



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

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, AUGUST 16, 2016
7:00 P.M.**

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)
(Next City Council Res. No. 2 016 – 72)
Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 05
(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation

PUBLIC COMMENT

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

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. City Manager/Executive Director/Staff
 - a. Quarterly Traffic Committee Report – (O'Brien)

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. Recognition of the Community Effort Regarding the City's Booth at the Solano County Fair.
4. Presentation of Proclamation Supporting Heart 2 Heart's Everyone's Birthday Party Event.
5. Presentation by Paulette Cooper, Commute Consultant, Solano Transportation Authority, Solano Napa Commuter Information, on the Solano Commute Challenge.

CONSENT CALENDAR

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

City Council

6. Council Adoption of Resolution No. 2016-___: Authorizing the City Manager or his/her Designee to Execute a Water Trail Construction Grant Funding Agreement with the Association of Bay Area Governments – (McSorley).
7. Council Adoption of Resolution No. 2016-___: Authorizing the City Manager to Extend the Professional Services Agreement on the City's Behalf with West Coast Code Consultants, Inc. for Contract City Inspector Services. – (McSorley).
8. Council Adoption of Resolution No. 2016-___: Designating Certain Officers and Employees with Arrest and Citation Authority – (Mattos).

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

9. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 26, 2016 and August 8, 2016 – (Hobson).
10. Council/Agency/Authority Accept the Investment Report for the Quarter Ending June 30, 2016 – (Luna).

Joint City Council / Suisun City Council Acting as Successor Agency

11. Council/Agency approval of the July 2016 Payroll Warrants in the amount of \$342,979.09.
Council/Agency Approval of the July 2016 Payable Warrants in the amount of \$2,102,132.15
– (Finance).

GENERAL BUSINESS**PUBLIC HEARINGS****City Council**

12. Workshop on Draft Waterfront District Specific Plan – (Garben).

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.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting of August 16, 2016 was posted and available for review, in compliance with the Brown Act.

THIS PAGE INTENTIONALLY LEFT BLANK

Office of the Mayor
Suisun City, California

Proclamation



WHEREAS, Heart 2 Heart is a local nonprofit organization which offers support to emancipated foster youth of Solano County and has no religious affiliation or membership fees or dues; and

WHEREAS, Heart 2 Heart is a grassroots group of volunteers from Solano and Napa County that offer volunteer-funded events and assistance to emancipated foster youth, in addition to support such as food, rides, help with bus passes and job applications; and

WHEREAS, Heart 2 Heart also hosts several events throughout the year for the benefit of their youth. Events include life skills classes, annual Christmas Party, Easter Basket Giveaway, graduation parties for high school and junior college, and Everyone’s Birthday Party; and

WHEREAS, Heart 2 Heart is holding the annual Everyone’s Birthday Park at the Harbor Theater on August 27, 2016 which is one big birthday party of all youth in the Program; and

WHEREAS, the efforts of the Heart 2 Heart organization are to be encouraged.

NOW, THEREFORE, I, Pete Sanchez, Mayor of the City of Suisun City, do hereby proclaim Saturday, August 27, 2016 as:

“HEART 2 HEART’S EVERYONE’S BIRTHDAY PARTY”

in the City of Suisun City.

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

Pete Sanchez, Mayor

ATTEST: _____

DATE: August 16, 2016

THIS PAGE INTENTIONALLY LEFT BLANK

AGENDA TRANSMITTAL**MEETING DATE:** August 16, 2016

CITY AGENDA ITEM: Resolution No. 2016-___: Authorizing the City Manager or His/Her Designee to Execute a Water Trail Construction Grant Funding Agreement with the Association of Bay Area Governments.

FISCAL IMPACT: Fiscal impacts from this grant will consist of an in-kind match of staff time and miscellaneous materials. The Marina staff will assemble and install the dock once it is received from the manufacturer. It is estimated that the City will provide a total of \$1,350 in staff time and materials as an in-kind match for this grant.

BACKGROUND: The San Francisco Bay Area Water Trail is an ongoing effort to create a network of launch and landing sites or “trailheads” that will inspire people using human-powered boats and other beachable sail craft to enjoy the historic, scenic, cultural, and environmental richness of the San Francisco Bay through multiple-day and single-day trips on the Bay. The Water Trail is a regional trail that links nine counties in the Bay Area. It also joins into three other regional trails systems: San Francisco Bay Trail, Bay Area Ridge Trail, and California Coastal Trail. How the Water Trail differs from these other three trails is that the Water Trail is non-linear and on the water.

This is a regional, nine-county program that is being implemented under the leadership of the Coastal Conservancy in close collaboration with the Association of Bay Area Governments (ABAG), the San Francisco Bay Conservation and Development Commission (BCDC) and the Department of Boating and Waterways (Cal Boating). There is also an additional advisory committee that represents a broad range of interests and expertise.

STAFF REPORT: In order for the City to be eligible for grant opportunities available through the San Francisco Bay Area Water Trail, the City must first pass a resolution of support for the San Francisco Bay Area Water Trail (Water Trail). This was accomplished on February 18, 2014. The City went on to get the two sites conditionally designated as official launch sites in March 2014. The sites are Downtown Suisun (Visitor’s Dock) and Suisun City Marina (Boat Launch). Both sites and a description of the site and surrounding amenities are included on the San Francisco Bay Area Water Trail’s website (Attachments No. 2, 3, and 4).

At this time grant funds are available through the Water Trails Construction Grant Program. The City applied for and has been awarded \$30,000 to purchase one low float dock which will be attached to one of the existing docks at the Suisun City Marina launch site (Boat Launch). This will allow disabled non-motorized boat users safer and easier access to launch their vessels from this location. Most of the other sites in the overall Water Trail network offer similar accommodations.

In order for the City to receive the grant funds, the City must execute an agreement with the Association of Bay Area Governments (ABAG), the parent agency for the San Francisco Bay Area Water Trail.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Amanda Dum, Management Analyst I
 Tim McSorley, Building & Public Works Director
 3 Suzanne Bragdon, City Manager

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2016-___: Authorizing the City Manager or His/Her Designee to Execute a Water Trail Construction Grant Funding Agreement with the Association of Bay Area Governments.

ATTACHMENTS:

1. Resolution No. 2016-___: Authorizing the City Manager or His/Her Designee to Execute a Water Trail Construction Grant Funding Agreement with the Association of Bay Area Governments.
2. Current San Francisco Bay Area Water Trail Map.
3. Detail for Suisun City Marina launch site.
4. Detail for Downtown Suisun City launch site.

