



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

AND

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

TUESDAY, OCTOBER 20, 2015

6:00 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following City Council meeting includes teleconference participation by Council/Board 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 Suisun City Council / Successor Agency will hold a Closed Session for the purpose of:

City Council

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.

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

Joint City Council / Suisun City Council Acting as Successor Agency

2. 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

CONVENE OPEN SESSION

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

ADJOURNMENT

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

PLEASE NOTE:

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



Pedro "Pete" M. Sanchez, Mayor
Lori Wilson, Mayor Pro-Tem
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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, OCTOBER 20, 2015
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 includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 736)
(Next City Council Res. No. 2015 – 110)
Next Suisun City Council Acting as Successor Agency Res. No. SA 2015 – 02
(Next Housing Authority Res. No. HA 2015 – 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).

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

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. Introduction of new Suisun City Employee Stella Levigne, Account Clerk III.
4. Presentation of a Proclamation to the Recreation and Community Services Department Proclaiming October 23 - 31, 2015 as "Red Ribbon Week".

CONSENT CALENDAR

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

City Council

5. Council Adoption of Ordinance No. 734: Approving a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030 (Introduced and Reading Waived on October 6, 2015) – (Garben).
6. Council Adoption of Ordinance No. 735: Amending Chapter 2.20 of the Suisun City Code as It Relates to the City of Suisun City Planning Commission (Introduced and Reading Waived on October 6, 2015) – (Garben).
7. Council Adoption of Resolution. No. 2015-___: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Solano County Roofing, Inc. for Repairs to the Harbor Theater Roof – (McSorley).
8. Acquisition of Body-Worn Cameras for the Suisun City Police Department – (Mattos)
 - a. Council Adoption of Resolution No. 2015-___: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Excess Funding from a Countywide Law Enforcement Grant for the Acquisition of Body-Worn Cameras; and
 - b. Council Adoption of Resolution No. 2015-___: Authorizing the City Manager to Enter into a Finance Contract for the Purpose of Financing Body Worn Cameras for the Police Department.

Joint City Council / Suisun City Council Acting as Successor Agency

9. Council/Agency Approval of the September 2015 Payroll Warrants in the amount of \$369,047.78. Council/Agency Approval of the September 2015 Payable Warrants in the amount of \$1,079,912.11 – (Finance).

GENERAL BUSINESS**City Council****10. HEARING**

- Council Adoption of Resolution No. 2015-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California – (Anderson).
11. Council Adoption of Resolution. No. 2015-___: Rejecting all Bids for the Suisun-Fairfield Train Depot Improvement Project – (McSorley).
12. Council Adoption of Resolution. No. 2015-___: Approving the Montebello Vista Maintenance Assessment District Work Program to Bring it into Conformance with Available Resources – (Davis).

PUBLIC HEARINGS**13. PUBLIC HEARING**

Council Introduction of Ordinance and Waive Reading of Ordinance No. ___: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown's Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto – (Garben).

14. PUBLIC HEARING

Public Hearing and Other Proceedings related to Annexation No.10 (Portion of Parcel 3, Doc No. 2004-00163498) to Community Facilities District No. 2 (Municipal Services), including the following City Council Actions - (McSorley).

- a. **Council Adoption of Resolution No. 2015-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and**
- b. **Council Adoption of Resolution No. 2015-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien); and**
- c. **Council Introduction and Waive Reading of Ordinance No. ___: Ordinance Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.**

ADJOURNMENT

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Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, Alcohol and other drug abuse in this nation has reached epidemic stages; and

WHEREAS, it is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and

WHEREAS, The National Family Partnership is sponsoring the National Red Ribbon Campaign offering citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and

WHEREAS, The National Red Ribbon Campaign will be celebrated in every community in America during "Red Ribbon Week", October 23-31; and

WHEREAS, Business, government, parents, law enforcement, media, medical, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying Red Ribbons during this week long campaign.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Pete Sanchez, Mayor of the City of Suisun City, do hereby proclaim along with the Suisun City ATOD Prevention Coalition, and the Solano County Board of Education, the week of October 23 - 31, 2015, as:

"RED RIBBON WEEK"

in the City of Suisun City and encourage residents to participate in drug prevention education activities by making a visible statement that we are strongly committed to a drug-free City.

BE IT FURTHER RESOLVED THAT, the Suisun City Council encourages all citizens to personally pledge:

Respect Yourself. Be Drug Free.

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

ATTEST: _____

DATE _____

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2015

CITY AGENDA ITEM: Council Adoption of Ordinance No. 734: Approving a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030. (Introduced and Reading Waived on October 6, 2015.)

FISCAL IMPACT: The Project has been reviewed consistent with the City's Revenue Based Land Use Policy. The proposed Project would finish out the McCoy Creek project, as well as provide the potential for modest commercial activity within the commercial components of the live/work units. Additionally, the Project would generate revenues from CFD fees (approximately \$4,500 annually) and property taxes (City's share of property tax estimated between \$3,600 and \$4,500 annually).

BACKGROUND: City Council received the staff report, project exhibits, environmental analysis, and project background materials in the October 6, 2015 agenda packet. The City Council conducted a duly noticed public hearing for this project on October 6, 2015, and following input from the public and Council deliberations, the Council voted 5-0 in favor of waiving first reading and introducing Ordinance No. 734.

STAFF REPORT: Prior to adoption, the City Council directed that two changes be made to the proposed project and these changes, as described below, were incorporated into the City Council's action:

Condition of Approval Regarding Site Lighting

The Council expressed concern over the potential for on-site light within the project to negatively affect adjacent property owners. To address this concern, Council directed the following condition of approval be added to the project:

Condition 47: Prior to approval of improvement plans, the developer shall submit for staff review a project lighting plan and supporting technical analysis that ensures that lighting impacts to adjacent properties will be minimized and avoided to the extent practicable.

Use of Live Work Units

Council discussed existing condition of approval (established in the 2005 McCoy Creek project approval) that limits use of the retail areas within live/work units to retail-only uses. This is inconsistent with the applicant's expectations and the applicant requested the use of the retail-oriented space be allowed to be retail, commercial or residential in order to respond to current and future market conditions. Following discussion, the Council supported the applicant's request for flexibility in the use of the live/work units.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Paul Junker, Senior Project Advisor
 Jason Garben, Development Services Director
 Suzanne Bragdon, City Manager

Ordinance No. 734 directs that the exhibits depicting the McCoy Creek Mixed Use Project will be incorporated into the McCoy Creek Planned Unit Development (PUD) document. The cover sheet of the McCoy Creek Mixed Use Project exhibits has been revised to include the following note:

Note: The two work/live spaces are allowed to be used as 100% commercial, or partially commercial and partially residential, or as 100% residential.

With the exception of the additional condition of approval and the note clarifying allowed uses in the live/work units, all analysis, exhibits and conditions of approval presented to the City Council on October 6, 2015, remain as proposed.

STAFF RECOMMENDATION: Adopt Ordinance No. 734: Approving a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030.

ATTACHMENTS:

1. Ordinance No. 734: Approving a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030.

ORDINANCE NO. 734

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA APPROVING A REQUEST TO AMEND THE MCCOY CREEK
PLANNED UNIT DEVELOPMENT, APN 0173-811-030**

WHEREAS, the City received an application for an amendment to the previously approved McCoy Creek Planned Unit Development (PUD), submitted on May 12, 2015, by Harbor Park LLC (Applicant); and,

WHEREAS, the City Council at its regular meeting on October 6, 2015, held a public hearing to review the application for the amendment of the McCoy Creek PUD, APN 0173-811-030; and

WHEREAS, notices for the City Council's public hearing were published in the *Daily Republic* on or before September 26, 2015, and were mailed to affected property owners consistent with State Law and the Suisun City Code; and

WHEREAS, a report by the City staff was presented and made a part of the record of said meeting; and

WHEREAS, this project has been considered for compliance with all City regulations and ordinances; and

WHEREAS, the Planning Commission at its regular meeting on September 22, 2015, did review the application for the amendment of the McCoy Creek Planned Use Development, APN 0173-811-030 and did recommend to the City Council the approval of the McCoy Creek PUD Amendment; and

WHEREAS, based on evidence presented at the Public Hearing by City staff, the Applicant and the public, the following Findings are hereby made:

1. Notice has been given in the time and in the manner required by State Law and City Code.
2. The proposed project, when subject to the proposed conditions of approval, will not conflict with the Goals, Objectives and Policies of the General Plan, and the purposes of the zoning district in which the site is located.
3. The proposed project and its uses, when subject to the proposed conditions of approval will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. The project would be compatible in form, character and allowed uses with adjacent development approved under the original McCoy Creek Planned Unit Development.
5. The City of Suisun City Development Services Department has conducted an Environmental Review of the project and has complied with requirements to evaluate the project under the California Environmental Quality Act.
6. No further analysis of this project is required under CEQA, subject to Section 15162 and

15164 of the CEQA Guidelines due to the previously approved McCoy Creek Mitigated Negative Declaration and the lack of any new significant impacts or increases in the severity of previous identified impacts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY as follows:

SECTION 1. The City Council hereby determines that the potential environmental impacts of the McCoy Creek PUD Amendment (Project) have been adequately analyzed and addressed through the McCoy Creek Mitigated Negative Declaration (SCH# 2005072009) and no further review under the California Environmental Quality Act (CEQA) is required or appropriate for the approval of the Project.

SECTION 2. The McCoy Creek PUD, and more specifically the McCoy Creek Planned Unit Development Narrative, as previously adopted by City Council Resolution No. 2005-75 on October 11, 2005, is hereby amended. Such amendment supersedes all references and graphic representations of the McCoy Creek Main Retail/Office Building uses approved under City Council Resolution No. 2005-75 with the McCoy Creek Mixed Use Project as depicted on plans and elevations dated August 27, 2015.

SECTION 3. The McCoy Creek PUD Amendment and, more specifically, the McCoy Creek Mixed Use Project, are approved subject to the following conditions of approval:

GENERAL CONDITIONS

1. The Applicant agrees to defend and indemnify and hold the City, its officers, officials, agents, employees, volunteers and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of Applicant's project.
2. The applicant shall comply with all conditions of the approved resolution. If it is determined that any conditions are being violated or the operator is out of compliance with the approved conditions, a Public Hearing shall be scheduled and procedures shall be consistent with Section 18.66.550 of the Suisun City Municipal Code.
3. The uses identified in the Site Plan shall be designed, constructed and maintained in accordance with the information presented, except as otherwise identified in the Conditions of Approval, and shall conform to, the Uniform Building Code as adopted by the City of Suisun City.

The Development Services Director may approve minor modifications to the project, and implement the project and mitigation measures as deemed appropriate. Modifications may require the review by the approving body (Zoning Administrator, Planning Commission, City Council) as determined by the Development Services Director.

4. No Operations conducted on the premises shall cause un-reasonable amount of noise, odor, dust, mud, smoke, vibration or electrical interference detectable off the premises.

5. The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code, and County Health Department guidelines as interpreted by the County Health Inspectors.
6. All proposed improvements, including landscaping and irrigation systems installation shall be completed prior to Certificate of Occupancy.
7. Trees and shrubs shall be provided in landscape areas. Trees shall be 15 gallon in size and shrubs shall be 5 gallon in size.
8. All improvements shall conform to the approved Elevations Plan, Landscape Plan, and Site Plan.
9. Any future signage shall be required to be submitted to the City of Suisun City Development Services Department for review and approval prior to request for building permits and construction.
10. All conditions of approval and mitigation measures approved and adopted within the original McCoy Creek PUD approval (2005) shall remain in force and effect on the amended McCoy Creek PUD project.
11. The design and construction of water facilities, and the condition of service, shall comply with the rules, regulations and requirements of the Suisun Solano Water Authority and the Solano Irrigation District.
12. All staff costs associated with monitoring compliance with these conditions of approval shall be borne by the permittee and/or property owners. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by City Council in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence compliance deficiencies are found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicants expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved.

PUBLIC WORKS

13. All work performed shall conform to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer.
14. The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer.

15. The Applicant shall obtain all necessary permits from all applicable agencies prior to starting construction.
16. All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
17. Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
18. If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
19. Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
20. Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed.
21. All water and sewer lines shall have a minimum of five feet horizontal clearance from a fence, wall, or other structure as determined by the Public Works Director. All relocated facilities shall meet state and local separation standards.
22. Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
23. The Applicant shall obtain all necessary permits for storm water discharges.
24. This project is subject to the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 2009-0009 DWQ).
25. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the Fairfield-Suisun Urban Runoff Management Program.
26. The applicant shall fill out completely and submit to the City the "New and Redevelopment Post Construction Stormwater Requirements Application", prior to beginning construction work.
27. All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the Applicant shall

enter into a Stormwater Treatment Measures Maintenance Agreement with the City, prior to the issuance of a Certificate of Occupancy.

