

CITY COUNCIL

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



CITY COUNCIL MEETING

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, JULY 2, 2013
7:00 P.M.**

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

TELECONFERENCE NOTICE

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

(Next Ord. No. – 723)

(Next City Council Res. No. 2013 – 41)

Next Suisun City Council Acting as Successor Agency Res. No. SA2013 – 03)

(Next Housing Authority Res. No. HA2013 – 04)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation

PUBLIC COMMENT

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

REPORTS: (Informational items only.)

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

CONFLICT OF INTEREST NOTIFICATION

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

DEPARTMENTS: AREA CODE (707)

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

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Introduction of new Suisun City Public Works Department 2013 Metropolitan Transportation Commission High School Intern, Keezha Sanga – (Kasperson).

CONSENT CALENDAR**City Council**

4. Support for the Application for Funding the Walters-Pintail Rehabilitation Project – (Kasperson).
 - a. Council Adoption of Resolution No. 2013 __: Authorizing the Filing of an Application for Funding Assigned to MTC, Committing any Necessary Matching Funds and Assuring Completion of the Walters-Pintail Rehabilitation Project.
 - b. Council Adoption of Resolution No. 2013 __: Adopting the First Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate Funding for the Walters-Pintail Rehabilitation Project.
5. Council Adoption of Resolution No. 2013- __: Authorizing the Filing of an Application for Funding Assigned to MTC and Committing any Necessary Matching Funds and State the Assurance to Complete the Suisun-Fairfield Train Depot Improvement Project – (Kasperson).
6. Council Adoption of Resolution No. 2013- __: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2013-14 – (Kasperson).
7. Council Adoption of Resolution No. 2013- __: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2013-14 – (Kasperson).

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

8. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on June 11, 2013 and June 18, 2013 – (Hobson).

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

9. Council/Successor Agency Discussion and Direction Regarding a Proposal by Sunset Bay Kayaks for a Temporary Structure on Public Property - (Kearns)

PUBLIC HEARINGS:**10. PUBLIC HEARING**

Council Consideration, Waiver of Reading, and Introduction of Ordinance No. __: Amending Title 18 Zoning, Chapter 18.54 "Signs", Adding a Provision for Special Sign Overlay Districts – (Wooden).

ADJOURNMENT

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

PLEASE NOTE:

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

AGENDA TRANSMITTAL

MEETING DATE: July 2, 2013

CITY AGENDA ITEM: Support for the Application for Funding the Walters-Pintail Rehabilitation Project:

- a. Council Adoption of Resolution No. 2013 __: Authorizing the Filing of an Application for Funding Assigned to MTC, Committing Any Necessary Matching Funds, and Assuring Completion of the Walters-Pintail Rehabilitation Project; and
- b. Council Adoption of Resolution No. 2013 __: Adopting the First Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate Funding for the Walters-Pintail Rehabilitation Project.

FISCAL IMPACT: There would be no General Fund Impact. The City is eligible to receive \$356,000 for Federal Local Streets and Roads (LS & R) Projects as part of Solano County's allocation of Street Transportation Program (STP) One Bay Area formula funds as part of the larger One Bay Area Grant Program (OBAG) which is funneled through the Metropolitan Transportation Commission (MTC) to the Solano Transportation Authority (STA) for distribution. These funds require a local match of 11.47% or \$40,833. The local match can be paid using OSSIP funds. The total funds available for a street rehab or resurfacing project on a federally eligible road would therefore be \$396,533. This action would not award any construction contract at this time. That action would come to the Council for approval at a later date.

BACKGROUND: The Metropolitan Transportation Commission (MTC) has historically provided funds to the Solano Transportation Authority (STA) for federal transportation projects within the County. On May 17, 2012, MTC released guidelines for the OBAG program. OBAG is a new program developed by MTC and the Association of Bay Area Governments (ABAG) for the allocation of the region's federal Surface Transportation Program (STP) and Congestion Mitigation and Air Quality (CMAQ) funds. OBAG combines funds for local streets and roads maintenance, Transportation for Livable Communities (TLC), regional bicycle network Congestion Management Agency (CMA) Planning activities, and other STP and CMAQ eligible transportation activities into one grant proposal. For STA, OBAG funding for Solano County is estimated to be \$18.8 million over four years.

On July 12, 2012, the STA Board designated funding for existing commitments, including a commitment of the remaining \$5.1 million in STP funds for Local Streets and Roads (LS&R) maintenance and \$7.6 million for CMAQ projects. Calls for projects for both LS&R projects and CMAQ projects were issued in July and due to the STA in August 2012.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

STAFF REPORT: Funding shares for allocating regional local streets and roads funding shares to the Cities are calculated based on MTC's LS&R formula: 25% population, 25% lane mileage, 25% Metropolitan Transportation System (MTS) funding shortfall, and 25% preventive maintenance performance score. Based on this formula, the City is eligible to receive \$356,000 in Local Streets & Roads funds. These funds may be used to rehab or resurface federally eligible roads like Pintail Drive, Walters Road, Main Street, etc. Based on the City's Pavement Management Program and after taking into consideration that this money may only be used on federally recognized roadways, staff created a project scope and submitted an application for the Walters-Pintail Rehabilitation Project (Project) which has been approved. The Project scope includes resurfacing segments of Walters Road from Petersen Road to Bella Vista Drive, as well as Pintail Drive from Walters Road to Blackspur Drive. The Project scope includes more work than is likely to be covered by the grant award amount, so that the City can be ready to take advantage of any additional funds that may become available in the future.

In order to receive these funds, MTC requires that the City Council adopt a resolution of local support stating that the City will provide the required 11.47% local match and comply with all requirements set forth from MTC, Caltrans and FHWA.

RECOMMENDATION: It is recommended that the City Council adopt:

1. Resolution No. 2013__: Authorizing the Filing of an Application for Funding Assigned to MTC, Committing Any Necessary Matching Funds, and Assuring Completion of the Walters-Pintail Rehabilitation Project; and
2. Resolution No. 2013__: Adopting the First Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate Funding for the Walters-Pintail Rehabilitation Project.