RESOLUTION NO. 2016-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER OR HIS/HER DESIGNEE TO EXECUTE A
WATER TRAIL CONSTRUCTION GRANT FUNDING AGREEMENT WITH THE
ASSOCIATION OF BAY AREA GOVERNMENTS**

WHEREAS, the City of Suisun City operates a recreational marina providing public access to the Suisun Marsh, Sacramento Delta, Grizzly Island Bay, and San Pablo Bay; and

WHEREAS, on February 18, 2014, the Suisun City Council adopted a resolution endorsing designation of two designated launch sites along the Suisun City Marina as San Francisco Bay Area Water Trail launch sites; and

WHEREAS, in March 2014 the two launch sites, Downtown Suisun City (visitor’s dock) and Suisun City Marina (boat launch), were both conditionally designated as official San Francisco Bay Area Water Trail launch sites; and

WHEREAS, having designated launch sites within the City limits allows the City to apply for available grant funding to make improvements to the launch sites; and

WHEREAS, the City has applied for and has been awarded a Water Trail Construction Grant to add a low-float dock to the Boat Launch site; and

WHEREAS, the Water Trail Construction Grant agreement requires the City of Suisun City Council to adopt a resolution authorizing the execution of the agreement and approving its terms and conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the City Manager or his/her designee to execute Water Trail Construction Grant agreement between the City and the Association of Bay Area Governments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City on the 16th day of August, 2016 by the following vote:

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

WITNESS my hand and the seal of said City the 16th day of August, 2016.

Linda Hobson, CMC
City Clerk

Home > Map

Water Trail Site

(sites join the Water Trail through a designation process)

Fishing 

Marina/Boating 

Parking 

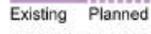
Point of Interest 

Train Station 

Bay Trail

Existing  Planned 

Other Trail

Existing  Planned 

Zoom in if you don't currently see icons

Designated Water Trail Sites

View a list of all designated sites organized by county and city
Water Trail sites



Home > Map > Designated Water Trail Sites > Suisun City Marina

Suisun City Marina

[back to designated water trail sites](#)



Kayakers at Dusk by Del Davidson



[Suisun City Marina](#)

Highlights

Suisun City Marina provides boat access to the sloughs and channels of Suisun Marsh. The Marina is owned and managed by the City of Suisun City and is located approximately a half mile from the Waterfront District. Suisun Channel and the sloughs surrounding it are popular for fishing, bird-watching, and pleasure boating. Around the Marina visitors can bike ride, visit the historic Waterfront District, tour a wildlife rehab and education center, fish along Suisun Slough, and hike or bird watch around the Grizzly Island Complex, Peytonia Slough State Ecological Reserve, and Rush Ranch.

Boat Facilities

There are two concrete boat launch ramps (one for launching and one for retrieving) and three floating high freeboard docks. Motorized and non-motorized boats both use the launch.

Directions

The site is located at the end of Kellogg St., Suisun City. A Harbormaster is on-site seven days a week (the building is located at 800 Kellogg St.) and he/she can be contacted at (707) 429-2628. See [website](#) for more details.

FAST's Bus Route 5 stops at the Marina. Amtrak and Greyhound have stops in downtown Suisun City.

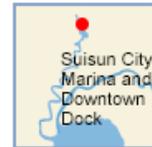
[Read more ...](#)



[Home](#) > [Map](#) > [Designated Water Trail Sites](#) > [Downtown Suisun City](#)

Downtown Suisun City

[back to designated water trail sites](#)



[Suisun City Marina](#)

Suisun City's waterfront and marina, *courtesy of Suisun City*

Highlights

The guest dock located in downtown Suisun City's Waterfront District provides boat access to the sloughs and channels of Suisun Marsh. The Marina is owned and managed by the City of Suisun City and is located approximately a half-mile from the boat ramps. Suisun Channel and the sloughs surrounding the dock are popular for fishing, bird-watching, and pleasure boating. After a day of boating around Suisun Marsh, visit the historic Waterfront District's restaurants, bars, shops, theatre, and hotel. Or go for a bike ride, tour a wildlife rehab and education center, or fish, hike, and bird watch around the Grizzly Island Complex, Peytonia Slough State Ecological Reserve, and Rush Ranch.

Boat Facilities

300 foot guest dock with high freeboard, used by motorized and non-motorized boats. Visitors may tie-up for a short time. Inquire with the harbormaster at (707) 429-2628 or 800 Kellogg St. about docking boats overnight. See [website](#) for more details.

Directions

The loading zone for the guest dock is located on Solano St., near Main St.

FAST's Bus Route 5 stops downtown near the dock. Amtrak and Greyhound have stops in downtown Suisun City.

[Read more ...](#)

AGENDA TRANSMITTAL

MEETING DATE: August 16, 2106

CITY AGENDA ITEM: Council Adoption of Resolution No. 2016-__: Authorizing the City Manager to Extend the Professional Services Agreement with West Coast Code Consultants, Inc. for Contract City Inspector Services.

FISCAL IMPACT: This professional services contract would be funded by using the salary savings in the Building & Safety Division from the vacant City Inspector position. No budget increase is necessary. Contract amount would not to exceed a total of \$23,000 for FY 2016-17.

BACKGROUND: Building inspection services are necessary services that the City provides to businesses and residents to ensure safety of all building activity. We have a current vacancy in staff in this position and are in the recruitment phase to permanently fill the position. In the meantime, it is essential to have a certified City inspector available to provide the City with important building inspection services. This is best accomplished by contracting with a consultant that provides certified inspector services. To date, the City has been using West Coast Code Consultants (WC³) to fill the empty City Inspector position. The current contract has expired and needs to be extended.

STAFF REPORT: Staff continues to believe that the hiring of a contract City Inspector is in the best benefit of the City. This position augments the Building Inspection Services Manager's position which is currently a vacant position. The choice in whom to use as an inspector depends heavily on who is available in our area and has the necessary skills needed. West Coast Code Consultants, Inc., (WC³) has been able to provide an inspector who is recently retired, has the necessary skills, and willing to work the part-time hours needed by the City.

The use for Fiscal Year 2016-17 is expected to be two to five six-hour days per week up to a maximum of \$23,000 for the current fiscal year. This is an increase from last year due to the Building Inspection Services Manager's position remaining vacant. The City is free to terminate the agreement at any time with 30 days' notice.

RECOMMENDATION: It is recommended that the City Council adopt Council Resolution No. 2016-__: Authorizing the City Manager to Extend the Professional Services Agreement with West Coast Code Consultants, Inc. for Contract City Inspector Services.