28. The project shall use best management practices (BMPs) during construction to mitigate construction impacts and during post-construction to mitigate post-construction impacts to water quality.
29. The project shall utilize infiltration measures to reduce stormwater discharge to the greatest extent feasible.
30. Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
31. Storm water runoff shall drain toward the streets and not onto the neighboring lot(s).
32. The Solano Irrigation District (SID) and the Fairfield-Suisun Sewer District (FSSD) may have separate comments and conditions which shall be resolved or met.
33. The maintenance of the proposed landscaping shall not be funded by the City. The Applicant shall work with the City in identifying and processing an appropriate funding mechanism for the cost of maintaining the landscaping at an effort level to be determined by the City.
34. The City standard for parking aisles is 25 feet in width - - not 24 feet. The plans are to be revised to address the City's standard requirements.
35. The existing driveway apron at the northwest corner of the project parcel shall be upgraded to an ADA-compliant driveway apron. Truncated domes are required on each side of the driveway apron. Furthermore, the closest existing planting bulb-out at this driveway apron shall be removed or reduced in size to allow for proper vehicle turn movement into and out of the proposed development. This may also require the removal of adjacent existing perpendicular parking spaces to allow for the proper vehicle turn movement.
36. Improvement shall include an ADA-compliant driveway apron for the proposed easterly parking aisle. Truncated domes are required on each side of the driveway apron. Furthermore, the closest existing planting bulb-out at this new driveway apron shall be removed or reduced in size to allow for proper vehicle turn movement into and out of the proposed development. This may also require the removal of adjacent existing perpendicular parking spaces to allow for the proper vehicle turn movement.
37. The drawings shall provide vehicle turning drawings to ensure the proper vehicle movements into and out of the proposed development.
38. The Applicant shall submit civil plans to the City for review. The civil plan set shall include, at the minimum, a cover sheet, demolition plan, grading plan, utility plan with plan view and profile, erosion and sediment control plan, signage and striping plan, and a details plan.

FAIRFEILD/SUISUN SEWER DISTRICT

39. The sewer connection fee (collected at the building permit phase) needs to be calculated based on the multi-family dwelling formula.

SUISUN-SOLANO WATER AUTHORITY

40. The SSWA Engineer, to the extent of existing records, will identify existing facilities within the scope of the project. Per the McCoy Creek Subdivision improvement plans there is currently a 2 inch meter and backflow preventer along with a 6 inch Double Check Detector Assembly off of McCoy Creek Way to provide potable water to the parcels of the development.
41. With the proposed amendment to the development, modifications may need to be made to the public water system such as increasing the number of meter services and/or increasing the size of the existing service. All changes to the public water system shall be in accordance with the Standard Specifications of the SSWA, and at the developer's expense.
42. Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flow-rate for the backflow prevention assembly must be submitted for approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required on each of the domestic water services.
43. Per the SSWA Cross-Connection Control Resolution No. 99-01, fire protection systems are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flow-rate for the fire protection system must be submitted for approval. Based on the proposed commercial use, a Double Check-Detector Check (DCDC) Assembly will be required on each of the fire protection systems.
44. At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water services will be metered.
45. SSWA shall review, approve and sign all Final and/or Parcel Maps, and SSWA shall review, approve and sign the Improvement Plans of this development.
46. The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.
47. Prior to approval of improvement plans, the developer shall submit for staff review a project lighting plan and supporting technical analysis that ensures that lighting impacts to adjacent properties will be minimized and avoided to the extent practicable.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Suisun City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

SECTION 4. This Ordinance shall be in full force and effect thirty (30) days after its adoption following second reading.

SECTION 5. The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City, or published in a county newspaper that is circulated in the City, within 15 days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 20th day of October 2015.

Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 6, 2015 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 20th day of October 2015 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

WITNESS my hand and the seal of said City this 20th day of October 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2015

CITY AGENDA ITEM: Council Adoption of Ordinance No. 735: Amending Chapter 2.20 of the Suisun City Code as It Relates to the City of Suisun City Planning Commission. (Introduced and Reading Waived on October 6, 2015.)

FISCAL IMPACT: There would be no fiscal impact associated with the adoption of this Ordinance.

BACKGROUND: Chapter 2.20 – Planning Commission, of the City of Suisun City Code establishes the Suisun City Planning Commission and specifies certain provisions related to the composition and conduct of the Planning Commission. Upon review of Chapter 2.20, staff has determined that certain provisions should be amended to better reflect current practices.

STAFF REPORT: At the regular City Council meeting of October 6, 2015, the Council introduced an ordinance and waived the reading thereof that would amend certain provisions of Chapter 2.20. As a part of that action, the Council approved minor changes to following provisions:

Membership

This section would be amended to reflect that only U.S. citizens may serve on the planning commission.

By-laws

This section would be amended to state that by-laws will be forwarded to city council for “approval” rather than just “review”.

Both changes are reflected in the attached ordinance.

RECOMMENDATION: It is recommended that the City Council adopt Ordinance No. 735: Amending Chapter 2.20 of the Suisun City Code as It Relates to the City of Suisun City Planning Commission

ATTACHMENTS:

1. Ordinance No. 735: Amending Chapter 2.20 of the Suisun City Code as It Relates to the City of Suisun City Planning Commission.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Katrina Lapira, Planning Specialist
Jason Garben, Development Services Director
Suzanne Bragdon, City Manager

ORDINANCE NO. 735

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA AMENDING CHAPTER 2.20 OF THE SUISUN CITY CODE AS IT
RELATES TO THE CITY OF SUISUN CITY PLANNING COMMISSION**

WHEREAS, the Chapter 2.20 of the City of Suisun City Code establishes the composition, duties and authorities of the Suisun City Planning Commission; and

WHEREAS, the City Council at its regular meeting on October 6, 2015, did hold a public hearing to consider amendments to Chapter 2.20 of the Suisun City Code; and

WHEREAS, notice of the City Council's public hearing to consider such amendments was published in the *Daily Republic* on or before September 26, 2015, consistent with State Law and the Suisun City Code; and

WHEREAS, the City Council has determined that amendments to Chapter 2.20 are in the interest of effective governance and consistent with applicable provisions of state law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY as follows:

SECTION 1. The City Council does hereby amend Chapter 2.20 – Planning Commission, of the City of Suisun City Municipal Code as follows:

Chapter 2.20 - PLANNING COMMISSION

Sections

• **2.20.010 - Established.**

A planning commission of the city is created and established.

• **2.20.020 - Membership.**

The planning commission of the city shall consist of seven members, appointed by the mayor with the approval of the city council. All members shall maintain U.S. Citizenship.

• **2.20.030 - Powers and duties.**

Except as otherwise established within the City of Suisun City Municipal Code, Title 17 and Title 18, the planning commission shall have the powers and duties conferred upon the Planning Agency by the provisions of Title 7 of the Government Code of California, and any other laws of the state applicable thereto.

• **2.20.035 - Compensation.**

All members of the planning commission shall receive compensation as determined from time to time by the city council.

- **2.20.040 - Terms, Vacancies and Removal.**

Terms of office shall expire on January 5th in odd years. Planning commissioners shall serve until a successor is appointed.

Vacancies on the commission shall be filled for the unexpired term by appointment of the mayor with city council approval.

Commissioners may be removed from the planning commission at any time by a majority vote of the City Council.

- **2.20.050 - Failure to attend meetings.**

If any commissioner fails to attend three meetings of the commission scheduled in any fiscal year without any such absence being excused by the commission, his or her office as commissioner shall automatically and immediately become vacant.

- **2.20.055 - Bylaws.**

The planning commission is authorized and directed to prepare and adopt such bylaws as it determines appropriate to guide the conduct of commission business.

Such bylaws shall be adopted by a majority of the planning commission and shall be forwarded to the city council for approval. City council may at any time, by a majority vote of the city council, direct revisions to the planning commission bylaws as determined necessary and appropriate by the city council. Lacking any such direction the planning commission bylaws shall be considered valid and in effect.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Suisun City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

SECTION 3. This Ordinance shall be in full force and effect thirty (30) days after its adoption following second reading.

SECTION 4. The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City, or published in a county newspaper that is circulated in the City, within 15 days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 20th day of October 2015.

Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 6, 2015 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 20th day of October 2015 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

WITNESS my hand and the seal of said City this 20th day of October 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Solano County Roofing, Inc. for Repairs to the Harbor Theater Roof.

FISCAL IMPACT: The FY2015-16 Budget for the Harbor Theater includes \$70,000 for the repair and renovations of the Harbor Theater. The roof repair work will cost \$40,937.

BACKGROUND On April 3, 2015, the City issued a Request for Proposal (RFP) for the Lease/Operation of the Harbor Theater (Theater). On June 30, 2015, the City Council selected the Creative Arts Collective (CAC), and directed the City Manager to negotiate the terms of the lease with CAC for operation of the Theater. Pursuant to Section 3.1 Landlord Improvements of the pending lease agreement, it is the City's responsibility to repair the roof. Separate from this action, the City is also replacing floor coverings within the Theater.

STAFF REPORT: Building staff contacted six local roofing companies to solicit quotations for repair of the center portion of the Harbor Theater roof. Quotations were solicited in accordance with Administrative Directive 5. The lowest responsive quotation was provided by Solano County Roofing, Inc. in the amount of \$40,937. Staff has checked with the State Contractors Licensing Board and Solano County Roofing, Inc.'s Contractor's License is current and active.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Solano County Roofing, Inc. for Repairs to the Harbor Theater Roof.

ATTACHMENTS:

1. Resolution No. 2015-__: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Solano County Roofing, Inc. for Repairs to the Harbor Theater Roof.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Kevin Moirano, Senior Building Inspector
 Timothy McSorley, Public Works & Building Director
 Suzanne Bragdon, City Manager

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION
CONTRACT ON THE CITY'S BEHALF WITH SOLANO COUNTY ROOFING, INC.
FOR REPAIRS TO THE HARBOR THEATER ROOF**

WHEREAS, on April 3, 2015, the City issued a Request for Proposal for the Lease/Operation of the Harbor Theater and on June 30, 2015, the Suisun City Council selected the Creative Arts Council as the non-profit that would take over the management of the Harbor Theater; and

WHEREAS, the Harbor Theater building is over 25 years old and in need of repairs to the building's roof and other areas of the Theater are also in need of repairs; and

WHEREAS, the Fiscal Year 2015-16 budget set aside \$70,000 for repairs to the Harbor Theater; and

WHEREAS, staff contacted six local roofing companies to solicit quotations for repairs to the Harbor Theater roof; and

WHEREAS, staff has reviewed Solano County Roofing, Inc.'s cost proposal and bid documents and has determined that the bid submitted by Solano County Roofing, Inc. is responsive and that Solano County Roofing, Inc. is a responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to enter into a construction contract on behalf of the City with Solano County Roofing, Inc. for repairs to the Harbor Theater roof for the contract cost of \$40,937 and to take any and all necessary and appropriate actions to implement this contract.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 20th day of October 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 20th day of October 2015.

Donna Pock, CMC
Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2015

CITY AGENDA ITEM: Acquisition of Body-Worn Cameras for the Suisun City Police Department:

- a. Council Adoption of Resolution No. 2015-___: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Excess Funding from a Countywide Law Enforcement Grant for the Acquisition of Body-Worn Cameras; and
- b. Council Adoption of Resolution No. 2015-___: Authorizing the City Manager to Enter into a Finance Contract for the Purpose of Financing Body Worn Cameras for the Police Department.

FISCAL IMPACT: The project cost would be \$14,756.76 spread across a term of three years. The financing package is based upon a three-year lease purchase agreement, with the first payment due four months after closing. The payments for the current fiscal year, estimated to be \$1,600, would be made by appropriating a refund of excess funds from a countywide law enforcement grant in the amount of \$1,200 and \$400 in salary savings Suisun City Police Department (SCPD) budget.

BACKGROUND: Body-worn cameras are a key component for gathering evidence and providing a record of police encounters. From a liability perspective, the cameras can serve as essential evidence in limiting the scope of claims or preventing claims all together. The cameras provide an often irrefutable snapshot in time as to what really happened in an incident. From a national perspective, there is a growing movement to equip field law enforcement officers with the technology. Body worn cameras, combined with in car video cameras, form a complete system for capturing officer interactions with citizens.

STAFF REPORT: Within the past six months, nearly all of the body-worn cameras purchased and deployed by the SCPD previously with an ABAG risk management grant have failed and are at their end of life. Given the national interest in body-worn cameras and improvements in technology, the price of units has gone down while the quality, reliability, and capabilities have improved.

Over the past few months, the SCPD evaluated and field tested several of the most popular camera models and decided upon the Wolfcom Vision camera. The units are relatively inexpensive compared to alternatives, offer superior video quality, are easy to use, and can economically bridge the department over the next few years as the technology improves. The purchase proposal also includes a two-year warranty with a full refresh of the units at the end of year two.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

The Police Department is seeking the approval of the City Council to enter into a tax-exempt public finance agreement with Government Capital for the purchase of 25 Wolfcom Vision body-worn cameras and associated accessories. Although the purchase amount is within the authority of the City Manager, the financing agent has requested Council approval to ensure the tax-exempt status of the agreement.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 2015-___: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Excess Funding from a Countywide Law Enforcement Grant for the Acquisition of Body-Worn Cameras; and
2. Adopt Resolution No. 2015-___: Authorizing the City Manager to Enter into a Finance Contract for the Purpose of Financing Body Worn Cameras for the Police Department.

