



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

First and Third Tuesday
Every Month

A G E N D A

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND HOUSING AUTHORITY
TUESDAY, SEPTEMBER 17, 2013
7:00 P.M.**

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting will include teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585. This Notice and Agenda will be posted at the teleconference location.

(Next Ord. No. – 724)
(Next City Council Res. No. 2013 – 53)
Next Suisun City Council Acting as Successor Agency Res. No. SA2013 – 03
(Next Housing Authority Res. No. HA2013 – 04)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation by Pastor Steve Kiefer

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).

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. City Manager/Executive Director/Staff – Status Report on General Plan Update – (Wooden).
 - Guiding Principles & Policies.
 - GPU next steps.

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.)

DEPARTMENTS: AREA CODE (707)
ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Proclamation and Presentation by O. Johnson, of Team Solano, and Captain Jonathon Harvey, of Suisun City KROC Center regarding SOFITCITY for 2013.
4. Presentation of Proclamation to Patricia McKnight, Corresponding Secretary of the Chief Solano Chapter of the National Society Daughters of the American Revolution, Proclaiming September 17-23, 2013 as Constitution Week in Suisun City.
5. Presentation by Max Villalobos, Senior Vice President/Hospital Administrator Kaiser Permanente and Dilenna Harris, Public Affairs Manager, on the Kaiser Permanente Trauma Center.

CONSENT CALENDAR**City Council**

6. Council Adoption of Resolution No. 2013-___: Association of Bay Area Governments San Francisco Bay Area Regional Energy Network Contract. – (Wooden).
7. Council Adoption of Resolution No. 2013-___: Designating the Solano Transportation Authority's Countywide Bicycle Advisory Committee (BAC) and Countywide Pedestrian Advisory Committee (PAC) to Act as the BAC and PAC for the City of Suisun City – (Kasperson).
8. Council Adoption of Resolution No. 2013-___: Award Architect Contract Train Depot Project – (Kasperson).

Joint City Council / Suisun City Council Acting as Successor Agency

9. Council/Agency Approval of the August 2013 Payroll Warrants in the amount of \$497,236.93. Council/Agency Approval of the August 2013 Payable Warrants in the amount of \$1,768,545.12 – (Finance).

GENERAL BUSINESS**Joint City Council / Suisun City Council Acting as Successor Agency**

10. Discussion and Direction on Proposed Amendments to the Main Street West DDA – (Garben)

PUBLIC HEARINGS:**CLOSED SESSION**

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

City Council

11. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Name of Case: Brown v. City of Suisun City - Case # ADJ8209521

CONVENE OPEN SESSION

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

ADJOURNMENT

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

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including the Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA, and the Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA.



Suisun City
Community Development Department

TO: City Council
FROM: April Wooden, CDD 
DATE: September 12, 2013
SUBJECT: Staff Report on GPU Status Update

Staff is anticipating that the next step in the General Plan Update process will occur during the October 1, 2013 Council meeting. Since the process started over three years ago and a new Councilmember is now involved, staff thought it would be helpful to take a few minutes at the September 17, 2013 Council meeting to go over the attached presentation.

It should be noted that from the inception of our discussions regarding initiating the update of the City's General Plan, staff has been cognizant of the connection between land development and the City's fiscal health. We remain mindful of Suisun City's limited vacant land inventory and its inability to expand its boundaries beyond the anticipated Sphere of Influence. Consequently, the land use designation applied and the development permitted on each parcel of land in the City has long-term revenue implications.

General Plan Status Update

April Wooden
Community Development Director
September 17, 2013



General Plan Update Process

- April 2010: Council Authorizes contract with AECOM.
- June 2010: Council and Planning Commission joint workshop - General Plan Update kickoff.
- August 2010: Guiding Principles/Policies discussion with Council.
- August 2010 – January 2011: Technical Advisory Committee Meetings.
- September 2011: Initiated Preferred Land Use Alternative identification process.
- July 2012: Land Use Map finalized except on east side; GPU Ad Hoc Committee formed.



Previously Adopted Council Policies

- Revenue-based land use policy.
- Downtown Waterfront Specific Plan.
- Cost-recovery (CFD) policy.
- Redevelopment Plan.

Guiding Principles for Developing Our Community



Community Character

Suisun City will strive to enhance the City's authentic, local identity as a vibrant waterfront community.

- Preserve and restore historic resources and utilize design review to ensure compatibility with existing development.
- Focus higher density development and mixed-use projects in areas adjacent to the train station.
- Provide regional leadership by working cooperatively to improve the economy and the quality of life in Solano County.

Destination Tourism and Entertainment

Suisun City will encourage the development of uses and protection of resources that attract visitors, enhancing the community as a tourism destination.

- Promote a vibrant downtown that provides both daytime and nighttime activities to attract visitors.
- Protect and enhance the Suisun Marsh as a natural scenic recreational resource.
- Provide a variety of high-quality passive and active recreation and leisure activities.
- Promote arts and culture in the community, including theaters, galleries, museums, music venues, and other activities.
- Provide conference and meeting facilities.

Downtown

Suisun City will continue to develop the downtown as a vibrant, pedestrian-scaled commercial and entertainment center that reflects our community's unique waterfront character.

- Develop the downtown as the social and cultural heart of the community.
- Provide convenient linkages from the train station and other regional connectors to bring patrons to the downtown.
- Ensure safe and efficient walking, biking, driving, and parking in the downtown.
- Strategically develop the Priority Development Area to provide convenient, attractive housing, shopping, services, and employment in the downtown neighborhood.