ATTACHMENTS:

1. Council Resolution No. 2016-__: Authorizing the City Manager to Extend the Professional Services Agreement with West Coast Code Consultants, Inc. for Contract City Inspector Services.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Amanda Dum, Management Analyst I
g Tim McSorley, Building & Public Works Director
Suzanne Bragdon, City Manager

RESOLUTION NO. 2016 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXTEND THE PROFESSIONAL
SERVICES AGREEMENT WITH WEST COAST CODE CONSULTANTS, INC.
FOR CONTRACT CITY INSPECTOR SERVICES**

WHEREAS, the City Inspector position is currently vacant and it is expected to be filled once the City hires a Building Services Manager; and

WHEREAS, it is essential to the City to have a certified City Building Inspector; and

WHEREAS, the part-time nature of this need continues to be best filled by a contract Building Inspector; and

WHEREAS, City staff interviewed three consulting firms who provide building inspection services last year and West Coast Code Consultants, Inc., a California Corporation was selected as the best qualified firm for the City, and

WHEREAS, West Coast Code Consultants, Inc. has provided acceptable services for the past year and a contract extension is now desired and necessary for Fiscal Year 2016-17.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to extend the existing Professional Services Agreement on behalf of the City with West Coast Code Consultants, Inc., a California Corporation, for contract City Building Inspector services terminating June 30, 2016, for an amount not to exceed \$23,000, and extendable on a month-to-month basis thereafter, and with the option to terminate at any time with 30 days' notice.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 16th of August 2016, by the following vote:

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

WITNESS my hand and the seal of said City the 16th day of August, 2016.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: August 16, 2016

CITY AGENDA ITEM: Council Adoption of Resolution No. 2016-__: Designating Certain Officers and Employees with Arrest and Citation Authority.

FISCAL IMPACT: None.

BACKGROUND: Section 1.08.060 C of the Suisun City Code provides that the City Council shall designate by resolution the authorized officers and employees of the City who may exercise the arrest and citation authority provided for in Section 1.08.060 of the Suisun City Code.

STAFF REPORT: The Police Department was recently awarded a grant from the Solano Transportation Authority. Under the grant, the Police Department will restore the School Safety Traffic Officer (SSTO) position for two years. One of the responsibilities of the SSTO is the enforcement of certain laws, including those related to bicycles.

The SSTO is the working title for a Community Services Officer I/II (CSO). CSOs are also assigned to the Code Enforcement Unit and are responsible for enforcing various City codes and state laws. Therefore, the Police Department is requesting the City Council designate Community Services Officers as being able to exercise arrest and citation authority provided for in Section 1.08.060 of the Suisun City Code.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. __: Designating Certain Officers and Employees with Arrest and Citation Authority.

ATTACHMENTS:

1. Resolution No. __: Designating Certain Officers and Employees with Arrest and Citation Authority.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Andrew White, Police Commander
Tim Mattos, Police Chief
Suzanne Bragdon, City Manager

RESOLUTION NO. 2016-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DESIGNATING CERTAIN OFFICERS AND EMPLOYEES WITH
ARREST AND CITATION AUTHORITY**

WHEREAS, California Penal Code section 836.5 permits an employee of the City, when authorized by ordinance, to arrest and issue a citation to a person when they have reasonable cause to believe the person arrested has committed a misdemeanor or infraction violation of a law they have a duty to enforce; and

WHEREAS, Section 1.08.060 C of the Suisun City Code provides that the City Council shall designate by resolution the authorized officers and employees of the City who may exercise the arrest and citation authority provided for in Section 1.08.060; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the following officers or employees to exercise arrest and citation authority pursuant to Section 1.08.060 of the Suisun City Code:

<u>Class Title</u>	<u>Department</u>
Community Services Officer I/II	Police

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 16th day of August, 2016 by the following vote:

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

WITNESS my hand and the seal of said City this 16th day of August, 2016.

Linda Hobson, CMC
City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

AND

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

TUESDAY, JULY 26, 2016

6:30 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 meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor Sanchez called the meeting to order at 6:30 PM with the following Council / Board Members present: Day, Hudson, Segala, Wilson and Sanchez.

PUBLIC COMMENT None

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

CONFLICT OF INTEREST NOTIFICATION None

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

CLOSED SESSION

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

Joint City Council / Suisun City Council Acting as Successor Agency

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Name of Case: City of Suisun City v. State of California, Department of Finance, et al; Case #34-2013-00146458.

6:32 PM – Mayor Sanchez recessed the City Council to closed session.

CONVENE OPEN SESSION

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

7:00 PM – Mayor Sanchez reconvened the City Council and stated no decisions were made in closed session.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 7:00 PM.

Donna Pock, CMC
Deputy City Clerk

MINUTES

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL**

**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,**

AND HOUSING AUTHORITY

TUESDAY, JULY 26, 2016

7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)

(Next City Council Res. No. 2 016 – 58)

Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 04)

(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Mayor Pro Tem Wilson called the meeting to order at 7:00 PM with the following Council / Board Members present: Day, Hudson, Segala, Wilson and Sanchez.

Pledge of Allegiance was led by Council Member Wilson.

Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

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

James Gary Jr. commented on traffic enforcement in Heritage Park. George Guynn commented on Consent Calendar Item 7. Richard Giddens commented on Code Enforcement.

CONFLICT OF INTEREST NOTIFICATION None

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. City Manager/Executive Director/Staff

Mayor and Council Members reported on meetings and events attended.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Introduction and Swearing in of new Suisun City Police Officer Jessica Trujillo and Temporary Community Service Officers Zacharie Harvey and Amber Williams - (Mattos).
4. Presentation of a Proclamation to Police Department Proclaiming August 2, 2016 as “National Night Out”.
5. Appointment of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference.

Mayor Sanchez was appointed as the Voting Delegate and Council Member Wilson was appointed as the Alternate.

CONSENT CALENDAR

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

City Council

6. Setting Ad Valorem Tax Rates for Voter-Approved Debt Service Issues – (Anderson).
 - a. Council Adoption of Resolution No. 2016-58: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2016-17.
 - b. Council Adoption of Resolution No. 2016-59: Approving the Debt Service Rate for the Highway 12 Bond Issue for Fiscal Year 2016-17.
7. Council Adoption of Resolution No. 2016-60: Adopting the 2nd Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate Funds from an Equipment Grant from the State of California, Department of Parks and Recreation, Division of Boating and Waterways to Purchase a Patrol Boat and Trailer – (Mattos).
8. Council Adoption of Resolution No. 2016-61: Designating the City’s Representative to the Solano Animal Control Authority Board of Directors - (Mattos).
9. Council Adoption of Resolution No. 2016-62: Authorizing the City Manager to Execute a Contract Services Agreement on the City’s behalf with Michael Baker International for Planning and Project Management Services– (Garben).

