much success at this juncture. In addition, the City will continue to work with other local jurisdictions to accomplish the goals of the Housing Element.</p> <p>The City has secured approximately \$900,000 in Neighborhood Stabilization Program funds and has contracted with Mercy Housing to purchase and rehabilitate foreclosed homes.</p> <p><b>Effectiveness:</b> Seven properties have been purchased through this program with four being sold and the other three currently under rehabilitation.</p>

Suisun City Annual Housing Report  
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Policy	Program	Deadline	Status of Implementation
	<p><b>Program 1.E.3:</b> The City will annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.</p> <p>To implement this program, the City will:</p> <ul style="list-style-type: none"> <li>• Reach an agreement on the City's financial participation if a bond or certificate issuance is determined to be feasible;</li> <li>• Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements; and</li> <li>• Refer interested developers to the administering agency for participation in the program.</li> </ul> <p><b>Program 1.E.4:</b> The City will use the Redevelopment Agency funds to supplement state, federal, and private funding sources, if available and if needed, to complete affordable housing projects. The first priority for the Redevelopment</p>	<p>Annually meet representatives from the County and representatives from the other cities in the County to discuss interest in apply for mortgage revenues bonds or mortgage credit certificates. If feasible, apply for first allocation in 2009. If the program is successful, the City will apply for the second allocation in 2010.</p> <p>2009-2014, as projects are submitted to Redevelopment Agency.</p>	

Policy	Program	Deadline	Status of Implementation
	<p>Agency housing set-aside funds will be for housing rehabilitation. Remaining funds will be available to supplement other financing sources as needed.</p>		
<p><b>Policy 1.F:</b> Continue to allow second units and other alternative types of housing.</p>	<p><b>Program 1.F.1:</b> The City will continue to implement the second dwelling unit ordinance that follows the requirements of state law (Government Code Section 65852.1) in allowing second dwelling units on any residential lot subject to ministerial review (or Planning Commission review, as applicable). The second dwelling unit ordinance has the following requirements:</p> <ul style="list-style-type: none"> <li>• A second unit may be established on any residentially zoned parcel, which permits single-family dwellings containing an existing single-family dwelling.</li> <li>• An applicant must be both an owner and the current resident of the property for which a second unit is proposed.</li> <li>• The second unit can either be attached to and designed to be located within the living area of the existing dwelling, or detached from and no less than ten feet from the existing single family dwelling, and such unit shall be architecturally integrated into the existing building design.</li> <li>• The proposed increase in gross floor area of an attached or detached second unit shall not</li> </ul>	<p>2009-2014. The City will amend the Zoning Ordinance to include the state law language that was passed in 2005 that removes discretionary review.</p>	<p><b>Progress:</b> As part of the Zoning Ordinance update process, the City intends to amend the relevant section(s) to ensure that the City is in compliance with state law. Staff continues to provide the state law literature to local homeowners on request.</p> <p>As part of the ongoing General Plan Update and Zoning Ordinance Update, the City is analyzing ways to plan for and encourage second units and other alternative types of housing, including the establishment of a TOD District</p> <p><b>Effectiveness:</b> Yet to be determined.</p>

Suisun City Annual Housing Report  
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Policy	Program	Deadline	Status of Implementation
	<p>exceed:</p> <ol style="list-style-type: none"> <li>1. Eight-hundred square feet for lots smaller than ten thousand square feet in size;</li> <li>2. One-thousand square feet lots equal to or larger than ten thousand square feet in size.</li> </ol> <ul style="list-style-type: none"> <li>• Detached second units shall be located no closer than five feet from any side or rear property lines.</li> <li>• As part of any such building permit application, the applicant shall submit a copy of the deed to the property including a full and complete set of any conditions, covenants and restrictions.</li> </ul> <p><b>Program 1.F.2:</b> The City will adopt a Transit-Oriented Development (TOD) Overlay District. The district boundary is from Main Street to the east, Sacramento Street to the south, and Highway 12 to the north as specified by the TOD Feasibility Study (Draft as of April 2008). The City promotes the development of mixed use and TOD projects through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City's mixed-use and TOD opportunities. The Agency also provides financial assistance for mixed-use projects through its tax increment fund. Residential components of mixed use projects in the TOD Overlay District will have a maximum allowable density of 25 dwelling units per acre and will permit residential units on</p>	<p>The City will adopt the TOD District by June 2010.</p>	<p><b>Progress:</b> The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is early 2012. Integrated into this process the City will pursue appropriate rezonings and amendments to City documents.</p>

Policy	Program	Deadline	Status of Implementation
	<p>second and third floors above commercial spaces. There will be approximately 4 acres in the TOD Overlay District (sites are listed in Table 33) that will accommodate owner and rental multifamily uses that will be permitted by-right on the second and third floors and through a lot consolidation program (Program 1.A.1). The City will also provide the regulatory and development standards listed in Program 1.C.2.</p> <p><b>Program 1.F.3:</b> The City will amend the Downtown Waterfront Main Street Commercial (DW-MC) district to allow for residential uses on the second and third floors above commercial spaces and other types of residential housing at the same density as the High-Density Residential District (R-H) (14-21). To further support meeting the needs for a mix of housing types the City recently adopted the FOCUS: PDA for the entire Downtown Specific plan area and a 30+ acre parcel, located within less than ¼ mile from the train station. The City promotes this opportunity through the Suisun City Redevelopment Agency, which meets with interested developers and discusses the City's mixed-use opportunities. The Agency also provides financial assistance for mixed-use projects through its tax increment fund. In addition, the Commercial/Office/Residential (C/O/R) Designation allows 50 percent of the sites to be developed with residential.</p> <p><b>Program 1.F.4:</b> The City will continue to allow construction of duplexes on corner lots and other flexible housing designs</p>	<p>Amended by June 2010</p> <p>2009-2014, as projects are received through the Community Development Department.</p>	

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Policy	Program	Deadline	Status of Implementation
	according to City design guidelines.		
<p><b>Policy 1.G:</b> The City will continue to implement design guidelines for new residential construction to ensure a maximum level of housing design quality.</p>	<p><b>Program 1.G.1:</b> The City will evaluate development proposals based upon development standards, the distinctiveness of design and compatibility with existing residential development within the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.</p>	<p>2009-2014, as projects are received through the Community Development Department.</p>	<p><b>Progress:</b> The City has historically put a lot of emphasis on design and compatibility with neighboring uses and will continue to do so.</p> <p><b>Effectiveness:</b> The City has found this approach to be effective in the past and anticipates the same in the future.</p>
<p><b>Policy 1.H:</b> The City will encourage the Planned Use Development (PUD) zoning in medium- and high-density residential zones.</p>	<p><b>Program 1.H.1:</b> The City will continue to use PUD zoning to offer greater housing choice for residents and greater flexibility for developers than in conventional zone districts. The PUD zone enables developers to provide a great range of housing units that can accommodate a variety of needs.</p>	<p>Consider using PUD zoning where appropriate and as projects are submitted to the Community Development Department.</p>	<p><b>Progress:</b> The City has been receptive to PUD's in the past and anticipates the same to be true in future years.</p> <p><b>Effectiveness:</b> The City has found this approach to be effective in the past and anticipates the same in the future.</p>
<p><b>Policy 1.I:</b> The City will evaluate its progress in achieving its Housing Element Goals.</p>	<p><b>Program 1.I.1:</b> As required by state law (Government Code Section 65400), the City will annually review and evaluate its progress in meeting Housing Element objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs. In addition, as required by state law, the City will forward its adopted Housing Element to local water and sewer providers.</p>	<p>Submit annual reports starting January 2009, and annually thereafter. The City will submit its adopted Housing Element to local water and sewer providers upon adoption of this Housing Element.</p>	<p><b>Progress:</b> The City has been in compliance with CGC Section 65400 by preparing an annual report on progress toward implementing the City's Housing Element. Housing Element copies have been forwarded to the local water purveyor.</p> <p><b>Effectiveness:</b> The City has been successful in the implementation of this policy.</p>