Economic Vitality

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

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

Infrastructure

Suisun City will provide quality community services and sound infrastructure.

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

Neighborhood Vitality

Suisun City will ensure that neighborhoods maintain their character and vitality.

- Maintain complete, well-designed, and walkable neighborhoods, with places to gather, nearby services, and multi-modal access to jobs, recreation, and other community and regional services.
- Create policies and programs to maintain the character and vitality of neighborhoods.
- Foster transit-oriented development around the train station.

Public Safety and Emergency Preparedness

Suisun City will strive to protect the community and minimize vulnerability to disasters.

- Foster neighborhood safety through sensitive community planning practices, fire safety measures, building codes/seismic requirements, and effective code enforcement.
- Protect life and property through reliable law enforcement and fire protection, as well as active, sensitive service to members of the community in need.
- Minimize the City's vulnerability to natural and man-made disasters and strengthen the City's emergency response systems.

Quality of Community Life

Suisun City will foster an inclusive, multigenerational community that is economically and ethnically diverse.

- Foster volunteerism and encourage and recognize our service, non-profit, and faith-based organizations and their impact on the community.
- Encourage our community to live, work, and play locally, while supporting social and cultural activities, facilities and programs.
- Provide a full-spectrum of activities and services to meet the needs of the entire community, including youth and seniors.

Sustainability

Suisun City will practice economically, fiscally and environmentally responsible municipal decision-making to avoid shifting today's costs to future generations.

- Utilize sustainable development and land use practices that provide for today's residents and businesses while preserving choices for the community in the future.
- Encourage a healthy living environment.
- Preserve and enhance natural resources and minimize negative environmental impacts.

Transportation

Suisun City will provide choices for attractive, convenient transportation.

- Maintain and construct roadway infrastructure as needed.
- Design for active pedestrian and bicycle-friendly paths and streets and public spaces.
- Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.

Preferred Land Use Alternatives Considered on July 2012

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

Next Steps

- October 1, 2013 - Finalize Preferred Land Use Alternative Map.
- October 2013 – Initiate EIR Process.
- Consultant and staff complete draft GPU/ZOU and EIR .
- Planning Commission Public Hearing(s) recommending adoption of General Plan and Zoning Ordinance and certification of EIR.
- Council Public Hearing(s) adopting General Plan and Zoning Ordinance and certification of EIR.



Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, the Constitution of the United States, the guardian of our liberties, is a product of reflection and choice, embodying the principles of limited government in a Republic dedicated to rule by law, not by men; and

WHEREAS, September 17, 2013 marks the two hundred twenty sixth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this memorable anniversary, and to the patriotic exercises that will commemorate the occasion; and

WHEREAS, Public Law No. 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Pete Sanchez, by virtue of the authority vested in me as Mayor of the City of Suisun City, do hereby proclaim the week of September 17th through September 23rd 2013 as:

“CONSTITUTION WEEK”

in the City of Suisun City and urge all residents to pay special attention during that week to our Federal Constitution and the advantage of American Citizenship.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Pete Sanchez, Mayor

ATTEST: _____

DATE: September 17, 2013

Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, SOFITCITY is a regional walk/run event created to motivate cities toward a healthier lifestyle with the second annual race being held on September 28, 2013; and

WHEREAS, funds from SOFITCITY support local non-profits and foundations that represent education, fitness, and health; and

WHEREAS, with supporting city officials, schools, churches, non-profit and for-profit entities, each city becomes a team competing with neighboring city teams for the distinction of 'Fittest Cities' in the region; and

WHEREAS, while there are annual fittest-city rankings, SOFITCITY is a ranking determined by each individual's effort to walk or run for their own health, uniting all body types and all fitness levels; and

WHEREAS, the City of Suisun City won the SOFITCITY Fittest City Challenge 2012 and is eager to defend its title and encourage its residents to pursue healthy lifestyles.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Pete Sanchez, by virtue of the authority vested in me as Mayor of the City of Suisun City, do hereby proclaim September 28, 2013 as:

"SOFITCITY: WE RUN THIS TOWN RACE DAY"

in the City of Suisun City and urge all residents to participate in this event promoting teamwork and the mission to become healthier and fitter.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Pete Sanchez, Mayor

ATTEST: _____

DATE: September 17, 2013

AGENDA TRANSMITTAL

MEETING DATE: September 17, 2013

CITY AGENDA ITEM: Council Adoption of Resolution No. 2013-__ : Resolution No. 2013-__ : Authorizing the City Manager to Execute the Funding and Implementation Agreement for the BayREN Program Implementation Plan 2013-2014, including the First Amendment to the Agreement.

FISCAL IMPACT: The City would receive funds to cover program administration in the amount of not less than \$15,000 to administer an initial allocated budget of approximately \$244,000.

BACKGROUND: Previously the City Council agreed that the City should serve as the lead agency for Solano County for Energy Upgrade California (EUC), as one of nine members within the ABAG region, to develop and implement energy efficiency programs known as Retrofit Bay Area, funded under the American Reinvestment and Recovery Act (ARRA) through the California Energy Commission. This past summer, ABAG and the nine counties within the Bay Area Region, (with Suisun City serving as the lead agency for Solano County) realigned to form a provisional San Francisco Bay Area Regional Network (BayREN) to continue and expand the energy efficiency programs developed previously.