ATTACHMENTS:

1. Resolution No. 2013__: Authorizing the Filing of an Application for Funding Assigned to MTC, Committing Any Necessary Matching Funds, and Assuring Completion of the Walters-Pintail Rehabilitation Project.
2. Resolution No. 2013__: Adopting the First Amendment to the Annual Appropriation Resolution No. 2013-31 to Appropriate Funding for the Walters-Pintail Rehabilitation Project.

RESOLUTION NO. 2013-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDING ASSIGNED TO MTC,
COMMITTING ANY NECESSARY MATCHING FUNDS, AND ASSURING TO COMPLETE
THE WALTERS – PINTAIL REHABILITATION PROJECT**

WHEREAS, the City of Suisun City (herein referred to as APPLICANT) is submitting an application to the Metropolitan Transportation Commission (MTC) for \$356,000 in funding assigned to MTC for programming discretion, including but not limited to federal funding administered by the Federal Highway Administration (FHWA) such as Surface Transportation Program (STP) funding (\$356,000), Congestion Mitigation and Air Quality Improvement (CMAQ) funding (\$0) and/or Transportation Alternatives (TA) funding (\$0) (herein collectively referred to as REGIONAL DISCRETIONARY FUNDING) for the Walters Road/Pintail Drive Rehabilitation Project (herein referred to as PROJECT) for the One Bay Area Grant Program (herein referred to as PROGRAM); and

WHEREAS, the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141, July 6, 2012) and any extensions or successor legislation for continued funding (collectively, MAP 21) authorize various federal funding programs including, but not limited to the Surface Transportation Program (STP) (23 U.S.C. § 133), the Congestion Mitigation and Air Quality Improvement Program (CMAQ) (23 U.S.C. § 149) and the Transportation Alternatives Program (TA) (23 U.S.C. § 213); and

WHEREAS, state statutes, including California Streets and Highways Code 182.6 and 182.7 provide various funding programs for the programming discretion of the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Agency (RTPA); and

WHEREAS, pursuant to MAP-21, and any regulations promulgated thereunder, eligible project sponsors wishing to receive federal funds for a project shall submit an application first with the appropriate MPO for review and inclusion in the MPO's Transportation Improvement Program (TIP); and

WHEREAS, MTC is the MPO and RTPA for the nine counties of the San Francisco Bay region; and

WHEREAS, MTC has adopted a Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) that sets out procedures governing the application and use of federal funds; and

WHEREAS, APPLICANT is an eligible sponsor for REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, as part of the application for REGIONAL DISCRETIONARY FUNDING, MTC requires a resolution adopted by the responsible implementing agency stating the following:

1. the commitment of any required matching funds; and

2. that the sponsor understands that the REGIONAL DISCRETIONARY FUNDING is fixed at the programmed amount, and therefore any cost increase cannot be expected to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
 3. that the project will comply with the procedures, delivery milestones and funding deadlines specified in the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised); and
 4. the assurance of the sponsor to complete the project as described in the application, subject to environmental clearance, and if approved, as included in MTC's federal Transportation Improvement Program (TIP); and
 5. that the project will comply with all project-specific requirements as set forth in the PROGRAM; and
 6. that the project (transit only) will comply with MTC Resolution No. 3866, revised, which sets forth the requirements of MTC's Transit Coordination Implementation Plan to more efficiently deliver transit projects in the region.
- application for funding for the PROJECT for REGIONAL DISCRETIONARY FUNDING under MAP-21 for continued funding; and be it further

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that the APPLICANT by adopting this resolution does hereby state that:

1. The APPLICANT will provide any required matching funds; and
2. The APPLICANT understands that the REGIONAL DISCRETIONARY FUNDING for the project is fixed at the MTC approved programmed amount, and that any cost increases must be funded by the APPLICANT from other funds, and that APPLICANT does not expect any cost increases to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
3. The APPLICANT understands the funding deadlines associated with these funds and will comply with the provisions and requirements of the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) and APPLICANT has, and will retain the expertise, knowledge and resources necessary to deliver federally-funded transportation projects, and has assigned, and will maintain a single point of contact for all FHWA-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans and FHWA on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA-funded transportation projects implemented by APPLICANT; and
4. The PROJECT will be implemented as described in the complete application and in this resolution, subject to environmental clearance, and, if approved, for the amount approved by MTC and programmed in the federal TIP; and
5. The APPLICANT and the PROJECT will comply with the requirements as set forth in MTC programming guidelines and project selection procedures for the PROGRAM; and
6. The APPLICANT (for a transit project only) agrees to comply with the requirements of MTC's Transit Coordination Implementation Plan as set forth in MTC Resolution 3866, revised; and

BE IT FURTHER RESOLVED as follows:

THAT the APPLICANT is an eligible sponsor of REGIONAL DISCRETIONARY FUNDING funded projects; and

THAT the APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and

THAT there is no legal impediment to the APPLICANT'S making applications for the funds; and

THAT there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT; and

THAT the APPLICANT authorizes its Executive Director, General Manager, or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and

THAT a copy of this resolution will be transmitted to the MTC in conjunction with the filing of the application; and

THAT the MTC is requested to support the application for the PROJECT described in the resolution and to include the PROJECT, if approved, in MTC's federal TIP.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 2nd day of July 2013 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 on this 2nd day of July 2013.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2013-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE FIRST AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2013-31 TO APPROPRIATE FUNDING FOR THE WALTERS-
PINTAIL REHABILITATION PROJECT**

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

THAT Section 115 of Part III of the Annual Appropriation Resolution No. 2012-53 be and is hereby amended as follows:

	Increase/ (Decrease)
TO: BUILDING & PUBLIC WORKS DEPARTMENT	\$ 396,800
Capital Improvements	
TOTAL Section 115	<u>\$ 396,800</u>

THAT Section 120 of Part III of the Annual Appropriation Resolution No. 2012-53 be and is hereby amended as follows:

	Increase/ (Decrease)
TO: ADMINISTRATIVE SERVICES DEPARTMENT	\$ 40,800
Interfund Transfers	
TOTAL Section 120	<u>\$ 40,800</u>

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

	<u>Sources</u>	<u>Uses</u>
<u>Transportation Capital Projects Fund</u>		
Revenues:		
A/C No. 115-81120-9978 From OSSIP Fund	\$ 40,800	\$ -
A/C No. 115-76540-9978 OBAG Grant	\$ 356,000	\$ -
Appropriations:		
A/C No. 115-96210-9978 Capital Design	\$ -	\$ 20,000
A/C No. 115-96310-9978 Capital Construction	\$ -	\$ 356,800
A/C No. 115-96210-9978 CIP/In-House Lbr Chg	\$ -	\$ 20,000
Total Transportation Capital Projects Fund	<u>\$ 396,800</u>	<u>\$ 396,800</u>

Off-Site Street Improvement Program Fund

Revenues:		
A/C No. 120-00000-6515 Retained Earnings	\$ 40,800	\$ -
Appropriations:		
A/C No. 120-85115-6515 To Transportation CIP Fund	\$ -	\$ 40,800
Total Off-Site Street Imp. Program Fund	<u>\$ 40,800</u>	<u>\$ 40,800</u>

THAT the purpose is to appropriate funds for the Walters-Pintail Rehabilitation Project.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 2nd day of July, 2013 by the following vote:

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

WITNESS my hand and seal of the said City this 2nd day of July 2013.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 2, 2013

CITY AGENDA ITEM: Council Adoption of Resolution No. 2013__ : Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and State the Assurance to Complete the Suisun-Fairfield Train Depot Improvement Project.

FISCAL IMPACT: There would be no General Fund impact. The City is eligible to receive a total of \$415,000 as part of Solano County's allocation from the One Bay Area Grant Program (OBAG) distributed by the Metropolitan Transportation Commission (MTC) to the Solano Transportation Agency (STA) for distribution and management for the Suisun-Fairfield Train Depot Improvement Project. These OBAG funds are made up of \$315,000 in Congestion Mitigation and Air Quality (CMAQ) funds and \$100,000 in Surface Transportation Program (STP) funds. Both funding sources require a local match of 11.47% or \$47,600.50 in total. Other grant funding sources, as described below, bring the total awarded grant funding to \$600,000. A total of \$100,000 in OSSIP funds are budgeted to cover the local match and other costs bringing the total Project budget to \$700,000. This action would not award any construction contract at this time. That action would come to the Council for approval at a later date.

BACKGROUND: The Metropolitan Transportation Commission (MTC) has historically provided funds to the Solano Transportation Authority (STA) for federal transportation projects within the County. On May 17, 2012, MTC released guidelines for the OBAG program. OBAG is a new program developed by MTC and the Association of Bay Area Governments (ABAG) for the allocation of the region's federal Surface Transportation Program (STP) and Congestion Mitigation and Air Quality (CMAQ) funds. OBAG combines funds for local streets and roads maintenance, Transportation for Livable Communities (TLC), regional bicycle network Congestion Management Agency (CMA) Planning activities, and other STP and CMAQ eligible transportation activities into one grant proposal. For STA, OBAG funding for Solano County is estimated to be \$18.8 million over four years.

The awarded funds were discretionary funds that MTC gave to STA to program.

STAFF REPORT: In order to receive these OBAG funds, MTC requires that the City Council adopt a resolution of local support stating that the City will provide the required 11.47% local match; will comply with all requirements set forth from MTC, Caltrans and FHWA; and will deliver and complete the project on schedule. To comply with "the assurance to complete the Project", the City will need to sign a funding agreement with STA (Attachment 2). The agreement has been reviewed and approved as to form by the City Attorney

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

The Project scope of work would include improvements in such areas as outlined in the following:

1. All work would be done such that the historical nature of the Depot is maintained.
2. Exterior improvements to the building such as painting, window replacements, exterior lighting, etc.
3. Interior improvements to the building such as painting, restroom remodeling, lighting, furnishings, signage, etc.
4. Main Street improvements such as the removal of obstacles to full ADA compliant access, street repairs, sidewalk repairs, etc.
5. Site improvements such as the removal of obstacles to create fully ADA compliant access, driveway improvements, parking lot improvements, bus stop island improvements, plaza hardscape and landscape improvements, furnishings, fencing, etc.
6. Exterior signage upgrades that will better identify the location to travelers on Main Street and Highway 12, identify the location to train travelers, provide way-finding and informational signage, etc.

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

A table of all the awarded funding sources is shown below.

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

Several of the funding sources have specific areas of focus that limit what can be funded from that particular grant source. Staff will work to ensure that the overall scope of work satisfies the intent of each grant's requirements. Approval of this resolution would not commit the City to any contracts or establish a detailed scope of work. Staff would come back to Council before award of a construction contract. At this time staff is looking for approval of acceptance of the funds and initial scope of work.

RECOMMENDATION: It is recommended that the City Council adopt resolution No. 2013-____: Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and State the Assurance to Complete the Suisun-Fairfield Train Depot Improvement Project.