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Policy	Program	Deadline	Status of Implementation
	<p>The City will continue the following activities during the five-year period of the housing element to maintain affordability of these units. The Community Development Department will implement these efforts. Funding sources to support the implementation of these efforts is specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.</p> <ul style="list-style-type: none"> <li>• Administer an Acquisition and Rehabilitation Program to assist for-profit and non-profit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at-risk of converting to market rents.</li> <li>• Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.</li> <li>• Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee).</li> </ul>		

Policy	Program	Deadline	Status of Implementation
	<ul style="list-style-type: none"> <li>• Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice and assisting with financial resources or supporting funding applications.</li> <li>• Bi-annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.</li> <li>• Annually monitor local investment in projects that have been acquired by non-or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.</li> <li>• Work with owners, tenants and non-profit organizations to assist in the non-profit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners,</li> </ul>		

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Policy	Program	Deadline	Status of Implementation
	<p>gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.</p> <ul style="list-style-type: none"> <li>• Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance with local legislators in federal, State or local initiatives that address affordable housing preservation (e.g., support State or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).</li> <li>• Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.</li> <li>• Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, State or local levels to preserve at-risk units on a project-by-project basis.</li> <li>• Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge</li> </ul>		

Policy	Program	Deadline	Status of Implementation
	interest, provide list of resources available for refund and negotiate terms on a project-by-project basis.		
<p><b>Policy 2.B:</b> Create additional affordable housing opportunities within the City's existing stock of housing.</p>	<p><b>Program 2.B.1:</b> The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers become available and the Authority becomes available to apply for such funding.</p>	2009-2014	<p><b>Progress:</b> No additional vouchers have been obtained to date, but the Housing Authority will continue to seek additional vouchers.</p> <p><b>Effectiveness:</b> Yet to be determined.</p>
<p><b>Policy 2.C:</b> Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.</p>	<p><b>Program 2.C.1:</b> The City will use a combination of rehabilitation and new construction to replace those units affordable to low- and moderate-income households. At least 75 percent of these replacement units should be at comparable cost to the units being removed. A portion of the replacement housing needs will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement needs will be met through new construction.</p> <p>The City will continue to implement relocation guidelines to assist low- and moderate-income households displaced in the Redevelopment Area to find replacement housing. Private property owners seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines regarding prior notice and length of residency of the occupant. Between 2009 and 2014, the Redevelopment Agency does not anticipate removing housing units occupied by low- or</p>	2009-2014.	<p><b>Progress:</b> No units have been removed during this planning period.</p> <p><b>Effectiveness:</b> N/A</p>





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Policy	Program	Deadline	Status of Implementation
	<p>website, and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the City.</p> <p><b>Program 3.A.4:</b> The City will cooperate with nonprofit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both the Community Development Department and the Redevelopment Agency. Specific actions that the City will undertake include:</p> <ul style="list-style-type: none"> <li>• Use density bonus and the planned unit development (PUD) process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible.</li> <li>• Assist developers in locating suitable sites, depending on the type of housing proposed. Examples include rental apartments with common areas designed specifically for social events of interest to older adults, housing which includes common dining facilities and limited health care services; congregate care housing, with 24-hour full health care services.</li> <li>• Provide assistance to older, low-income homeowners to rehabilitate their homes.</li> </ul>	<p>Through the predevelopment review process, the City will discuss the options of providing senior housing.</p>	<p><b>Progress:</b> City was successful in obtaining a Community Development Block Grant Planning and Technical Assistance grant to study potential development of senior housing. Study is anticipated to be completed before the end of the year (2011).</p>

Policy	Program	Deadline	Status of Implementation
	<ul style="list-style-type: none"> <li>• Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of providing such housing.</li> <li>• Assist in the funding of affordable housing for older adults, including application for state and federal funds, the use of redevelopment agency housing set-aside funds (if available), and/or the issuance of tax-exempt bonds to provide low-cost financing (see Policy 1.0 and related Programs).</li> </ul> <p><b>Program 3.A.5:</b> The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Suisun City.</p> <p><b>Program 3.A.6:</b> The City will encourage that affordable rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units. Specific actions that the City will undertake include:</p> <ul style="list-style-type: none"> <li>• Assist developers in applying for available state and federal programs and redevelopment</li> </ul>	<p>Annually meet with representatives of Travis Air Force Base to determine whether unmet housing needs exist.</p> <p>2009-2014</p>	<p><b>Progress:</b> Meeting scheduled for April 2011.</p> <p><b>Progress:</b> Ongoing - no current interest</p>

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Policy	Program	Deadline	Status of Implementation
	<p>housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)</p> <ul style="list-style-type: none"> <li>• Provide density bonuses for developers who include large family units in rental housing developments.</li> </ul> <p><b>Program 3.A.7:</b> The City will continue to comply with ADA requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.</p> <p><b>Program 3.A.8:</b> The City will cooperate with, and provide assistance to, organizations seeking to develop or convert residential buildings for use as group homes for persons with disabilities that prevent them from using conventionally designed housing.</p> <p>Specific actions that the City will take are:</p> <ul style="list-style-type: none"> <li>• Assist in identifying suitable sites; review planning and zoning documents for modifications that could increase feasibility of such housing.</li> <li>• Consider using Redevelopment Housing Set-Aside funds to pay permit fees for group homes serving low-income clients.</li> <li>• Assist developers in applying for</li> </ul>	<p>2009-2014</p> <p>On an ongoing basis, identify suitable locations within the City.</p>	<p><b>Progress:</b> Ongoing.</p> <p><b>Progress:</b> Ongoing.</p>

Policy	Program	Deadline	Status of Implementation
	<p>available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives). (See Policy 1.0 and related Programs)</p> <p><b>Program 3.A.9:</b> Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p> <p><b>Program 3.A.10:</b> The City's Zoning Ordinance allows for the development of rooming houses and boardinghouses by right in the medium- and high-density residential zones and conditionally in the historic-residential zone. Recent legislation known as Assembly Bill (AB) 2634 requires that "single-room occupancy units" (SROs) are explicitly allowed in the City's Zoning Ordinance. Therefore, the City will add "SRO" to the definition of "rooming houses and boardinghouses" to clarify that SROs are permitted as described in these zones.</p>	<p>Develop a reasonable accommodations procedure by July 2010.</p> <p>June 30, 2010</p>	<p><b>Progress:</b> Ongoing.</p> <p><b>Progress:</b> The City is going through a General Plan and Zoning Ordinance Update. Estimated completion is early 2012. Integrated into this process the City will complete necessary rezonings and amendments.</p>

