



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**

**SPECIAL MEETING OF THE SUISUN CITY COUNCIL**

**TUESDAY SEPTEMBER 16, 2014**

**5:30 P.M.**

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

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**TELECONFERENCE NOTICE**

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

**ROLL CALL**

Council / Board Members

**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.)*

**CLOSED SESSION**

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

**City Council**

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

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

Property Under Negotiation: APN 0174-160-070

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr, Assistant City Manager/Administrative Services, Jason Garben, Economic Development Director

Negotiating Parties: Pacific Infinity/Cepeda Baseball

Under Negotiations: Real property terms and payment

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

City Council

## 2. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of case: Giddens v. City of Suisun City et al Case # 2:14-CV-00943

## 3. CONFERENCE WITH LABOR NEGOTIATOR

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

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

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:*

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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.



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**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 16, 2014  
7:00 P.M.**

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

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(Next Ord. No. – 727)

(Next City Council Res. No. 2014 – 69)

Next Suisun City Council Acting as Successor Agency Res. No. SA2014 – 07)

(Next Housing Authority Res. No. HA2014 – 04)

**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).*

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

1. Mayor/Council -Chair/Boardmembers
2. City Manager/Executive Director/Staff
  - a. Report on Nonprofit Fireworks Sales and Debriefing – (O'Brien)
  - b. Community Services Foundation Update – (Jessop)

DEPARTMENTS: AREA CODE (707)

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**CONFLICT OF INTEREST NOTIFICATION**

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**PRESENTATIONS/APPOINTMENTS**

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

3. Introduction and Swearing in of new Suisun City Police Employee Communications and Records Technician Patricia Schwartz – (Dadisho).
4. Proclamation and Presentation by O. Johnson, Team Solano, SOFIT 2014 for “SOFITCITY Day.”
5. Presentation of Proclamation to the Fire Department Proclaiming October 5–11, 2014 as “National Fire Prevention Week.”
6. Presentation of Proclamation to Geri Lawler, Suisun City Employee, Retiring after 34 Years of Service 1980 – 2014.

**CONSENT CALENDAR****City Council**

7. Council Adoption of Resolution No. 2014 - \_\_\_: Approving an Amendment to the Settlement Agreement with David James Fong – (Anderson).

**Suisun City Council Acting as Successor Agency**

8. Receiving and Accepting a Recognized Obligation Payment Schedule 14/15B (ROPS) for the Period of January through June 2015 – (Garben).

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

9. Council/Agency Approval of the August 2014 Payroll Warrants in the amount of \$378,505.75. Council/Agency Approval of the August 2014 Payable Warrants in the amount of \$1,047,636.18 – (Finance).

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

10. 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 29, 2014, July 31, 2014, August 12, 2014 and August 19, 2014 – (Hobson).

**GENERAL BUSINESS****City Council**

11. Council Adoption of Resolution No. 2014-\_\_\_: Accepting the Draft 2014 Conceptual Plan for the Lawler Ranch Park, and Authorizing the City Manager to Enter into a Professional Services Agreement on the City’s Behalf with Gates + Associates for the Preparation of the Construction Documents for the Lawler Ranch Park Phase II Project. – (Jessop)

## **PUBLIC HEARINGS**

### **City Council**

12. PUBLIC HEARING: Zephyr Estates Development Project – CONTINUED FROM AUGUST 19, 2014 - (KEARNS).
- a. Council Adoption of Resolution No. 2014-\_\_\_: Approving General Plan Amendment No. GP 13/14-001, Re-Designating APN 0174-120-230 from 6 Acres of General Commercial and 2.6 Acres of High-Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.
  - b. Council Waiver of Reading and Introduction of Ordinance No. \_\_\_: Amending the Suisun City Zoning Map for APN 0174-120-230 to Rezone the Property to 7.1 Acres of Residential Medium Density (RM) and 1.5 Acres of General Commercial (GC) for the Zephyr Estates Project.
  - c. Council Adoption of Resolution No. 2014-\_\_\_: Approving Tentative Subdivision Map No. SM 13/14-001 Creating a Total of 59 Residential Lots and a 1.5 Acre General Commercial Parcel, Planned Unit Development No. PD 13/14-001 Providing Deviations From Zoning Regulations in the Medium Density Residential Zoning District, and Site Plan/Architectural No. 13/14-005 APN 0174-120-230.
  - d. Council Adoption of Resolution No. 2014-\_\_\_: Accepting Mitigation Monitoring and Reporting Program, Exhibit A, and Adopting a Mitigated Negative Declaration for the Zephyr Estates Project.

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AGENDA TRANSMITTAL

ITEM 2a

MEETING DATE: September 16, 2014

CITY AGENDA ITEM: Report on Nonprofit Fireworks Sales and Debriefing.

FISCAL IMPACT: Received \$55,831.20 as the City's 52% share of sales, and received \$15,031.48 for the surcharge for fireworks prevention and education.

BACKGROUND: Fireworks sales by nonprofits have been authorized since 2012 in Suisun City. Fireworks are sold by three separate nonprofits from three booths in the City. There are two wholesalers (TNT Fireworks and Phantom Fireworks) that supply fireworks to this region of California. The City, wholesalers, and nonprofits share in the net proceeds from the sales. In 2014, only one wholesaler TNT fireworks represented the three nonprofits. As required by the City Fireworks Ordinance, the Council is given a report of the season's sales results.

STAFF REPORT: This year we had six nonprofits apply for the selection lottery on February 19, 2014:

- Alooma Temple #212
- Macedonia Church
- Nor-Cal Devil Dawgs
- Abate
- Celebrate the First Christian Church
- Fairfield - Suisun Community Action Council

The Alooma Temple #212, Macedonia Church, and Nor-Cal Devil Dawgs were the nonprofits selected. These nonprofits were all supported by the wholesaler TNT Fireworks. The Wholesaler agreement is negotiated each year. The wholesaler essentially agrees to and is the contractor with the City for the sales of fireworks. The wholesaler provides the nonprofits product and supports services. They also agree to do the financial tracking and transactions between the City and the nonprofit.

Recognizing the work that the non-profits undertake to support themselves, as well as the City's interests, this year TNT Fireworks incurred additional expenses to make the sale of safe & sane fireworks feasible. Specifically these included:

- Pay \$3,500 to the City of Suisun City for "Premier Event Sponsorship." (Banner)
- Pay the following operating expenses on behalf of the nonprofit:

License and fees	\$185
Two fire extinguisher rental	40

PREPARED:  
APPROVED BY:

Michael O'Brien, Fire Chief  
Suzanne Bragdon, City Manager

*MOS*  
*SB*

Stand rental	400
Delivery fees	50
50% of location fees	2,250
Steel storage container on site	200
2 Pay Fox Credit card swipe machines	<u>180</u>
<b>Total</b>	<b><u>\$ 3,305</u></b>

- The enforcement surcharge was reduced from 12% to 7%. This charge is used for prevention and enforcement activities.

The agreement for splitting the gross sales as outlined in the Wholesaler Agreement for 2014:

1. The City, Wholesaler, and Non-Profit division of the profits from Gross Sales will be as follows:
  - a. Sales tax collected on product and 7% enforcement surcharge will be deducted from gross sales.
  - b. The sales tax will be paid to the BOE.
  - c. The 7% enforcement surcharge on product cost will be paid to the City of Suisun City.
  - d. The wholesaler will deduct its agreed percentage (i.e. 50%) from the resulting net sales after the sales tax and enforcement surcharge are paid as outlined above.
  - e. Fifty-two-percent (52%) of the remaining net sales after the wholesaler deducts its agreed upon percentage, will be paid to the City of Suisun City to put on the Community Celebration for the subsequent July 4<sup>th</sup>.
  - f. The remaining monies are paid to the nonprofit group.