Last November the California Public Utilities Commission (CPUC) approved a portfolio of energy efficiency programs and budgets for 2013-2014. To better leverage energy efficiency expertise at the local government level, the CPUC created two Regional Energy Networks to complement the utility programs – the San Francisco Bay Area Regional Energy Network (BayREN) and the Southern California Regional Energy Network (SoCalREN). Regional Energy Networks (RENs) are a new concept for this cycle of energy efficiency programs. They are independently administered by local governments and serve as an incubator for new ideas.

The three screening criteria the CPUC used in evaluating the two REN program proposals were as follows:

- Activities that utilities cannot or do not intend to undertake.
- Pilot activities where there is no current utility program offering, and where there is potential for scalability to a broader geographic reach, if successful.
- Pilot activities in hard to reach markets, whether or not there is a current utility program that may overlap.

BayREN's budget was approved at approximately \$26 million for activities involving Energy Upgrade California, financing, and Codes and Standards work.

PREPARED BY:

April Wooden, Community Development Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, City Manager

STAFF REPORT: The Agreement provides as follows:

- As lead agency the City will implement the assigned Program Implementation Plan (PIP) comprised of four components: Single-Family, Multi-Family, Codes & Standards, and Financing.
- ABAG will reimburse the City based on time expended in implementing the Assigned PIP. The amount of the reimbursement will be based on the invoices submitted by the City.
- Indemnification of other agencies.
- Record keeping of all financial aspects.

The indemnification provision was a sticking point between the City and ABAG. Staff believes that this provision has been resolved through a mechanism of ABAG naming the City as an additional insured. The City Attorney has reviewed the Agreement and the insurance provisions, drafted an additional clause to the First Amendment to the Agreement, and has determined that, with the proposed modification, the Agreement is satisfactory.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013-__: Resolution No. 2013-__: Authorizing the City Manager to Execute the Funding and Implementation Agreement for the BayREN Program Implementation Plan 2013-2014, including the First Amendment to the Agreement.

ATTACHMENTS:

1. Resolution No. 2013-__: Resolution No. 2013-__: Authorizing the City Manager to Execute the Funding and Implementation Agreement for the BayREN Program Implementation Plan 2013-2014, including the First Amendment to the Agreement.

RESOLUTION NO. 2013-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE
A FUNDING AND IMPLEMENTATION AGREEMENT FOR THE
BAYREN PROGRAM IMPLEMENTATION PLAN 2013-2014
INCLUDING THE FIRST AMENDMENT THERETO**

WHEREAS, the Bay Area Regional Energy Network (BayREN) is a regional energy network comprised of the nine-county member governments of the ABAG geographic region; and

WHEREAS, previously the City of Suisun City entered into a Memorandum of Understanding (MOU) wherein Suisun City would serve as the local lead agency for Solano County related to the BayREN Energy Efficiency Program and Program Implementation Plan (PIP); and

WHEREAS, the California Public Utilities Commission (CPUC) has recognized the need to collaborate with local governments to achieve market transformation toward energy efficiency; and

WHEREAS, the Funding and Implementation Agreement and the First Amendment thereto provides for the City to serve as the local lead agency for Solano County and to be reimbursed for costs associated with serving in such a capacity; and

WHEREAS, the City is willing to serve as the local lead agency for Solano County to ensure coordination of activities with other local government jurisdictions and other local government energy efficiency programs within the Bay Area region.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City does hereby authorize the City Manager to execute a Funding and Implementation Agreement and the First Amendment thereto, with regards to the San Francisco Bay Area Regional Energy Network.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on this 17th day of September, 2013 by the following vote:

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

WITNESS my hand and the seal this 17th day of September, 2013.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: September 17, 2013

CITY AGENDA ITEM: Adoption of Council Resolution No. 2013__ : Designating the Solano Transportation Authority's Countywide Bicycle Advisory Committee (BAC) and Countywide Pedestrian Advisory Committee (PAC) to Act as the BAC and PAC for the City of Suisun City.

FISCAL IMPACT: There would be no fiscal impact associated with adoption of the proposed Resolution.

BACKGROUND: MTC updated its policies and procedures for Transportation Development Act (TDA), Article 3, Pedestrian and Bicycle funding on June 26, 2013. The new guidelines will take effect with claims submitted for FY 2014-15 funding. These policies and procedures are part of MTC Resolution 4108.

STAFF REPORT: As part of the policies and procedures associated with MTC Resolution 4108, MTC is requiring all local jurisdictions to either create an internal Bicycle Advisory Committee (BAC) or to designate an alternative BAC. In order for a jurisdiction to designate an alternate BAC, the Committee must meet the following requirements as stipulated in the policies and procedures from MTC Resolution 4108: contain three or more members for a city or at least five members at the county/countywide level, members be appointed by the City Council or Board, and be composed of both bicyclist and pedestrians.

Currently, the City is meeting the three policy and procedure requirements associated with MTC Resolution 4108 through Council-appointed representation on both the STA's BAC (Lori Wilson) and PAC Committees (Mike Hudson). Additionally, the City has a Public Works Engineering staff member (Nick Lozano) serving on both boards.

In order for the City to apply for an exemption, the City needs to adopt a resolution identifying STA's Countywide BAC as the review body for TDA, Article 3 funding. Execution of this resolution becomes the City's application for an exemption to MTC Resolution 4108.