Joint City Council / Suisun City Council Acting as Successor Agency

10. Authorizing the City Manager/Executive Director to Execute a Settlement Agreement – (Taylor).
 - a. Council Adoption of Resolution No. 2016-63: Authorizing the City Manager to Execute a Settlement Agreement Associated with Disputed Funds Relating to the Other Funds and Accounts (OFA) Due Diligence Review (DDR) (City of Suisun City, et al. v. Matosantos, et al., Sacramento Superior Court Case No. 34-2013-00146458); and
 - b. Agency Adoption of Resolution No. SA 2016-04: Authorizing the Executive Director to Execute a Settlement Agreement Associated with Disputed Funds Relating to the Other Funds and Accounts (OFA) Due Diligence Review (DDR) (City of Suisun City, et al. v. Matosantos, et al., Sacramento Superior Court Case No. 34-2013-00146458).
11. Council/Agency approval of the June 2016 Payroll Warrants in the amount of \$342,496.60. Council/Agency Approval of the June 2016 Payable Warrants in the amount of \$931,244.31 – (Finance).

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

12. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 5, 2016 – (Hobson).

Council Member Segala moved and Council Member Hudson seconded the motion to approve Consent Calendar Items 6, 8 and 11. Motion carried by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

Council Member Segala moved and Council Member Wilson seconded the motion to approve Consent Calendar Item 9. Motion carried by the following roll call vote:

AYES: Council Members Hudson, Segala, Wilson, Sanchez

NOES: Council Members Day

Council Member Segala moved and Council Member Wilson seconded the motion to approve Consent Calendar Item 10. Motion carried by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

Council Member Segala moved and Council Member Wilson seconded the motion to approve Consent Calendar Item 12. Motion carried by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

GENERAL BUSINESS

13. Placing a General Transactions and Use Tax Measure before the Voters – (Anderson).

- a. Council Adoption of Resolution No. 2016-64: Ordering the Submission to the Qualified Electors of the City of a One-Cent per Dollar (1.0%) Transactions and Use Tax for General Fund Purposes to be Consolidated with the General Municipal Election to be Held on Tuesday, November 8, 2016; Requesting that the County of Solano Consolidate the Election with the Established Election Date to be Held on November 8, 2016; and Directing the County Elections Department to Conduct the Election on the City's Behalf; and
- b. Council Adoption of Resolution No. 2016-65: Directing the City Attorney to Prepare an Impartial Analysis, Setting Priorities for Filing Written Arguments, and Providing for Rebuttal Arguments regarding the General Transactions and Use Tax Measure; and
- c. Council Adoption of Resolution No. 2016-66: Establishing the General Transactions and Use Tax Oversight Committee's Guidelines and Duties

Supervisor Spring spoke in support of the ballot measure. George Guynn spoke in opposition to the ballot measure.

Council Member Segala moved and Council Member Day seconded the motion to approve Resolution No. 2016-64. Motion carried by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

**Council Member Day moved and Council Member Hudson seconded the motion to approve Resolution No. 2016-65. Motion carried by the following roll call vote:
AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez**

**Council Member Day moved and Council Member Segala seconded the motion to approve Resolution No. 2016-66. Motion carried by the following roll call vote:
AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez**

14. Updating User Fees and Charges – (Anderson).

- a. Council Adoption of Resolution No. 2016-67: Approving the User Fee Study and Directing Staff to Prepare a Comprehensive Update of the Master Fee Schedule; and
- b. Council Adoption of Resolution No. 2016-68: Approving the Suisun Solano Water Authority (SSWA) Right-of-Way (ROW) Lease Study.

**Council Member Wilson moved and Council Member Segala seconded the motion to approve Resolution No. 2016-67 with change (replace the word in title “Approving” with “Accepting”). Motion carried by the following roll call vote:
AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez**

**Council Member Wilson moved and Council Member Hudson seconded the motion to approve Resolution No. 2016-68. Motion carried by the following roll call vote:
AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez**

PUBLIC HEARINGS None

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 10:15 PM.

Donna Pock, CMC
Deputy City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

MONDAY, AUGUST 8, 2016

5:30 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 meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)

(Next City Council Res. No. 2 016 – 69)

Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 05)

(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Mayor Sanchez called the meeting to order at 5:30 PM with the following Council Members present: Day, Segala, Sanchez. Absent: Council Members Hudson, Wilson.

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).

PRESENTATIONS/APPOINTMENTS None

(Presentations, Awards, Proclamations, Appointments).

CONFLICT OF INTEREST NOTIFICATION None

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

CONSENT CALENDAR

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

City Council

1. Council Adoption of Resolution No. 2016-69: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 3 for Fiscal Year 2016-17– (McSorley).

Council Member Day moved and Council Member Segala seconded the motion to approve Consent Calendar. Motion carried by the following roll call vote:

AYES: Council Members Day, Segala, Sanchez

ABSENT: Council Members Hudson, Wilson

Council Member Wilson Arrived at 5:33 p.m.

GENERAL BUSINESS**City Council**

2. Proposed Mitigation for the Removal of City Trees as a Result of the Pacific Gas & Electric (PG&E) Community Pipeline Safety Initiative – (McSorley)
 - a. Council Adoption of Resolution No. 2016-70: Accepting \$50,000 as Mitigation for the Removal of City Trees as a Result of the Pacific Gas & Electric Company (PG&E) Pipeline Safety Initiative; and
 - b. Council Adoption of Resolution No. 2016-71: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate \$50,000 of Tree Mitigation Funding from Pacific Gas & Electric (PG&E).

Council Member Wilson moved and Council Member Segala seconded the motion to approve Resolutions 2016-70 and 2016-71. Motion carried by the following roll call vote:

AYES: Council Members Day, Segala, Wilson, Sanchez

ABSENT: Council Members Hudson

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 5:55 PM.

Donna Pock, CMC
Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: August 16, 2016

JOINT AGENDA ITEM: Accept the Investment Report for the Quarter Ending June 30, 2016.

FISCAL IMPACT: None as this item is for information only.

BACKGROUND: Each quarter it is necessary to produce an Investment Report, showing how all of the available cash of the City, Successor Agency, Housing Authority, and Suisun-Solano Water Authority is invested, in terms of the type of investment, what institution it is invested in, current value, and interest earnings.

STAFF REPORT: The total cash and investments (par amount) equaled \$32,846,536 for the period ending June 30, 2016.

In terms of return on our investment, managed by PFM Asset Management LLC, the current yield to maturity at cost is 1.14% with an average life of 812 days. This compares very favorably with the LAIF return of only 0.576% for the quarter. As can be seen in the Pie Chart, most of the cash is invested in federally insured CD's, US Treasuries or Agency Notes, all of which generate higher yields.