ATTACHMENTS:

1. Resolution No. 2015-___: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Excess Funding from a Countywide Law Enforcement Grant for the Acquisition of Body-Worn Cameras.
2. Resolution No. 2015-___: Authorizing the City Manager to Enter into a Finance Contract for the Purpose of Financing Body Worn Cameras for the Police Department.

RESOLUTION NO. 2015-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE THIRD AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2015-79 TO APPROPRIATE EXCESS FUNDING FROM A
COUNTYWIDE LAW ENFORCEMENT GRANT FOR THE ACQUISITION OF BODY-
WORN CAMERAS

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

THAT Section 010 of Part III of the Annual Appropriation Resolution No. 2015-79 be and is hereby amended as follows:

	<u>Increase/ (Decrease)</u>
TO: POLICE DEPARTMENT	\$ 1,200
TOTAL Section 010	<u>\$ 1,200</u>

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

	<u>Sources</u>	<u>Uses</u>
<u>General Fund</u>		
Revenues:		
A/C No. 010-76890-2350 Payments from Other Governments	\$ 1,200	\$ -
Appropriations:		
A/C No. 010-90110-2350 Salaries	\$ -	\$ (400)
A/C No. 010-91465-2350 Lease/Rental Charges	<u>\$ -</u>	<u>\$ 1,600</u>
Total General Fund	<u>\$ 1,200</u>	<u>\$ 1,200</u>

THAT the purpose is to appropriate funds for the lease purchase of 25 body-worn cameras.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 20th day of October, 2015 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

WITNESS my hand and seal of the said City this 20th day of October 2015.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2015-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO ENTER INTO A FINANCE
CONTRACT FOR THE PURPOSE OF FINANCING BODY-WORN CAMERAS
FOR THE POLICE DEPARTMENT**

WHEREAS, the City of Suisun City desires to enter into a Finance Contract by and between the City of Suisun City and Government Capital Corporation for the purpose of financing the purchase of body worn cameras for the Police Department; and

WHEREAS, the City of Suisun City desires to designate this Finance Contract as a “qualified tax exempt obligation” of the City of Suisun City for the purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager, on behalf of the City of Suisun City, to enter into a Finance Contract with Government Capital Corporation for the purpose of financing body-worn cameras for the Police Department; and

BE IT FURTHER RESOLVED that the Finance Contract dated the date of this meeting by and between the City of Suisun City and Government Capital Corporation is designated by the City of Suisun City as a “qualified tax exempt obligation” for the purposes of 265(b)(3) of the Internal Revenue Code of 1986, as amended;

BE IT FURTHER RESOLVED that the City of Suisun City designates the City Manager as an authorized signer of the Finance Contract dated the date of this meeting, by and between the City of Suisun City and Government Capital Corporation.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 20th day of October 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 20th day of October, 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2016

CITY AGENDA ITEM: HEARING: Adoption of Council Resolution No. 2015-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

FISCAL IMPACT: Solano Garbage is requesting that the City Council place liens on 261 delinquent solid waste accounts representing approximately \$59,335.56 in uncollected solid waste collection service charges. The City's General Fund will receive twenty-dollars per lien and 1.0 percent of the total levy amount to be used as the recording fee and to offset the administrative costs associated with the lien and levy process. Through the lien and levy process, the City will collect on outstanding franchise fees totaling 10.0 percent of the uncollected solid waste service charges when the money actually is received.

BACKGROUND: Solano Garbage provides solid waste collection service for properties located in the City of Suisun City. The Suisun City Code (SCC) Section 8.08.015 requires subscribers to pay the collection charge directly to Solano Garbage. In the event that a customer does not pay the collection charges, Solano Garbage must prepare delinquent notices to notify each customer that the account is delinquent and could be subject to a lien/levy process whereby charges would be recorded against the property.

Solano Garbage began actively pursuing collection of delinquent accounts in December 2001. Solano Garbage will request hearings three times per year in order for the Suisun City Council to consider enforcing the lien/levy process for delinquent waste charges.

STAFF REPORT: Solano Garbage customers were compared with the owners of record to the parcel information database obtained from Solano County property records. Notification letters were mailed to all known property owners advising them of the lien and levy process. The letters informed the property owners that they could present their reasons for disputing the waste collection charges by either attending the hearing on October 20, 2015, or by sending letters to the Council prior to the hearing.

Solano Garbage is asking that the City enforce SCC Section 8.08.170 by placing a special assessment/levying a lien on the properties that have delinquent charges. Solano Garbage will verify accounts for payments prior to recording the special assessments.

PREPARED BY:
REVIEWED BY:

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

C.R.B.
S.B.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Hearing on the proposed liens; and
2. Adopt Resolution No. 2015-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

ATTACHMENTS:

1. Resolution No. 2015-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.
2. Exhibit A provides a listing of delinquent accounts, as compiled by Solano Garbage, and it will be updated and made available to the City Council in advance of the meeting.

RESOLUTION NO. 2015-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
PLACING LIENS FOR UNPAID WASTE COLLECTION SERVICE CHARGES
ON CERTAIN LANDS SITUATED IN THE CITY OF SUISUN CITY,
COUNTY OF SOLANO, STATE OF CALIFORNIA**

WHEREAS, pursuant to the Suisun City Code (SCC) Section 8.08.015 owners of all occupied premises must subscribe to and pay for weekly waste collection service; and

WHEREAS, the premises located in the City of Suisun City, County of Solano, State of California, and described in Exhibit A attached hereto and by this reference incorporated herein, were provided with waste collection service as required by the SCMC Section 8.08.015; and

WHEREAS, pursuant to the provisions of SCC Section 8.08.015, all required notices were directed to owners of said properties and said owners failed to make payment for waste collection services as required; and

WHEREAS, as a result thereof, the City of Suisun City has incurred charges for delinquent waste collection charges and administrative costs, which amounts remain unpaid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that pursuant to SCC Section 8.08.170, the City Council does hereby lien said premises, in the amounts applicable to each specific premise as identified in Exhibit A attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that Exhibit A may be amended to delete any enumerated waste collection service charges and administrative costs paid before liens authorized hereby are forwarded to the County Recorder of Solano County, California.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record this Resolution, together with Exhibit A as may be amended, with the Office of the County Recorder of Solano County, California.

BE IT FURTHER RESOLVED that the City Manager of the City of Suisun City is authorized to take such further actions as are necessary or appropriate to implement this Resolution and is also authorized to execute any other document(s) that may be necessary or appropriate to process or release said liens.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 20th day of October 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 20th day of October 2015.

Linda Hobson, CMC
City Clerk

Preliminary Lien Lit City of Suisun City
Unpaid Garbage Service - 10/20/2015

APN	Owners Name	Billing Address	City	Service Address	Service Thru	RSS Charges	City Charge	Total Due	Repeat
17424501	SHANNON DICKSON / KIMBERLEY WAYNE	7016 EL SERENO CIRCLE	SACRAMENTO CA 95831	1601 ALCAZAR COURT	15/06	344.69	23.45	368.14	*
17424506	BROOKS JAMES L & JACQUELINE JT	1610 ALCAZAR CT	SUISUN CITY CA 94585	1610 ALCAZAR COURT	15/06	218.15	22.18	240.33	*
3735209	SECY OF VETERANS AFFAIRS CO:	4100 INTERNATIONAL PKWY #1000	CARROLLTON TX 75007	433 AMBER DRIVE	15/08	220.14	22.20	242.34	*
17354221	HERBERT RUFO T TR	524 LANSING CIR	BENICIA CA 94510	449 AMBER DRIVE	15/06	72.80	20.73	93.53	*
17438105	ZHANG YI	962 ANDERSON DR	SUISUN CITY CA 94585	962 ANDERSON DRIVE	15/07	101.10	21.01	122.11	*
17438114	VAZQUEZ CESAR O & DOMINIQUE JT	1776 ANDREWS CR	SUISUN CITY CA 94585	1776 ANDREWS CIR	15/07	236.44	22.36	258.80	*
17438213	HILL EDWIN C JR & DELLA N JT	1740 ANDREWS CR	SUISUN CITY CA 94585	1740 ANDREWS CIR	15/07	219.14	22.19	241.33	*
17346215	MORRIS MICHAEL A	PO BOX 832	SUISUN CITY CA 94585	1781 ANDREWS CIR	15/06	218.15	22.18	240.33	*
17423314	WORTH ROBERT C	531 ARROYO GRANDE LN	SUISUN CITY CA 94585	480 ARMSBY WAY	15/08	220.14	22.20	242.34	*
17423318	SKAGGS RONALD E & C M JT	523 ARROYO GRANDE LN	SUISUN CITY CA 94585	531 ARROYO GRANDE LANE	15/05	217.07	22.17	239.24	*
17424308	WARD ROCHELLE	505 ARROYO GRANDE LN	SUISUN CITY CA 94585	523 ARROYO GRANDE LANE	15/08	220.14	22.20	242.34	*
17350602	RANKIN JUAN LORENZO	205 ASHWOOD DR	SUISUN CITY CA 94585	505 ARROYO GRANDE LANE	15/05	285.26	22.85	308.11	*
3723408	PENA RICARDO JT	516 AVALON WY	SUISUN CITY CA 94585	205 ASHWOOD DRIVE	15/05	196.91	21.97	218.88	*
17308505	HARDAWAY BRENDA ANN	401 BALD PATE DR	SUISUN CITY CA 94585	516 AVALON WAY	15/05	217.07	22.17	239.24	*
17335411	SNYDER JENNELYN P & GLENN T JT	1027 BARROWS DR	SUISUN CITY CA 94585	401 BALD PATE DRIVE	15/07	219.14	22.19	241.33	*
17335413	SALINAS JOSEPH M & F J JT	1031 BARROWS DR	SUISUN CITY CA 94585	1027 BARROWS DRIVE	15/05	217.07	22.17	239.24	*
17354202	ARIQAT MOHAMED & HITAF JT	963 BAUMAN CT	SUISUN CITY CA 94585	1031 BARROWS DRIVE	15/05	217.07	22.17	239.24	*
17354205	DEBONO CARMEL J	1549 CAYUGA AVE	SAN FRANCISCO CA 94112	963 BAUMAN COURT	15/06	218.15	22.18	240.33	*
3207306	HERRON STEVEN JT	420 BAUMAN DR	SUISUN CITY CA 94585	957 BAUMAN COURT	15/06	176.70	21.77	198.47	*
17423307	CARLIS SHUKIMBA M	816 BAY ST	SUISUN CITY CA 94585	420 BAUMAN DRIVE	15/05	217.07	22.17	239.24	*
17430514	JINOE WARD T	532 BELLA VISTA DR	SUISUN CITY CA 94585	816 BAY STREET	15/08	220.14	22.20	242.34	*
17337512	WRIGHT STEVEN CHARLES	727 BELLA VISTA DR	SUISUN CITY CA 94585	532 BELLA VISTA DR	15/08	219.14	22.19	241.33	*
17349412	JIMMY R & ARAGELI BLACKFORD	813 BERING WY	SUISUN CITY CA 94585	727 BELLA VISTA DRIV	15/07	217.07	22.17	239.24	*
17349501	MOORE TERRI	1202 BITTERN WY	SUISUN CITY CA 94585	813 BERING WAY	15/05	217.07	22.17	241.33	*
17349606	ROUSE LAMARRE	1211 BITTERN WY	SUISUN CITY CA 94585	1202 BITTERN WAY	15/07	219.14	22.19	241.33	*
17349608	ROUSE LAMARRE	1211 BITTERN WY	SUISUN CITY CA 94585	1211 BITTERN WAY	15/06	219.14	22.19	241.33	*
17302901	MARIA OTERO	823 BLOSSOM AVE	SUISUN CITY CA 94585	1211 BITTERN WAY	15/08	299.99	23.00	322.99	*
17304607	BORLEK MICHAEL R & CHARITY A	500 BLUE WING DR	SUISUN CITY CA 94585	823 BLOSSOM AVENUE	15/08	259.96	22.60	282.16	*
17307601	YAT BRIAN V	827 BLUEBILL WY	SUISUN CITY CA 94585	813 BLOSSOM AVENUE	15/06	218.15	22.18	240.33	*
17303403	GARDNER DORIS L TR	803 BLUE BILL WY	SUISUN CITY CA 94585	500 BLUE WING DRIVE	15/07	180.00	21.80	201.80	*
17305317	GUSTAVO MARTINEZ	901 BLUEJAY DR	SUISUN CITY CA 94585	827 BLUEBILL WAY	15/05	104.83	21.05	125.88	*
17317418	DAVENPORT CHARLES C	1002 BLUEJAY DR	SUISUN CITY CA 94585	901 BLUEJAY DRIVE	15/06	218.15	22.18	240.33	*
3247218	LEWIS TELA	722 BREAKWATER CR	SUISUN CITY CA 94585	1002 BLUEJAY DRIVE	15/05	217.07	22.17	239.24	*
17356106	SARUP RAKSHANA	231 BRIDGEWATER CR	SUISUN CITY CA 94585	722 BREAKWATER CIR	15/05	237.06	22.37	259.43	*
17356206	WASONGA PETER O & AGRIPPINA A	224 BRIDGEWATER CR	SUISUN CITY CA 94585	231 BRIDGEWATER CIR	15/08	219.14	22.19	241.33	*
17331308	ROGERS, ERWIN	57 BUENA VISTA AVE	SUISUN CITY CA 94585	224 BRIDGEWATER CIR	15/07	219.14	22.19	241.33	*
17312408	WALKER TONJI	715 SKYLINE DR	VALLEJO CA 94591	57 BUENA VISTA AVE	15/06	168.15	20.68	188.83	*
17347315	GUMBA GILBERT D	807 CACKLING DR	SUISUN CITY CA 94585	1403 BURNEY COURT	15/06	220.14	22.20	242.34	*
17302210	LESSER ADAM	420 CANFIELD CT	SUISUN CITY CA 94585	807 CACKLING DRIVE	15/08	218.15	22.18	240.33	*
17302215	LARSON REBECCA D & VICTOR D JT	326 CANFIELD DR	SUISUN CITY CA 94585	420 CANFIELD COURT	15/06	289.16	22.89	312.05	*
17302316	LARSON REBECCA D & VICTOR D JT	909 GRANADA LN	VACAVILLE CA 95688	326 CANFIELD DRIVE	15/08	220.14	22.20	242.34	*
17303208	EDWARDS LETTA P	715 BECK AVE	FAIRFIELD CA 94533-6804	335 CANVASBACK DRIVE	15/08	220.14	22.20	242.34	*
17311215	HAGGETT ROBERT G	618 CANVASBACK DR	SUISUN CITY CA 94585	417 CANVASBACK DRIVE	15/07	219.14	22.19	241.33	*
17311222	GATEWOOD GEORGE L & N J JT	604 CANVASBACK DR	SUISUN CITY CA 94585	618 CANVASBACK DRIVE	15/07	219.14	22.19	241.33	*
17311310	BARNETT CHARLES DVA	621 CANVASBACK DR	SUISUN CITY CA 94585	604 CANVASBACK DRIVE	15/07	286.64	22.87	309.51	*
17422515	GREENE FORREST B & V F JT	700 CAPISTRANO DR	SUISUN CITY CA 94585	621 CANVASBACK DRIVE	15/06	217.07	22.17	239.24	*
17428402	NEXT GENERATION CAPITAL LLC	1510 J ST. #140	SACRAMENTO CA 95814	700 CAPISTRANO DRIVE	15/05	130.75	21.31	152.06	*
17429118	MICHAEL COSGAYON	806 CAPISTRANO DR	SUISUN CITY CA 94585	721 CAPISTRANO DRIVE	15/07	219.14	22.19	241.33	*
17428104	WAYNE LAGETTA B TR	734 CHULA VISTA WY	SUISUN CITY CA 94585	806 CAPISTRANO DRIVE	15/05	217.07	22.17	239.24	*
3723516	MORRIS HULDAH D	512 CHYRL WY	SUISUN CITY CA 94585	512 CHYRL WAY	15/08	220.14	22.20	242.34	*
3723521	BANKS VERA L	502 CHYRL WY	SUISUN CITY CA 94585	512 CHYRL WAY	15/05	217.07	22.17	239.24	*
3724138	MATHIS MARK L & CHARMAINE JT	611 CHYRL WY	VACAVILLE CA 95688-9376	611 CHYRL WAY	15/08	220.14	22.20	242.34	*
3724206	MENDEZ CARROLLE J	209 CLEARBROOK CT	SUISUN CITY CA 94585	611 CHYRL WAY	15/05	217.07	22.17	239.24	*
17356212	CANTU RUBEN	209 CLEARBROOK CT	SUISUN CITY CA 94585	209 CLEARBROOK CT	15/07	134.14	21.34	155.48	*