The attached Resolution also designates the STA's PAC as the City's PAC.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013__ : Designating the Solano Transportation Authority's Countywide Bicycle Advisory Committee (BAC) and Countywide Pedestrian Advisory Committee (PAC) to Act as the BAC and PAC for the City of Suisun City.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Amanda Dum, Management Analyst I 
Daniel Kasperson, Building & Public Works Director
Suzanne Bragdon, City Manager 

ATTACHMENTS:

1. Resolution No. 2013___: Designating the Solano Transportation Authority's Countywide Bicycle Advisory Committee (BAC) and Countywide Pedestrian Advisory Committee (PAC) to Act as the BAC and PAC for the City of Suisun City.
2. MTC Resolution 4108.

RESOLUTION NO. 2013-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DESIGNATING THE SOLANO TRANSPORTATION AUTHORITY'S
COUNTYWIDE BICYCLE ADVISORY COMMITTEE (BAC) AND
COUNTYWIDE PEDESTRIAN ADVISORY COMMITTEE (PAC) TO ACT AS
THE BAC AND PAC FOR THE CITY OF SUISUN CITY**

WHEREAS, the Metropolitan Transportation Commission (MTC) is the Metropolitan Planning Organization (MPO) for the nine-county San Francisco Bay Area, including Solano County; and

WHEREAS, STA is the Congestion Management Agency (CMA) for the seven cities in Solano County and for the County of Solano; and

WHEREAS, MTC has adopted a Transportation Development Act (TDA), Article 3, Bicycle/Pedestrian Projects Policy and Procedures (MTC Resolution No. 4108, revised), that sets out procedures governing the application and use of TDA Article 3 funds; and

WHEREAS, MTC Resolution No. 4108, requires that each county and each city have a Bicycle Advisory Committee (BAC) to review and prioritize bicycle and pedestrian projects and to participate in the development and review of comprehensive bicycle/pedestrian plans; and

WHEREAS, an agency may apply to MTC for exemption from the city BAC requirement if it can demonstrate that the countywide BAC provides for expanded city representation; and

WHEREAS, the STA's BAC and PAC meet the requirements of Resolution No. 4108 established by MTC, including expanded representation from each of the seven cities and from the County of Solano with members being appointed by their respective governing boards; and

WHEREAS, the City of Suisun City is able at any time to proceed with forming a local BAC/PAC to review local bicycle and pedestrian projects in addition the City's participation on the STA BAC and PAC; and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the designation of the STA Countywide Bicycle Advisory Committee (BAC) and Countywide Pedestrian Advisory Committee (PAC) to act as the BAC/PAC on behalf of the City of Suisun City.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council, duly noticed and held on Tuesday the 17th day of September 2013 by the following vote:

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

WITNESS my hand and the seal of said City this 17th day of September 2013.

Linda Hobson, City Clerk

AGENDA TRANSMITTAL

MEETING DATE: September 17, 2013

CITY AGENDA ITEM: Council Adoption of Resolution No. 2013-___: Authorizing the City Manager to Enter into a Professional Services Agreement on the City's Behalf with Interactive Resources for Phase 1 of the Suisun-Fairfield Train Depot Improvement Project.

FISCAL IMPACT: Grant monies totaling \$600,000 have been awarded to the City for improvements to the Suisun-Fairfield Train Depot. A \$47,600 is required and a portion of the awarded STAF funds will be used to meet the match requirement. A \$100,000 in OSSIP funds and \$100,000 in Transportation CIP funds would be used to bring the total available for the project to \$700,100. Of that budget, \$19,000 has been designated for Phase 1 of the Suisun-Fairfield Train Depot Project (Project).

BACKGROUND: Council agreed to accept the One Bay Area Grant (OBAG) funds at the July 2, 2013 Council meeting. On July 3, 2013 staff sought proposals for Historical Architectural and Engineering Services for this Project.

STAFF REPORT: The awarded grant funds have been approved for improvements to the Suisun-Fairfield Train Depot.

A summary table of all the awarded funding sources is shown below:

FUNDING SOURCES	AMOUNTS
OBAG CMAQ	\$315,000
OBAG STP	100,000
STAF (State Transit Assistance Funds)	150,000
TDA (Transportation Development Act) Article 3	35,000
OSSIP (City match & other costs)	100,100
TOTAL	\$700,100

A Request for Qualifications (RFQ) for Architectural and Engineering Services for the Suisun-Fairfield Train Depot Project (Project) was issued by the City to solicit qualifications from architectural firms for this Project. The qualified firm would provide the Phase historical review and compliance, as well as conceptual plans for the Project. The conceptual plans produced for Phase 1 of the Project would be brought to the Council for approval. If the Council approves the Phase 1 work, the contract with Interactive Resources allows the City to proceed with negotiations with Interactive Resources for Phase 2 of the design portion of the Project, which would consist of construction documents for the proposed improvements and renovations. The contract also provides that the Council could direct staff to go back out to solicit proposals for an alternate firm to design Phase 2 of the Project (biddable plans and specifications).

PREPARED BY:

REVIEWED/APPROVED BY:

Amanda Dum, Management Analyst I 
Daniel Kasperson, Building & Public Works Director
Suzanne Bragdon, City Manager

The RFQ was available to firms for four weeks and the City received eight responses from architectural firms. The responses were evaluated based on the criteria outlined in the RFQ and short-list firms were invited for an oral interview, which was conducted by a selection committee made up of staff members from Building, Planning, and Public Works Engineering. The oral interviews included a presentation and a question-and-answer session. The firms that were short-listed and interviewed were:

Top Four Architectural Firms Interviewed

- Interactive Resources
- Carey & Co., Inc.
- Moniz Architecture
- Gelfland Partner Architects

After the oral interviews, the committee selected Interactive Resources as the most qualified firm for architectural services for this Project. That firm was chosen because of its local government and public building remodeling experience, its design process to incorporate input, as well as its budget and design-oriented solutions and process.