RECOMMENDATION: It is recommended that the Council/Agency/Authority accept the Fourth Quarter Financial Officer's Investment Report.

ATTACHMENTS:

1. Financial Officer's Investment Report, June 30, 2016.

PREPARED BY:

Elizabeth N. Luna, Accounting Services Mgr.

REVIEWED/APPROVED BY:

Ronald C. Anderson, Jr., Assistant City Manager

Suzanne Bragdon, City Manager

THIS PAGE INTENTIONALLY LEFT BLANK

City of Suisun City
Successor Agency and Housing Authority
FINANCIAL OFFICER'S INVESTMENT REPORT

June 30, 2016

Category of Investment	Name of Institution	Maturity Date	Par Amount	Market Value [†]	Amortized Cost	Curr Yield At Market	Est Annual Income
Checking Account	West America Bank	Demand Deposit	\$ 6,816,023	\$ 6,816,023	\$ 6,816,023	0.000%	-
Certificate of Deposit	Travis Credit Union	06/16/19	\$ 215,168	\$ 215,168	\$ 215,168	1.240%	2,668
State Investment-CITY	LAIF	Demand Deposit	\$ 3,183,394	\$ 3,183,394	\$ 3,183,394	0.558%	17,751
Total Cash Equivalents			\$ 10,214,585	\$ 10,214,585	\$ 10,214,585	0.200%	20,419
Bank of Tokyo-Commercial Paper	06538BK44	10/4/2016	\$ 400,000	\$ 399,298	\$ 399,061	0.900%	3,609
J.P. Morgan-Commercial Paper	46640PMT7	12/27/2016	\$ 400,000	\$ 398,380	\$ 397,951	1.050%	4,177
BNP Paribas -Commercial Paper	09659BN30	1/3/2017	\$ 400,000	\$ 398,132	\$ 397,871	1.050%	4,177
Bank of Montreal-Commercial Paper	06366GQ36	3/3/2017	\$ 400,000	\$ 397,327	\$ 397,196	1.050%	4,177
Total Commercial Paper			\$ 1,600,000	\$ 1,593,137	\$ 1,592,079	1.013%	16,141
Federal Agency Coll. Mort. Oblgtn	FNMA #3136A8G38	8/1/2017	\$ 285,466	\$ 285,980	\$ 285,861	1.244%	3,557
Federal Agency Coll. Mort. Oblgtn	FNMA #3136ANJY4	04/01/18	\$ 140,000	\$ 141,135	\$ 140,751	1.538%	2,170
Federal Agency Coll. Mort. Oblgtn	FNMA #3136AMTM1	09/01/18	\$ 116,700	\$ 116,263	\$ 116,700	0.644%	749
Federal Agency Coll. Mort. Oblgtn	FNMA #3136ANMF1	11/01/18	\$ 64,920	\$ 64,779	\$ 64,920	0.604%	391
Federal Agency Coll. Mort. Oblgtn	FHLMC#3137BNMZ4	03/01/19	\$ 121,700	\$ 123,217	\$ 122,825	1.716%	2,115
Federal Agency Coll. Mort. Oblgtn	FNMA #3136ASPX8	06/01/19	\$ 120,000	\$ 121,562	\$ 121,199	1.762%	2,142
Fannie Mae Series 2015-M13 ASQ2	FNMA #3136AQDQ0	09/01/19	\$ 200,000	\$ 202,152	\$ 201,606	1.528%	3,292
Total Federal Agency Collateralized Mortgage Obl.			\$ 1,048,787	\$ 1,955,087	\$ 1,053,863	1.366%	\$ 14,416
Federal Agency/Bond Note	31846V203	Demand Deposit	\$ 17,199	\$ 17,199	\$ 17,199	0.001%	17
Federal Agency/Bond Note	FHLB #3130A3J70	11/23/16	\$ 600,000	\$ 600,322	\$ 599,953	0.625%	3,750
Federal Agency/Bond Note	FHLMC #3137EADU0	01/27/17	\$ 500,000	\$ 499,974	\$ 499,752	0.500%	2,500
Federal Agency/Bond Note	FNMA #3135G0GY3	01/30/17	\$ 550,000	\$ 552,487	\$ 551,770	1.244%	6,875
Federal Agency/Bond Note	FHLB #3130A5EP0	05/30/17	\$ 885,000	\$ 885,409	\$ 884,670	0.625%	5,531
Federal Agency/Bond Note	FHLM #3137EADJ5	07/28/17	\$ 250,000	\$ 251,070	\$ 250,366	0.996%	2,500
Federal Agency/Bond Note	FHLM #3137EADL0	09/29/17	\$ 350,000	\$ 351,674	\$ 350,946	0.995%	3,500
Federal Agency/Bond Note	FNMA #3135G0PPQ0	10/26/17	\$ 500,000	\$ 501,741	\$ 498,726	0.872%	4,375
Federal Agency/Bond Note	FHLM #3137EADP1*	03/07/18	\$ 303,078	\$ 303,637	\$ 302,802	0.873%	2,652
Federal Agency/Bond Note	FNMA #3135G0WJ8	05/21/18	\$ 250,000	\$ 250,990	\$ 248,535	0.872%	2,188
Federal Agency/Bond Note	FNMA #3135G0WJ8	05/21/18	\$ 425,000	\$ 426,682	\$ 423,619	0.872%	3,719
Federal Agency/Bond Note	FHLMC#3130A8BD4	06/29/18	\$ 115,000	\$ 115,460	\$ 114,735	0.871%	1,006
Federal Agency/Bond Note	FNMA #313G0YT4	11/27/18	\$ 300,000	\$ 306,386	\$ 301,695	1.591%	4,875
Federal Agency/Bond Note	FNMA#3135G0J53	02/26/19	\$ 600,000	\$ 602,952	\$ 598,749	0.995%	6,000
Total Federal Agency Bond/Note			\$ 5,645,277	\$ 5,665,983	\$ 5,643,517	0.873%	49,488
US Treasury Notes	#912828SJ0	02/28/17	\$ 250,000	\$ 250,645	\$ 249,894	0.873%	2,188
US Treasury Notes	#912828SM3	03/31/17	\$ 590,000	\$ 592,190	\$ 590,340	0.996%	5,900
US Treasury Notes	#912828TG5	07/31/17	\$ 200,000	\$ 199,938	\$ 199,264	0.500%	1,000
US Treasury Notes	#912828UA6	11/30/17	\$ 350,000	\$ 350,287	\$ 347,293	0.625%	2,188
US Treasury Notes	#912828UZ1	04/30/18	\$ 60,000	\$ 60,040	\$ 59,796	0.625%	375
US Treasury Notes	#912828VQ0	07/31/18	\$ 600,000	\$ 609,422	\$ 605,365	0.135%	825
US Treasury Notes	#912828RE2	08/31/18	\$ 675,000	\$ 687,735	\$ 675,972	1.472%	10,125
US Treasury Notes	#912828WD8	10/31/18	\$ 50,000	\$ 50,693	\$ 49,751	1.233%	625
US Treasury Notes	#912828WD8	10/31/18	\$ 300,000	\$ 304,160	\$ 298,498	1.233%	3,750
US Treasury Notes	#912828WD8	10/31/18	\$ 325,000	\$ 329,507	\$ 324,348	1.233%	4,063
US Treasury Notes	#912828A34	11/30/18	\$ 450,000	\$ 456,416	\$ 448,284	1.232%	5,625
US Treasury Notes	#912828B33	01/31/19	\$ 400,000	\$ 408,359	\$ 399,562	1.469%	6,000
US Treasury Notes	#912828B33	01/31/19	\$ 550,000	\$ 561,494	\$ 548,511	1.469%	8,250
US Treasury Notes	#912828TR1	09/30/19	\$ 250,000	\$ 251,865	\$ 247,533	0.993%	2,500
US Treasury Notes	#912828TR1	09/30/19	\$ 530,000	\$ 533,954	\$ 522,379	0.993%	5,300
US Treasury Notes	#912828TR1	09/30/19	\$ 750,000	\$ 755,596	\$ 740,360	0.993%	7,500
US Treasury Notes	#912828F62	10/31/19	\$ 500,000	\$ 511,641	\$ 501,543	1.466%	7,500
US Treasury Notes	#912828F62	10/31/19	\$ 900,000	\$ 920,953	\$ 903,745	1.466%	13,500
US Treasury Notes	#912828UQ1	02/29/20	\$ 300,000	\$ 304,477	\$ 299,313	1.232%	3,750
US Treasury Notes	#912828UQ1	02/29/20	\$ 300,000	\$ 304,477	\$ 296,624	1.232%	3,750
US Treasury Notes	#912828VP2	07/31/20	\$ 250,000	\$ 260,908	\$ 256,751	1.916%	5,000
US Treasury Notes	#912828VP2	07/31/20	\$ 250,000	\$ 260,908	\$ 258,252	1.916%	5,000
US Treasury Notes	#912828VP2	07/31/20	\$ 300,000	\$ 313,090	\$ 307,732	1.916%	6,000
US Treasury Notes	#912828VP2	07/31/20	\$ 375,000	\$ 391,362	\$ 380,420	1.916%	7,500
US Treasury Notes	#912828VP2	07/31/20	\$ 400,000	\$ 417,453	\$ 412,277	1.916%	8,000
US Treasury Notes	#912828VP2	07/31/20	\$ 475,000	\$ 495,726	\$ 480,359	1.916%	9,500
US Treasury Notes	#912828I32	08/31/20	\$ 350,000	\$ 356,412	\$ 356,390	1.350%	4,813