**Summary of 2014 Safe & Sane Fireworks Sales**

<b>2014 Sales</b>	<b>City 52% TNT</b>	<b>7% Surcharge</b>	<b>Net after Tax &amp; Surcharge</b>	<b>NP 48% before Expense</b>
<b>Norcal Devil Dawgs</b>	24,868.01	6,695.23	100,802.28	24,192.55
<b>Macedonia Church</b>	16,480.09	4,436.95	64,046.46	15,371.15
<b>Alooma Temple #212</b>	14,483.10	3,899.30	56,318.94	13,516.55
	55,831.20	15,031.48	221,167.68	53,080.25
<b>2013 Sales</b>	<b>City 52%</b>	<b>12% Surcharge</b>	<b>Net after Tax &amp; Surcharge</b>	<b>NP 48% split</b>
<b>Titans TNT</b>	16,699.44	7,707.43	32,114.31	15,414.87
<b>Little League TNT</b>	21,909.09	10,111.89	42,132.87	20,223.78
<b>Vikings Phantom</b>	10,567.20	4,877.17	20,321.54	9,754.34
	49,175.73	22,696.49	94,568.72	45,392.99

<b>NP Additional Expense</b>	
<b>40.00</b>	<b>Sales Aid Kit</b>
<b>35.00</b>	<b>Advertising/coupons</b>
<b>202.00</b>	<b>Promotional Expenses</b>
<b>2,250.00</b>	<b>Location Rental</b>
<b>3,327.42</b>	<b>FW Insurance</b>
<b>1,436.88</b>	<b>Credit Card fees</b>
<b>7,291.30</b>	<b>TOTAL</b>

- In general
  - All three groups would like to sell next year.
  - Each group would like to be selected next year without the lottery or at least receive a preference.
  - Each group would like to be able to pay all expenses before making the split with the City.
  - They would like to see the City take less than 52%.
  - Would like to use generator for lights & Cash register.
  - They all say it would be easier the second time.
- Devil Dawgs at Marina & 12
  - Need some lighting in field for parking during the week.
  - Lost to theft \$900 generator on 7-3.
  - Received \$100 counterfeit bill.
- Macedonia Church at Heritage Center
  - Needed lighting in booth.
  - Need a cash register.
  - Received \$100 in counterfeit bill.
- Allooma Temple #212 at Sunset Center
  - Had problems with parking in the travel ways of parking lot.
  - Used battery lanterns.
  - Need a way to run a register tape.
  - Had somebody try to get a refund without a receipt.

The Fireworks Ordinance requires a financial report from each nonprofit that sells fireworks be sent to the City Clerk by November 1 of the sale year.

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**ATTACHMENTS:**

1. Nonprofit Financial sheets.



# Breakdown of Payments

ALOOMA

<b>ALOOMA Description</b>	<b>TNT's Records</b>	<b>Additional Expenses</b>
\$ 34,780.00 Cash Sales Deposited	\$ 35,487.91, back in	\$ 40.00 Sales Aid Kit
\$ 29,368.28 Credit Card Receipts	\$ 29,368.28	\$ 35.00 Advertising/ Coupons
\$ 64,148.28 Gross Sales	\$ 64,856.19	\$ 2,250.00 Location Rental
\$ (4,544.77) 7.625% Sales ax	\$ 4,594.92	\$ 210.00 Promotional
\$ 59,603.51 Retail + Surcharge	\$ 60,261.27	\$ 198.96 Insurance
\$ (3,899.30) 7% City Surcharge	\$ 3,942.33	\$ (345.00) Coupons
\$ 55,704.22 Total Retail Sales	\$ 56,318.94 <--- Enter TNT's Inventory	\$ 947.38 CC Usage
\$ 27,852.11 TNT 50% of Retail	\$ 28,159.47	
\$ 27,852.11 NPG 50% of Retail	\$ 28,159.47	
<b>\$ 27,852.11 Split With City Of Suisun</b>	<b>\$ 28,159.47 Group profit</b>	
\$ 13,369.01 ALOOMA Portion 48% - before exp	\$ 13,516.55	
\$ 14,483.10 Suisun City 52%	\$ 14,642.92	
\$ 3,336.34 Contract Expenses (Paid by NPG)	\$ 3,336.34	
\$ 10,032.67 ALOOMA Proceeds	\$ 10,180.21	
<b>Checks to write:</b>		
TNT Fireworks (Fireworks Bill)	\$ 2,061.20	
TNT Fireworks 52% payment	\$ 14,483.10	
City of Suisun (Surcharge)	\$ 3,899.30	
Board of Equalization (estimate)	\$ 4,544.77	
	\$ 28,159.47 Tnt Wholesale Cost	

  

<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>PRODUCT</u>	<u>EXPENSES</u>
\$ 28,018.59	INITIAL INVOICE	\$ 24,881.59	\$ 3,137.00
\$ (3.72)	PARFAIT CORRECTION	(3.50)	(0.22)
\$ 355.08	RE-ORDER #1	334.98	20.10
\$ 455.64	RE-ORDER #2	429.84	25.80
\$ 2,707.84	RE-ORDER #3	2,554.56	153.28
\$ (38.00)	SHORTAGE CREDIT	(38.00)	-
\$ (345.00)	COUPONS		(345.00)
\$ (602.00)	CREDITS PER ORDINANCE		(602.00)
\$ 30,548.43	SUBTOTAL	\$ 28,159.47	\$ 2,388.96
\$ 947.38	Credit Card Line Entries	\$ 947.38	\$ 947.38
	Total	\$ 3,336.34	\$ 3,336.34

# Breakdown of Payments

Macedonia

MACEDONIA Description	TNT's Records	Additional Expenses
\$ 40,953.48 Cash Sales Deposited	\$ 41,715.23 back in	\$ 40.00 Sales Aid Kit
\$ 32,039.87 Credit Card Receipts	\$ 32,039.87	\$ 35.00 Advertising/ Coupons
\$ 72,993.35 Gross Sales	\$ 73,755.10	\$ 1,500.00 Location Rental
\$ (5,171.42) 7.625% Sales ax	\$ 5,225.39	\$ 2,574.58 Insurance
\$ 67,821.93 Retail + Surcharge	\$ 68,529.71	\$ (281.00) Coupons
\$ (4,436.95) 7% City Surcharge	\$ 4,483.25	\$ 961.19 CC Usage
\$ 63,384.98 Total Retail Sales	\$ 64,046.46 <--- Enter TNT's Inventory	\$ 4,829.77 Tot Add Exp
\$ 31,692.49 TNT 50% of Retail	\$ 32,023.23	
\$ 31,692.49 NPG 50% of Retail	\$ 32,023.23	
\$ 31,692.49 Split With City Of Suisun	\$ 32,023.23 Group profit	
\$ 15,212.40 Macedonia Proceeds 48%	\$ 15,371.15	
\$ 16,480.09 Suisun City 52%	\$ 16,652.08	
Contract Expenses	\$ 4,829.77	
Macedonit Net Profit	\$ 10,541.38	

Checks to write:

TNT Fireworks (Fireworks Bill)	\$ 4,813.13
TNT Fireworks 52% payment	\$ 16,480.09
City of Suisun (Surcharge)	\$ 4,436.95
Board of Equalization (Estimate)	\$ 5,171.42
	\$ 32,023.23 Tnt Wholesale Cost