The ultimate Project scope of work will include improvements in such areas as outlined in the following. All work will be done such that the historical nature of the Depot is maintained.

- Exterior improvements to the building such as painting, window replacements, exterior lighting, etc.
- Interior improvements to the building such as painting, restroom remodeling, lighting, furnishings, signage, etc.
- Main Street improvements such as the removal of obstacles to full ADA compliant access, street repairs, sidewalk repairs, etc.
- Site improvements such as the removal of obstacles to create fully ADA compliant access, driveway improvements, parking lot improvements, bus stop island improvements, plaza hardscape and landscape improvements, furnishings, fencing, etc.
- Exterior signage upgrades that will better identify the location to travelers on Main Street and Highway 12, identify the location to train travelers, as well as provide way-finding and informational signage.

The scope of work is intentionally broader than is anticipated to be covered by the budget. This is done so that the Project can be expanded in the future if additional funding becomes available.

By authorizing the City Manager to enter into the professional services agreement with Interactive Resources, design of Phase 1 of this Project may commence.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013-___: Authorizing the City Manager to Enter into a Professional Services Agreement on the City's Behalf with Interactive Resources for Phase 1 of the Suisun-Fairfield Train Depot Improvement Project.

ATTACHMENTS:

1. Resolution No. 2013-___: Authorizing the City Manager to Enter into a Professional Services Agreement on the City's Behalf with Interactive Resources for Phase 1 of the Suisun-Fairfield Train Depot Improvement Project.

RESOLUTION NO. 2013- __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL
SERVICES AGREEMENT ON THE CITY'S BEHALF WITH INTERACTIVE
RESOURCES FOR PHASE 1 OF THE SUISUN-FAIRFIELD TRAIN DEPOT
IMPROVEMENT PROJECT**

WHEREAS, on July 2, 2013, the City signed a funding agreement with the Solano Transportation Authority (STA) accepting a total of \$415,000 in One Bay Area Grant (OBAG) funds. At the same time, the City was awarded \$35,000 in TDA-Article 3 funds and \$150,000 in STAF funds. All awarded funds are to make improvements to the Suisun-Fairfield Train Depot; and

WHEREAS, these funds are for comprehensive improvements to the Suisun-Fairfield Train Depot with the primary goals of this project to include additional seating, additional signage, additional lighting, safety upgrades, and general building and site improvements, in addition to bringing the front entrance of the Depot up to current ADA standards; and

WHEREAS, the City released a Request for Qualifications for in July 3, 2013 for four weeks, and eight architectural firms responded; and

WHEREAS, City staff has conducted a selection process for Architectural and Engineering Services for the Suisun-Fairfield Train Depot Improvement Project (Project); and

WHEREAS, Interactive Resources, a California Corporation was selected as the most qualified firm.

NOW, THEREFORE, BE IT RESOLVED, that that the City Council of the City of Suisun City authorizes the City Manager to enter into a Professional Services Agreement on behalf of the City with Interactive Resources for the Suisun-Fairfield Train Depot Improvement Project in an amount not to exceed \$19,000 and to take any and all necessary and appropriate actions to implement this contract. The City Council further authorizes the City Manager to approve unanticipated changes in the scope of work not to exceed 10% of the Phase 1 contract.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 17th day of September 2013, by the following vote:

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

WITNESS my hand and the seal of said City this 17th day of September, 2013.

Donna Pock, CMC
Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: September 17, 2013

CITY AGENDA ITEM: Discussion and Direction Regarding a Fourth Amendment to the Main Street West (MSW) Disposition and Development Agreement (DDA)

FISCAL IMPACT: None as this is a discussion and direction item. Ultimate approval of the amendment to the MSW DDA will position development to occur. Development of roughly 145 housing units will generate significant ongoing revenues (property tax and CFDs), as well as one-time money for building permit fees and development impact fees. Parcel 12, which is proposed for hotel/commercial development, as well as Parcels 3 – 9, which are proposed for commercial/mixed use, will in addition to the above-indicated revenue sources, generate significant sales and/or hotel taxes.

BACKGROUND: In mid-2005, the former Redevelopment Agency selected Main Street West Partners, LLC as the master developer of the Main Street West Project, which initially consisted of 13 Agency-owned properties in the downtown waterfront area amounting to approximately 8.4 acres. A DDA was executed in April, 2006. In July 2006, the Agency approved the First Amendment to the DDA, which added a 7.44 acre piece of property (the former Crystal Middle School site) to the Project. Thus, the Main Street West Project currently consists of approximately 15 acres on 12 non-contiguous properties dispersed throughout the downtown waterfront area. In September 2007, the former Redevelopment Agency approved the Second Amendment to the DDA which updated the Schedule of Performance. In January 2009, the former Redevelopment Agency approved the Third Amendment to the DDA which allowed the former Agency to acquire property from MSW Partners, and provide an advance of developer reinvestment funds in the form of a loan, and to amend the Schedule of Performance. Attachments 1 and 2 provide a graphic overview of the current Main Street West Properties.

It is important to note with the dissolution of the Redevelopment Agency, the Main Street West Assets were transferred to the City. The State Controller has reviewed the former Redevelopment Agency's asset transfers pursuant to the dissolution law, but has yet to issue a draft report. Thus, the properties are still technically held by the City, but it is recommended to transfer the MSW assets to the Successor Agency prior to taking action on any proposed amendment.