ATTACHMENTS:

1. Resolution No. 2013-___: Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and State the Assurance to Complete the Suisun-Fairfield Train Depot Improvement Project.
2. Copy of "One Bay Area Grant (OBAG) Funding Agreement between the Solano Transportation Authority and the City of Suisun City for the Suisun-Fairfield Train Depot Improvement Project.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773/936-3733
WWW.CHEM.UCHICAGO.EDU

RESOLUTION NO. 2013-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDING ASSIGNED TO
MTC AND COMMITTING ANY NECESSARY MATCHING FUNDS AND STATING
THE ASSURANCE TO COMPLETE THE SUISUN-FAIRFIELD TRAIN DEPOT
IMPROVEMENT PROJECT**

WHEREAS, the City of Suisun City (herein referred to as APPLICANT) is submitting an application to the Metropolitan Transportation Commission (MTC) for (\$415,000) in funding assigned to MTC for programming discretion, including but not limited to federal funding administered by the Federal Highway Administration (FHWA) such as Surface Transportation Program (STP) funding (\$100,000), Congestion Mitigation and Air Quality Improvement (CMAQ) funding (\$315,000) and/or Transportation Alternatives (TA) funding (\$0) (herein collectively referred to as REGIONAL DISCRETIONARY FUNDING) for the Suisun-Fairfield Train Depot Improvement Project (herein referred to as PROJECT) for the One Bay Area Grant Program (herein referred to as PROGRAM); and

WHEREAS, the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141, July 6, 2012) and any extensions or successor legislation for continued funding (collectively, MAP 21) authorize various federal funding programs including, but not limited to the Surface Transportation Program (STP) (23 U.S.C. § 133), the Congestion Mitigation and Air Quality Improvement Program (CMAQ) (23 U.S.C. § 149) and the Transportation Alternatives Program (TA) (23 U.S.C. § 213); and

WHEREAS, state statutes, including California Streets and Highways Code 182.6 and 182.7 provide various funding programs for the programming discretion of the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Agency (RTPA); and

WHEREAS, pursuant to MAP-21, and any regulations promulgated thereunder, eligible project sponsors wishing to receive federal funds for a project shall submit an application first with the appropriate MPO for review and inclusion in the MPO's Transportation Improvement Program (TIP); and

WHEREAS, MTC is the MPO and RTPA for the nine counties of the San Francisco Bay region; and

WHEREAS, MTC has adopted a Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) that sets out procedures governing the application and use of federal funds; and

WHEREAS, APPLICANT is an eligible sponsor for REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, as part of the application for REGIONAL DISCRETIONARY FUNDING, MTC requires a resolution adopted by the responsible implementing agency stating the following:

1. The commitment of any required matching funds; and

2. That the sponsor understands that the REGIONAL DISCRETIONARY FUNDING is fixed at the programmed amount, and therefore any cost increase cannot be expected to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
3. That the project will comply with the procedures, delivery milestones and funding deadlines specified in the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised); and
4. The assurance of the sponsor to complete the project as described in the application, subject to environmental clearance, and if approved, as included in MTC's federal Transportation Improvement Program (TIP); and
5. That the project will comply with all project-specific requirements as set forth in the PROGRAM; and
6. That the project (transit only) will comply with MTC Resolution No. 3866, revised, which sets forth the requirements of MTC's Transit Coordination Implementation Plan to more efficiently deliver transit projects in the region.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that the APPLICANT is authorized to execute and file an application for funding for the PROJECT for REGIONAL DISCRETIONARY FUNDING under MAP-21 for continued funding; and

BE IT FURTHER RESOLVED that the APPLICANT by adopting this resolution does hereby state that:

1. The APPLICANT will provide any required matching funds; and
2. The APPLICANT understands that the REGIONAL DISCRETIONARY FUNDING for the project is fixed at the MTC approved programmed amount, and that any cost increases must be funded by the APPLICANT from other funds, and that APPLICANT does not expect any cost increases to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
3. The APPLICANT understands the funding deadlines associated with these funds and will comply with the provisions and requirements of the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) and APPLICANT has, and will retain the expertise, knowledge and resources necessary to deliver federally-funded transportation projects, and has assigned, and will maintain a single point of contact for all FHWA-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans and FHWA on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA-funded transportation projects implemented by APPLICANT; and
4. The PROJECT will be implemented as described in the complete application and in this resolution, subject to environmental clearance, and, if approved, for the amount approved by MTC and programmed in the federal TIP; and
5. The APPLICANT and the PROJECT will comply with the requirements as set forth in MTC programming guidelines and project selection procedures for the PROGRAM; and
6. The APPLICANT (for a transit project only) agrees to comply with the requirements of MTC's Transit Coordination Implementation Plan as set forth in MTC Resolution 3866, revised; and therefore be it further

BE IT FUTHER RESOLVED as follows:

THAT the APPLICANT is an eligible sponsor of REGIONAL DISCRETIONARY FUNDING funded projects; and

THAT the APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and

THAT there is no legal impediment to APPLICANT making applications for the funds; and

THAT there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT; and

THAT the APPLICANT authorizes its Executive Director, General Manager, or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and

THAT a copy of this resolution will be transmitted to the MTC in conjunction with the filing of the application; and

THAT the MTC is requested to support the application for the PROJECT described in the resolution and to include the PROJECT, if approved, in MTC's federal TIP.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 2nd day of July 2013 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 on this 2nd day of July 2013.

Linda Hobson, CMC
City Clerk

**ONE BAY AREA GRANT ("OBAG") FUNDING AGREEMENT
BETWEEN
THE SOLANO TRANSPORTATION AUTHORITY
AND
CITY OF SUISUN CITY
FOR THE SUISUN-FAIRFIELD TRAIN STATION IMPROVEMENT
PROJECT**

THIS ONE BAY AREA GRANT FUNDING AGREEMENT ("Agreement") is entered into as of _____, 2013 between the SOLANO TRANSPORTATION AUTHORITY ("STA"), a joint powers authority organized under Government Code section 6500 et seq. consisting of the County of Solano and the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo, and The City of Suisun City ("City"), a municipal corporation. Unless identified, the public agencies may be commonly referred to individually as "Party" or collectively as "Parties".