17373107	WILLIS MARIE E & R III JT	224 CLOVERLEAF CR	SUISUN CITY CA 94585	1505	217.07	239.24
17373302	BUTLER CRYSTAL M	217 CLOVERLEAF CR	SUISUN CITY CA 94585	1506	218.15	240.33
173710217	CROWDER ZENDOLYN D & CASSANO D	536 COOT LN	SUISUN CITY CA 94585	1506	99.12	120.11
3234214	JOHNSON VAUGHN T	96 CORAL LN	SUISUN CITY CA 94585	1505	220.14	242.34
3234216	AREVALOS ELISEO LOPEZ	92 CORAL LN	SUISUN CITY CA 94585	1505	124.31	145.55
3234223	DHALIWI BALJIT & JAGJEET	1068 TURQUOISE DR	HERCULES CA 94547	1508	289.16	312.05
3234303	JORGE ORTEGA	79 CORAL LN	SUISUN CITY CA 94585	1507	219.14	241.33
3234313	FEDERAL NATIONAL MORTGAGE ASSC	14221 DALLAS PKWY #1000	DALLAS TX 75254	1507	126.05	147.31
17321111	BORGONIA DJEREMY & DELAINAH JT	623 CRANE DR	SUISUN CITY CA 94585	1508	220.14	242.34
17324221	ANZUETO LUIS E & FRANCIS M JT	1211 CRANE DR	SUISUN CITY CA 94585	1508	353.46	376.99
17353302	MATHEW MORREN	752 STONEY FORD DR.	DALY CITY CA 94015	1506	135.53	156.89
17355227	BANK OF NY MELLON CO: GRN TREE SERV	7320 S KYRENE RD. MS T111	TEMPE AZ 85283	1508	220.14	242.34
17336805	ROMERO ALFREDO	605 CRESTED DR	SUISUN CITY CA 94585	1505	22.17	238.24
17336806	JOHNSON MORGAN L JT	831 CRESTED DR	SUISUN CITY CA 94585	1507	217.07	241.33
17337613	WHITED MICHAEL L JR	831 CRESTED DR	SUISUN CITY CA 94585	1505	219.14	241.33
17331401	GONZALEZ JOSE	7115 STONEBROOKE DR	VALLEJO CA 94591	1505	158.75	180.34
3207612	HAWKINS-MOSS PAMELA D TR	1406 DONNER CT	SUISUN CITY CA 94585	1508	220.14	242.34
17314312	THPI ACQUISITION HOLDINGS LLC	815 DRIFTWOOD DR	SUISUN CITY CA 94585	1508	218.15	240.33
173314411	1H4 PROPERTY WEST LP CO: ALTUS GRP	1292 LINCOLN AVE	SUISUN CITY CA 94585	1507	218.14	241.33
17331205	CREGGETT ANTHONY & MARIAN	21001 N TATUM BLVD 1630-630	SAN RAFAEL CA 94901	1506	229.84	321.32
17350303	DEVAULL JUROID & DEBORAH JT	904 EDGEMOOD CIR	SUISUN CITY CA 94585	1505	217.07	238.24
17355316	MANIBUSAN MICHAEL & J JT	513 EDWARDS CT	SUISUN CITY CA 94585	1507	217.07	238.24
17418245	PUCCI JOSEPH P & DEBRA JT	518 EL MAR CT	SUISUN CITY CA 94585	1505	219.14	241.33
17422507	PRICE, TIMOTHY A	1513 EL PRADO LN	SUISUN CITY CA 94585	1505	72.56	83.29
17344204	KUMAR TONICA T	912 EMPEROR DR	SUISUN CITY CA 94585	1507	11.93	32.05
17344331	SPENCER BERTHA	915 EMPEROR DR	SUISUN CITY CA 94585	1507	118.14	140.33
17357308	ROBINSON WILFRED W & L JT	310 ENGELL CT	SUISUN CITY CA 94585	1508	219.14	241.33
17373405	DOMINGUE HAROLD E & A J JT	315 FLAGSTONE CR	SUISUN CITY CA 94585	1508	220.14	242.34
17352110	LAZZARONI MICHAEL W & TANYA JT	248 KELTON AVE	SAN CARLOS CA 94070	1506	267.46	290.13
17418405	TORRES VERONICA L	511 FORTUNA DR	SUISUN CITY CA 94585	1505	218.15	240.33
17423406	MOODY ROBERT E & LISA R JT	530 FORTUNA DR	SUISUN CITY CA 94585	1505	181.85	203.67
3228411	NOEL AQUINO	1010 FREEDOM DR.	SUISUN CITY CA 94585	1507	102.23	123.25
3229513	GOSIENGFIAO RUDOLPH & C B JT	914 FREEDOM DR	SUISUN CITY CA 94585	1506	218.15	240.33
3229602	ATYERS JAMES M	907 FREEDOM DRIVE	SUISUN CITY CA 94585	1508	220.14	242.34
17325326	STUBBS TIMOTHY & BONNIE JT	504 FULMAR DR	SUISUN CITY CA 94585	1505	217.07	238.24
17303236	WONG MICAH K	402 GADWALL DR	SUISUN CITY CA 94585	1505	211.88	234.00
17359205	GUTIERREZ JOSE A & YVONNE JT	800 GAZEBO COURT	SUISUN CITY CA 94585	1507	58.12	78.70
17303604	TROY & MELVINA SMITH	929 GOLDEN EYE WAY	SUISUN CITY CA 94585	1508	189.39	211.38
17305311	ULRICH DAN & JULIA	2104 TWIN SISTERS RD.	SUISUN CITY CA 94585	1507	224.59	246.84
17305418	GABRIEL FONSECA	813 GOLDEN EYE WY	SUISUN CITY CA 94585	1508	90.14	111.04
17308701	HANSEN LINDSAY	601 GOLDEN EYE WY	SUISUN CITY CA 94585	1508	220.14	242.34
17304102	BANDIA HENRY & ERIC	413 GOODAIR CT	SUISUN CITY CA 94585	1505	217.07	238.24
17304213	MARTINEZ KARLA	820 GREENHEAD WY	SUISUN CITY CA 94585	1508	220.14	242.34
17359312	HARRIS GREG	821 GREENHEAD WY	SUISUN CITY CA 94585	1508	220.14	242.34
17329124	GARCIA-MARTINEZ JAIME	1309 HALL LANE	SUISUN CITY CA 94585	1505	217.07	239.24
17345402	WAGNER JOE N	913 HARLEQUIN WY	SUISUN CITY CA 94585	1508	220.14	242.34
17348304	SOLANO MANAGEMENT LP	835 HARRIER DR	SUISUN CITY CA 94533	1505	334.40	357.74
17450120	SANDRA FLIPPEN	340-2 TRAVIS BLVD #125	FAIRFIELD CA 94533	1505	167.00	186.74
17450208	BARRETT JOHN N JR & D E JT	1601 HARRISBURG LN	SUISUN CITY CA 94585	1508	216.00	238.16
17360316	VERNON SHAWN R JT	1628 HARRISBURG LN	SUISUN CITY CA 94585	1506	218.15	240.33
3245203	ROBINSON JACK & BARBARA J	1315 HEMBLE CT	SUISUN CITY CA 94585	1505	217.07	239.24
17361222	WORSHAM JEANNETTE	27 HERITAGE ROSE LN	SUISUN CITY CA 94585	1505	220.14	242.34
17361228	JON BURK	789 HILLBORN CT	SUISUN CITY CA 94585	1508	220.14	242.34
17310343	GRASSO CHARLENE S	802 HILLBORN CT	SUISUN CITY CA 94585	1507	213.78	235.92
17310343	WYDERMYER BILLY R JR	406 HONKER LANE	SUISUN CITY CA 94585	1507	219.14	241.33
17310415	HOLCHUCK RICHARD & MONA JT	402 HONKER LN	SUISUN CITY CA 94585	1505	217.07	238.24
17323405	NILON NEAL EDWARD JT	529 HONKER LN	SUISUN CITY CA 94585	1507	287.90	310.78
3724118	HALLMAN KENNETH	517 HUMMINGBIRD WAY	SUISUN CITY CA 94585	1508	331.15	364.46
3719111	EISLEY LESLIE K	1102 HUMPHREY DR.	SUISUN CITY CA 94585	1505	217.07	238.24
3731309	MALDONADO LOURDES	1302 HUMPHREY DR	SUISUN CITY CA 94585	1505	121.70	142.82
17338101	LOPEZ ALFRED R	901 JAVAN WAY	SUISUN CITY CA 94585	1508	118.94	140.13