Despite the economic downturn that started in 2007 and developed into the "Great Recession," significant progress has been made since the inception of this project on several fronts including:

- The "Harbor Square" mixed-use project is complete and nearing 77% occupancy. This project contains approximately 40,000 square feet of retail and office space, and includes a public courtyard area that features the fireplace centerpiece. Tenants such as Cast Iron Grill and Bar and Dimitri's have provided a boost to the Waterfront District. The Courtyard has developed into an excellent venue for civic and social events such as the "Wine Tasting on the Square" events held every Thursday evening during the summer months.

PREPARED BY:

Jason D. Garben, Economic Development Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, City Manager

- Main Street West Partners purchased a privately held 2± acre site adjacent to the western line of Parcel 12 and subsequently sold the property to Basin Street Properties which resulted in the development of the Hampton Inn and Suites, Suisun City's first hotel in more than 50 years. The hotel opened in the face of adverse economic conditions, and not only makes a significant symbolic statement from the perspective of a traveler along Highway 12, but produces ancillary benefits to other waterfront district businesses (such as patrons of waterfront district restaurants).
- Two other commercial projects have been approved through construction documents (on Parcels 3 and 7). Parcel 3 will consist of approximately 5,500 square feet of ground floor retail with 5,500 square feet of office (or possibly residential) on the second floor. Parcel 7 consists of approximately 4,100 square feet of restaurant space on the ground floor with a 3,600± square foot banquet facility on the second floor. These projects are positioned such that construction can begin as soon as the market will allow.
- The tentative subdivision map has been approved on Parcel 10 (currently 16 single-family residences similar in size and character of existing Victorian Harbor product). However, modifications are expected to the tentative map to better accommodate current market conditions.

Despite challenging market conditions and a financial system that has essentially halted lending on real estate projects, Suisun City has experienced progress during the Great Recession. With the economic recover finally reaching Solana County, particularly with regard to the housing market, amendments to the DDA are necessary to allow for further progress.

STAFF REPORT: The Main Street West Ad Hoc Committee (Vice Mayor Hudson and Councilwoman Wilson) has conducted several meetings with MSW Partners and staff to formulate a framework for amendments to the DDA that will allow for new development to occur in light of current market conditions and the elimination of the former Redevelopment Agency. The following common interests were identified that form the basis for the proposed amendments:

- Growth of Suisun City's Tax Base
- Timely Development Starts
- A Downtown with Character
- Development on the West Side of Main Street
- Liquidation of Assets Consistent with Agency Dissolution Process

The following provides a general outline of suggested framework from which an amendment to the DDA could be crafted:

1. Purchase Price – Purchase price of properties should be revised to reflect the current market value as determined by a third party appraisal.
2. Parcel 12 Exchange – In Exchange for MSW Partners holding Parcel 12 for future commercial/hotel development (originally contemplated for residential development), the City would sell a site at the Northeast Corner of Marina Boulevard and Driftwood Avenue to Main Street West Partners as a partial replacement for the residential development on Parcel 12. Preserving Parcel 12 for future commercial/hotel development maximized

opportunity for significant ongoing revenue stream and additional foot traffic for the Waterfront District. Further, the existing \$100,000 deposit would be released to MSW Partners in \$50,000 increments (the first \$50k released upon first tentative map submittal, second \$50k released upon first tentative residential subdivision map approval (excluding Parcel 10). Finally, the developer reinvestment requirement would be reduced by \$200,000 at the approval of the final residential tentative subdivision map.

3. Developer Reinvestment – Revise the developer reinvestment formula to reflect current market conditions and equity investor requirements. Essentially, the formula would be a 50/50 split of profits on the residential component to MSW Partners (verified by a third party audit) that would be required to be reinvested in the project, with a minimum floor of \$5,500 per residential unit (estimates developed using current market assumptions indicate the reinvestment mechanism could generate in the range of \$10,000 per residential unit). The use and accounting of these reinvestment dollars would also be amended to allow for use on necessary infrastructure associated with commercial components of the project and to provide for a more formal process for the accounting of the proceeds.
4. Equity Investor – In order to recapitalize the project, and to entitle residential components in an accelerated manner, MSW Partners would utilize an equity investor for the residential entitlement component of the project. Main Street West Partners would be required to split profits with equity investor after return of capital to Main Street West Partners (MSW Partner return of capital defined as Line of Credit used plus costs incurred to date associated with residential components of the project – currently approximately \$750,000) and the equity investor. Amendments would also be necessary to allow for increased flexibility to sell entitled residential lots to other builders.
5. City Building Permit Fees – Explore locking the City’s building permit fees in place for up to 30 months from the date of the 4th amendment
6. Line of Credit – An extension would be granted for the full repayment of the \$500,000 line of credit not later than approximately 30-months from the date of the 4th amendment. The first proceeds to MSW Partners from the sale of any residential component of the project would be utilized to pay off the Line of Credit. This line of credit was granted as part of the Third Amendment to the DDA as an advance of Developer Reinvestment dollars.
7. West Side of Main Street Acquisition Requirement – The original DDA required the Developer to acquire or gain control of 5 parcels on the west side of Main Street in order to proceed with all residential components of the development. To date, 3 parcels on the west side of Main Street were acquired through the efforts of MSW Partners. The recommendation is to allow the residential components to move forward without further acquisition requirements in order to accelerate development activity in the Waterfront District.
8. Hazardous Materials – All properties are to be delivered “as is.” However, the City has received a determination of eligibility to fund the clean-up of contamination found on the former Crystal Middle School site that resulted from a former underground storage tank constructed of redwood that has leaked some sort of petroleum based product. Staff is also exploring the possibility of utilizing the builder of the new homes to perform the clean-up work utilizing any funds awarded to the City.