AMOUNT	DESCRIPTION	PRODUCT	EXPENSES
\$ 19,429.39	INITIAL INVOICE	\$ 16,618.29	\$ 2,811.10
\$ (3.72)	PARFAIT CORRECTION	(3.50)	(0.22)
\$ 7,322.09	RE-ORDER #1	\$ 6,907.63	\$ 414.46
\$ 8,733.61	RE-ORDER #2	\$ 8,239.25	\$ 494.36
\$ 11,816.90	RE-ORDER #3	\$ 11,148.02	\$ 668.88
\$ (11,167.46)	RETURN OF MERCHANDISE	\$ (10,886.46)	\$ (281.00)
\$ (239.00)	Correction to Ordinance		\$ (239.00)
\$ 35,891.81	SUBTOTAL	\$ 32,023.23	\$ 3,868.58
	Credit Card Line Entries	\$ 961.19	\$ 961.19
	Total	\$ 4,829.77	\$ 4,829.77

# Breakdown of Payments

# DEVIL DAWGS

<b>DEVIL DAWGS</b>	<b>Description</b>	<b>TNT's Records</b>	<b>back in</b>	<b>Additional Expenses</b>
\$ 62,249.00	Cash Sales Deposited	\$ 68,186.70		\$ 40.00 Sales Aid Kit
\$ 47,895.95	Credit Card Receipts	\$ 47,895.95		\$ 35.00 Advertising/ Coupons
\$ 110,144.95	Gross Sales	\$ 116,082.65		\$ 202.00 Promotional Expenses
\$ (7,803.53)	7.625% Sales ax	\$ 8,224.21		\$ 2,250.00 Location Rental
\$ 102,341.42	Retail + Surcharge	\$ 107,858.44		\$ 3,327.42 Insurance
\$ (6,695.23)	7% City Surcharge	\$ 7,056.16		\$ (325.00) Coupons
\$ 95,646.18	<b>Total Retail Sales</b>	\$ 100,802.28	← Enter TNT's Inventory	\$ 1,436.88 CC Usage
\$ 47,823.09	TNT 50% of Retail	\$ 50,401.14		
\$ 47,823.09	NPG 50% of Retail	\$ 50,401.14		
\$ 47,823.09	<b>Split With City Of Suisun</b>	\$ 50,401.14	<b>Group profit</b>	
\$ 22,955.08	Devil Dawg Portion 48% - before exp	\$ 24,192.55		
\$ 24,868.01	Suisun City 52%	\$ 26,208.59		
\$ 6,966.30	Contract Expenses (Paid by NPG)	\$ 6,966.30		
\$ 15,988.78	Devil Dawgs Proceeds	\$ 17,226.25		

Checks to write:

TNT Fireworks (Fireworks Bill)	\$ 9,471.46	\$ 9,269.46	(\$202.00)
TNT Fireworks 52% payment	\$ 24,868.01		
City of Suisun (Surcharge)	\$ 7,056.16		
Board of Equalization (estimate)	\$ 8,224.21		
	\$ 50,401.14	Tnt Wholesale Cost	

AMOUNT	DESCRIPTION	PRODUCT	EXPENSES
\$ 56,477.58	INITIAL INVOICE	\$ 50,446.78	\$ 6,030.80
\$ (7.41)	PARFAIT CORRECTION	\$ (6.99)	\$ (0.42)
\$ (457.30)	SHORTAGE	\$ (431.42)	\$ (25.88)
\$ 3,342.50	RE-ORDER #1	\$ 3,153.30	\$ 189.20
\$ 2,433.07	RE-ORDER #2	\$ 2,295.35	\$ 137.72
\$ (5,380.88)	RETURN OF MERCHANDISE	\$ (5,055.88)	\$ (325.00)
\$ (477.00)	CREDITS PER ORDINANCE	\$	\$ (477.00)
\$ 55,930.56	SUBTOTAL	\$ 50,401.14	\$ 5,529.42
	Credit Card Line Entries	\$	\$ 1,436.88
	Total	\$	\$ 6,966.30



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 third annual race being held on September 27, 2014; and

**WHEREAS**, funds from SOFITCITY support local non-profits and foundations that benefit children by representing fitness and health; and

**WHEREAS**, SOFITCITY is the first city ranking determined by each individual's participation to walk or run for their own health with their community, uniting all body types and all fitness levels throughout the city.

**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 27, 2014 as

## “SOFITCITY 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 16, 2014



Office of the Mayor

Suisun City, California

# Proclamation



**WHEREAS**, the City of Suisun City is committed to ensuring the safety and security of all those living in and visiting our city; and

**WHEREAS**, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

**WHEREAS**, home fires killed more than 2,900 people in the United States in 2012, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to more than 365,000 home fires; and

**WHEREAS**, working smoke alarms cut the risk of dying in reported home fires in half; and

**WHEREAS**, three out of five home fire deaths result from fires in properties without working smoke alarms; and

**WHEREAS**, in one-fifth of all homes with smoke alarms, none were working; and

**WHEREAS**, when smoke alarms should have operated but did not do so it was usually because batteries were missing, disconnected, or dead; and

**WHEREAS**, Suisun City residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

**WHEREAS**, Suisun City residents should install smoke alarms and alert devices that meet the needs of people who are deaf or hard of hearing; and

**WHEREAS**, Suisun City residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

**WHEREAS**, Suisun City's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

**WHEREAS**, the 2014 Fire Prevention Week theme, "Test Yours Every Month" effectively serves to remind us to stay alert and make sure smoke detectors in your home will protect your family if a fire strikes.

**NOW, THEREFORE**, I, Pete Sanchez, by virtue of the authority vested in me as Mayor of the City of Suisun City in the State of California, do hereby proclaim October 5<sup>th</sup> through 11<sup>th</sup>, 2014 as:

## "FIRE PREVENTION WEEK"

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

Pete Sanchez, Mayor

ATTEST \_\_\_\_\_

DATE: September 16, 2014



Office of the Mayor

Suisun City, California

# Proclamation



**WHEREAS**, Geraldine "Geri" Lawler began her work with the City of Suisun City as a clerk typist on September 29, 1980; and

**WHEREAS**, Geri has served as Finance Clerk, Accounting Clerk III and, ultimately, Senior Accounting Clerk in charge of payroll, supervised Utility Billing for many years, and played a key role as Systems Administrator in implementing the City's transition to computerized financial systems; and

**WHEREAS**, Geri has been a consistent member of the Suisun City staff team during a period of significant development and change for the community and the City organization, and has served each and every City employee during her nearly 34-year tenure; and

**WHEREAS**, Geri has been a dedicated and loyal co-worker, known for her willingness to take on new and challenging tasks, to provide help and assistance in any way she was able, and for brightening the workplace through her cheerful attitude, sense of humor and storytelling especially during staff potlucks; and

**WHEREAS**, Geri has been a key member of "the Committee" of longstanding City employees that worked consistently over many years on countless picnics, dinners, potlucks, and other workplace events that helped develop and retain the family atmosphere of working for Suisun City; and

**WHEREAS**, Geri has distinguished herself as an example of consistent and dedicated public service to the residents of Suisun City.

**NOW, THEREFORE**, I, Pete Sanchez, Mayor of the City of Suisun City, do hereby congratulate Geri upon her retirement from Public Service as of September 19, 2014, and extend the best wishes of the entire organization to Geri for continued success and happiness in her retirement and future endeavors.

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

Pete Sanchez, Mayor

ATTEST:

DATE: September 16, 2014



## AGENDA TRANSMITTAL

**MEETING DATE:** September 16, 2014

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2014-\_\_: Approving an Amendment to the Settlement Agreement with David James Fong.

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**FISCAL IMPACT:** Approval of the attached Resolution would save the City's General Fund \$15,000.

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**BACKGROUND:** A lawsuit was filed by David James Fong against the City in Solano County Superior Court, entitled *Fong v. City of Suisun City*, Case No. FCS038343, on August 29, 2011, for disability discrimination, racial discrimination, and violation of civil rights, through which Mr. Fong claimed he was discriminated against by being found unfit for duty as a police officer, improperly denied an Industrial Disability Retirement, and discriminated against while employed by the City. The Parties subsequently reached a court-approved settlement after having engaged in two Mandatory Settlement Conferences with the Court, on July 22, 2013, and on August 28, 2013, respectively.