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Policy	Program	Deadline	Status of Implementation
	<p>The City will prioritize funding for the development of SROs or similar types of units to assist with the development of extremely low-income housing.</p>		
<b>Goal 4 – Encourage energy conservation.</b>			
<p><b>Policy 4.A:</b> Encourage energy conservation in new development design and construction and in the rehabilitation of existing housing.</p>	<p><b>Program 4.A.1:</b> Suisun City will continue to check building plans for compliance with state energy conservation standards for new residential buildings.</p> <p><b>Program 4.A.2:</b> The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the City’s overall development standards.</p> <p><b>Program 4.A.3:</b> Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income home owners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements. The City will continue to help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. In addition, the City will conduct an outreach</p>	<p>2009-2014</p> <p>June 30, 2010</p> <p>June 30, 2010</p>	<p><b>Progress:</b> The City will continue the practice of reviewing building plans regarding compliance with state energy conservation standards for new residential buildings. In addition, the Zoning Ordinance update will address new energy efficient standards.</p> <p>The City recently adopted a revised Water-Efficient Landscape Ordinance which complies with AB 1881. This is one step the City believes will lead to reduced energy usage.</p> <p><b>Effectiveness:</b> Yet to be determined.</p> <p><b>Progress:</b> Recently Solano County determined that it would not have the staff capacity to act as lead local implementer for the California Energy Commission Retrofit Bay Area Program, with a potential loss of over \$460,000 in funding for county-wide energy efficiency activities. The City has agreed to serve as the lead local implementer for the Retrofit Bay Area Program and is contracting with the Solano Center for Business Innovation</p>

Policy	Program	Deadline	Status of Implementation
	effort targeted towards lower income households that includes website updates, flyers and pamphlets containing eligible energy conservation savings programs, participating agencies (i.e. PG&E) and contact information.		to assist in implementing the scope of work for Solano County.  <b>Effectiveness:</b> Yet to be determined.

# MINUTES

## SPECIAL MEETING OF THE SUISUN CITY COUNCIL

FRIDAY, FEBRUARY 11, 2011

4:00 P.M.

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

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### ROLL CALL

Mayor Sanchez called the meeting to order at 4:00 PM with Council Members Day, Derting, and Segala present

### 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

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

**4:01 PM Council Member Hudson arrived and advised conflict of interest with the Closed Session Item.**

### CLOSED SESSION

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

City Council

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of Case: Young Mens Christian Association of San Francisco, Case No. 26-52428

**4:02 PM – Mayor Sanchez recessed the City Council to Closed Session.**

### CONVENE OPEN SESSION

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

**5:05 PM – Mayor Sanchez reconvened the Council and stated no decision had been made in Closed Session.**

### ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the City Council at 5:05 PM.

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Linda Hobson, CMC  
City Clerk

# MINUTES

## SPECIAL MEETING OF THE SUISUN CITY COUNCIL

TUESDAY, FEBRUARY 15, 2011

6:00 P.M.

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

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### ROLL CALL

Mayor Sanchez called the meeting to order at 6:00 PM with Council Members Day, Derting, Hudson, and Segala present.

### 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

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

Council Member Hudson advised conflict of interest with Closed Session item.

### CLOSED SESSION

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

#### City Council

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of Case: Young Mens Christian Association of San Francisco, Case No. 26-52428

**6:01 PM – Mayor Sanchez recessed the City Council to Closed Session.**

### CONVENE OPEN SESSION

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

**6:37 PM – Mayor Sanchez reconvened the City Council and announced the City Council had approved in Closed Session the YMCA’s offer of \$675,000 payable to the City and the YMCA agreed to dismiss its claims against the City. The decision was made with 3-1 vote with Mike Hudson absent due to conflict of interest..**

### ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 6:37 PM.

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Linda Hobson, CMC  
City Clerk

# MINUTES

## REGULAR MEETING OF THE SUISUN CITY COUNCIL, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

TUESDAY, FEBRUARY 15, 2011

7:00 P.M.

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

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### **ROLL CALL**

Mayor / Chairman Sanchez called the meeting to order at 7:00 PM with Council / Board Members Day, Derting, Hudson, and Segala.

Pledge of Allegiance was led by Council Member Day.

Invocation was given by City Manager Bragdon.

### **PRESENTATIONS/APPOINTMENTS**

*(Presentations, Awards, Proclamations, Appointments).*

1. Presentation of Certificate of Appreciation to Amber Oakley for Serving as a Member of the Parks and Recreation Commission from January 2003 through December 2010.

**Mayor Sanchez read and Council Member Hudson presented the Certificate.**

### **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).*

Lidia Hardey commented on providing a marijuana distribution center that would fund an after school program in Suisun City .

Chuck Kingeter thanked Mayor for his support with the change made on the City website and commented on citizen participation in government.

George Guynn commented on suggested the City Council have Chuck Kingeter help with communications

### **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.)*

**Council Member Derting advised conflict of interest with Item 10.**

### **CONSENT CALENDAR**

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

City Council

2. Council Acceptance of the Comprehensive Annual Financial Report, and Council Adoption of Resolution No. 2011-14: Accepting the Comprehensive Annual Financial Report for Fiscal Year 2009-10 – (Joseph).

#### Redevelopment Agency

3. Agency Acceptance of the City of Suisun City Redevelopment Agency Basic Financial Statements, and Agency Adoption of Resolution No. RA 2011-09: Accepting the Basic Financial Statements with Independent Auditor's Report, the Housing Community Report, the Annual Report, and the State Controller's Report for Fiscal Year 2009-10 – (Joseph).

#### Joint City Council / Redevelopment Agency

4. Council/Agency Approval of the January 2011 Payroll Warrants inclusive in the amount of \$663,801.68; and Council Approval of the January 2011 Payable Warrants inclusive in the amount of \$231,029.52 and Agency Approval of the January 2011 Payable Warrants inclusive in the amount of \$126,205.10 – (Finance).

#### Joint City Council / Redevelopment Agency / Housing Authority

5. Council/Agency/Authority Review and Accept the Investment Report for the Quarter ending December 31, 2010 – (Anderson).
6. Council/Agency/Commission Approval of the Minutes of the Regular and Special Meetings of the Suisun City Council, Redevelopment Agency Board and Housing Authority Board held on January 17, 2011, January 18, 2011 and February 1, 2011 – (Hobson).

George Guynn asked if the Comprehensive Annual Financial Report could be placed on the website before the Council Meeting to allow citizens to comment at the Meeting..

**Motioned by Council / Board Member Day and seconded by Council / Board Member Hudson to approve the Consent Calendar. Motion carried unanimously.**

### **GENERAL BUSINESS**

#### City Council

7. HEARING  
Council Adoption of Resolution No. 2011-15: 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 public hearing. Hearing no comments, Mayor Sanchez closed the public hearing.**

**Motioned by Council Member Day and seconded by Council Segala to adopt Council Resolution No. 2011-15. Motion carried unanimously.**

#### Joint City Council / Redevelopment Agency

8. Presentation of Fiscal Year 2010-11 Mid-Year Fiscal Review and Confirmation of Budget Priorities for Fiscal Year 2011-12 – (Anderson/Joseph).

- a. Council Adoption of resolution No. 2011-\_\_\_: Adopting the 13<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2010-53 to Appropriate a Portion of the Carryover for Legal Services.