RECITALS

WHEREAS, STA was created in 1990 through a Joint Powers Agreement between the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo and the County of Solano to serve as the Congestion Management Agency (CMA) for Solano; and

WHEREAS, STA, as the CMA for the Solano area, partners with various transportation and planning agencies, such as the Metropolitan Transportation Commission (MTC) and Caltrans District 4 and is responsible for countywide transportation planning, programming transportation funds, managing and providing transportation programs and services, delivering transportation projects, and setting transportation priorities; and

WHEREAS, MTC has established the One Bay Area Grant (OBAG) funding program to integrate the Bay Area region's federal transportation program with California's climate law (Senate Bill 375, Steinberg, 2008) and the Sustainability Communities Strategy; and

WHEREAS, MTC has authorized CMAs to program OBAG funds to projects that meet the eligibility requirements of any one of the following six transportation categories: 1) Local Streets and Roads Preservation, 2) Bicycle and Pedestrian Improvements, 3) Transportation for Livable Communities, 4) Safe Routes to Schools, 5) Priority Conservation Areas, and 6) CMA Planning Activities; and

WHEREAS, in order to qualify for OBAG funds, a jurisdiction must have adopted a Complete Streets Policy Resolution or have adopted a general plan that complies with the California Complete Streets Act of 2008 as well have a general plan housing element adopted and certified by the State Department of Housing and Community Development for 2007-14 RHNA prior to January 31, 2013; and

WHEREAS, MTC has established the Project Selection Policies ("Policies") to govern the use of OBAG funds; and

WHEREAS, STA has issued a Call for Projects in accordance with the Policies and has determined that City's Suisun-Fairfield Train Station Improvement Project meets the requirements for OBAG Funds.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth in this Agreement, the Parties agree:

Part I Description of Project

Making the main entrance ADA compliant, building upgrades, site upgrades, security upgrades, plaza upgrades and bus island upgrades.

OR

The Project, which is within an approved PDA, will improve pedestrian and bicycle access to and from the Suisun Train Station by removing obstacles, upgrading pedestrian facilities to current ADA standards, installing additional bicycle lockers, improving lighting, adding and enhancing signage, and various building and security improvements.

Part II Respective Roles and Responsibilities

A. City's Role and Responsibilities.

City agrees to deliver the Project as proposed in its submission to STA's Call for Projects, dated August 22, 2012. City also agrees to meet the requirements of MTC Resolution No. 3606 which governs project delivery deadlines for all federal funding shown in the Transportation Improvement Program (TIP) for the Bay Area's federally funded transportation projects.

B. STA's Role and Responsibilities.

STA agrees to provide:

1. Process and provide technical support for OBAG funding requests, as appropriate.
2. Assistance with programming and submittal of project Transportation Improvement Program (TIP) listings to MTC.
3. Review project design and monitor implement of project to ensure it is consistent with OBAG guidelines.
4. Monitor project delivery to encourage project sponsor meets schedule as shown in agreement.
5. If necessary, take steps in accordance with STA's project delivery policies to insure no loss of funds from Solano County.

C. Anticipated Schedule.

Time is of the essence with regard to this Project. Due to project funding requirements, the Parties agree to the following schedule:

Actions/Milestones	Date	Duration in Months	Deadlines
STA Board Approval	3/31/2013	0	
TIP Programming	8/1/2013	5	
Request PE Authorization	N/A		
Receive PE Authorization	N/A		
Field Review	10/1/2013	2	
Request ROW Authorization	N/A		
Receive ROW Authorization	N/A		
Need ROW Acquisition	NO		
Need Utilities Relocation	NO		
ROW Certification	5/1/2014	7	
Request CON Authorization	5/1/2014	0	2/1/2014
Receive CON Authorization	6/1/2014	1	4/30/2014
Advertise Date	6/20/2014	0	No more than 6 mos. after E-76 date
Contract Award Date	8/6/2014	2	No more than 9 mos. after E-76 date
Project Completion	4/1/2015	9	
Project Closeout	5/1/2015	1	

As outlined in STA's project delivery policies, failure to meet major milestones shown in the project delivery schedule may result in rescoping the project, funding swaps or reprogramming of funding to other eligible projects

D. Mutual Responsibilities.

1. Parties agree to abide by MTC Resolution No. 4035, incorporated into this Agreement as Exhibit A by this reference, and it's implementing instructions, as provided by MTC during the term of this Project.
2. The Parties agree to communicate information in a timely format and provide direction as needed so as to not impact the Project Schedule. To the extent that any Party is not performing its duties under this Agreement in such a manner as to impact either the schedule and/or Project funding, the Parties agree to meet and confer to resolve any dispute.

Part III
Funding

STA has programmed OBAG Funds in the amount of \$415,000 in FY 2013-14 for this Project.

Part IV
General Terms and Conditions

A. Term of Agreement

This Agreement shall remain in effect through the filing of the Notice of Completion on the Project or the completion of the reimbursement by City, whichever is later, unless it is terminated or amended earlier as stipulated in this Agreement. This Agreement may also be terminated due to Project funding shortfalls or other unforeseen event(s), as mutually agreed to by the Parties. In the event of loss of funding, the Parties agree to work collaboratively to redirect the Project funds or other OBAG projects eligible for such funding.

B. Indemnification

1. STA to indemnify City

STA agrees to indemnify, defend, protect, hold harmless, and release City, its elected bodies, agents, officers and employees (collectively referred to in this paragraph as 'City'), from and against any and all claims, losses, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees and witness costs) arising from or in connection with, or caused by any negligent act or omission or willful misconduct of STA. This indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages or compensation payable to or for the indemnifying party under workers' compensation acts, disability benefit acts, or other employee benefit acts.

At its sole discretion, City may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve STA of any obligation imposed by this Section. City shall notify STA within thirty (30) days of any claim, action or proceeding and cooperate fully in the defense. Notwithstanding the foregoing, City's failure to notify STA within said thirty (30) day time limit shall not relieve STA of any obligation imposed by this Section unless STA has been actually prejudiced by such delay.

2. City to indemnify STA

City agrees to indemnify, defend, protect, hold harmless, and release the STA, its elected bodies, agents, officers and employees (collectively referred to in this paragraph as 'STA') from and against any and all claims, losses, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees and witness costs) arising from or in connection with, or caused by any negligent act or omission or willful misconduct of City. This indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages or compensation payable to or for the indemnifying party under workers' compensation acts, disability benefit acts, or other employee benefit acts.