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**STAFF REPORT:** The Parties agreed through a Settlement Agreement and Release of All Claims ("Agreement") that was approved by the Court on January 6, 2014, that Mr. Fong is entitled to an Industrial Disability Retirement ("IDR"), with an effective date starting on August 11, 2011, that the City shall pay \$15,000 to reimburse Mr. Fong for his legal fees and costs for the court case within 30 days of notice of court approval of this settlement and notice of acceptance by CalPERS of the IDR, among other terms and conditions provided therein.

CalPERS accepted the IDR on February 26, 2014, but instead of providing an effective date of August 11, 2011 for Mr. Fong's IDR, as agreed to by the Parties and as approved by the Court, CalPERS provided an effective IDR date of July 9, 2010. CalPERS estimates that FONG will receive about \$23,400 in additional retroactive pay for the 13 months in question between July 9, 2010, and August 11, 2011. The lawsuit was subsequently dismissed by Mr. Fong, with prejudice, on March 17, 2014, per the Agreement.

To fully and finally resolve the issue created by the earlier effective date for CalPERS' IDR determination than the Parties had agreed to, the City agrees not to contest the earlier date of the IDR determination by CalPERS. In exchange for said agreement, Mr. Fong agrees that the additional compensation he is receiving from CalPERS based on the earlier IDR effective date shall fully satisfy the \$15,000 settlement payment described above, and that Mr. Fong and his attorney(s) will not seek that settlement payment from the City.

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**PREPARED BY:**

Ronald C. Anderson, Jr., Assistant City Manager

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, City Manager

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**RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2014-\_\_ : Approving an Amendment to the Settlement Agreement with David James Fong.

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**ATTACHMENTS:**

1. Resolution No. 2014-\_\_ : Approving an Amendment to the Settlement Agreement with David James Fong.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
APPROVING AN AMENDMENT TO THE SETTLEMENT AGREEMENT  
WITH DAVID JAMES FONG**

**WHEREAS**, a lawsuit was filed by David James Fong against the City in Solano County Superior Court, entitled *Fong v. City of Suisun City*, Case No. FCS038343, on August 29, 2011; and

**WHEREAS**, the Parties subsequently reached a court-approved settlement after having engaged in two Mandatory Settlement Conferences with the Court, on July 22, 2013, and on August 28, 2013, respectively; and

**WHEREAS**, the Parties agreed through a Settlement Agreement and Release of All Claims ("Agreement") that was approved by the Court on January 6, 2014, that Mr. Fong is entitled to an Industrial Disability Retirement ("IDR"), with an effective date starting on August 11, 2011, that the City shall pay \$15,000 to reimburse Mr. Fong for his legal fees and costs for the court case within 30 days of notice of court approval of this settlement and notice of acceptance by CalPERS of the IDR, among other terms and conditions provided therein; and

**WHEREAS**, CalPERS accepted the IDR on February 26, 2014, but instead of providing an effective date of August 11, 2011 for Mr. Fong's IDR, as agreed to by the Parties and as approved by the Court, CalPERS provided an effective IDR date of July 9, 2010. CalPERS estimates that FONG will receive about \$23,400 in additional retroactive pay for the 13 months in question between July 9, 2010, and August 11, 2011; and

**WHEREAS**, to fully and finally resolve the issue created by the earlier effective date for CalPERS' IDR determination than the Parties had agreed to, the City agrees not to contest the earlier date of the IDR determination by CalPERS, and Mr. Fong agrees that the additional compensation he is receiving from CalPERS based on the earlier IDR effective date shall fully satisfy the \$15,000 settlement payment described above, and that Mr. Fong and his attorney(s) will not seek that settlement payment from the City.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Suisun City hereby authorizes the City Manager to execute the Amendment to the Settlement Agreement.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 16<sup>th</sup> day of September 2014, by the following vote:

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

**WITNESS** my hand and the seal of said City this 16<sup>th</sup> day of September 2014.

\_\_\_\_\_  
Donna Pock, CMC  
Deputy City Clerk



**AMENDMENT TO SETTLEMENT AGREEMENT**

This Amendment to the Settlement Agreement (hereinafter referred to as the "AMENDMENT") dated April 17, 2014, is entered into by and between Plaintiff, DAVID FONG, an individual (hereinafter referred to as "FONG"), and Defendant, CITY OF SUISUN CITY, a municipal corporation (hereinafter referred to as "SUISUN CITY"), (hereinafter FONG and SUISUN CITY will be collectively referred to as the "PARTIES") with reference to the following recitals:

**1. RECITALS**

1.1 A lawsuit was filed by FONG against SUISUN CITY in Solano County Superior Court, entitled *Fong v. City of Suisun City*, Case No. FCS038343, on August 29, 2011, for disability discrimination, racial discrimination and violation of civil rights, through which FONG claims he was discriminated against by being found unfit for duty as a police officer, improperly denied an Industrial Disability Retirement and discriminated against while employed by SUISUN CITY, among other claims, made through the current pleading in the case, FONG'S First Amended Complaint (the "ACTION").

1.2 The PARTIES subsequently reached a court-approved settlement after having engaged in two Mandatory Settlement Conferences with the Court, on July 22, 2013, and on August 28, 2013, respectively.

1.3 The PARTIES agreed through a Settlement Agreement And Release of All Claims (the "SETTLEMENT AGREEMENT") that was approved by the Court on January 6, 2014, that FONG is entitled to an Industrial Disability Retirement ("IDR"), with an effective date starting on August 11, 2011, that SUISUN CITY shall pay Fifteen Thousand Dollars (\$15,000) to reimburse FONG for his legal fees and costs for the ACTION within Thirty (30) days of notice of court approval of this settlement and notice of acceptance by CalPERS of the IDR, among other terms and conditions provided therein.

1.4 CalPERS accepted the IDR on February 26, 2014, but instead of providing an effective date of August 11, 2011, for FONG'S IDR, as agreed to by the PARTIES and as approved by the Court, CalPERS provided an effective IDR date of July 9, 2010.

1.5 CalPERS estimates that FONG will receive about \$23,400 in additional retroactive pay for the 13 months in question between July 9, 2010, and August 11, 2011.

1.6 The lawsuit was subsequently dismissed by FONG, with prejudice, on March 17, 2014, per the SETTLEMENT AGREEMENT.

**2. AGREEMENT**

2.1 To fully and finally resolve the issue created by the earlier effective date for CalPERS' IDR determination than the PARTIES had agreed to, SUISUN CITY agrees not to contest the earlier date of the IDR determination by CalPERS. In exchange for said agreement, FONG agrees that the additional compensation he is receiving from CalPERS based on the earlier IDR effective date shall fully satisfy the Fifteen Thousand Dollar (\$15,000) settlement

payment described in Section 1.3, above, and that FONG and his attorney(s) will not seek that settlement payment from SUISUN CITY.

2.2 All other terms and conditions in the SETTLEMENT AGREEMENT shall remain in full force and effect.

WHEREFORE, the PARTIES hereto have read all of the foregoing, understand the same, and agree to all of the provisions contained herein.

DATED: \_\_\_\_\_, 2014                      DAVID FONG

By: \_\_\_\_\_  
DAVID FONG

APPROVED AS TO FORM:

By: \_\_\_\_\_  
JAMES MCGLAMERY, ESQ.  
Attorneys for PLAINTIFF, DAVID FONG

DATED: \_\_\_\_\_, 2014                      CITY OF SUISUN CITY

\_\_\_\_\_  
SUZANNE BRAGDON  
CITY MANAGER

APPROVED AS TO FORM:  
ALESHIRE & WYNDER, LLP

By: \_\_\_\_\_  
ANTHONY R. TAYLOR, ESQ.  
CITY ATTORNEY  
Attorneys for DEFENDANT, CITY OF SUISUN CITY

## AGENDA TRANSMITTAL

**MEETING DATE:** September 16, 2014

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**SUCCESSOR AGENCY AGENDA ITEM:** Receiving and Accepting the Proposed Recognized Obligation Payment Schedule 14/15B (ROPS) for the Period of January through June 2015.