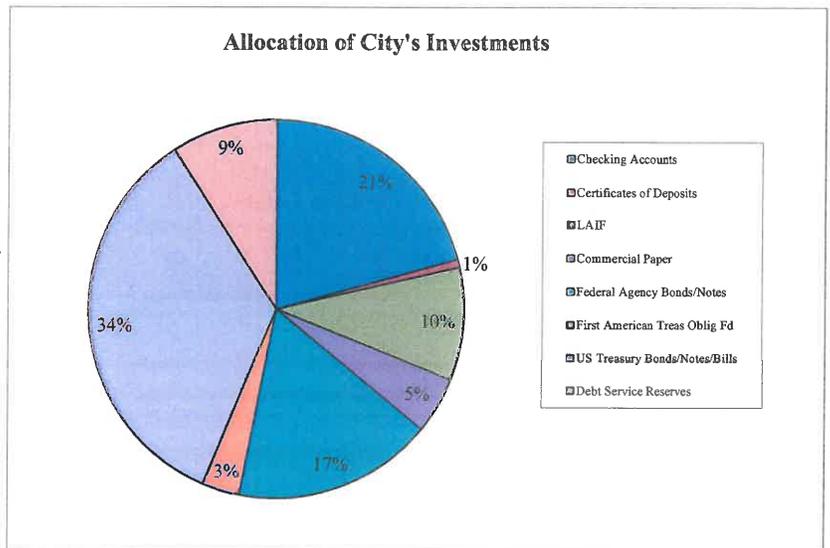
City of Suisun City
 Successor Agency and Housing Authority
FINANCIAL OFFICER'S INVESTMENT REPORT

Item 10

June 30, 2016

Category of Investment	Name of Institution	Maturity Date	Par Amount	Market Value*	Amortized Cost	Curr Yield At Market	Est Annual Income
US Treasury Notes	#912828132	08/31/20	\$ 600,000	\$ 610,992	\$ 600,852	1.350%	8,250
Total US Treasury Bond/Note			\$ 11,330,000	\$ 11,550,699	\$ 11,361,408	1.288%	\$ 148,777
TOTAL POOLED INVESTMENTS			\$ 29,838,649	\$ 30,079,490	\$ 29,865,453	0.829%	\$ 249,241
Reserved for Bond/Debt Service							
Govt Sec Money Market-SSWA 1993	First Amer Treas Oblig Fd	Demand Deposit	\$ 130,826	\$ 130,826	\$ 130,826	0.000%	-
Govt Sec Money Market-SSWA 1993	FNMA MTN#3135GOZB2	4/20/2017	\$ 744,000	\$ 745,503	\$ 741,811	0.750%	5,580
Govt Sec Money Market-SSWA 1993	First Amer Treas Oblig Fd	#31846V302	\$ 894	\$ 894	\$ 894	0.000%	-
Govt Sec Money Market-RDA/SA	First Amer Treas Oblig Fd	Demand Deposit	\$ 787,501	\$ 787,501	\$ 787,501	0.000%	-
Savings Acct-RDA Marina	West America Bank	Demand Deposit	\$ 397,744	\$ 397,744	\$ 397,744	0.082%	\$ 325
Marina Debt Service #3137EADPI*	Federal Agency/Bond Note	3/7/2018	\$ 946,922	\$ 948,667	\$ 946,058	0.873%	5,496
Total Debt Service Reserve Funds			\$ 3,007,887	\$ 3,011,135	\$ 3,004,834	0.379%	\$ 11,401
Grand Total			\$ 32,846,536	\$ 33,090,625	\$ 32,870,287	0.793%	\$ 260,642