At its sole discretion, STA may participate at its own expense in the defense of any such claim, action or proceeding, but such participation shall not relieve City of any obligation imposed by this Section. STA shall notify City within thirty (30) days of any claim, action or proceeding and cooperate fully in the defense. Notwithstanding the foregoing, STA's failure to notify City within said thirty (30) day time limit shall not relieve City of any obligation imposed by this Section unless City has been actually prejudiced by such delay.

3. Each Party to defend itself for concurrent claims

STA agrees to defend itself, and City agrees to defend itself, from any claim, action or proceeding arising out of the negligent act or omission or willful misconduct of STA and City in the performance of this Agreement. In such cases, STA and City agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in subparagraph 5 below.

4. Joint Defense

Notwithstanding subparagraph 3 above, in cases where STA and City agree in writing to a joint defense, STA and City may appoint joint defense counsel to defend the claim, action or proceeding arising out of the negligent act or omission or willful misconduct of City and STA in the performance of this Agreement. Joint defense counsel shall be selected by mutual agreement of STA and City. STA and City agree to share the costs of such joint defense and any agreed settlement in equal amounts, except as provided in subparagraph 5 below. STA and City further agree that neither Party may bind the other to a settlement agreement without the written consent of both STA and City.

5. Reimbursement and/or Reallocation

Where a trial verdict or arbitration award allocates or determines the comparative fault of the Parties, STA and City may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments and awards, consistent with such comparative fault.

C. Insurance

1. Each Party agrees to maintain its status as a legally self-insured public entity for general, auto and professional liability insurance coverage with limits of no less than \$1,000,000 per occurrence and no less than twenty-five million dollars (\$25,000,000) aggregate. Each Party's insurance will be considered primary for all claims arising out of acts of that Party. Each Party agrees to endorse the other Party, its officials, employees and agents, using standard ISO endorsement No. CG2010 or its equivalent for general liability coverage. Each Party also agrees to require all consultant, contractors and subcontractors engaged to work on this Project to name the other Party as an additional insured as well.

2. Each Party will maintain Workers' Compensation as required by law for all its employees with limits not less than \$1,000,000 per occurrence. Neither Party's insurance shall be called upon to satisfy any claim for workers' compensation filed by an employee of the other Party. Each Party will provide the other with a Waiver of Subrogation endorsement for Workers Compensation. Each Party also agrees to require all consultants, contractors and subcontractors engaged to work on this Project to carry the same Workers Compensation insurance limits and endorsements.

3. Each Party will require all consultants, contractors, and subcontractors engaged to work on this Project to carry insurance in levels commensurate with the exposure of the respective work provided by the consultant, contractor or subcontractor.

D. No Waiver

The waiver by any Party of any breach or violation of any requirement of this Agreement shall not be deemed a waiver of any such breach in the future, or of the breach of any other requirement of this Agreement.

E. Assignability

No Party to this Agreement shall assign or transfer any interest nor performing any duties or obligations, without the prior written consent of the other Parties, and any attempt by a Party to so assign or transfer this Agreement or any rights, duties or obligations arising shall be void and of no effect.

F. Governing Law and Venue

The construction and interpretation of this Agreement and the rights and duties of the Parties shall be governed by the laws of California with venue residing in Solano County.

G. Force Majeure

No Party shall be liable or deemed in default for any delay or failure in performance under this Agreement or for any interruption of services, directly or indirectly, from acts of god, civil or military authority, acts of public enemy, war, strikes, labor disputes, shortages of suitable parts, materials, labor or transportation, or any similar cause beyond the reasonable control of the Party.

H. Notices

All notices required or authorized by this Agreement shall be in writing and shall be delivered in person or by deposit in the United States mail, by certified mail, postage prepaid, return receipt requested. Any mailed notice, demand, request, consent, approval or communication that a Party desires to give to the other Parties shall be addressed to the other Parties at the addresses set forth below. A Party may change its address by notifying the other Parties of the change of address. Any notice sent by mail in the manner prescribed by this paragraph shall be deemed to have been received on the date noted on the return receipt or five days following the date of deposit, whichever is earlier.

SOLANO TRANSPORTATION
AUTHORITY
Janet Adams, Director of Projects
Solano Transportation Authority
One Harbor Center, Suite 130
Suisun City, CA 94585

CITY OF SUISUN CITY
Daniel Kasperson, Building & Public Works
Director
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

I. Subcontracts

Within the funds allocated by the Parties under this Agreement, any Party may be authorized to contract for any and all of the tasks necessary to undertake the projects or studies contemplated by this Agreement. Agencies must follow federal procedures in selecting consultants.

J. Prior Agreements and Amendments

This Agreement represents the entire agreement of the Parties regarding the matter described, and no representation, warranties, inducements or oral agreements have been made by the Parties except as expressly set forth in this Agreement. This Agreement may only be modified by a written amendment duly executed by the Parties.

K. Severability

If any provision or portion of this Agreement is found by any court of competent jurisdiction to be unenforceable or invalid such provision shall be severable and shall not impair the enforceability of any other provision of this Agreement.

L. Compliance with all Laws

The Parties shall observe and comply with all federal, state and local laws, ordinances, and codes including those of the Federal Highway Administration (FHWA) and Federal Transit Authority (FTA).

M. Non-Discrimination Clause

1. During performing this Agreement, the Parties and their subcontractors shall deny no benefits or privileges to any person on the basis of race, religion, color, ethnic group identification, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age, sex or sexual orientation, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, ethnic group identification, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age, sex or sexual orientation. Each Party shall ensure that the evaluation and treatment of employees and applicants for employment are free of such discrimination.

2. The Parties shall comply with Title VI of the Civil Rights Act of 1964, the Fair Employment and Housing Act (Government Code section 12900, et seq.), the regulations promulgated under it (Title 2, California Code of Regulations, section 7285.0, et seq.), Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (sections 11135-11139.5) and any state or local regulations adopted to implement the foregoing, as such statutes and regulations may be amended from time to time.