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**FISCAL IMPACT:** None. All obligations listed will be included in the FY 2014-15 Annual Budget.

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**BACKGROUND:** The following provides an overview of deadlines and process associated with the ROPS:

- ROPS Submittal Deadline –October 3, 2014, is the deadline to submit a ROPS covering the period of January through June 2015.
- ROPS Submittal/Approval Process – The Successor Agency must submit the ROPS to the County Auditor-Controller, County Administrative Officer, and the State Department of Finance (DOF) at the same time as the ROPS is submitted to the Oversight Board.
- ROPS Form – The DOF has provided the form for this ROPS period.
- Penalties – A penalty may be levied on the City of \$10,000 per day for each day the ROPS is delinquent. Failure to submit the ROPS within 10 days of the deadline will result in a 25% reduction of the Successor Agency's maximum administrative cost allowance for the period covered by the delinquent ROPS.

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**STAFF REPORT:** With the exception of two new line items, the current ROPS includes the same items that were listed on previously adopted ROPS, but contain updated figures to reflect the fiscal period between January and June of 2015.

The two new line items on the ROPS consist of:

- Fiscal Consultant Contract – The Successor Agency has entered into a professional services agreement for twenty five thousand dollars (\$25,000) with Fraser & Associates to provide fiscal consultant services that are necessary as part of the process associated with the refunding of the former Agency bonds. These services will be paid out of proceeds from the transaction, if the bond refunding is completed. In the event the bond refunding is not completed, the Successor Agency is still responsible for paying this consultant. Thus, this item has been listed on the ROPS, but the funds would only be utilized on a contingent basis, if the bond transaction does not close.
- Housing Entity Administrative Cost Allowance – Pursuant to H&S Code Section 34171(p) (which was signed into law by the Governor as part of AB471 on February 18, 2014), if a local housing authority assumed the housing functions of the former redevelopment agency (the Suisun City Housing Authority assumed the housing functions of the former redevelopment agency), then an amount of up to one percent of the property tax allocated

**PREPARED BY:**

Jason Garben, Economic Development Director

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, Executive Director

to the Redevelopment Obligation Retirement Fund on behalf of the successor agency for each applicable fiscal year, but not less than one hundred fifty thousand dollars (\$150,000) per fiscal year shall be listed by the successor agency on the ROPS as the housing entity administrative cost allowance through July 1, 2018. In the case of the Suisun City Housing Authority, this amount is the minimum of \$150,000. Upon approval of the ROPS by the oversight board and the DOF, the housing entity administrative cost allowance shall be remitted by the successor agency on each January 2 and July 1 to the local housing authority that assumed the housing functions of the former redevelopment agency.

Staff recommends that the Successor Agency receive and accept the draft of the ROPS for the January through June of 2015 fiscal period.

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**RECOMMENDATION:** It is recommended that the Successor Agency receive and accept the Proposed Recognized Obligation Payment Schedule (ROPS) for the Period of January through June 2015.

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**ATTACHMENTS:**

1. Proposed ROPS 14/15B (January through June 2015).

**Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary**

Filed for the January 1, 2015 through June 30, 2015 Period

Name of Successor Agency: Suisun City  
Name of County: Solano

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>		<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>		
<b>A Sources (B+C+D):</b>		
B Bond Proceeds Funding (ROPS Detail)		
C Reserve Balance Funding (ROPS Detail)	59,200	
D Other Funding (ROPS Detail)		
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		
F Non-Administrative Costs (ROPS Detail)	2,961,160	
G Administrative Costs (ROPS Detail)	125,000	
<b>H Current Period Enforceable Obligations (A+E):</b>		
	<b>\$ 3,086,160</b>	<b>\$ 3,145,360</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
I Enforceable Obligations funded with RPTTF (E):	3,086,160
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(3,616)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 3,082,544</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
L Enforceable Obligations funded with RPTTF (E):	3,086,160
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>3,086,160</b>

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Title  
\_\_\_\_\_  
/s/  
Signature  
\_\_\_\_\_  
Date

**Recognized Obligation Payment Schedule (ROPS 14-15B) - ROPS Detail**  
**January 1, 2015 through June 30, 2016**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M		N	O	P
												Non-Retirement Property Tax Trust Fund	Other Funds			
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Contingent Liability	Retired	Bond Proceeds	Reserve Balance (Non-RPTTF)	Other Funds	Non-Admin	Admin	Six-Month Total	
1	1998 Series A Tax Exempt Bonds	Bonds issued On or Before 12/31/10	3/1/2003	10/1/2033	US Bank	Bonds issued to Fund Redevelopment Project	All	2,283,167	N		132,772		2,283,167		3,145,988	
2	2003 Series A Tax Allocation Bonds	Bonds issued On or Before 12/31/10	4/1/2004	10/1/2032	US Bank	Bonds issued to Fund Redevelopment Project	All	3,945,000	N				107,584		107,584	
3	2003 Series B Tax Allocation Bonds	Bonds issued On or Before 12/31/10	4/1/2004	10/1/2023	US Bank	Refunding of 1993 Tax Allocation Bond	All		N				515,004		515,004	
4	Marina Construction Loan	Third-Party Loans	7/22/1991	8/1/2048	Dept of Boating and Watersports	Marina Construction/Rehab	All		N							
5	Marina Expansion Loan	Third-Party Loans	10/24/1995	10/1/2025	Sheldon Oil	Marina Expansion and Acquisition	All		N							
6	SERAF Payment	SERAF Payment	5/1/2010	6/30/2016	Suisun City Housing Authority (Housing Successor)	SERAF Loan Payment	All		N							
7	Unfunded Liability	Unfunded Liabilities	2/1/2012	7/18/2029	PERS Agency Employees	Unfunded PERS and Account Loans	All		N					125,000	125,000	
8	Successor Agency Admin Cost	Admin Costs	2/1/2012	7/18/2029	Various	Staffing, Rental Utilities, Supplies, Legal, Oversight Board, Etc.	All		N							
10	Foster Boltz Loan Guaranty	Third-Party Loans	7/3/2009	7/3/2019	Travis Credit Union	Loan Guaranty to Travis Credit Union for Equipment/Start-up Loan	All		N							
11	Marina Lease	Miscellaneous	5/7/1992	4/30/2022	CA State Lands Commission	Marina Leases with CA State Lands Commission	All		N			59,200			59,200	
12	Maah Street West DDA	OPA/DDA/Construct on	4/17/2006	2/13/2014	Various	DDA Obligations	All		N						68,190	
13	CHC Center COP	Third-Party Loans	4/1/2004	11/1/2025	City of Suisun City	CHC Center COP Reimbursement Agreement	All		N						2,000,000	
14	Suisun City Housing Authority - Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	2/18/2014	7/1/2018	Suisun City Housing Authority	Administrative Costs in connection with low and moderate income properties	All	750,000	N						150,000	
15	Bond Refunding Fiscal Consultant	Professional Services	8/25/2014	6/30/2015	Don Fraser & Associates	Fiscal consultation on former RDA bond refunding issue	All	25,000	N						25,000	

**Recognized Obligation Payment Schedule (ROPS 14-15B) - Report of Cash Balances**

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see <https://rad.dof.ca.gov/rad-sa/pdf/Cash-Balance-Agency-Tips-Sheet.pdf>.