9. Parking Study Fee- Delay \$10,000 payment due from MSW Partners until first sale of property, but not later than 30 months from date of 4th amendment
10. Lighthouse Development Fee – Delay Lighthouse Development Fee (approximately \$1.00 per square foot of land) due from Harbor Square development until the first sale of property, but not later than 30 months from the date of the 4th amendment. New Lighthouse Development Fees to be paid with Building Permit Fees.
11. Downtown Economic Impact Fee – A fee paid with building permits of approximately \$4,800 per residential unit would be utilized to create fund within the City to pay for necessary infrastructure improvements for commercial development activity in the Waterfront District. This tool would offer an alternative funding source for improvements that were assumed to be made by the Redevelopment Agency prior to its dissolution. The fee is recommended to be offset by water/sewer hook-up credits that remain from the demolition of the former Crescent neighborhood.
12. West Side of Main Street – Developer would be required to work in a collaborative manner with the City/Successor Agency to explore alternative financing/grant opportunities with the goal of furthering required infrastructure and development and/or preservation opportunities along the west side of Main Street.

Other technical details within the DDA will also need to be addressed to reflect current market conditions (schedule of performance), allow for equity partner structure, and to allow for general consistency with the previously outlined framework.

It should also be noted the process for this amendment would involve:

- The City transferring Main Street West assets to the Successor Agency
- The Successor Agency taking action on a proposed amendment
- The Oversight Board considering and approving the proposed amendment
- Approval of the proposed amendment by the State Department of Finance
- The City would also need to execute a Development Agreement for the Marina/Driftwood site.

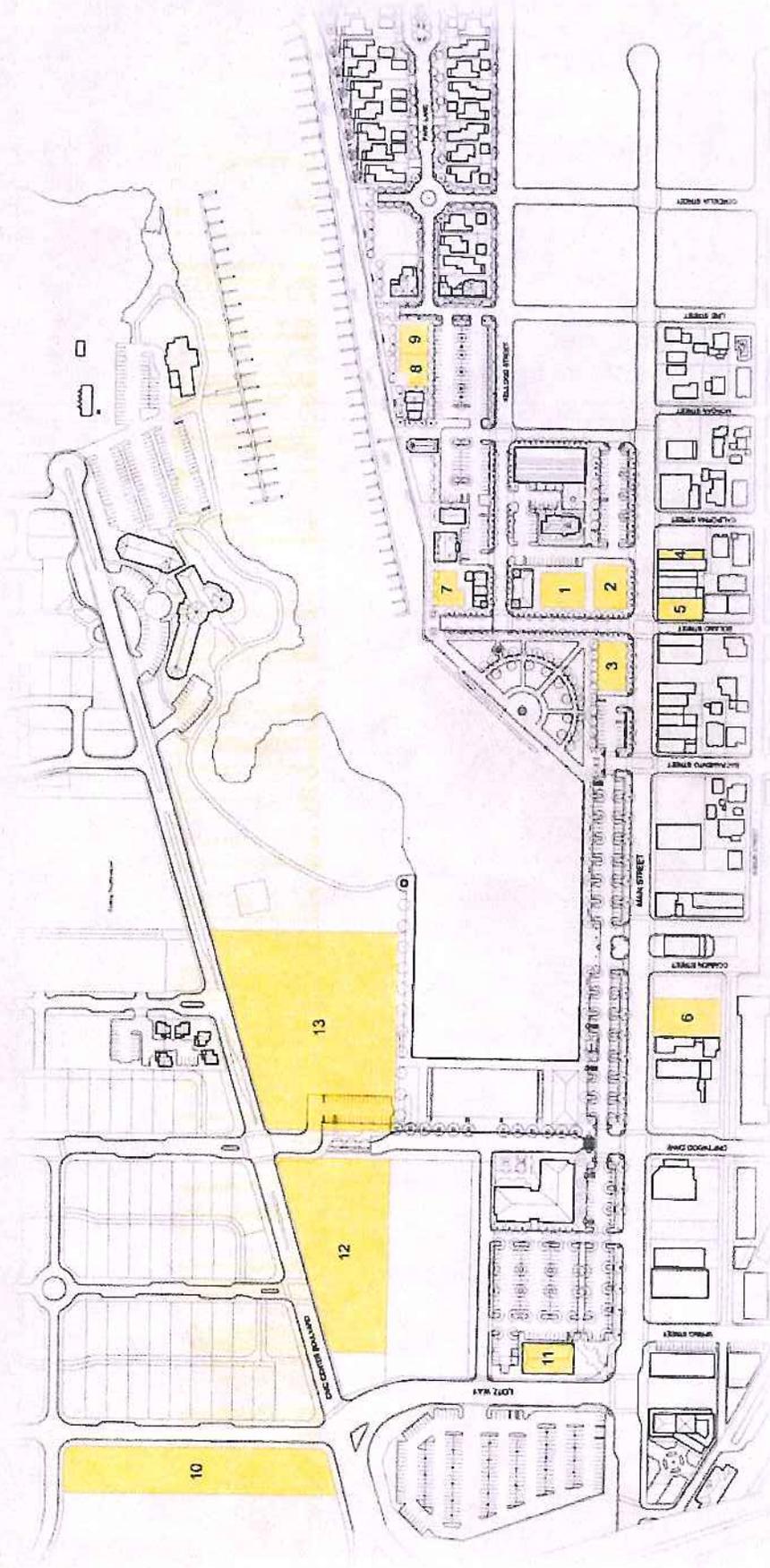
With the exception of the Developer's request to lock in City Permit Fees (see item #5 above) for the residential component for 30 months, Staff believes the aforementioned reflects a general consensus of the MSW Ad Hoc Committee based on the discussions that have taken place to date and is a viable framework from which to work toward a potential amendment to the DDA that will once again result in tangible results within the Waterfront District.