Council Member Hudson suggested a façade improvement for empty buildings.

**Mayor Sanchez asked if the City Council was in favor of staff working on an inexpensive façade program for empty buildings. Council Members Hudson and Day concurred with Mayor directing staff to work on an inexpensive façade program.**

George Guynn commented on unemployment rate, State Budget, the Redevelopment Agency funding the downtown area and not the rest of the City and suggested private enterprise would be more efficient than government.

Chuck Kingeter suggested acronyms be explained, breakdown of sales tax, staff overtime be broken down further, and income from Twin Sisters. Mayor Sanchez suggested Mr. Kingeter call to either Ron Anderson or Mark Joseph they will be able to sit with you for 5 or 10 minutes to get you enlightened on the items you want clarifications for.

**Mayor Sanchez advised the Council that this item would not include the \$230,000 transfer for legal expenses for YMCA settlement agreement because Council had reach a settlement agreement with YMCA in Closed Session this evening, therefore, no action was needed on this item.**

City Council

- 9. Discussion and Direction: City and Staff Membership and Dues – (Anderson).

**Staff recommended elimination of the following dues:**

<b>Assoc. of CA Water Agencies</b>	<b>\$9,120</b>
<b>Intern'l Council of Shopping Centers</b>	<b>\$ 150</b>
<b>Urban Land Institute</b>	<b>\$ 250</b>
<b>Sacramento Valley Assoc of Building Officials</b>	<b><u>\$ 151</u></b>
<b>Total</b>	<b>\$9,721</b>

**Mayor Sanchez recommended the following dues elimination:**

<b>ICMA (CM)</b>	<b>\$1,135</b>
<b>ICMA (ACM)</b>	<b>\$1,135</b>
<b>Rotary Club</b>	<b>\$ 490</b>
<b>CCMF</b>	<b>\$ 400</b>
<b>Chamber of Commerce</b>	<b>\$ 460</b>
<b>Intern'l Assoc. of Chiefs of Police</b>	<b>\$ 120</b>
<b>Intern'l Assoc of Fire Chiefs</b>	<b>\$ 299</b>
<b>Intern'l Code Council</b>	<b>\$ 100</b>
<b>Nat'l Fire Protection Assoc</b>	<b>\$ 150</b>
<b>Responsible Hospitality Membership</b>	<b>\$ 120</b>
<b>CPRS (reduce 1 membership)</b>	<b>\$ 310 (-\$155)</b>
<b>Sister Cities Intern'l</b>	<b>\$ 510</b>
<b>Solano Center for Bus. Innovation (1 time fee)</b>	<b>\$2, 500</b>
<b>Solano EDC</b>	<b>\$5,000</b>

<b>Marina Recreation Assoc</b>	<b>\$ 346</b>
<b>Marine Affairs &amp; Navigation</b>	<b>\$1,250</b>

**8:21 PM – Mayor Sanchez recessed the City Council.**

**8:31 PM – Mayor Sanchez reconvened the City Council.**

**The following is a list of deletions in addition to staff recommendations:**

<b>Rotary Club</b>	<b>\$ 490</b>
<b>CCMF</b>	<b>\$ 400</b>
<b>Chamber of Commerce</b>	<b>\$ 460</b>
<b>Responsible Hospitality Membership</b>	<b>\$ 120</b>
<b>CPRS (reduce 1 membership)</b>	<b>\$ 310 (-\$155)</b>
<b>Sister Cities Intern'l</b>	<b>\$ 510</b>
<b>Solano EDC</b>	<b><u>\$5,000</u></b>
<b>Total</b>	<b>\$7,135</b>

**George Guynn agreed with the Mayor's proposed reduction of memberships with the exception of the Fire Department since it was a volunteer unit, commented on negotiate some of the fees, and reverse the Council's pay raise.**

**Chuck Kingeter agreed with the Mayor's recommendation and suggested the Council have a more civil decorum and commented on the Redevelopment Agency going away in the future.**

## **PUBLIC HEARINGS:**

### **City Council**

#### **10. PUBLIC HEARING**

**Council Call for Review of the City of Suisun City Planning Commission's Action Regarding Site Plan/Architectural Review Application No. AR 10/1-007 – (Wooden).**

**8:50 PM – Council Member Derting left the dais due to conflict of interest.**

**Mayor Sanchez opened the public hearing.**

**George Guynn commented on the cost of this public hearing and commented on a previous 2007 decision made on a patio cover for a similar unit in the area that cost the City approximately \$20,00 and expressed concern for the cost of this item.**

**Laura Calderon commented on the Council's behavior, and stated the taxpayer's money should not pay for a personal attack on another council member..**

**Chuck Kingeter commented on emails submitted on this item being included in the packet and asked if a citizen sent something into the City would it become a part of the packet? City Manager Bragdon explained if an item was a public hearing and a resident sent in a letter, it would be a part of the packet, however, a resident could not submit something just to be included in the packet other than for public hearings.**

**Mayor Sanchez advised the City had received letters in favor of the Planning Commission's decision from Guy McIntyre, Silvia Dominguez, Steve Lesser, and Joseph Caruso.**

**Motioned by Council Member Segala and seconded by Council Member Day that AR 10/1-007 application was consistent with the City's General Plan and the Downtown Specific Plan Zoning Ordinance and Promenade Delta Cove Guidelines. Motion carried unanimously by the members present.**

**Council Member Day suggested the appeal process be brought back to Council for review.**

**Planning Director Wooden advised the City was in the process of updating the City Zoning Ordinance which would be the perfect opportunity to address this process.**

**Council Member Derting thanked the City Council for approving this item.**

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

**11. City Manager/Executive Director/Staff –**

City Manager Bragdon updated the Council that the iconic sign construction would begin about mid summer this year; Main Street asphalt improvement had been halted due to cold weather and will possibly move forward in April and May.; and Wal-Mart's executive board meeting today and full board by the end of the month.

**12. Mayor/Council -Chair/Boardmembers**

Council Member Derting asked for an update on the pit bull situation in Lawler Ranch. Police Operations Commander Tim Mattos advised the website did not violate any laws.

Council Member Segala expressed concern about parking space at Main and California and recommended that information be given to the Social Security Office, right now the driveway to get to the parking lot is a one-way street going the wrong way.

**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the Special City Council meeting at 9:20 PM.

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Linda Hobson, CMC  
City Clerk

# MINUTES

## REGULAR MEETING OF THE SUISUN CITY COUNCIL, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

TUESDAY, MARCH 1, 2011

7:00 P.M.

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

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### **ROLL CALL**

Mayor / Chairman Sanchez called the meeting to order at 7:00 PM with Council / Board Members Day, Derting, Hudson, and Segala.

Pledge of Allegiance was led by Council Member Day.

Invocation was given by City Manager Bragdon.

### **PRESENTATIONS/APPOINTMENTS**

*(Presentations, Awards, Proclamations, Appointments).*

1. Approving Appointment to the Fiscal Review Ad Hoc Committee.

**Motioned by Council Member Day and seconded by Council Member Hudson to appoint Council Members Hudson to the Fiscal Review Ad Hoc Committee.**

### **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).*

Rescha Slade suggested solar panels be placed on the Senior Center.