A	B	C	D	E	F	G	H	I				
									Fund Sources			
									Bond Proceeds	Reserve Balance	Other	RPTTF
Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments						
<b>Cash Balance Information by ROPS Period</b>												
<b>ROPS 13-14B Actuals (01/01/14 - 06/30/14)</b>												
1	Beginning Available Cash Balance (Actual 01/01/14)	5,687,617			(142,560)		3,198,713	RPTTF 13-14B included				
2	Revenue/Income (Actual 06/30/14) RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	(41,779)				7,109		see cell H8				
3	Expenditures for ROPS 13-14B Enforceable Obligations (Actual 06/30/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	68,712					976,636					
4	Retention of Available Cash Balance (Actual 06/30/14) RPTTF amount retained should only include the amounts distributed for debt service reserve(s) approved in ROPS 13-14B						2,000,000					
5	ROPS 13-14B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 13-14B PPA in the Report of PPA, Column S							3,616				
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	5,577,126			(142,560)	7,109	218,461					
<b>ROPS 14-15A Estimate (07/01/14 - 12/31/14)</b>												
7	Beginning Available Cash Balance (Actual 07/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	5,577,126			1,857,440	7,109	222,077					
8	Revenue/Income (Estimate 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014						2,705,519					
9	Expenditures for ROPS 14-15A Enforceable Obligations (Estimate 12/31/14)						4,706,430					
10	Retention of Available Cash Balance (Estimate 12/31/14) RPTTF amount retained should only include the amount distributed for debt service reserve(s) approved in ROPS 14-15A											
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	5,577,126			1,857,440	7,109	(1,778,834)					

Reported for the ROPPS 15-18 (January 1, 2014 through June 30, 2014) Period Pursuant to Health and Safety Code (HSC) section 34188 (a)  
 (Report Amounts in Whole Dollars)

ROPPS 15-18 Recipients - Agency (RA) self-reported prior period adjustments (PPAs) pursuant to HSC Section 34188 (a). RA's are required to report the differences between their actual available funds and their actual expenditures for the ROPPS 15-18 (January through June 2014) period. The amount of Recipient's Primary Tax Total (RPTT) reported for the ROPPS 15-18 (January through June 2014) period will be offset by the RA's self-reported ROPPS 15-18 PPA. RA's also certify that the prior period adjustments self-reported by RA's are subject to audit by the county multi-jurisdictional (CMJ) and the State Controller.

Line #	Period Name / Job Classification	Bond Proceeds		Revenue Bonds		Other Funds		Non-ROPPS Expenditures		ROPPS Expenditures		Net ROPPS Available to Recipient (Used to Offset Recipient PPA)	Net Difference (RA's)	Net Difference (CMJ)	Net Difference (State)
		Actual	Available	Actual	Available	Actual	Available	Actual	Available	Actual	Available				
1	ROPPS 15-18														
2	ROPPS 15-18														
3	ROPPS 15-18														
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2023  
10-10-2023

# 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, AUGUST 19, 2014  
7:00 P.M.

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

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### 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.*

### ROLL CALL

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

Pledge of Allegiance was led by Council Member Day.

Invocation was given by Assistant City Manager Anderson.

### 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).*

Christina Baird and Hazel Payne gave a presentation on the Darkness to Light's Steward of Children's training and Partners in Prevention Program.

### REPORTS: (Informational items only.)

#### 1. Mayor/Council -Chair/Boardmembers

Council Member Segala commented on maintenance and safety issues including, traffic monitoring with citations at red light at Sunset and Highway 12 eastbound; trees along Walters Road need trimming; and damaged curb along west side of Main Street at Driftwood. Meetings and events attended: SSWA meeting, The Leaven event and TRAF meeting. Council Member provided a written document listing the following: monument lights at Harbor Drive and Lotz Way are not on when they should be; bus stop shelter on north side of Merganser nearest the Senior Center; Joe Nelson Center parking lot; music selection along marina promenade; fencing along Highway 12; and damage to barricade by utility pole at Worley Road by Railroad Ave.

Council Member Day thanked staff for removing the PG&E item off tonight's agenda and reschedule to a future agenda, and the water issue regarding odd and even.

Mayor Pro Tem Wilson commented on issue at Lawler Ranch Park with quite a few broken items. Meetings and events attended: National Night Out. Would like staff to look into GPS in Police Cars.

2. City Manager/Executive Director/Staff

**CONFLICT OF INTEREST NOTIFICATION None**

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

**PRESENTATIONS/APPOINTMENTS**

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

3. Presentation of Proclamation to Fire Chief Mike O'Brien Proclaiming September 2014 "National Preparedness Month".

**Mayor Pro Tem Wilson read and Council Member Segala presented the Proclamation to Fire Chief O'Brien.**

4. Introduction of new Community Development Employee for BayRen, Trishia Pascobillo – (Lawton).

**Housing Manager Lawton introduced Trishia Pascobillo to the City Council.**

**CONSENT CALENDAR**

City Council

5. Council Adoption of Resolution No. 2014 -64: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with MCK Services for the Walters Road and Pintail Drive Rehabilitation Project – (Kasperson).
6. Council Adoption of Resolutions Adjusting Employee Pay and Benefits:
- a. Council Adoption of Resolution No. 2014-65: Approving the Memorandum of Understanding (MOU) with the Suisun City Employees' Association (SCEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
  - b. Council Adoption of Resolution No. 2014-66: Approving the Memorandum of Understanding (MOU) with the Suisun City Management and Professional Employees' Association (SCMPEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
  - c. Council Adoption of Resolution No. 2014-\_\_\_: Approving the Memorandum of Understanding (MOU) with the Suisun City Police Officers' Association (SCPOA) and Authorizing the City Manager to Execute it on Behalf of the City; and
  - d. Council Adoption of Resolution No. 2014-67: Authorizing Unrepresented Executive Management and Confidential Employees to Receive Pay and Benefits Comparable to those Received by Represented Employees; and

**ITEM 10**

- e. Council Adoption of Resolution No. 2014-68: Amending the Salary Resolution No. 2014-\_\_ to Adjust Salaries of Employees Covered by the Three Approved Memorandums of Understanding, as well as for Unrepresented Employees.

Joint City Council / Suisun City Council Acting as Successor Agency

7. Council/Agency Approval of the July 2014 Payroll Warrants in the amount of \$371,370.76. Council/Agency Approval of the July 2014 Payable Warrants in the amount of \$1,600,000.88 – (Finance).

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

8. Council/Agency/Authority Accept the Investment Report for the Quarter Ending June 30, 2014 – (Garben).
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 15, 2014 – (Hobson).

Housing Authority

10. Housing Authority Adoption of Resolution No. HA 2014-\_\_\_: Authorizing the Executive Director to Execute Documents Relating to the Creation and Sale of Certain Easements Required to Facilitate a Pacific Gas and Electric (PG&E) Valve Automation Project on a Portion of APN 0032-230-290 – (Kasperson).

**Mayor Pro Tem Wilson moved Consent Calendar Item 6 and Item 10 to General Business.**

**Motioned by Council / Board Member Segala and seconded by Council / Board Member Day to approve the Consent Calendar Items 5, 7, 8 and 9. Motion carried by members present by roll call vote:**

**AYES: Council / Board Members Day, Segala, Wilson**

**ABSENT: Council / Board Members Hudson, Sanchez**

GENERAL BUSINESS

6. **Motioned by Council / Board Member Day and seconded by Council / Board Member Segala to approve Agenda Item No 6, with revised salary schedule and excluding 6.c, Memorandum of Understanding (MOU) with the Suisun City Police Officers' Association (SCPOA). Motion carried by members present by roll call vote:**

**AYES: Council / Board Members Day, Segala, Wilson**

**ABSENT: Council / Board Members Hudson, Sanchez**

10. **Mayor Pro Tem Wilson announced Agenda Item 10 is moved to August 26, 2014 meeting.**

Successor Agency

11. Agency Adoption of Resolution No. SA 2014-05: Approving the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Bonds of the Dissolved Redevelopment Agency of the City of Suisun City, Approving the Execution and Delivery of an Indenture of Trust Relating Thereto, Approving Agreements for Professional Services Necessary for the Issuance of the Refunding Bonds, Requesting Oversight Board Approval of the Issuance of

the Refunding Bonds and the Approval of Such Professional Services Contracts, Requesting Certain Determinations by the Oversight Board, and Providing for other Matters Properly Relating Thereto – (Garben).