N. Access to Records and Retention

All Parties, acting through their duly authorized representative, and any federal or state grantor agency providing all or part of the funding associated with this Agreement, the State Controller, the Comptroller General of the United States, and the duly authorized representatives of the Parties, shall have access to any books, documents, papers and records of any Party directly pertinent to the matter of this Agreement to make audit, examination, excerpts and transcriptions. Except where longer retention is required by any federal or state law, the Parties shall maintain all required records for three years after final payment for any work associated with this Agreement, or after all pending matters are closed, whichever is later.

This Agreement was executed by the Parties on the day and year first written above.

SOLANO TRANSPORTATION AUTHORITY

By: _____
Daryl K. Halls, Executive Director

By: _____
STA Legal Counsel

CITY OF SUISUN CITY

By: _____
Daniel Kasperson, Public Works Director

By: _____
City Attorney

AGENDA TRANSMITTAL

MEETING DATE: July 2, 2013

CITY AGENDA ITEM: Council Adoption of Resolution No. 2013-___: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2013-2014.

FISCAL IMPACT: The assessments from the Community Facilities District No. 1 (CFD No. 1) are intended to cover the cost of providing Public Safety services, including administrative costs, for Peterson Ranch Units 1-5b. Including the automatic 2.17% inflator, it is estimated that \$101,641 would be received from the tax assessments. With the 2.17% increase there would be no impact on the General Fund. This increase would barely cover the increased allocated costs for health insurance, utilities, etc. Without the inflator increase there would be a negative impact on the General Fund in the amount of approximately \$2,160. This shortfall would need to be addressed by reducing appropriations in the Police or Fire budgets, or by reducing the General Fund Emergency Reserve. The FY 2013-14 budget would then need to be amended in the General Fund to reflect the loss of income. An expected increase was already approved by Council when it approved the Fiscal Year 2013-14 budget.

BACKGROUND: As part of the Peterson Ranch Annexation Agreement, the developer was required to mitigate the negative fiscal impact of the new subdivision on the Public Safety services budget. In July 2002, in accordance with approval conditions for the Peterson Ranch Tentative Map, a Public Safety Assessment District, referred to as a Community Facilities District, to support Public Safety services was established and the fee structure was created. The intent of the formation of this CFD is that all money received, after accounting for administrative costs, be forwarded to the City General Fund to pay for Public Safety expenses. This fund was designed to be a break-even fund.

STAFF REPORT: In FY 2013-14 there will be 390 homes in CFD No.1 assessed. The homes assessed in CDF No.1 are Peterson Ranch Units 1 – 5b. Note that Peterson Ranch Units 5c & 6 are assessed under CFD No. 2.

As established in Ordinance 664 and in the annexation Resolutions, the tax is adjusted annually by the average of: (1) the change in CPI for the San Francisco All Urban Wage Earners Category Annual Average February 2012 to February 2013 (2.39%) and (2) the National CPI Annual Average February 2012 to February 2013 (1.94%) for FY 2013-14. The percentage used for calculation has been rounded to 2.17%. According to Ordinance 684, if either index decreases, the percentage change from the prior year will be assumed to be zero for the purpose of calculating the increase.

PREPARED BY:
REVIEWED/APPROVED BY:

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

As required in Ordinance 664, an annual report has been prepared and is attached. It is recommended that you accept and file this Annual Report and adopt the attached Resolution providing for the levy and collection of the special taxes for FY 2013-14.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013-___: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2013-2014.

ATTACHMENTS:

1. Resolution No. 2013-___: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2013-2014.
2. Community Facilities District No. 1 FY 2013-14 Annual Report.

RESOLUTION NO. 2013-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT
NO. 1, PETERSON RANCH, PROVIDING FOR THE LEVY AND COLLECTION OF
SPECIAL TAXES FOR FY 2013-2014

WHEREAS, the City Council of the City of Suisun City (the "City") has previously formed its Community Facilities District No. 1, Peterson Ranch (the "District") pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311, *et seq.* (the "Mello-Roos Act"); and

WHEREAS, pursuant to the provisions of the Mello-Roos Act, special taxes have been authorized by the voters within the District by the necessary 2/3 affirmative vote, to be levied and collected pursuant to the provisions of the Mello-Roos Act; and

WHEREAS, the District is authorized to levy and collect special taxes within its boundaries pursuant to the provisions of the Mello-Roos Act, the resolutions forming the District, resolutions authorizing the levy and collection of special taxes, and Ordinance No. 664, which was enacted pursuant to Government Code Sections 53316 and 36900 *et seq.* and was ordained by this City Council for the levy and collection of such special taxes; and

WHEREAS, such special taxes are levied and collected pursuant to the Rate and Method of Apportionment of Special Tax within the District and are not levied with regard to property values; and

WHEREAS, the Rate and Method of Apportionment of Special Tax for the District provides for the procedure by which special taxes will be levied upon property within the District; and

WHEREAS, special taxes authorized for collection pursuant to the provisions of the Mello-Roos Act are not subject to the provisions of California Constitution Article XIII D (Proposition 218) as enacted by the voters of the State of California in November, 1996; and

WHEREAS, the purpose of such special tax levy is to finance public safety services within the District; and

WHEREAS, the City Council has previously authorized and directed that special taxes be levied on all nonexempt property within the District pursuant to Section 53340 of the Mello-Roos Act and the aforementioned ordinances; and

WHEREAS, the City Council desires to provide for the levy and collection of special taxes for the fiscal year/tax year 2013-14 within the District, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City, does order as follows:

Section 1. The City Council hereby authorizes and directs that special taxes shall be levied on all nonexempt property within the District pursuant to the Rate and Method of Apportionment of Special Tax in effect with regard to the District during Fiscal Year 2013-14 as specified in the Annual Report. Appendix A of the Annual Report lists the special taxes to be collected within the District and is hereby incorporated by this reference.

Section 2. The City Treasurer shall deposit all money representing special taxes collected by the County of Solano for the District to the credit of a fund for the District, and such monies shall be expended only for public safety services.

Section 3. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

Section 4. The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

Section 5. A certified copy of the levy shall be filed in the office of the City Clerk and open for public inspection.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 2nd day of July 2013 by the following vote:

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

WITNESS my hand and the seal of said City this 2nd day of July 2013.