17440302	LAXAMANA BENJAMIN E & E A JT	1767 KEESLER CR	SUISUN CITY CA 94585	1506	192.30	214.22
17361314	REFUERZO TIMOTEO M & M R JT	201 KEYES LANE	SUISUN CITY CA 94585	1505	217.07	239.24
173748218	WIGGINS PAUL & LILLIAN JT	1317 KIMBERLY COURT	SUISUN CITY CA 94585	1505	285.26	308.11
3718071	GUSTAFSON BRIAN D & I G JT	500 KINGS WY	SUISUN CITY CA 94585	1506	218.15	240.33
3723118	CLAY JOHN ELLIOT KINDEL	407 KINGS WAY	SUISUN CITY CA 94585	1505	103.57	124.61
17322107	MARROQUIN JUAN M & M P JT	407 KINGS WAY	SUISUN CITY CA 94585	1507	20.46	40.86
17331215	RIVERA LUIS A	1416 KLAMATH DRIVE	SUISUN CITY CA 94585	1508	220.14	242.34
17331409	6-T'S REAL ESTATE INVST LLC	635 KLAMATH WY	SUISUN CITY CA 94585	1508	220.14	242.34
17329225	SPRENGELMEYER R J & JAN L JT	626 KLAMATH DR	SUISUN CITY CA 94585	1508	220.14	242.34
17330205	GARCIA DANIEL & ANA JT	907 LABRADOR WY	SUISUN CITY CA 94585	1507	219.14	241.33
17343113	FIELDER PAUL R & SHERRY A JT	902 LABRADOR WY	SUISUN CITY CA 94585	1505	217.07	239.24
17326316	PERSONS FREDERICK M	1414 LANGLEY WY	SUISUN CITY CA 94585	1508	220.14	242.34
17362153	WILCHER DORIS R	503 LASSER AV	SUISUN CITY CA 94585	1505	217.07	239.24
173582040	JORGENMARIACARMENVALDEZ	1344 LAWLER RANCH PARKWAY	SUISUN CITY CA 94585	1506	180.06	242.34
3243203	MORRIS ROSEMARIE	229 LEAFWOOD CT	SUISUN CITY CA 94585	1507	219.14	241.33
17364205	RAM LALESH K & USHA K	264 BRIDGEWATER CIRCLE	SUISUN CITY CA 94585	1505	220.14	242.34
17439215	POMPA ARTHUR THEO	1613 LITTLE ROCK CR	SUISUN CITY CA 94585	1505	472.94	497.67
17380210	DAVID DANIELS	408 MALONEY COURT	SUISUN CITY CA 94585	1506	329.16	352.45
3724110	COATES JEFFREY J JT	617 MARCIA LANE	SUISUN CITY CA 94585-5821	1507	287.90	310.78
3230313	PATRICIA RITCHIE	408 MARINA BLVD	SUISUN CITY CA 94585	1506	218.15	240.33
323230700	MARCUS WARD	21001 N TATUM BLVD 1630-630	PHOENIX AZ 85050	1505	105.98	127.04
17347213	JOE BELLO	1306 SHELBY DR	FAIRFIELD CA 94534	1506	804	240.33
17358158	LEWIS CURRINGTON	1219 MAYFIELD CR	SUISUN CITY CA 94585	1507	258.41	280.99
17359203	JOHNSON KURT	1131 MAYFIELD CR	SUISUN CITY CA 94585	1506	218.15	240.33
17360102	CAZARES LUIS MENDEZ	1200 MAYFIELD CR	SUISUN CITY CA 94585	1508	220.14	242.34
17368111	TINSLEY ACACIA J & DANIEL D JT	340 MAYFIELD CIR	SUISUN CITY CA 94585	1505	217.07	239.24
17378204	TAUREAN MCKELTON	304 MAYFIELD CIR	SUISUN CITY CA 94585	1508	220.01	242.21
17381107	KOLBY THOMAS M	957 MCCOY CREEK CR	SUISUN CITY CA 94585	1507	174.55	196.30
17381112	WATERS KENNETH J & LEDE R JT	1256 GRAY HAWK LN	SUISUN CITY CA 94585	1506	246.76	269.23
17359505	VO DINH	1276 GRAY HAWK LN	SUISUN CITY CA 94585	1508	20.62	40.83
17443106	SHEA CHRISTOPHER & MELINDA	429 MCFALL CT	SUISUN CITY CA 94585	1507	219.14	241.33
17443202	BACCHUS BEVERLY A & J R JT	1688 MCGUIRE CIR	SUISUN CITY CA 94585	1505	334.13	357.47
17360505	RANSOM CHARLES SR & D P JT	1693 MCGUIRE CR	SUISUN CITY CA 94585	1507	221.38	243.59
17380412	RAMENCO YOLANDA IDALIA	412 MCNABE CT	SUISUN CITY CA 94585	1505	217.07	239.24
17380418	RANDHAWA PURDEEP	405 MEEHAN COURT	SUISUN CITY CA 94585	1508	22.18	240.33
17418304	SPEARMAN DAVID	429 MEEHAN CT	SUISUN CITY CA 94585	1508	174.40	196.14
3215110	SMITH MARY E JT	1529 MONTEBELLO DR	SUISUN CITY CA 94585	1505	159.92	181.52
3215305	HARTER JOYCE E & JAMES A	216 MORGAN ST	SUISUN CITY CA 94585	1507	137.56	158.94
32154020	MILLER MATTHEW C	304 MORGAN ST	SUISUN CITY CA 94585	1507	112.80	133.93
3239121	2012-B PROPERTY HOLDINGS LLC	307 MORGAN STREET	SUISUN CITY CA 94585	1508	220.14	242.34
17349303	TONGA TEVITA	1292 LINCOLN AV	SUISUN CITY CA 94585	1508	220.14	242.34
17349308	PENROD LLOYD	1005 MURRE WY	SUISUN CITY CA 94585	1507	219.14	241.33
17313408	VELASQUEZ AIDALILA & W JT	PO BOX 2678	YOUNTVILLE CA 94599	1506	79.47	100.26
17340207	MAGANA DON A & TRISHA A	808 MUSCOVY CT	SUISUN CITY CA 94585	1505	217.07	239.24
17345510	LARRY LEWIS	808 OSPREY WY	SUISUN CITY CA 94585	1505	34.52	54.87
17365105	MANGLICMOT ANTHONY	1311 OSPREY WY	SUISUN CITY CA 94585	1505	217.07	239.24
3231313	BOBO JAMES	825 OSPREY WY	SUISUN CITY CA 94585	1505	263.68	286.32
17362130	BARLAS JAMES G	5242 ALDEBERRY WAY	SACRAMENTO CA 95835	1508	220.14	242.34
17323205	VALLEJO REYES D & V K JT	507 PAULA DR	SUISUN CITY CA 94585	1505	220.14	242.34
17323321	ROSE LINDA MARIE	578 PEYTONIA COURT	SUISUN CITY CA 94585-4127	1505	285.26	308.11
17323325	DAY OLLIE JT	1116 PHEASANT DR	SUISUN CITY CA 94585	1507	224.18	246.42
17324401	LU ANDY	1123 PHEASANT DR	SUISUN CITY CA 94585	1505	217.07	239.24
17324202	AYANNA ROJAS	1203 PHEASANT DR	SUISUN CITY CA 94585	1505	256.01	278.57
17319103	TERESA PETERSON	1216 PHEASANT DR	SUISUN CITY CA 94585	1506	217.07	239.24
17331232	COLLINS GARRETT & OLIVIA JT	1316 PINTAIL DR	SAN JOSE CA 95132	1507	170.65	192.36
17319603	SHI MING	1421 PINTAIL DR	SUISUN CITY CA 94585	1508	93.74	114.68
17341103	GRANBY ERNEST LINNELL	631 PLACER LN	SUISUN CITY CA 94585	1505	172.67	194.40
17341223	DOMINGUEZ JUAN C	1424 PLUMAS DR	SUISUN CITY CA 94585	1505	328.16	351.44
17337103	JORDAN MERLENE FIELDS	804 POCHARD WY	SUISUN CITY CA 94585	1508	99.31	120.30
17337108	MITCHELL RODNEY N & KATHY JT	820 POCHARD WY	SUISUN CITY CA 94585	1507	219.14	241.33
				1508	289.16	312.05

17360219	BOLDEN JAMES W JR & KARIN JT	1285 POTRERO CR	FAIRFIELD CA 94533	15/05	285.26	22.85	308.11
17360328	AL TERIO GLORIA	1252 POTRERO CR	SUISUN CITY CA 94585	15/05	217.07	22.17	239.24
17371204	SANTOS JOSELITO V C & G A JT	260 POTRERO ST	SUISUN CITY CA 94585	15/05	122.50	22.17	239.24
17335432	KAREN MILES	1022 PRAIRIE DR	SUISUN CITY CA 94585	15/05	217.07	22.17	239.24
17335524	SANODOVAL SAUL I JT	1037 PRAIRIE DR	SUISUN CITY CA 94585	15/07	219.14	22.19	241.33
17335525	WHITEMON SANDRA A	1039 PRAIRIE DR	SUISUN CITY CA 94585	15/08	220.14	22.20	242.34
17375134	REED SHARLEAN	342 PROMENADE CIR	SUISUN CITY CA 94585	15/05	217.07	22.17	239.24
17341216	BRALEY STEVEN A JT	1402 PROSPECT WY	SUISUN CITY CA 94585	15/05	281.99	22.82	304.81
17341309	JIMENEZ PEDRO	1417 PROSPECT WY	SUISUN CITY CA 94585	15/08	220.14	22.20	242.34
17341315	QUINTANA B JR & SHIRLEY A JT	1429 PROSPECT WY	SUISUN CITY CA 94585	15/05	140.78	21.41	162.19
17345205	VIRAY JOSEPHINE A & ROGER T JT	1311 REBECCA DR	SUISUN CITY CA 94585	15/05	217.07	22.17	239.24
17304203	KING HARVEY L JT	818 REDHEAD WY	SUISUN CITY CA 94585	15/05	123.60	21.24	144.84
17374104	WASHINGTON PAULA K & C M JT	8715 BROOKDALE CR	GRANITE BAY CA 95746	15/06	285.26	22.85	308.11
17364502	GRIFFIN TRACI & ANTHONY	343 RIDGECREST CIR	SUISUN CITY CA 94585	15/07	219.14	22.19	241.33
17365205	STEWART DEBRA J & GLENN K JT	328 RIDGECREST CIR	SUISUN CITY CA 94585	15/05	273.21	22.73	295.94
3240321	IHA PROPERTY WEST LP CO:ALTIUS GRP	733 ROCKY POINT COVE	PHOENIX AZ 85050	15/05	218.15	22.18	240.33
3240404	VIRGINIA ROSE SAVAGE	21001 N TATUM BLVD 1630-630	SUISUN CITY CA 94585	15/05	220.14	22.20	242.34
3240408	MARISELA CRUZ	53 RODONDO AVE	SUISUN CITY CA 94585	15/06	83.65	20.84	104.49
3718024	HOTHI SUKHINDER KAUR TR	61 RODONDO AV	SUISUN CITY CA 94585	15/06	219.14	22.19	241.33
3718055	BYRD MARK S	403 SARAH WY	FAIRFIELD CA 94533	15/07	217.07	22.17	239.24
3215505	DAVIS JACQUELINE R	2043 FALCON DR	SUISUN CITY CA 94585	15/05	218.15	22.18	240.33
17371215	GATO EDWIN	1010 SCHOOL ST	SUISUN CITY CA 94585	15/06	220.14	22.20	242.34
17319403	BARRAZA LINDO & TRACY	235 SEABURY ST	SUISUN CITY CA 94585	15/08	217.07	22.17	239.24
17321125	WOODS LAWRENCE W & L D JT	606 SEAGULL DR	SUISUN CITY CA 94585	15/05	218.15	22.18	240.33
17324230	PEREZ EMILIO & SHIRLEY JT	512 SEAGULL DR	SUISUN CITY CA 94585	15/06	59.76	20.60	80.36
17363408	AGUIÑO DICHOSO PRICILLA	178 GRENADEINE WAY	HERCULES CA 94547	15/05	142.30	21.42	163.72
17364301	PERRY JULIUS C JR & S JT	902 SHADYWOOD CR	SAN FRANCISCO CA 94132	15/08	218.15	22.19	241.33
17364523	CHAN PATRICK	98 ROSSMOOR DR	SUISUN CITY CA 94585	15/07	217.07	22.17	239.24
3236202	BUKSH ABDUL M & KHAIRUL N JT	4848 SCOTIA ST	UNION CITY CA 94587-5510	15/08	60.14	20.60	80.74
17322524	HUNTER DEBORAH & GEORGE JT	1408 SHASTA ST	SUISUN CITY CA 94585	15/06	218.15	22.18	240.33
17306301	JACKSON CODY BLANE	329 SHOVELLER DR	SUISUN CITY CA 94585	15/08	220.14	22.20	242.34
17307106	CASTILLO HENRY A & CARMEN V TR	410 SHOVELLER DRIVE	SUISUN CITY CA 94585	15/08	218.15	22.18	240.33
17325311	CRENSHAW OTHEL LAMONT	503 SHRIKE CT	SUISUN CITY CA 94585	15/06	213.07	22.13	235.20
173202300	DEMARCO AYERS	618 SKYLARK DR	SUISUN CITY CA 94585	15/07	224.59	22.25	246.84
3737017	MUNSHI FATEMA	161 SUMMERTIME LANE	SUISUN CITY CA 94585	15/08	17.50	20.18	37.68
3736002	CUBANGBANG RANDY	116 SUNSHINE ST	SUISUN CITY CA 94585	15/07	218.14	22.19	241.33
17323212	LANI BUJENAVENTURA	1105 SWALLOW LN	SUISUN CITY CA 94585	15/07	215.37	22.20	242.34
173716301	LACUATA CHERYLE	248 TAMARISK CIR	SUISUN CITY CA 94585	15/08	220.14	22.20	242.34
17377205	RIZALADO ROBERTINO S & H N JT	208 TAMARISK CR	SUISUN CITY CA 94585	15/08	169.06	21.89	210.95
17377217	CRAWLEY MARISSA L	232 TAMARISK CIR	SUISUN CITY CA 94585	15/08	159.15	21.59	180.74
3246202	ALLEN, STEPHANIE	48 TEA ROSE CT	SUISUN CITY CA 94585-2752	15/08	162.44	21.62	184.06
3235305	CHEN SHUIKE	8 PERRY DR	PRINCETON JET NJ 08550	15/07	234.98	22.35	257.33
17305507	ALLISON TOMMY LEE	813 TREE DUCK WY	SUISUN CITY CA 94585	15/08	217.07	22.17	239.24
17329224	MCKINLEY HOLDING I LP CO:TRICON AME	PO BOX 6660	FOLSOM CA 95763	15/05	258.41	22.58	280.99
17343117	CLUTTS GLENDA L	838 TULARE CR	SUISUN CITY CA 94585	15/07	218.15	22.18	240.33
17343122	MARC CRODER	828 TULARE CR	SUISUN CITY CA 94585	15/06	217.07	22.17	239.24
17343502	DENISE YAP	831 TULARE CR	SUISUN CITY CA 94585	15/05	167.48	21.57	178.05
17424401	HARGADINE ALISON H	1600 VENTURA WY	SUISUN CITY CA 94585	15/07	220.14	22.20	242.34
17425404	LEWIS ANITRA R	1728 VENTURA WY	SUISUN CITY CA 94585	15/08	22.20	22.20	242.34
17318702	WARD ANTHONY & LOUISE	PO BOX 123	SUISUN CITY CA 94585	15/06	22.63	20.23	42.86
17318804	OLLISON ELEZA	1213 WAXWING LN	SUISUN CITY CA 94585	15/06	155.23	22.19	176.78
17449130	WALKER ANTHONY & KIMBERLY JT	1708 WESTOVER LN	SUISUN CITY CA 94585	15/05	219.14	22.19	241.33
32321040	BARANCOBIBB LYNN	731 WHIPSPIRING BAY LN	SUISUN CITY CA 94585	15/07	218.15	22.18	240.33
17370126	QUARTAROLI CLARK & RAMONA TR	1448 WHITBY WY	SUISUN CITY CA 94585	15/06	217.07	22.17	239.24
17312305	ONEAL HARRY (ESTATE)	609 WHITE WING CT	SUISUN CITY CA 94585	15/07	219.14	22.19	241.33
17312211	WILMINGTON TRUST NAT ASSOC CO:OCWEN	1661 WORTHINGTON RD	WEST PALM BEACH FL 33409	15/06	217.07	22.17	239.24
17341401	HOBBSON RITA D	805 WHITNEY AV	SUISUN CITY CA 94585	15/08	104.82	21.05	125.87
17341406	PARSON BERNALD	815 WHITNEY AV	SUISUN CITY CA 94585	15/05	265.20	22.65	287.85
17343208	SMITH BERNARD L & SHEREEN JT	920 WHITNEY AVE	SUISUN CITY CA 94585	15/06	218.15	22.18	240.33
17336605	IH5 PROPERTY WEST LP	291 CORPORATE TERRACE CIR	CORONA CA 92879	15/06	1017	22.65	287.85
17336609	BALDWIN CECELIA J	1017 WHOOPER WY	SUISUN CITY CA 94585	15/08	218.15	22.18	240.33
17338612	MOORE STEVEN & MARIA D JT	1023 WHOOPER WY	SUISUN CITY CA 94585	15/06			