**Motioned by Council / Board Member Day and seconded by Council / Board Member Wilson to Adopt Resolution SA 2014-05. Motion carried by members present by roll call vote:**

**AYES: Council / Board Members Day, Segala, Wilson**  
**ABSENT: Council / Board Members Hudson, Sanchez**

## **PUBLIC HEARINGS**

### **City Council**

12. PUBLIC HEARING: Zephyr Estates Development Project – (KEARNS).

- a. Council Adoption of Resolution No. 2014-\_\_\_: Approving General Plan Amendment No. GP 13/14-001, Re-Designating APN 0174-120-230 from 6 Acres of General Commercial and 2.6 Acres of High-Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.
- b. Council Waiver of Reading and Introduction of Ordinance No. \_\_\_: Amending the Suisun City Zoning Map for APN 0174-120-230 to Rezone the Property to 7.1 Acres of Residential Medium-Density (RM) and 1.5 Acres of General Commercial (GC) for the Zephyr Estates Project.
- c. Council Adoption of Resolution No. 2014-\_\_\_: Approving Tentative Subdivision Map No. SM 13/14-001 Creating a Total of 59 Residential Lots and a 1.5 Acre General Commercial Parcel, Planned Unit Development No. PD 13/14-001 Providing Deviations From Zoning Regulations in the Medium Density Residential Zoning District, and Site Plan/Architectural No. 13/14-005 APN 0174-120-230.
- d. Council Adoption of Resolution No. 2014-\_\_\_: Accepting Mitigation Monitoring and Reporting Program, Exhibit A, and Adopting a Mitigated Negative Declaration for the Zephyr Estates Project.

**Mayor Pro Tem Wilson Opened the Public Hearing.**

**No one spoke.**

**Mayor Pro Tem Wilson Continued the Public Hearing to September 16, 2014.**

## **ADJOURNMENT**

There being no further business, Mayor Pro Tem Wilson adjourned the meeting at 7:56 PM.

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Donna Pock, CMC  
 Deputy 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 AUGUST 12, 2014

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 City Council/Successor Agency meeting will include teleconference participation by Council Member Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor / Chairman Sanchez called the meeting to order at 7:00 PM with the following Council / Board Members present: Day, Hudson, Segala, Sanchez. Council / Board Member Wilson was absent.

PUBLIC COMMENT - None

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

CONFLICT OF INTEREST NOTIFICATION - None

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

CONSENT CALENDAR

Suisun City Council Acting as Successor Agency

- 1. Agency Adoption of Resolution No. SA 2014-06: Authorizing the Executive Director to Extend the Term of the Main Street West Disposition and Development Agreement (DDA) – (Garben).

Motioned by Board Member Hudson and seconded by Board Member Segala to adopt Agency Resolution No. SA 2014-06. Motion carried by the following roll call vote:

AYES: Board Members Hudson, Segala, Sanchez
ABSENT: Board Members Day (conflict of interest), Wilson

5:33 PM – Council / Board Member Wilson arrived.

CLOSED SESSION

Pursuant to California Government Code section 54954.5 the City Council will hold a Closed Session for the purpose of:

City Council

## 2. CONFERENCE WITH LABOR NEGOTIATOR

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

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

## 3. CONFERENCE WITH LABOR NEGOTIATOR

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

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

## 4. CONFERENCE WITH LABOR NEGOTIATOR

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

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

**5:34 PM – Mayor Sanchez adjourned the meeting to Closed Session.**

**CONVENE OPEN SESSION**

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

**6:40 PM – Mayor Sanchez reconvened the meeting and stated no decisions had been made in Closed Session.**

**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the meeting at 6:40 PM.

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Linda Hobson, CMC  
City Clerk

## M I N U T E S

## 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

THURSDAY, JULY 31, 2014

5:30 P.M.

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

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**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.*

**ROLL CALL**

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

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

Council / Board Member Day reported having a conflict of interest with Item 1 and then left the meeting.

**CLOSED SESSION**

Pursuant to California Government Code section 54954.5 the City Council and 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: Main Street West v. Suisun City Council Acting as Successor Agency to the Redevelopment Agency of the City of Suisun City Case # FCS043017

**5:33 PM – Mayor Sanchez recessed the meeting to Closed Session.**

**CONVENE OPEN SESSION**

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

**6: 03 PM – Mayor Sanchez reconvened the meeting and stated no decisions had been made in Closed Session.**

**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the meeting at 6:03 PM.

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Donna Pock, CMC  
Deputy City Clerk

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.

## M I N U T E S

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 29, 2014

5:30 P.M.

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

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**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.*

**ROLL CALL**

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

**PUBLIC COMMENT - None**

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

**CONFLICT OF INTEREST NOTIFICATION**

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

Council / Board Member Day reported conflict of interest with Item 1.

**CLOSED SESSION**

Pursuant to California Government Code section 54954.5 the City Council and 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: Main Street West v. Suisun City Council Acting as Successor Agency to the Redevelopment Agency of the City of Suisun City Case # FCS043017

**City Council**

## 2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

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

Property Under Negotiation: APN 0174-160-070

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr,  
Assistant City Manager/Administrative Services, Jason Garben, Economic  
Development Director

Negotiating Parties: Pacific Infinity/Cepeda Baseball

Under Negotiations: Real property terms and payment

**5:33 PM – Mayor Sanchez recessed the meeting to Closed Session.**

**CONVENE OPEN SESSION**

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

**7:00 – Mayor Sanchez reconvened the meeting and stated no decisions had been made in  
Closed Session.**

**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the meeting at 7:02 PM.

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Donna Pock, CMC  
Deputy City Clerk

MEETING DATE: September 16, 2014

**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2014:\_\_\_\_: Accepting the Draft 2014 Conceptual Plan for the Lawler Ranch Park, and Authorizing the City Manager to Enter into a Professional Services Agreement on the City’s Behalf with Gates + Associates for the Preparation of the Construction Documents for the Lawler Ranch Park Phase II Project.

**FISCAL IMPACT:** There is no impact to the General Fund. A total of \$897,500 was budgeted for the Lawler Ranch Park Phase II Project (Project) in FY 2013-14 in the Park Development Fund. A total of \$22,100 was expended in FY 2013-14 to provide public outreach activities and to update the 2004 conceptual plan, leaving a balance of \$875,400 which has been appropriated in FY 2014-15 for the Project. The budget needed to cover the preparation of the construction plans and specifications is \$71,500. The remaining funds would be used to fund construction.

**BACKGROUND:** The development of Lawler Ranch Park has progressed in phases. In 2004, the City hired a consultant to develop a conceptual plan for the entire 10-acre Lawler Ranch Park. The conceptual plan was a culmination of multiple workshops held with the residents of the Lawler Ranch Maintenance Assessment District (LRMAD) by the consultant. In August 2004, the City Council approved the conceptual plan for the Lawler Ranch Park, and construction of Phase I (3.5 acres) of the park was completed in 2005. At that time it was determined that Phase II development would happen when LRMAD could provide the required sustainable maintenance funds to maintain the remaining 6.5 acres.

In 2013, City staff determined that the LRMAD was generating the necessary sustainable maintenance funding to make it feasible to complete Phase II; but since approximately 10 years had elapsed since the acceptance of the 2004 conceptual plan, in 2013 the Parks and Recreation Commission recommended to the City Council to approve having a public input process to reaffirm the LRMAD residents’ park completion desires on the park’s Phase II design.