Summary of Pooled Investments	Amount
Checking Accounts	\$ 6,816,023
Certificates of Deposits	\$ 215,168
LAIF	\$ 3,183,394
Commercial Paper	\$ 1,592,079
Federal Agency Bonds/Notes	\$ 5,643,517
First American Treas Oblig Fd	\$ 1,053,863
US Treasury Bonds/Notes/Bills	\$ 11,361,408
Debt Service Reserves	\$ 3,004,834
Total	\$ 32,870,287

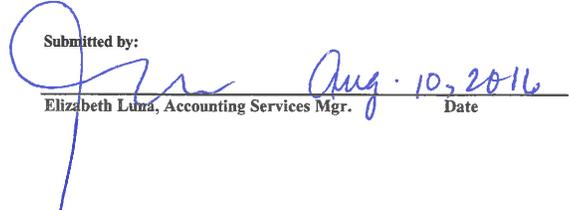


* Market Valuation for Federal Agency Bonds/Notes and US Treasury Bonds/Notes is from City's Investment Advisor, PFM. Valuation for Debt Service Reserve funds is from the City's Trustee, US Bank.

City Treasurer's Statement:
 I hereby certify that I have examined the records and find this report to be correct, that all investments are made in accordance with the investment policy, and the City will be able to meet its obligations for the next six months.

Attest by:

 Michael J. McMurry, City Treasurer Date

Submitted by:

 Elizabeth Luna, Accounting Services Mgr. Date Aug. 10, 2016

AGENDA TRANSMITTAL

MEETING DATE: August 16, 2016

CITY AGENDA ITEM: PUBLIC HEARING: Workshop on Draft Waterfront District Specific Plan.

FISCAL IMPACT: The Waterfront District Specific Plan Update project is fully funded through a \$163,000 grant. The City’s required match for this project is \$21,118. The required match has been satisfied through the provision of staff time to administer the grant, manage the work of outside consultants, and lead public outreach activities.

BACKGROUND: The Downtown Waterfront Specific Plan (DWSP) was last comprehensively amended in 1999 after initially being referenced as an implementation measure of the 1979 General Plan and developed in 1983. The 1979 General Plan recognized the need for special treatment of the Historic Downtown and Waterfront. The update of the Downtown Waterfront Specific Plan is intended to retain its current core structure. However, there is a need for clarification and further detailed planning in the Specific Plan. A goal of this update is to increase both the functionality and user-friendliness of the Specific Plan.

Public Outreach

Since the update of the plan began in the summer of 2014, input from the Planning Commission, City Council, and the general public was sought on a variety of topics such as: Vision, Land Use Alternatives, and overall policy guidance. Two community meetings were held specifically looking for public input. The first meeting was termed as a “kick-off” meeting (November 13, 2014) to get the project underway and the second meeting (April 6, 2015) was more interactive and detailed in nature. The table below provides the dates regarding the meetings held where input on the WDSP was sought:

Planning Commission	City Council	Community Meetings
2/10/2015	2/17/2015	11/13/2014
4/14/2015	5/5/2015	4/6/2015
8/8/2015	6/9/2015	
9/22/2015	9/1/2015	
7/28/2016	11/3/2015	
	12/1/2015	

The consultant and staff have relied on all the input and direction gathered to craft an updated plan which has led to the Public Review Draft, which is the document currently under review.

PREPARED BY:

John Kearns, Associate Planner

REVIEWED BY:

Jason Garben, Development Services Department

APPROVED BY:

Suzanne Bragdon, City Manager

STAFF REPORT: The City Council is being asked to hold a workshop to take public comment and to provide Council comments to staff and consultant on the draft specific plan. The intent of the workshop is for staff to receive comments; no action will be taken. These comments will guide the preparation of a **final specific plan document**. The draft plan was released on July 18, 2016, and the comment period will close on August 17, 2016, at 5:00 pm. In addition, the Planning Commission held a workshop at its special meeting of July 28, 2016.

In order to assist in this step of the process, this staff report will address the following:

- Public Review Period.
- Waterfront District Specific Plan Overview.
- Written Comments Received During Public Review Period.
- Next Steps.

Public Review Period

In order to adopt the WDSP it is necessary to conduct a public review period. The public review period for the draft WDSP began on July 18, 2016, and runs through August 17, 2016, and has been noticed accordingly. Comments received at tonight's workshop will be combined with those received at the Planning Commission workshop that was held on July 28, 2016. These workshops are intended to provide additional opportunities for the public (as well as Planning Commissioners and City Councilmembers) to provide comments on the plan. Further, comments may be provided in writing or through the City's Website (www.suisun.com/spu). All comments will be considered in the final Specific Plan document.

Waterfront District Specific Plan Overview

The WDSP is designed to implement the City's 2035 General Plan, which provides policy direction regarding land use, transportation, urban design, natural resources, conservation, and other topics that are detailed in the WDSP. The WDSP proposes updates to the previous plan's Land Use Zones, which dictate allowable land use within the Specific Plan Area, along with revisions to development standards, which guide the placement, design, bulk, and other characteristics of buildings and other improvements in the Specific Plan Area.

The fundamentals of the 1999 plan and underlying vision of the 1999 Specific Plan remain largely intact as they are largely still relevant. One change to the plan is that it is now proposed to include property north of Highway 12 and west of Marina Boulevard. This will allow for some consistency between plans and a gateway opportunity into the Main Street area coming from the east. Another change is land uses have been renamed to better reflect the vision for each area. Lastly, the proposed plan focuses more on policies in which make the specific plan area a destination and a place to visit. This point is also reflected in the inclusion of the Waterfront District into the name of the Specific Plan which provides consistency with other marketing efforts.

Written Comments Received During Public Review Period – Public

As of the writing of this staff report, the following issues have been raised by members of the Public:

- Orientation of buildings toward water in place of waterfront parking.

- Extension of sidewalk improvements to Cordelia Street.
- Overall parking and the Parking Study.
- Permitted uses in the Residential Medium-Density (RMD) District.
- The former Crystal Middle School property.

Copies of the written comments received on the aforementioned issues from the Public may be found as Attachment 1 of this staff report.

Comments – Planning Commission Public Review Period Workshop (July 28)

At the Planning Commission workshop on July 28, 2016, the Planning Commission provided the following comments on the draft specific plan:

- Make sure new projects have compatible architecture (specific example of former Crystal Middle School property used).
- Include policies that make the specific plan area a “Wi-Fi” friendly area.
- Inclusion of parking garages in the specific plan area is important to accommodate parking needs.
- Make sure the plan is clear regarding how the Financing Plan (Appendix C of policy document) works. Example used was how a “Parking Management District” would function.
- Correct typos and improper references to landmarks.