George Guynn commented on the City Council looking at a slim budget and thanked the Mayor for reducing some of the membership dues at the last meeting.

Chuck Kingeter commented on the City Manager's report in the newsletter and expressed concern about multiple employees attending the same meetings, and employee salaries.

Rod Malloy from Mission Solano reporting on Earth Day events .

Robert Francis expressed concern about paying Mello-Roos and proper planting of trees so not to interfere with sidewalks, the RVs and boats cluttering the neighborhoods, and asked what was happening with the pond in Lawler Ranch.

Patricia Abbatiello commented on the renewal of her contract for Kayak Rental Services and asked the City Council to consider allowing her to have a gazebo booth by the marina.

### **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.)*

Council / Board Member Day advised conflict with Item 5.

Council / Board Member Hudson advised conflict with Item 11 in Closed Session.

### **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. 2011-16: Authorizing the City Manager to Enter into a Professional Services Agreement on the City's Behalf with Moniz Architecture for the Senior Center Remodel and Renovation Project – (Kasperson).
3. Council Adoption of Resolution No. 2011-17: Authorizing the City Manager to Execute Necessary Documents Related to the Retrofit Bay Area Program – (Wooden).

**Motioned by Council / Board Member Derting and seconded by Council / Board Member Day to approve the Consent Calendar. Motion carried unanimously.**

### **GENERAL BUSINESS**

#### Joint City Council / Redevelopment Agency

4. Formation of a Subregion for the 2014-22 Regional Housing Need Allocation Process – (Wooden).
  - a. Council Adoption of Resolution No. 2011-18: Approving Participation in Subregion Formation for the 2014-22 Regional Housing Needs Allocation (RHNA) Process and Authorizing the City Manager to Execute Necessary Documents.
  - b. Agency Adoption of Resolution No. RA 2011-10: Adopting the 2<sup>nd</sup> amendment to the Annual Appropriation Resolution No. RA 2010-16 to Provide funds for Suisun City's Share of Consultant costs (\$2,500) for the Formation of a Subregion for the 2014-22 Regional Housing Needs Allocation (RHNA) Process.

George Guynn opposed this action and suggested local control would be better. and the City should drop out of ABAG.

Chuck Kingeter suggested waiting on the vote for lack of information.

Richard Giddens expressed concern about approving this item.

**Motioned by Council / Board Member Derting and seconded by Council / Board Member Segala to adopt Council Resolution No. 2011-18 and Agency Resolution No. RA 2011-10. Motion carried by the following vote:**

**AYES: Council / Board Members Day, Derting, Segala, Sanchez**

**NOES: Council / Board Members Hudson**

5. Renewal of the Annual License Agreement with Patricia M. Abbatiello for Kayak Rental Services – (Jessop).
  - a. Council Adoption of Resolution No. 2011-19: Authorizing the City Manager to Renew the License Agreement with Patricia M. Abbatiello for the Operation of a Kayak Rental Services in Suisun City Marina.

- b. Agency Adoption of Resolution No. RA 2011-11: Authorizing the Executive Director to Renew the License Agreement with Patricia M. Abbatiello for the Operation of a Kayak Rental Services in Suisun City Marina.

**7:41 PM – Council Member Day left dais due to conflict of interest.**

Patricia Abbatiello stated being close to the water was important to her business and her business brings people to Suisun City and requested the Council to consider a permanent structure.

**Motioned by Council / Board Member Segala and seconded by Council / Board Member Derting to adopt Council Resolution No. 2011-19 and Agency Resolution No. RA 2011-11. Motion carried by the following vote:**

**AYES: Council / Board Members Derting, Hudson, Segala, Sanchez**

**ABSENT: Council / Board Members Day (Due to Conflict of Interest)**

Chuck Kingeter commented that a kayak business would enhance the waterfront.

### **PUBLIC HEARINGS:**

#### City Council

6. Conduct a Public Hearing and Council Adoption of Resolution No. 2011-\_\_: Supporting the Submission of an Application for Funding from the Economic Development Allocation of the State of California Community Development Block Grant (CDBG) Program for a Small Business Revolving Loan Program and Authorizing the Execution of a Grant Agreement and any Amendments thereto with the State of California for the Purposes of this Grant – (Garben).

**Mayor Sanchez opened the public hearing. Hearing no comments, Mayor Sanchez closed the public hearing.**

George Guynn opposed government getting into the loan business and competing with private enterprise.

Richard Giddens opposed the City getting into the loan business.

**Hearing no further comments, Mayor Sanchez closed the public hearing.**

**Motioned by Council Member Day and seconded by Council Member Hudson to adopt Council Resolution No. 2011-20. Motion carried unanimously.**

### **REPORTS: (Informational items only.)**

7. City Manager/Executive Director/Staff – reported the Lawler Falls project would be going to the Parks and Recreation Commission this week.

Mayor/Council -Chair/Boardmembers

Council Member Hudson reported on attending the North Bay Regional Cities

Council Member Veterans Forum on April 2.

Council Member Derting advised that Council Member Segala and Derting would be paying the Chamber of Commerce dues next because of its importance to the City.

Council Member

Mayor Sanchez reported the fee for Sister Cities might be lowered.

### **CLOSED SESSION**

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

#### **Redevelopment Agency**

##### **8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property Under Negotiation: APN 0032-230-280, APN 0032-230-290 and APN 0032-230-370, Northwest Corner of Highway 12 and Marina Blvd.

Agency Negotiator: Suzanne Bragdon, Executive Director; Jason Garben, Economic Development Director; Ronald C. Anderson, Jr., Assistant City Manager, April Wooden, Community Development Director.

Negotiating Parties: KK/Raphel Properties

Under Negotiations: Terms and payment

##### **9. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case.

#### **City Council**

##### **10. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

Name of case: Welling v. City of Suisun City Case #: FCS035455

##### **11. CONFERENCE WITH LABOR NEGOTIATOR**

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

Employee organization: SCEA (Suisun City Employees' Association).

##### **12. CONFERENCE WITH LABOR NEGOTIATOR**

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

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

##### **13. CONFERENCE WITH LABOR NEGOTIATOR**

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

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

**8:21 PM – Mayor Sanchez recessed the City Council and stated no actions would be taken in Closed Session.**

**CONVENE OPEN SESSION**

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

**9:52 PM – Mayor Sanchez reconvened the City Council and stated no decisions were in Closed Session.**

**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the Special City Council meeting at 9:52 PM.

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Linda Hobson, CMC  
City Clerk

## AGENDA TRANSMITTAL

**MEETING DATE:** March 15, 2011

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**CITY AGENDA ITEM:** Award Construction Contract for Landscaping Along Bikeway on Main Street:

- a. Council Adoption of Resolution No. 2011-\_\_\_: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Parker Landscape for the Landscaping Along Bikeway on Main Street Project; and
- b. Council Adoption of Resolution No. 2011-\_\_: Adopting the 18<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2010-53 to Appropriate \$28,200 in Additional Funding for the Landscaping along Bikeway on Main Street Project.

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**FISCAL IMPACT:** A total of \$60,000 was budgeted for the Gap Closure Landscaping Project in the FY 2010-11 Capital Budget. Parker Landscape Development, the low bidder, submitted construction bid of \$56,175.89 for the project. After a 10% contingency (\$5,600), plus 5% for staff time (\$2,800) and about \$6,700 in staff time that has already been expended to design/bid and redesign/rebid this project this project totals approximately \$71,200. An additional \$11,200 is necessary to move forward this project. Funds are available in the Park Development Fund. The retained earnings in the fund would exceed \$1,250,000 after the proposed action.