In February 2014, with authorization given by the City Council, the City hired Gates + Associates through a Request for Qualifications (RFQ) process to perform the public outreach with the LRMAD in reviewing the 2004 conceptual plan, and updating this conceptual plan based on the input and comments received from the LRMAD residents. Through a culmination of multiple workshops held with the residents of the LRMAD, Gates + Associates completed the update of the conceptual plan.

On July 16, 2014, the draft 2014 conceptual plan was passed unanimously by both the Planning Commission and the Parks and Recreation Commission to go to City Council for review and approval. This City Council approval would allow the Phase II project to move forward.

**PREPARED BY:** Mick Jessop, Recreation and Community Services Director  
Nick Lozano, Associate Engineer / Project Manager  
**REVIEWED/APPROVED BY:** Suzanne Bragdon, City Manager

*Handwritten initials and signatures:*  
JK  
SB

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**STAFF REPORT:** In preparation for the public outreach activities, Gates + Associates performed site investigations to gain familiarity with existing opportunities and constraints, held a kick-off meeting with City staff, reviewed record drawings, coordinated with City staff regarding existing site utilities, and prepared community notification flyers, and exhibits. Gates + Associates facilitated three workshops with the Lawler Ranch residents:

- **Workshop No. 1** - At the project site on March 22, 2014, from 10:00 a.m. to 12:00 p.m.
- **Workshop No. 2** - At the Joseph A. Nelson Community Center on April 24, 2014, from 6:30 p.m. to 8:00 p.m.
- **Workshop No. 3** - At the Joseph A. Nelson Community Center on June 5, 2014, from 6:30 p.m. to 8:00 p.m.

The general agenda for Workshop No. 1 included soliciting input from the LRMAD residents on what they like and dislike about the existing park and what they would like included and not included in the Phase II project. The information gathered from Workshop #2 allowed Gates + Associates to prepare three conceptual plans and assemble refined images of potential park elements, which were subsequently shared and discussed with the Lawler Ranch residents in Workshop No. 2. In Workshop No. 2, Gates + Associates facilitated discussions of the issues and benefits associated with each of the three conceptual plans. The discussions resulted in the residents identifying a preferred conceptual plan and priorities. That preferred conceptual plan was further refined based on the residents' recommendations. The refined conceptual plan/revised Master Plan was then presented to the residents in Workshop No. 3, and then further revised based on the residents' input.

The updated draft Master Plan for the Lawler Ranch Park containing the new Phase II project was brought to the joint Commissions for discussion and for confirmation that the plan reflects the direction of the Commissions and was passed unanimously. The key park elements in the updated draft Lawler Ranch Master Plan recommended by the Lawler Ranch residents are as follows:

- Shade structures.
- Informal Dog Area.
- Half court for basketball.
- Lighting.
- Kinetic play equipment in one of the existing play areas.
- Resurfacing of one of the existing play areas.
- Additional picnic areas.
- Additional trees.
- Installation of turf south of the existing improvements and recommended improvements.
- Portable restrooms enclosure.
- Windberm with shade trees.
- Site furnishings and drinking fountain.

On February 4, 2014, the City Council was informed that one of the next steps in moving the project forward is the preparation of construction documents, and it was communicated at that time that City staff would negotiate a contract with Gates + Associates for the preparation of the

construction documents provided that City staff was pleased with the consultant's work on **ITEM 11** public outreach activities described above and with the documents produced from those activities. City staff has determined that Gates + Associates completed the public outreach process and the revision of the conceptual in an efficient and effective manner, and City staff feels that Gates + Associates is a good fit to complete the construction documents for which Gates + Associates has submitted a cost proposal of \$65,000. Adding a 10% contingency (\$6,500) for this design service, necessitates a budget of \$71,500 for the design contract.

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**NEXT STEPS:** The Draft 2014 Conceptual Plan is attached. It is based on the initial discussion by the City Council, significant public input, as well as detailed review by the Parks & Recreation Commission (P&RC) and the Planning Commission (PC). Financial feasibility for not only the construction of the improvements, but also the maintenance of them has been a major component of the proposed plan. In order to efficiently use limited resources, Council acceptance of the plan is requested prior to incurring costs to prepare the construction plans and specifications. Significant modifications to this plan may require a reassessment of the financial feasibility and/or public review (by the P&RC and PC), depending on the nature of such changes.

Once construction plans and specifications are prepared, the plan will go out to bid for construction. This item would then come back to the Council for the award of the construction contract. Construction is hoped to be initiated in the spring.

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**RECOMMENDATION:** Council Adoption of Resolution No. 2014-\_\_\_: Accepting the Draft 2014 Conceptual Plan for the Lawler Ranch Park; and Authorizing the City Manager to Enter into a Professional Services Agreement on the City's Behalf with Gates + Associates for the Preparation of the Construction Documents for the Lawler Ranch Park Phase II Project.

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**ATTACHMENTS:**

1. Council Resolution No. 2014-\_\_\_: Accepting the Draft 2014 Conceptual Plan for the Lawler Ranch Park; and Authorizing the City Manager to Enter into a Professional Services Agreement on the City's Behalf with Gates + Associates for the Preparation of the Construction Documents for the Lawler Ranch Park Phase II Project.
2. 2004 Conceptual Plan – Titled “Final Master Plan” and dated August 18, 2004.
3. Draft 2014 Conceptual Plan.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ACCEPTING THE DRAFT 2014 CONCEPTUAL PLAN FOR THE LAWLER RANCH PARK; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT ON THE CITY'S BEHALF WITH GATES + ASSOCIATES FOR THE PREPARATION OF THE CONSTRUCTION DOCUMENTS FOR THE LAWLER RANCH PARK PHASE II PROJECT**

**WHEREAS**, the conceptual plan for the Lawler Ranch Park was completed in August 2004; and

**WHEREAS**, construction of Phase I of the Lawler Ranch Park Project was completed in 2005; and

**WHEREAS**, in 2004 it was determined by the City Council that Phase II development of the park would happen when the Lawler Ranch Maintenance Assessment District (LRMAD) could provide the required sustainable maintenance funds; and

**WHEREAS**, in 2013 it was determined that the LRMAD was generating the necessary sustainable maintenance funding to complete Phase II, but since approximately 10 years has elapsed since the 2004 conceptual plan for the park was accepted by the City Council, the Parks and Recreation Commission recommended to the City Council to approve having a public input process to reaffirm the LRMAD residents' park complete desires on the park's Phase II design; and

**WHEREAS**, in February 2014, Gates + Associates was hired through a Request for Qualifications (RFQ) process to perform the public outreach with the LRMAD residents in reviewing the 2004 conceptual plan and updating this conceptual plan based on the input and comments received from the LRMAD residents; and

**WHEREAS**, through a culmination of multiple workshops held with the residents of the LRMAD, Gates + Associates has completed the update of the conceptual plan in 2014; and

**WHEREAS**, on July 16, 2014, the updated draft conceptual plan was passed unanimously by both the Planning commission and the Parks and Recreation Commission.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Suisun City adopts the Draft 2014 Conceptual Plan; and authorizes the City Manager to enter into a professional services agreement on behalf of the City with Gates + Associates for the preparation of the construction documents for the Lawler Ranch Park Phase II Project, and to take any and all necessary and appropriate actions to implement the contract. The City Council further authorizes the City Manager to approve changes for contingencies not to exceed 10% of the contract amount.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 16<sup>th</sup> of September 2014, by the following vote:

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

**WITNESS** my hand and the seal of the City of Suisun City this 16<sup>th</sup> of September, 2014.

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



# DRAFT 2014 CONCEPTUAL PLAN