Next Steps

The next steps will include staff and the consultant preparing a final specific plan document. The document will be considered by the Planning Commission at a Public Hearing in which it will make a recommendation to the City Council. The City Council will then hold a Public Hearing to consider a first reading of an ordinance adopting the specific plan. That hearing will then be followed by a second reading. Once the second reading is adopted, the ordinance will then take effect in 30 days.

RECOMMENDATION: Staff recommends that the City Council:

1. Open the Public Hearing; and
2. Take Public Comment and provide any staff any Council comments; and
3. Close Public Hearing.

ATTACHMENTS:

1. Comments Received to-date.
2. Draft Waterfront District Specific Plan (sent under separate cover).

The items listed below may be found at www.suisun.com/spu:

3. Specific Plan Consistency Analysis.
4. Affordable Housing Evaluation.
5. Parking Study.
6. Priority Development Area Profile & Market Study.

THIS PAGE INTENTIONALLY LEFT BLANK

My oval impression of the plan is that it is well thought out. In some cases, there are inconsistency from figure to figure. Figure 1-3 Shows My 150-year-old house and Councilwoman Day's house as NOT being part of the Historic Old Town. The boundaries are not drawn correctly as shown by figure 2-1

I want to applaud the sensitivity to the architectural elements that make up the Historic Residential Zone in part D and Chapter 6.

The architectural character of new residential neighborhood areas or development should reflect elements of historic residential styles in a modern context. Each neighborhood should include a variety of styles. 2. New buildings should be designed to respect the privacy of adjacent buildings by restricting views directly into adjoining buildings and private yards. 3. New development should maintain compatibility in building layout, height, scale, and massing with existing residential development.

I already know of one project well along in the process that falls short of meeting these goals and that's the Crystal school project. I can't overemphasize enough the importance of having this area reflect a cohesive appearance to having a successful development.

I need to briefly discuss problems with this parking study.

1. It's not comprehensive. Residential areas were excluded.
 - a. *This parking study focuses on the downtown commercial core of the City – the area where shared parking could make the most sense. We did not focus on the 30-acre property, assuming that this property would include surface parking to accommodate future demand on this site. We also did not focus on residential areas, assuming that parking is provided in garages, in driveways, and on the street in these areas.*
 - b. The assumption that parking is provided in garages, in driveways, and on the street is false.
 - c. Few houses have garages, sometimes driveways are too short to accommodate a vehicle and on-street parking is inadequate to meet demand. Many garages have been converted to other use and don't provide parking.
 - d. Sections of some streets (School St) are too narrow to accommodate any parking. Other streets are not wide enough for two-way traffic and parking. Morgan and Suisun streets are one-way and parking is only permitted on the right side.
 - e. Solano Garbage trucks can only pick up on the right side of the truck. Trucks that pick up on the left or either side of the streets are available but I think the Garbage company doesn't own any. From Sunday night until Monday residents must put their trash cans on the street. Three cans with 3 feet of separation are equivalent to the length of a car.
 - f. Count available spaces during garbage pickup time and you'll get a different picture of available parking in the residential areas. Count available spaces at 8 PM and you'll see perhaps one available space in three blocks. That's what I found driving through my neighborhood last Thursday.
2. The colors assigned to the study area parking districts are different on page 6 vs. page 2, 12 and 14. This makes things confusing.
3. The vacant parcel map doesn't include all vacant parcels.
4. The funeral parlor at 900 Main Street often draws many cars into to the area. How were this business's needs calculated? Hotel? Theater?

5. The Crystal Housing project will add 70+ units of housing that's about 189 cars into an area with a parking deficit that you didn't bother to study. How is that going to look on garbage pickup day.

The residential areas of Old Town make a unique contribution to its ambience. To systematically exclude them and their parking needs is a head-in-the-sand attitude that will bite you in the butt.

I urge you to send this parking study back to city staff to address these shortfalls.

Dr. Raymond Klein
400 Morgan St
Suisun City
topgum@gmail.com

John Kearns

From: suisunblockwatch@aol.com
Sent: Friday, July 29, 2016 11:18 AM
To: John Kearns
Subject: July 28th planning meeting comments related to PC16

Good morning John;

I wanted to make my comments in writing related to the property in question at Marina and Driftwood Drive.

As I stated last night at the planning meeting. I don't have an objection to the area being reclassified to Residential Medium Density, since that is the same classification at Harbor Village where I live.

My major concerns relate to:

The City's description of what can be in an RMD area that allows for Duplexes, triplexes, apartment buildings etc. I think that if most of the constituents knew of this broad view they would not be pleased.

That said if the plan is for single family dwellings as in Harbor Village, then I have no issue.

A major concern of mine and the others that spoke last night is in regard to parking.

I am assuming that should the designation be changed to RMD as is Harbor Village then the streets in the new development would be similar in design to those in Harbor Village, which are narrow with designated parking along the street in cutouts with some larger group designated parking areas..

Even though there are signs on Freedom and Liberty that state "Parking in Designated areas only" which cites a City code, people routinely park on the streets disregarding the posted ordinance. While doing so for a short period of time is tolerable, there are people that park that way all night, and if some one has a party then multiple cars parking that way for an entire day is normal. As I stated last night, the reason for the ordinance is so that emergency vehicles can access the area, so the on street parking presents a safety hazard.

As I stated last night also, the PD is a bit remiss in addressing this problem. Don't get me wrong, I do understand their staffing limitations and more urgent priorities. However completely ignoring it simply allows it to be an accepted practice.

We had a house fire on my street two weeks ago, the fire truck was able to get to the residence and get the fire out, but on any given night the on street parking could have been an issue.

These are all my comments John.

Thank you for always keeping me in the loop on activities and for your good work in the planning department!

Mike Moore

John Kearns

From: suisunweb@suisun.com
Sent: Sunday, July 24, 2016 3:58 PM
To: John Kearns; Scott Corey
Subject: Public Inquiry regarding Specific Plan Update Comment via Suisun.com

Your Name

Kelly Rohlfs

Email

krohfs@stanford.edu

Subject

Specific Plan Update Comment

Your Message

Consider buildings with shopping and dining where the doors and windows face the water, so I can walk on a boardwalk and look one way to shops and dining (with dining facing the water) and look the other way to the water. This is in place of waterfront parking.

Consider extending the proposed "Downtown Sidewalk Improvements" to Cordelia St, since Main St between Morgan and Cordelia is also part of the Downtown Core Planning District and zoned Historic Limited Commercial.