In addition, both staff and the Parks and Recreation Commission recommend that the City Council also award Add Alternate #1 for \$6,666.20 and Add Alternate #4 for \$8,105.00, both of which are described below, for a total of \$14,771.20, plus 10% contingency of \$1,500 and 5% staff time of \$800. The total cost of the add alternates would cost an additional \$17,000.

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**BACKGROUND:** In September 2008, the City awarded the construction contract to Lister Construction for the Central County Bikeway Gap Closure Project. That project constructed a Class I bike path from Marina Boulevard to the Train Station. This project however, did not include landscaping along the pathway, with the understanding that staff would later prepare a separate project that installed landscaping along this pathway and key City gateway. This new project was included in the FY 2010-11 Capital Improvement Program.

Last summer, staff developed a bid package for the project in-house and opened bids on July 27, 2010, receiving seven bids. At that time, the low bid was approximately 95% *above* the engineer's estimate and approved budget for this project. On September 7, 2010, City Council directed staff to reject those bids, redesign the project and bid the project again in time for a 2011 spring construction.

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**STAFF REPORT:** In general, this project would install landscaping in the latest segment of the Central County Bikeway from the new pedestrian bridge to the train station. This would include landscaping in the high-visibility areas and beautifying one of the gateways into the City. Staff

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**PREPARED BY:**

Alysa Majer, Management Analyst II

**REVIEWED/APPROVED BY:**

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

developed a new revised bid package for a smaller project and advertised the project beginning on January 24, 2011. The bid package included seven additive alternates and one deduct alternate.

Bids for the project were opened on February 24, 2011, at 2:00 PM at which time eight bids were received and read aloud. Staff has reviewed the low bidder's proposal and bid documents, and has determined that the bid submitted by Parker Landscape Development is responsive and that Parker Landscape Development is a responsible bidder. The bid results were as follows, not including any of the additive alternates:

<u>Company</u>	<u>Base Bid</u>
Parker Landscape	\$ 56,181.14
AD Land Venture	64,376.00
North Bay Landscape	65,900.00
McNabb Construction	73,199.00
Cagwin & Dorward	74,382.00
Live Oak Landscape	80,561.00
Blossom Valley Landscape	104,202.00
RMT Landscape	113,381.00

The low bid came in approximately \$3,800 below the engineer's estimate. Staff presented the bid results and the additive alternate options for this project to the Parks and Recreation Commission on March 1, 2011. Staff and the Commission are recommending that Council award the base project plus additive alternates #1 and #4 in the amount of \$14,771.20 making the total award amount \$70,947.09. Add Alternate #1 would place landscaping in an area that was not going to have landscaping in the base bid. Add Alternate #4 would construct a retaining wall by the existing bridge. This retaining wall would be an enhancement to the existing steep slope at the bridge, enhance a very visible corner and prevent future erosion problems at the bridge footing by creating better drainage for the landscaping. Both alternates would visibly enhance this project and City gateway. A list of all of the alternates and are below:

Deduct #1	Remove Landscaping along fence line	\$(3,234.94)
Add Alt #1	Landscape East Side of Bike Path under Highway 12	6,666.20
Add Alt #2	Landscape West Side of Bike Path under Highway 12	3,341.00
Add Alt #3	Landscape Southwest of Prefabricated Bridge	2,217.00
Add Alt #4	Install a Retaining Wall by Prefabricated Bridge	8,105.00
Add Alt #5	Rocked Slab under Bridge	62,940.00
Add Alt #6	Install Pullboxes for Future Streetlights	1,972.98
Add Alt #7	Stamped Concrete in place of Decomposed Granite in Some Areas	16,700.00

Staff is also recommending a ten percent contingency to cover the costs of any unforeseen conditions encountered during construction, as well as five percent for staff time to manage the contract. The total of all project costs is \$88,200 and total budget available is \$60,000. The Park and Recreation Commission and staff recommend that the additional \$28,200 be appropriated from the Park Development Fund to complete the project.

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**RECOMMENDATION:** It is recommended that the City Council Adopt:

1. Resolution No. 2011-\_\_\_: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Parker Landscape for the Landscaping Along Bikeway on Main Street Project; and
2. Resolution No. 2011-\_\_: Adopting the 18<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2010-53 to Appropriate \$28,200 in Additional Funding for the Landscaping along Bikeway on Main Street Project

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**ATTACHMENTS:**

1. Council Resolution No. 2011-\_\_\_: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Parker Landscape for the Landscaping Along Bikeway on Main Street Project; and
2. of Resolution No. 2011-\_\_: Adopting the 18<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2010-53 to Appropriate \$28,200 in Additional Funding for the Landscaping along Bikeway on Main Street Project.

**RESOLUTION NO. 2011 - \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION  
CONTRACT ON THE CITY'S BEHALF WITH PARKER LANDSCAPE FOR THE  
LANDSCAPING ALONG BIKEWAY ON MAIN STREET PROJECT**

**WHEREAS**, staff has prepared plans, specifications and an estimate for bidding the Landscaping along Bikeway on Main Street Project; and

**WHEREAS**, eight bid proposals were received by the City by 2:00 PM on the February 24, 2011, and were opened and read aloud; and

**WHEREAS**, Parker Landscape, provided the lowest responsible bid of \$56,175.89 for the base project; and

**WHEREAS**, the bid documents also included various alternative items that may or may not be awarded with the base project; and

**WHEREAS**, staff and the Parks and Recreation Commission recommend that bid alternates #1 and #4 in the amount of \$14,771.20 also be awarded with the base bid for a total award amount of \$70,947.09.

**NOW, THEREFORE, BE IT RESOLVED**, that that the City Council of the City of Suisun City authorizes the City Manager to enter into a Construction Contract on behalf of the City with Parker Landscape for the Landscaping Along Bikeway on Main Street Project including the base project plus additive alternates #1 & #4 in the amount of \$70,947.09 and to take any and all necessary and appropriate actions to implement this contract. The City Council further authorizes the City Manager to approve changes for contingencies up to 10% or \$7,100.00.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 15<sup>th</sup> of March 2011, by the following vote:

**AYES:** Councilmembers: \_\_\_\_\_  
**NOES:** Councilmembers: \_\_\_\_\_  
**ABSENT:** Councilmembers: \_\_\_\_\_  
**ABSTAIN:** Councilmembers: \_\_\_\_\_

**WITNESS** my hand and the seal of the City of Suisun City this 15<sup>h</sup> of March, 2011.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

**RESOLUTION NO. 2011-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
ADOPTING THE 18TH AMENDMENT TO THE ANNUAL APPROPRIATION  
RESOLUTION NO. 2010-53 TO APPROPRIATE \$28,200 IN ADDITIONAL FUNDING  
FOR THE LANDSCAPING ALONG BIKEWAY ON MAIN STREET PROJECT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY:**

**THAT** Section 300 of Part III of the Annual Appropriation Resolution No. 2010-53 be and is hereby amended as follows:

	<u>Increase/ (Decrease)</u>
TO: RECREATION & COMMUNITY SERVICES DEPARTMENT	\$ 28,200
TOTAL Section 300	<u>\$ 28,200</u>