17336616	GRIFFITH ALBERT L	1031 WHOOPER WY	SUISUN CITY CA 94585	1031 WHOOPER WAY	15005	217.07	22.17	239.24
17308202	WILSON WENDY J	624 WIGEON WY	SUISUN CITY CA 94585	624 WIGEON WAY	15005	217.07	22.17	239.24
17344201	WHITBECK CRAIG A & STEPHANIE N	3121 MATTHEW LAINE	FORTUNA CA 95540	1008 WINTERS WAY	15005	141.46	21.41	162.87
17307502	THPI ACQUISITION HOLDINGS LLC	1292 LINCOLN AVE	SAN RAFAEL CA 94901	514 WOOD DUCK DRIVE	15005	217.07	22.17	239.24
17307606	BOSTIC ANGELA M	509 WOOD DUCK DR	SUISUN CITY CA 94585	508 WOOD DUCK DRIVE	15007	219.14	22.19	241.33
17318204	GIVENS, GREGORY R	704 WOODLARK DR	SUISUN CITY CA 94585-2246	704 WOODLARK DRIVE	15007	219.14	22.19	241.33
17323105	MUGAMBO JOHN JT	506 WOODLARK DR	SUISUN CITY CA 94585	506 WOODLARK DRIVE	15007	219.14	22.19	241.33
3719110	CHURCHWELL NICKOLAUS A	1301 WORLEY RD	SUISUN CITY CA 94585	1301 WORLEY ROAD	15006	218.15	22.18	240.33
3719241	ORENIA LIBERTY	1213 WORLEY RD	SUISUN CITY CA 94585	1213 WORLEY ROAD	15007	224.59	22.25	246.84
3719242	SCHULT GLORIA L	1215 WORLEY WY	SUISUN CITY CA 94585	1215 WORLEY ROAD	15006	218.15	22.18	240.33
17311402	2012-C PROPERTY HOLDINGS LLC	1292 LINCOLN AVE	SAN RAFAEL CA 94901	834 WORLEY ROAD	15006	218.15	22.18	240.33
17345501	LAWSON LINDA SUE	832 YOSEMITE WY	SUISUN CITY CA 94585	832 YOSEMITE WAY	15005	217.07	22.17	239.24
17345617	CAREY EMILY OLEVIA	833 YOSEMITE WY	SUISUN CITY CA 94585	833 YOSEMITE WAY	15005	217.07	22.17	239.24
17326222	LUMPKINS ANDREW C	501 YUBA CT	SUISUN CITY CA 94585	501 YUBA COURT	15006	218.15	22.18	240.33
17326224	MC GEE CHARLES	505 YUBA CT	SUISUN CITY CA 94585	505 YUBA COURT	15006	315.55	23.16	338.71
261 Count					Total	53,579.76	5,755.80	59,335.56

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-___: Rejecting All Bids for the Suisun-Fairfield Train Depot Improvement Project.

FISCAL IMPACT: The total Suisun-Fairfield Train Depot Improvement Project (Project) budget of \$733,200 is composed of multiple funding sources which include the following:

- One Bay Area Grant (OBAG) - \$415,000.
- Off-Site Street Improvement (OSSIP) - \$100,100 (includes a portion of the match).
- State Transit Assistance Funds (STAF) - \$150,000.
- Transportation Development Act (TDA) Article 3 funds - \$35,000.
- Transportation Development Act (TDA) Article 4 funds - \$33,100.

The Project cost breakdowns are as follows:

- Design – \$126,100
- Construction - \$581,000.
- In-House Labor - \$26,100.

BACKGROUND: Interactive Resources produced plans for Preliminary Design of the Project. These plans were brought to the Council for review, direction and approval on April 2, 2014. However, the Council did not approve the Preliminary Design and requested changes be made. These changes were made and the Plans were brought back to Council on May 6, 2014. At that time the Council approved the Preliminary Design.

The City’s contract with Interactive Resources included language that allowed the City to award Phase II of the project (Construction Documents) upon satisfactory performance on the Preliminary Design. Interactive Resources performed acceptably and the firm was awarded Phase II of the Project for the completion of the Construction Documents.

STAFF REPORT: The Project was advertised for construction beginning on September 16, 2015 and closed on October 13, 2015. Three bids were received and all were in excess of the available construction budget.

The lowest bid was in the amount of \$762,022, which is \$181,022 over the construction budget of \$581,000. The bid results are as follows:

<u>Company</u>	<u>Base Bid</u>	<u>Add Alt. #1</u>	<u>Base Bid + Add Alt. #1</u>
All-American Construction	\$762,022.00	\$4,900.00	\$766,922.00
Southwest Construction	\$866,685.20	\$14,000.00	\$900,685.20
Bobo Construction	\$1,104,997.00	\$12,000.00	\$1,116,997.00

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

S. Bragdon

Based upon the bid results, staff is recommending that the Council reject all bids and direct staff to work with the design consultant to review the engineer's estimate to determine where adjustments may be made in order to bring the Project within the approved construction budget. Once that work is completed, the Project should be re-advertised for bids.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Rejecting All Bids for the Suisun-Fairfield Train Depot Improvement Project.

ATTACHMENTS:

1. Resolution No. 2015-__: Rejecting All Bids for the Suisun-Fairfield Train Depot Improvement Project.

RESOLUTION NO. 2015- __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
REJECTING ALL BIDS FOR THE SUISUN-FAIRFIELD TRAIN DEPOT
IMPROVEMENT PROJECT**

WHEREAS, there is \$581,000 available for the construction of the Suisun-Fairfield Train Depot Improvement Project; and

WHEREAS, the City advertised the plans and specifications for this Project on September 16, 2015, and on September 26, 2015, and bids were opened on October 13, 2015; and

WHEREAS, the bids received were above the construction budget; and

WHEREAS, City staff recommends that the all received bids be rejected; and

WHEREAS, staff believes that the project design must be modified to bring the costs into line with available resources; and

WHEREAS, this redesign can be accomplished by working with the design consultant to re-scope this Project to bring it within the budget, and to re-advertise the Project when that redesign work is completed.

NOW, THEREFORE, BE IT RESOLVED, that that the City Council of the City of Suisun City reject all bids submitted for this Project, and directs staff to work with the design consultant to modify the design and to re-advertise the project.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 20th day of October 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 20th day of October 2015.

Donna Pock, CMC
Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 20, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-____: Approving the Montebello Vista Maintenance Assessment District Work Program to Bring It into Conformance with Available Resources.

FISCAL IMPACT: The recommended work program would offset the District's ongoing expenditures to ongoing revenues and reduce expenditures by an additional \$4,000 per year in order to provide an annual contribution to reduce the debt that has built up. The Montebello Vista Maintenance Assessment District had a debt of \$60,400 at the beginning of FY 2015-16.

BACKGROUND: The Montebello Vista Maintenance Assessment District (MAD) does not generate sufficient revenue to cover expenses related to the maintenance of Montebello Vista Park, streetlight electricity/maintenance, and Walters Road entrance and median maintenance.

During the Budget Workshop for the FY 2014-15 Annual Budget, a group of neighbors asked the City Council to lend the District the funding to hire a consultant to facilitate the process to put the District on a sound fiscal footing. As a result of the consultant's work, a District-wide vote was held to: 1) expand the District to include all homes who benefit from the amenities maintained by the District, 2) to increase the assessment to cover the actual current costs associated with the desired level of service, and 3) to add an annual inflator factor to the annual assessment amount so that the District does not again fail to produce a sufficient revenue stream.

The votes were counted at the July 7, 2015 City Council meeting. The changes to the District did not pass, as 132 homeowners voted no and 98 homeowners voted yes. There were a total of 685 parcels in the neighborhood area (proposed expanded district) that were eligible to participate in the vote, so only about one-third of the homeowners participated in the vote. After the votes were counted, the City Council directed City staff to return with a plan for how the District would be managed based on the continued lack of sufficient funding.

Four alternatives pertaining to the future of the Montebello Vista Maintenance Assessment District were identified and researched. The alternatives include:

- Alternative A – Selling a portion of the park land.
- Alternative B – Closing the park.
- Alternative C – Reducing the ongoing expenditures to match ongoing revenues, without generating any excess to reduce the existing District debt.
- Alternative D – Reducing ongoing expenditures by \$4,000 more than ongoing revenues to begin to pay off the District debt over time.

Information about each of the alternatives is provided in the attached staff report that was presented to the Parks and Recreation Commission.

The Parks and Recreation Commission considered the alternatives pertaining to the future of the Montebello Vista Park at its October 7, 2015 meeting. The Commission voted to recommend Alternative "D" to City Council. The Commission wants the park to remain open to the public.

PREPARED BY:

Randy Davis, Recreation & Community Services Director

 Timothy J. McSorley, Public Works & Building Director/City Engineer

REVIEWD/APPROVED BY:

Suzanne Bragdon, City Manager 

STAFF REPORT: The proposed work plan for the Montebello Vista Maintenance Assessment District would result in cutbacks in expenditures for water, field supplies, and staff costs.

Water Reduction

For the District to reduce expenditures to match revenue, the water line item would need to be reduced to approximately \$8,300. The total number of units that will be allowed under this budget scenario would be 2,866 units (1 Unit = 748 Gallons). This represents a reduction of 69% in water usage compared to FY 2013-14 and a 44% reduction from FY 2014-15. This would greatly exceed the mandated 28% reduction in water consumption due to drought restrictions.