RECOMMENDATION: It is recommended the City Council provide staff with direction regarding the desire to move forward with a potential amendment to the MSW DDA.

ATTACHMENTS:

1. MSW Map I
2. MSW Map II – Former Crystal Middle School.

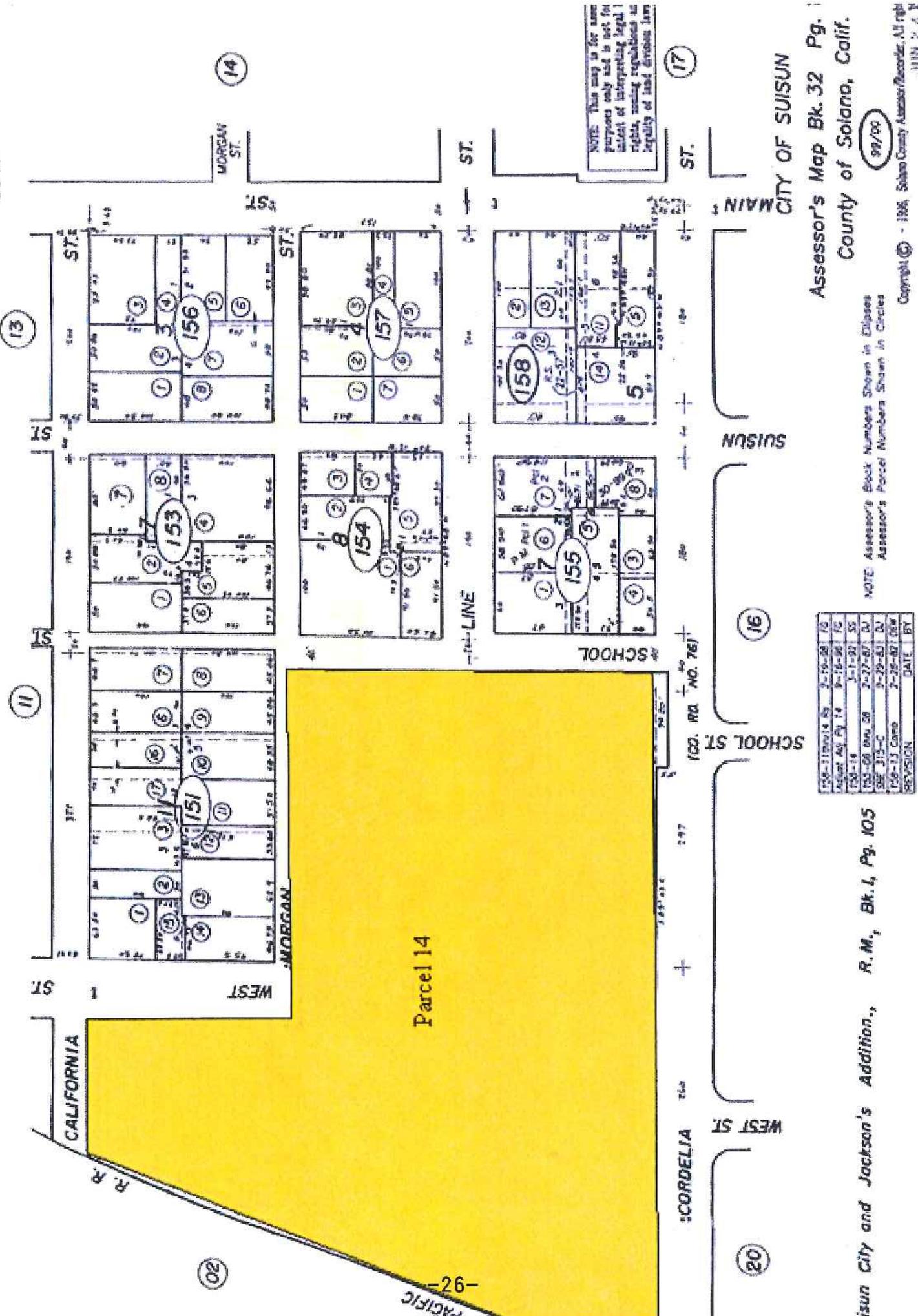
SUISUN CITY DOWNTOWN MASTER PLAN



WILLIAM HEZMALOCH
ARCHITECTS INC.

SUISUN CITY REDEVELOPMENT MAINSTREET WEST PARTNERS

POR. SEC'S 35 & 36, T.5N., R.2W., M.D.B. & M.



NOTE: This map is for assessment purposes only and is not for the purpose of interpreting legal rights, zoning regulations or legality of land division items.

Assessor's Map Bk. 32 Pg. 1
County of Solano, Calif.
99/00
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NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
158-11 (Rev. 14)	2-19-88	FG
Adjusted Map Pg. 14	9-18-88	FG
158-14	3-11-91	SS
155-59 (Rev. 59)	2-27-87	DJ
158-315-C	9-29-81	DJ
158-11 Comb	2-28-87	SSW

Suisun City and Jackson's Addition, R.M., Bk. 1, Pg. 105