**THAT** account titles and numbers requiring adjustment by this Resolution are as follows:

	<u>Sources</u>	<u>Uses</u>
<u>General Fund</u>		
Revenues:		
A/C No. 300-00000-6520 Retained Earnings	\$ 28,200	\$ -
Appropriations:		
A/C No. 300-96210-9954 CIP Design	\$ -	\$ 6,700
A/C No. 300-96310-9954 CIP Construction	\$ -	\$ 15,900
A/C No. 300-96315-9954 CIP In-House Labor Charge	\$ -	\$ (1,500)
A/C No. 300-96900-9954 CIP Contingency	<u>\$ -</u>	<u>\$ 7,100</u>
Total ___ Fund	<u>\$ 28,200</u>	<u>\$ 28,200</u>

**THAT** the purpose is to appropriate funds for installation of landscaping on the County Bikeway Gap Closure Project.

**ADOPTED AND PASSED** by the City Council of the City of Suisun City at a regular meeting thereof held on the 15th of March 2011 by the following vote:

<b>AYES:</b>	COUNCILMEMBERS
<b>NOES:</b>	COUNCILMEMBERS
<b>ABSENT:</b>	COUNCILMEMBERS
<b>ABSTAIN:</b>	COUNCILMEMBERS

**WITNESS** my hand and seal of the said City this 15th day of March 2011.

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Linda Hobson, CMC  
City Clerk

## AGENDA TRANSMITTAL

**MEETING DATE:** March 15, 2011

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2011-\_\_\_: Authorizing the City Manager to Amend the Consultant Services Agreement with AECOM to Complete Environmental Technical Studies on the Grizzly Island Trail Project.

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**FISCAL IMPACT:** The original cost for AECOM to complete the technical studies associated with the Grizzly Island Trail Project was \$55,000. AECOM has provided a proposal to conduct additional studies, geotechnical work and environmental documentation for an additional \$85,000. This would bring the total contract to \$140,000. The City has currently appropriated \$140,000 for Design and Environmental Work in the FY 2010-11 Capital Budget which would cover this additional work by AECOM. If the additional work is approved, the project would continue to move forward and the City would not be in jeopardy of losing the grant funds awarded to the City for this project.

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**BACKGROUND:** On July 7, 2009, the City Council authorized the City Manager to use RRM Design to prepare a preliminary design and conceptual plan for the Grizzly Island Trail Project. This project would install a pedestrian/bicycle trail from Grizzly Island Road to Marina Boulevard on the south side of State Route 12. The total project cost is estimated to be \$2,000,000. City staff has secured funding through the Solano Transportation Authority (STA) and the State Safe Routes to School Program (SR2S) to fund this project. However, funding for this project has a construction deadline of June 2012.

On May 4, 2010, the City Council authorized the City Manager to enter into a consultant services agreement with AECOM to complete the environmental technical studies for this project.

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**STAFF REPORT:** RRM Design Group has completed the preliminary design and conceptual plan for the Grizzly Island Trail Project (Attachment 2). The completion of this plan has provided staff and Caltrans with a more complete project description for this project. With that more complete project description and understanding of the project scope, Caltrans is now requiring additional environmental studies and more extensive environmental documentation than staff had planned for. AECOM is knowledgeable and capable of completing the required documents and permits that Caltrans is requiring and within the timeline imposed by the grants.

AECOM has proposed 22 weeks to complete the required technical studies and environmental documentation at a cost of \$60,000. The timely completion of the studies, permits and environmental documents is crucial for this project to stay on track. AECOM's experience and expertise would facilitate keeping this project on track and constructed within the grant timelines. In addition, AECOM would complete the geotechnical studies for approximately \$25,000. Having the geotechnical studies completed now would allow the construction contractor to begin work sooner and not have to wait for these studies to be completed.

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**PREPARED BY:**

John Kearns, Associate Planner  
Alysa Majer, Management Analyst II

**REVIEWED/APPROVED BY:**

Daniel Kasperson, Building & Public Works Director  
Suzanne Bragdon, City Manager

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**RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2011-\_\_\_\_: Authorizing the City Manager to Amend the Contract for Consultant Services with AECOM to Complete Technical Studies for the Grizzly Island Trail Project.

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**ATTACHMENTS:**

1. Resolution No. 2011-\_\_\_\_: Authorizing the City Manager to Amend the Contract for Consultant Services with AECOM to Complete Technical Studies for the Grizzly Island Trail Project.
2. Grizzly Island Trail Conceptual Plan.

**RESOLUTION NO. 2011 - \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AUTHORIZING THE CITY MANAGER TO AMEND THE CONSULTANT SERVICES  
AGREEMENT WITH AECOM FOR THE GRIZZLY ISLAND TRAIL PROJECT  
ENVIRONMENTAL TECHNICAL STUDIES**

**WHEREAS**, as a part of the Grizzly Island Trail Project, certain environmental technical studies must be completed prior to a final design; and

**WHEREAS**, City Council authorized the City Manager to enter into a consultant services agreement with AECOM to complete those studies on May 4, 2010; and

**WHEREAS**, RRM Design Group has completed the Grizzly Island Trail Conceptual Plan and has defined the project area; and

**WHEREAS**, Caltrans has notified the City that additional studies and environmental documentation are needed in order to complete the project; and

**WHEREAS**, staff recommends that AECOM complete the necessary additional studies and environmental documentation needed to complete the project before the grant deadlines; and

**WHEREAS**, AECOM has provided a cost for the additional services and environmental documentation for an amount not to exceed \$85,000.

**NOW, THEREFORE, BE IT RESOLVED**, that that the City Council of the City of Suisun City authorizes the City Manager to amend the Consultant Services Agreement on behalf of the City with AECOM for the Grizzly Island Technical Studies in an amount not to exceed \$85,000, and to take any and all necessary and appropriate actions to implement this contract. The City Council further authorizes the City Manager to approve any additional changes for contingencies for an amount not to exceed \$8,000.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 15<sup>th</sup> day of March 2011, by the following vote:

<b>AYES:</b>	Councilmembers:	_____
<b>NOES:</b>	Councilmembers:	_____
<b>ABSENT:</b>	Councilmembers:	_____
<b>ABSTAIN:</b>	Councilmembers:	_____

**WITNESS** my hand and the seal of the City of Suisun City this 15<sup>th</sup> day of March, 2011.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk



CITY OF SUISUN CITY  
**GRIZZLY ISLAND TRAIL | CONCEPTUAL TRAIL ALIGNMENT**

## AGENDA TRANSMITTAL

**MEETING DATE:** March 15, 2011

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**CITY AGENDA ITEM:** Council Introduction of Ordinance \_\_\_: Amending Section 18.66.560 of Chapter 18.66 Regarding the Expiration of Use Permits through Disuse.

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**FISCAL IMPACT:** No anticipated direct fiscal impact to the City.

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**BACKGROUND:** During the current recession, the State legislature, through SB1185, amended the Subdivision Map Act to extend the time periods before which a map would expire due to a necessity to preserve maps that are set to expire and cannot be exercised due to prevailing adverse economic conditions.