Field Supplies Reduction

Field supplies would also be reduced significantly with this alternative. Field supplies are items such as irrigation parts, streetlight parts, playground fall material, and playground parts. The recommended budget for field supplies would be \$1,500. This would be roughly the cost for replenishing the fall material under the playground structure and nothing more. The FY 2015-16 adopted budget amount of \$3,500 was already a “bare bones” amount for field supplies.

Staff Cost Reduction

In addition to the reductions in water and field supplies budget line items, an additional \$4,000 would have to be cut from the already very lean staff time line item. The following modifications in service levels would be required to accomplish the reductions in staff costs under this alternative:

- Weed abatement would be eliminated rather than occurring once a year.
- Mowing would be reduced from semi-monthly to quarterly.
- Litter pickup would be reduced from three times a year to once a year.
- Trash cans would be emptied every other week instead of weekly.
- Tree and shrub pruning would be performed every other year instead of annually.
- Graffiti removal would be eliminated.

It should be noted that the level of maintenance described above is well below that of other City parks maintained by maintenance assessment districts. However, the park would remain open and the streetlights would continue to be maintained under this work plan.

Community Volunteer Participation

The level of maintenance could more closely approach that of other City parks, if community volunteers were to participate in various projects such as the following:

- Litter pickup.
- Weed abatement.
- Ballfield maintenance.
- Graffiti removal (the City could provide the “Goof-Off”).

A community volunteer program could significantly mitigate the negative impacts of bringing the service levels provided in the work program into conformance with available resources.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-____: Approving the Montebello Vista Maintenance Assessment District Work Program to Bring It into Conformance with Available Resources.

ATTACHMENTS:

1. Resolution No. 2015-____: Approving the Montebello Vista Maintenance Assessment District Work Program to Bring It into Conformance with Available Resources.
2. Staff Report Provided to the Parks and Recreation Commission Regarding Montebello Vista Maintenance Assessment District.
3. Montebello District Budget memo dated September 30, 2015.
4. Montebello Vista Maintenance Assessment District & Park Map.

RESOLUTION NO. 2015-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING THE MONTEBELLO VISTA WORK PROGRAM TO BRING
IT INTO CONFORMANCE WITH AVAILABLE RESOURCES**

WHEREAS, the Montebello Vista Maintenance Assessment District (MAD) does not generate sufficient revenue to cover expenses related to the maintenance of Montebello Vista Park, streetlight electricity/maintenance, and Walters Road entrance and median maintenance; and

WHEREAS, the Montebello Vista Maintenance Assessment District started FY 2015-16 with a debt of \$60,400; and

WHEREAS, a District-wide vote was held to: 1) expand the District to include all homes who benefit from the amenities maintained by the District, 2) to bring the annual assessments up to the level they would have been if the District had an annual inflator like the rest of the City's MADs, and 3) to add an annual inflator factor to the annual assessment amount so that the District does not again fail to produce a sufficient revenue stream; and

WHEREAS, District homeowners rejected the proposed changes to the District by a vote of 132 to 98; and

WHEREAS, City Council directed City staff to return with a plan for how the District would be managed based on the continued lack of sufficient funding; and

WHEREAS, staff identified and researched four alternatives pertaining to the future of the Montebello Vista Maintenance Assessment District: and

WHEREAS, the Parks and Recreation Commission considered the alternatives at its October 7, 2015 meeting and voted to recommend alternative "D" which provides park maintenance based on District revenue and reduces the expenditures by \$4,000 per year to begin paying down the District debt.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby approves the Montebello Vista Maintenance Assessment District work program to bring it in conformance with available resources.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City on the 20th day of October, 2015 by the following vote:

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

WITNESS my hand and the seal of said Agency the 20th of October, 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 7, 2015

PARKS AND RECREATION COMMISSION AGENDA ITEM: General Business 1.
Discussion and Possible Recommendation Regarding the Future Use and Maintenance of Montebello Vista Park

BACKGROUND: The Montebello Vista Maintenance Assessment District (MAD) does not generate sufficient revenue to cover expenses related to the maintenance of Montebello Vista Park, streetlight electricity/maintenance, and Walters Road entrance and median maintenance.

During the Budget Workshop for the FY 2014-15 Annual Budget, a group of neighbors asked the City Council to lend the District the funding to hire a consultant to facilitate the process to put the District on a sound fiscal footing. As a result of the consultant's work, a District-wide vote was held to: 1) expand the District to include all homes who benefit from the amenities maintained by the District, 2) to bring the annual assessments up to the level they would have been if the District had an annual inflator like the rest of the City's MADs, and 3) to add an annual inflator factor to the annual assessment amount so that the District does not again fail to produce a sufficient revenue stream. The votes were counted at the July 7, 2015 City Council meeting. The changes to the District did not pass, as 132 homeowners voted no and 98 homeowners voted yes. There are a total of 685 parcels in the neighborhood area (proposed expanded district) that participated in the vote, so only about one-third of the homeowners participated in the vote.

The FY 2015-16 budget for the MAD did not reflect any changes in the level of funding. It assumed that the District would begin FY 2015-16 with a deficit of \$63,800 and end the year with a deficit of \$69,100. After the votes were counted, the City Council directed City staff to return with a plan for how the District would be managed based on the continued lack of sufficient funding. This staff report identifies four scenarios that will be discussed with the City Council at its meeting of October 20, 2015.

STAFF REPORT: Four alternatives pertaining to the future of the Montebello Vista Maintenance Assessment District have been identified and researched. The alternatives include:

- Alternative A – Selling a portion of the park land.
- Alternative B – Closing the park.
- Alternative C – Reducing the ongoing expenditures to match ongoing revenues, without generating any excess to reduce the existing District debt.
- Alternative D – Reducing ongoing expenditures by \$4,000 more than ongoing revenues to begin to pay off the District debt over time.

Information pertaining to each alternative is as follows:

Alternative A: Sell Montebello Vista Park Land – Staff has researched the idea of selling Montebello Vista Park land. One idea was to sell half the park land and then use the proceeds to maintain the remaining park land.

Staff reviewed laws related to the sale of public park land including California Government Code Sections 38440-38462 and 38501-38510 and Public Resources Code Section 5400-5409.

A 1995 California Attorney General's (AG) opinion addresses the issue of using dedicated public park land for an alternate purpose. The legal basis of the opinion appears to apply to the question of whether or not the park land could be sold. The bottom line of the Attorney General's opinion is that California general law cities lack the authority to use dedicated public parks for any purpose other than for a park or recreational use.

The AG identified three conditions under which State Law permits the abandonment of a public park:

- A site designated for a public park on an original plat map proved to be unworkable.
- The City can abandon a park use on property that it owns (this does not apply to property dedicated to the City by a private party for park use).
- The land was never developed or improved as a park.

The conclusion of the AG's Opinion, which appears to also apply to the Montebello Vista Park situation, is as follows:

In summary, the land in question was offered for dedication by a private individual as part of the process of developing a subdivision, the dedication was accepted by the responsible public entity, and the land was placed in use for park and recreational purposes. It currently serves the subdivision, surrounding neighborhoods, and the community in general. Under these circumstances, a non-park use of the land would not be appropriate or authorized by case law or statute.

Selling park land does not appear to be viable alternative. Even if this alternative were legally viable, the proceeds of the sale would be one-time resources that could only help offset operating costs for a limited period of time.

Alternative B: Close Montebello Vista Park – The most obvious drawback regarding the option of closing Montebello Vista Park is that the neighborhood and community in general would be denied access and use of the park, play equipment, and ballfield.

Closing a park would present a number of challenges. Amenities that would tend to attract people to the park would need to be removed. For example, the playground equipment would need to be removed, because it would not be inspected and maintained in a safe condition and it would also tend to encourage people to enter the closed park.

The total one-time cost to close Montebello Vista Park is estimated to be \$109,400. The breakdown of the \$109,400 is as follows:

\$ 6,000	– remove the backstop/baseball area.
16,000	– remove the playground structure and fill in the area.
100	– signs.
40,000	– demo, clear and grub park area.
47,000	– install fencing.
<u>300</u>	– remove drinking fountain.
<u>\$109,400</u>	

The primary savings associated with closing the park would be the savings associated with the cost of watering the park. The District would still have expenses related to streetlight electricity and maintenance, minimal maintenance to the closed park and fencing, Walters Road median and entrance maintenance, and District administration costs. The annual maintenance costs for the District, if the park were closed, would be around \$25,800. This would leave about \$16,400 available to go towards paying back the District's debt, which would be increased from \$60,400 (the actual carryover from FY 2014-15) to \$169,800 including the costs of closure. If park equipment is removed and the park is cleared and grubbed, the cost would be significant to bring the park back to a usable condition, if it were reopened sometime in the future.

Risk Manager Jim Hill at ABAG PLAN provided input regarding liability and risk management issues related to the closure of park. He stated that the general concepts surrounding park closure is removal of "attractive nuisances" that can give rise to injuries and claims, and not creating any new attractive nuisances. The City must be mindful of park equipment or features that the City has a duty to maintain in good repair. If the City decides to fence off the park, the fence itself could pose problems, because it could limit police view and access, it is a maintenance item, and it can collect garbage.

Alternative C: Provide Park Maintenance Based on District Revenue – The goal of this alternative would be to offset the District's ongoing expenditures to ongoing revenues. This option would maintain the current level of staff support, streetlight energy costs, and District administrative costs, but reduce spending on water and field supplies. This approach would result in the need to do annual "belt-tightening" of the District's budget, since the revenues are not adjusted annually to keep up with inflation.

For the District to reduce expenditures to match revenue, the water line item would need to be reduced to approximately \$8,300. The water billing is based on two factors: the variable costs (based on meter readings), and the fixed costs which are associated with the costs to bill and account for water system costs. The fixed costs are \$3,546 which means that only \$4,754 could be spent on water used during the year. The total number of units that will be allowed under this budget scenario would be 2,866 units (1 Unit = 748 Gallons). This represents a reduction of 69% in water usage compared to FY 2013-14 and a 44% reduction from FY 2014-15. This greatly exceeds the mandated 28% reduction in water consumption due to drought restrictions.

Field supplies would also be reduced significantly with this alternative. Field supplies are items such as irrigation parts, streetlight parts, playground fall material, and

playground parts. The recommended budget for field supplies is \$1,500. This is roughly the cost for replenishing the fall material under the playground structure and nothing more. The FY 2015-16 adopted budget amount of \$3,500 was already a “bare bones” amount for field supplies.

It should be noted that the level of maintenance described above is well below that of other City parks maintained by MADs. If community volunteers were to participate in various projects such as the following, the level of maintenance could approach that of other City parks:

- Weed abatement.
- Litter pickup.
- Graffiti removal (the City could provide the “Goof-Off”).

While the proposed cuts would be dramatic in nature, no funds would be available for the District to use towards paying down its debt to the City.

**FY 16 Adopted Budget, FY 16 Projected Budget &
FY 16 Amended Budget (Based on This Alternative)**

REVENUE	FY 16 Adopted Budget	FY 16 Projected Budget	FY 16 Proposed Amended Budget
MBV Assessment	\$ 36,500	\$ 36,500	\$ 36,500
Interest	\$ (200)	\$ (200)	\$ (200)
Transfer-In General Fund	\$ 5,900	\$ 5,900	\$ 5,900
TOTAL REVENUE	\$ 42,200	\$ 42,200	\$ 42,200

EXPENSES	FY 16 Adopted Budget	FY 16 Projected Budget	FY 16 Proposed Amended Budget
PERS	\$ 100	\$ 100	\$ 100
Other Professional Services	\$ 1,000	\$ 2,900	\$ 2,900
Property Tax Admin.	\$ 400	\$ 400	\$ 400
Field Supplies	\$ 3,500	\$ 2,800	\$ 1,500
PGE	\$ 6,700	\$ 9,100	\$ 9,100
Water	\$ 16,000	\$ 14,000	\$ 8,300
Staff Time	\$ 16,100	\$ 16,100	\$ 16,100
Transfer Out to General Fund	\$ 3,800	\$ 3,800	\$ 3,800
TOTAL EXPENSES	\$ 47,600	\$ 49,200	\$ 42,200

Attached is a memo dated September 30, 2015, regarding the Montebello District Budget. The memo provides more detail regarding the impact this alternative would have on staff time, watering, and field supplies.

Alternative D: Reducing Expenditures by \$4,000 per Year to Begin Paying Down the Debt – This alternative would utilize the proposed budget outlined in Alternative C, but it would reduce staff costs by \$4,000 per year in order to provide an annual contribution to reduce the debt that has built up. The following activities would be required to accomplish the reductions in staff costs under this alternative:

- Weed abatement would be eliminated rather than occurring once a year.
- Mowing would be reduced from semi-monthly to quarterly.
- Litter pickup would be reduced from three times a year to once a year.
- Trash cans would be emptied every other week instead of weekly.
- Tree and shrub pruning would be performed every other year instead of annually.
- Graffiti removal would be eliminated.

The park would remain open and the streetlights would continue to be maintained under this alternative. Again an active program of community volunteerism could mitigate the negative impacts of these service reductions.

STAFF RECOMMENDATION: Staff recommends that Alternative D be recommended to the City Council to ensure that the park would remain open.

ATTACHMENTS:

1. Montebello District Budget Memo Dated September 30, 2015.
 2. Montebello Vista Maintenance Assessment District & Park Map.
-

PREPARED BY:

**Randy Davis, Interim Recreation and
Community Services Director
Amanda Dum, Management Analyst**



SUISUN CITY
Building & Public Works
Department

701 Civic Center Blvd.
Suisun City, CA 94585

Memo

To: Timothy McSorley, Public Works & Building Director
From: Amanda Dum
Date: September 30, 2015
Re: Montebello Vista District - Budget

BACKGROUND

The Montebello Vista MAD (District) was formed to cover maintenance costs for areas generally described as Montebello Vista Park, streetlights, Walters Road landscaping and two entrance medians. The District generates a fixed amount of revenue each year, and as costs have risen with inflation, the District has suffered from a combination of reduced services and an increasing debt. Its service lags well behind those of the other MADs in the City. This situation has become dire with the failure of the recent District-wide vote, which attempted to enlarge the boundary of the District to include all homes within the subdivision boundary, increase the annual assessment, and to include an annual inflator to the annual assessment... basically to be consistent with all of the other MADs.

On July 7, 2015, after the vote failed, the City Council directed staff to prepare alternatives to address this fiscal crisis. This report provides a couple of alternative approaches.

RECOMMENDATION

This option would maintain the current level of staff support, streetlight energy costs, and District administrative costs, but reduce spending on water and field supplies. This approach would result in the need to do annual "belt-tightening" of the District's budget, since the revenues are not adjusted annually to keep up with inflation.

For the District to reduce expenditures to match revenue, the water line item would need to be reduced to approximately \$8,300. The water billing is based on two factors: the variable costs (based on meter readings), and the fixed costs which are associated with the costs to bill and account for water system costs. The fixed costs are \$3,546 which means that only \$4,754 could be spent on water used during the year. The total number of units that will be allowed under this

budget scenario would be 2,866 units (1 Unit = 748 Gallons). This represents a reduction of 69% in water usage compared to FY 2013-14 and a 44% reduction from FY 2014-15. This greatly exceeds the mandated 28% reduction in water consumption due to drought restrictions.

Field supplies would also be reduced significantly with this alternative. Field supplies are items such as irrigation parts, streetlight parts, playground fall material, and playground parts. The recommended budget for field supplies is \$1,500. This is roughly the cost for replenishing the fall material under the playground structure and nothing more. The FY 2015-16 adopted budget amount of \$3,500 was already a "bare bones" amount for field supplies.

The District's budget has one anomaly in FY16; Other Professional Services will recognize charges that are \$1,800 higher than normal. Other Professional Services cover the District's portion of NBS's costs to prepare the annual Engineer's Report and the annual levy submittal that goes to the County Assessor. The last Other Professional Services invoice from the FY 2014-15 Montebello Re-Vote process came through late enough in FY 2015-16 that FY 2014-15 had already been closed and it had to be charged against FY 2015-16. This is a one-time charge. As a result, the Water expense or the Field Supplies expenses can be considered for a \$1,800 adjusted upwards in FY 2016-17.

It should be noted that the level of maintenance described above is well below that of other City parks maintained by MADs. If community volunteers were to participate in various projects such as the following, the level of maintenance could approach that of other City parks:

- Weed abatement.
- Litter pickup.
- Graffiti removal (the City could provide the "goof-off").

The proposed amended budget for the District would generally provide the same level of maintenance, but put severe stress on the landscaping. The proposed budget does not provide for funds for repayment of the District debt (\$60,400 at the beginning of FY 2015-16), it would not provide for any replacement/maintenance of playground equipment and it would not provide for any turf or planting replacement due to inadequate service, among other things. The proposed cuts, in addition to the pent up demand due to the fact that the revenues do not keep up with inflation, would be dramatic in nature and would not pay down the District's debt to the City. The resultant Work Plan is described as follows:

STAFF TIME

The proposed budget would maintain Staff Time at approximately 216 hours a year (\$16,100). Any reduction to Staff Time would negatively affect other areas of the overall budget. \$16,100 would provide the District with the following:

- **Montebello Vista Park Maintenance**
 - Weed abatement – once per year. This includes the ball field & in-field areas. There will be no prepping, dragging and raking of the in-field.
 - Semi-monthly mowing with quarterly edging.
 - General trash pickup of the park – three times per year.
 - Trash cans – emptied weekly.
 - Clearance pruning of trees/shrubs – once per year.
 - Any graffiti removal will affect the items listed above by cutting back on time available for those tasks.
 - Streetlight repairs (100) – estimating the need for three repairs per year (lamp and photocell replacement only) – any increase in streetlight repairs over three will affect the items listed above by cutting back on time available for those tasks (likely general trash pick-up of the Park).

- **Walters Road & Entrance Medians**

- Continue with deferred maintenance schedule.
- Weed abatement – once per year.
- Trash pick-up on east side of Walters Rd. (btwn. Montebello Dr. & Bella Vista Dr.) – three times per year.
- Clearance pruning of trees/shrubs – once per year.
- Any graffiti removal will affect the items listed above by cutting back on time available for those tasks (likely general trash pick-up along Walters Road).

WATER REDUCTION

The proposed water reduction will have the following effect on the Park and Walters Rd.:

- FY 2014-15 - The level of water resulted in brown patches in the Park and stressed turf.
- FY 2015-16 - The proposed budget for FY16 and beyond reduces water usage dramatically further. This level of water will increase the size and number of the brown but most likely that this level of water will not support the turf in any way. The priority for water use will be to keep the mature trees from dying.
- NOTE: As it stands, the Year-to-Date Water expenses are \$4,100. This means that a little less than half of the recommended Water budget for the year has already been expended in FY 2015-16.

FIELD SUPPLIES

The proposed budget reduces Field Supplies (irrigation parts, streetlight parts, fall material, playground parts, etc.) from \$3,500 to \$1,500. This amount essentially only covers the cost of replacing the bark fall material around the playground structure.

- Will allow for the annual replacement of fall material under the play structure.
- Will not provide any irrigation repairs, basic or otherwise.
 - We cannot allow “bad irrigation” to happen due to water conservation requirements. Once funds are completely expended, any new irrigation issues will result in the water to that location being turned off. Any issues with the controller that are outside of the available budget will result in the entire irrigation system being turned off.
- Will not cover costs to replace any playground parts.
- No in-Park path light repairs will be made. (9 lights throughout the Park)
- The cost for streetlight replacement parts will be taken out of Gas Tax.

It should be noted that the level of maintenance described above is well below that of other City parks maintained by MADs. If community volunteers were to participate in various projects such as the following, the level of maintenance could approach that of other City parks:

- Weed abatement.
- Litter pickup.
- Graffiti removal (the City could provide the “goof-off”).

While the proposed cuts would be dramatic in nature, no funds would be available for the District to use towards paying down its debt to the City.

REVENUE	FY16 Adopted Budget	FY16 Projected Budget	FY16 Proposed Amended Budget
MBV Assessment	\$ 36,500	\$ 36,500	\$ 36,500
Interest	\$ (200)	\$ (200)	\$ (200)
Transfer-In General Fund	\$ 5,900	\$ 5,900	\$ 5,900
TOTAL REVENUE	\$ 42,200	\$ 42,200	\$ 42,200

EXPENSES	FY16 Adopted Budget	FY16 Projected Budget	FY16 Proposed Amended Budget
PERS	\$ 100	\$ 100	\$ 100
Other Professional Services	\$ 1,000	\$ 2,900	\$ 2,900
Property Tax Admin.	\$ 400	\$ 400	\$ 400
Field Supplies	\$ 3,500	\$ 2,800	\$ 1,500
PGE	\$ 6,700	\$ 9,100	\$ 9,100
Water	\$ 16,000	\$ 14,000	\$ 8,300
Staff Time	\$ 16,100	\$ 16,100	\$ 16,100
Transfer Out to General Fund	\$ 3,800	\$ 3,800	\$ 3,800
TOTAL EXPENSES	\$ 47,600	\$ 49,200	\$ 42,200

ELIMINATION OF THE DISTRICT'S DEBT

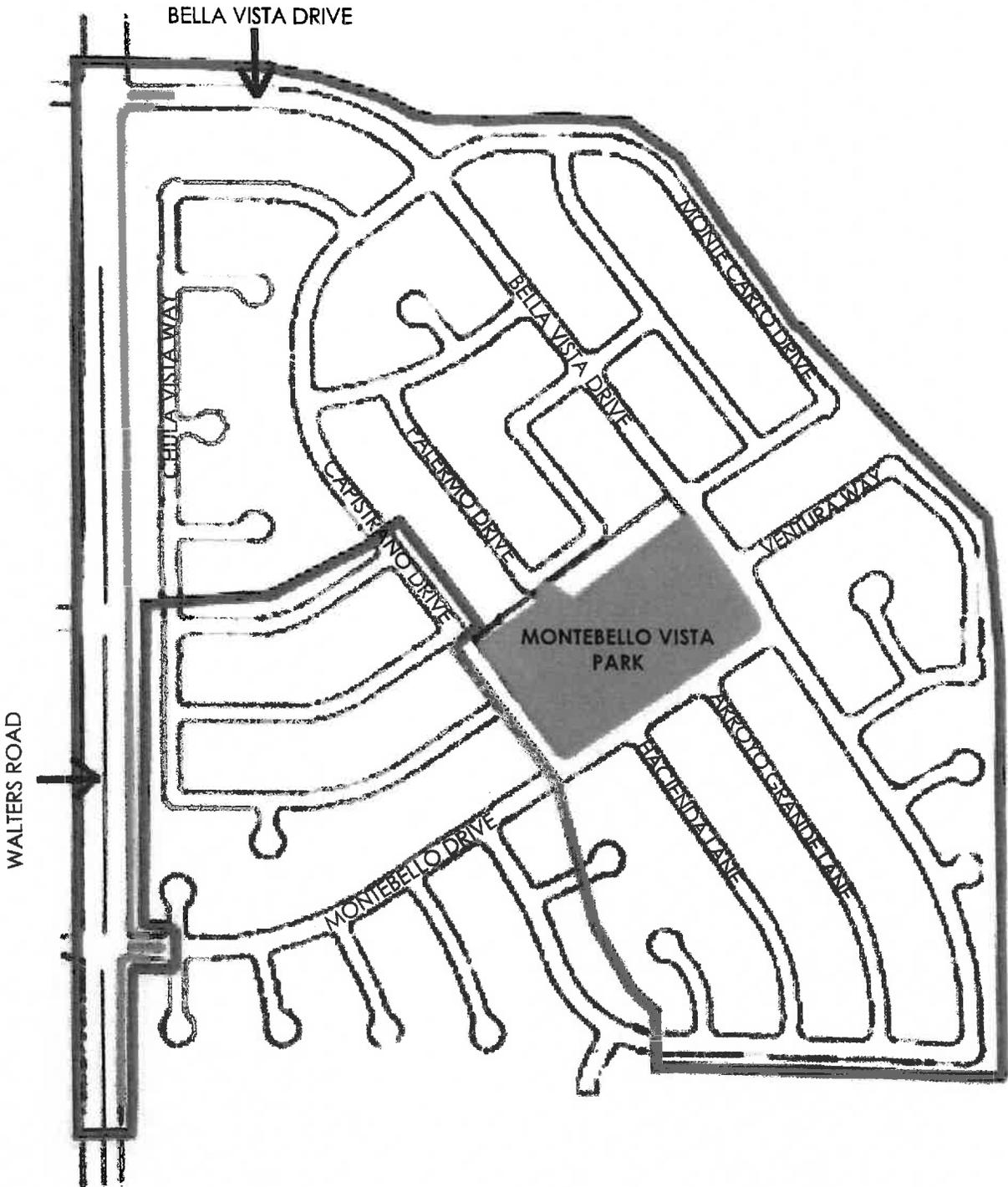
While the proposed cuts would be dramatic in nature, no funds would be available for the District to use towards paying down its debt to the City.

An alternative approach would utilize the proposed budget outlined above, but it would reduce staff costs by \$4,000 per year in order to provide an annual contribution to reduce the debt that has built up. The following activities would be required to accomplish the reductions in staff costs under this alternative:

- Weed abatement would be eliminated rather than occurring once a year.
- Mowing would be reduced from semi-monthly to quarterly.
- Litter pickup would be reduced from three times a year to once a year.
- Trash cans would be emptied every other week instead of weekly.
- Tree and shrub pruning would be performed every other year instead of annually.
- Graffiti removal would be eliminated.

The park would remain open and the streetlights would continue to be maintained under this alternative. Again an active program of community volunteerism could mitigate the negative impacts of these service reductions.

 DISTRICT BOUNDARY
 MAINTENANCE AREA



MONTEBELLO MAINTENANCE ASSESSMENT DISTRICT



SUISUN CITY, CALIFORNIA