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**STAFF REPORT:** City staff believes that the same type of extension should be provided for Conditional Use Permits that have not been exercised within the past two years, or have expired within the past 12 months, due to prevailing adverse economic conditions. Currently, any use permit that has not been exercised automatically becomes null and void one year following the date of approval. In the current economic climate, it is often difficult to move a project forward within such a constricted time frame. Consequently, the following text amendment to the zoning code is proposed. Staff has considered the time requirements to implement the proposed amendment and believes that it will not unduly burden staff.

At its regular meeting of February 22, 2011, the Planning Commission adopted a resolution recommending approval of the proposed zoning text amendment. That resolution assumed the need to adopt this ordinance on an Urgency basis. The City Attorney advises that this is not necessary in this case, and that this change is merely a process-oriented change that is under the City Council's purview, so the Planning Commission need not reconsider the item.

A public hearing has been noticed as required for adoption of the ordinance.

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**RECOMMENDATION:** It is recommended that the City Council:

1. Conduct a Public Hearing; and
  2. Introduce and Waive First Reading of Ordinance No. \_\_\_: Amending Section 18.66.560 of Chapter 18.66 Regarding the Expiration of Use Permits through Disuse.
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**ATTACHMENTS:**

1. Resolution No. PC11-03: A Resolution of the City of Suisun City Planning Commission Recommending Approval of an Urgency Ordinance Amending Section 18.66.560 of Chapter 18.66 Regarding the Expiration of Use Permits through Disuse.
2. Ordinance No. 2011-\_\_\_: Amending Section 18.66.560 of Chapter 18.66 Regarding the Expiration of Use Permits through Disuse.

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**PREPARED BY:**  
**REVIEWED/APPROVED BY:**

April Wooden, Community Development Director  
Suzanne Bragdon, City Manager

**RESOLUTION NO. PC11-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING APPROVAL OF AN URGENCY ORDINANCE AMENDING SECTION 18.66.560 OF CHAPTER 18.66 REGARDING THE EXPIRATION OF USE PERMITS THROUGH DISUSE**

**WHEREAS**, the Planning Commission of the City of Suisun City wishes to recommend that the City Council provide for a longer term for use permits prior to automatic termination for disuse; and

**WHEREAS**, on February 22, 2011, the Planning Commission reviewed the staff report materials, considered all testimony and arguments, if any, of all persons desiring to be heard, and considered all the facts relating to the proposed zoning text amendment at a Regular Planning Commission meeting:

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RESOLVES AS FOLLOWS:**

**1. The City Council should consider a text amendment to** Section 18.66.560 of Chapter 18.66 of the Suisun City Municipal Code “Expiration through disuse” to amend as follows (deletions are ~~stricken through~~; additions are underlined):

**18.66.560** - Expiration through disuse.

- A.** In any case where a use permit has not been exercised within ~~one~~ two years after the date of granting thereof, then without further action by the zoning administrator or planning commission, the use permit shall be null and void, excepting that, prior to the expiration of the use permit, the applicant may apply to the Planning Director for an additional one year extension. The Planning Director shall grant the extension upon making each of the following findings:
- 1.** There has been no substantial change in the circumstances under which the use permit will be operated.
  - 2.** The use permit and the conditions under which the use is operated and maintained are consistent with the Goals, Objectives, and Policies of the General Plan and the purposes of the zoning district in which the site is located.
  - 3.** The original findings supporting the approval of the use permit are still applicable.
  - 4.** The proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in, or adjacent to, the neighborhood of

such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City.

**B.** The Director shall make a determination within 30 days of having received a completed application and shall inform the applicant in writing of the Director's determination. In the event the determination is adverse to the applicant, the applicant may appeal the Director's decision to the Planning Commission pursuant to the appeal process set forth in the zoning ordinance.

**2. The City Council should consider the adoption of the ordinance as an urgency ordinance** since this Ordinance is necessary for the immediate preservation of the public peace, health, and safety, as those terms are defined in California Government Code Section 36937(b) in that it will preserve the use permits that are set to expire and that cannot be exercised presently due to prevailing adverse economic conditions.

The foregoing motion was made by Commissioner Adeva and seconded by Commissioner Ramos and carried by the following vote:

AYES: Commissioners: Adeva, Clemente, Harris, Holzwarth, Mirador, Ramos, Wade  
NOES: Commissioners: None  
ABSENT: Commissioners: None  
ABSTAIN: Commissioners: None

**WITNESS** my hand and the seal of said City this 22<sup>nd</sup> day of February 2011

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Anita Skinner  
Commission Secretary

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,  
CALIFORNIA, AMENDING SECTION 18.66.560 OF CHAPTER 18.66 REGARDING  
THE EXPIRATION OF USE PERMITS THROUGH DISUSE**

**WHEREAS**, the City Council of the City of Suisun City (the “City Council”) wishes to provide for a longer term for use permits prior to automatic termination for disuse; and

**WHEREAS**, the City Council believes that an administrative process should be created to allow extension of the period to undertake projects subject to Conditional Use Permits, but that such procedures should only be necessary during the current recession and should thereafter sunset; and

**WHEREAS**, the Planning Commission of the City of Suisun City, at its February 22, 2011 regular meeting, adopted a resolution recommending approval of the proposed zoning text amendment.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY,  
CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council finds that the above recitals are true and correct and incorporated herein by this reference.

**SECTION 2.** Section 18.66.560 of Chapter 18.66 of the Suisun City Code “Expiration through disuse” is hereby amended as follows (deletions are ~~stricken through~~; additions are underlined):

**18.66.560** - Expiration through disuse.

**A.** In any case where a use permit has not been exercised within ~~one~~ two years after the date of granting thereof, then without further action by the zoning administrator or planning commission, the use permit shall be null and void, excepting that, prior to the expiration of the use permit, the applicant may apply to the Planning Director for an additional one year extension. The Planning Director shall grant the extension upon making each of the following findings:

1. There has been no substantial change in the circumstances under which the use will be operated.
2. The use permit and the conditions under which the use is operated and maintained are consistent with the Goals, Objectives, and Policies of the General Plan and the purposes of the zoning district in which the site is located.
3. The original findings supporting the approval of the use permit are still applicable.

4. The proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in, or adjacent to, the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City.
- B. The Director shall make a determination within 30 days of having received a completed application and shall inform the applicant in writing of the Director's determination. In the event the determination is adverse to the applicant, the applicant may appeal the Director's decision to the Planning Commission pursuant to Section 18.66.040.

**SECTION 3.** The provisions of this ordinance shall be in effect for two years following the adoption of this ordinance, and shall thereafter expire and be of no further force and effect, unless this ordinance shall be amended and extended by a duly enacted ordinance of the City Council.

**SECTION 4.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 5.** This ordinance shall be posted in at least three (3) public places within the City or published in a county newspaper that is circulated in the City within fifteen (15) days after its passage, there being no newspaper of general circulation printed and published within the City.

**PASSED, APPROVED, and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2011.

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PETE SANCHEZ  
MAYOR

ATTEST:

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LINDA HOBSON, CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF SOLANO            ) ss.  
CITY OF SUISUN CITY            )

I, LINDA HOBSON, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was adopted by the City Council of the City of Suisun City at a special meeting held on the \_\_\_ day of \_\_\_\_\_, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
LINDA HOBSON, CITY CLERK