Linda Hobson, CMC
City Clerk



City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
2013/14 Annual Report

July 2013

Main Office
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

helping communities fund tomorrow

**City of Suisun City
701 Civic Center Blvd.
Suisun City, California 94585
Phone - (707) 421-7300
Fax - (707) 421-7366**

CITY COUNCIL

Pedro "Pete" Sanchez, Mayor

Mike Hudson, Mayor Pro-Tem

Jane Day, Council Member

Michael A. Segala, Council Member

Lori Wilson, Council Member

CITY STAFF

Daniel Kasperson, Building & Public Works Director

Dane H. Schilling, PE, City Engineer

Jeff Penrod, Public Works Superintendent

NBS

Danielle Wood, Client Services Director

Pablo Perez, Project Manager

Tiffany Ellis, Consultant

TABLE OF CONTENTS

1.	Introduction	1-1
1.1.	Boundaries of the Community Facilities District	1-1
1.2.	Description of Public Safety Services.....	1-1
1.3.	Levy of Special Tax.....	1-1
1.4.	Estimate of Costs of Providing Services	1-1
1.5.	Date of Filing with City Clerk	1-1
2.	2013/14 Special Tax Levy	2-1
2.1.	Estimated Costs of Providing Services	2-1
2.2.	2013/14 Maximum Special Tax.....	2-1
3.	Appendicies	3-1

1. INTRODUCTION

On July 16, 2002, this Council adopted Ordinance 664 entitled "An Ordinance of the City Council of the City of Suisun City Establishing Community Facilities District No. 1 (Peterson Ranch Public Safety Services) and Authorizing the Levy of a Special Tax" (the "Ordinance") thereby creating Community Facilities District No. 1 (Peterson Ranch Public Safety Services) (the "CFD") under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code. In the Ordinance, the City ordered the preparation of an annual written Community Facilities District Report (the "Report"), for the CFD.

1.1. Boundaries of the Community Facilities District

The boundaries of the CFD are those properties and parcels in which special taxes may be levied to pay for the costs and expenses of providing public safety services. The boundaries of the CFD, as set forth in the map of the CFD heretofore recorded in the Solano County Recorder's Office on June 5, 2002, in Book 20 at Page 44 as Document 71705 of Assessment District Maps and generally located east of Walters Road, north of Bella Vista Drive, south of Easy Tabor Avenue, and west of the greenbelt and detention basin created for the District. A copy of said map is on file with the City Clerk, and is incorporated herein by reference. On April 16, 2006 APNs 0174-120-220 and 0174-472-010 seceded from the District and annexed into CFD 2.

1.2. Description of Public Safety Services

The type of public safety services to be financed by the CFD and pursuant to the Act shall consist of those direct and incidental expenses required for the providing of police services inside the boundaries of the CFD.

1.3. Levy of Special Tax

The special tax is to be levied on developed property within the CFD. Developed property is described as "Taxable Property for which a building permit for new construction has been issued prior to June 30" Please refer to Appendix B of this report for complete details.

1.4. Estimate of Costs of Providing Services

The cost estimate for the facilities for the CFD is set forth in Section 2, Part 2.1 of this report and is hereby made a part of this report.

1.5. Date of Filing with City Clerk

Dated as of this 2nd day of July, 2013.

By:

Dane H. Schilling, City Engineer

2. 2013/14 SPECIAL TAX LEVY

2.1. Estimated Costs of Providing Services

Description	2013/14 Costs
Personnel and administrative costs of the City	\$99,178.49
Special Tax Consultant services	1,446.89
Publishing, mailing and posting of notices and ballots	0.00
Governmental notification and filing costs	0.00
Costs of posting and collecting the special taxes (1)	1,016.42
Boundary Map preparation and recording services	0.00
Delinquencies (2)	0.00
Rounding Adjustment	0.00
Total	\$101,641.80

- (1) Costs of posting and collecting the special tax are equal to 1% of the total levy amount.
(2) The Special Tax Requirement includes curing delinquencies from prior year non-payments, this is not applicable since the District is on Teeter and receives a full apportionment of funds.

2.2. 2013/14 Maximum Special Tax

The method of calculating the Special Tax for future years is authorized to include an inflationary adjustment. The adopted annual cost per parcel type during the 2002/03 Fiscal Year are shown below and detailed in Appendix B. These rates were authorized by property owner approval, to automatically increase in future years based on the average Consumer Price Index for the San Francisco - Urban Wage Earners Category and the National Consumer Price Index (U.S. City Average - Urban Wage Earners Category). Although Ordinance 664 says the Maximum Special Tax shall be increased each year by January's Consumer Price Index, it is not published in odd months for San Francisco - Urban Wage Earners, so February is used instead to obtain both indices for the average. The average consumer price index increase from February 2012 to February 2013 was 2.17%.

February Applicable to Fiscal Year	San Francisco Area - Urban Wage Earners	U.S. City Average - Urban Wage Earners	Average % Change
2002/03	N/A	N/A	N/A
2003/04	3.69%	3.17%	3.43%
2004/05	0.21%	1.51%	0.86%
2005/06	1.65%	2.97%	2.31%
2006/07	2.64%	3.68%	3.16%
2007/08	3.11%	2.24%	2.68%
2008/09	2.92%	4.38%	3.65%
2009/10*	0.88%	0.00%	0.44%
2010/11	2.42%	2.82%	2.62%
2011/12	2.07%	2.35%	2.21%
2012/13	3.53%	3.12%	3.33%
2013/14	2.39%	1.94%	2.17%

*The U.S. City Average decreased from February 2008 to February 2009 by -0.263%. According to Ordinance 664, if either index decreases, the percentage change from the prior year will be assumed to be zero for the purpose of calculating the increase.

The Annual Appropriations Limit was established at \$158,100, per Ordinance Number 664, attached hereto as Appendix B, and has been increased by the above inflationary factor as follows.

Fiscal Year	Percentage Increase	Annual Appropriations Limit
2002/03	N/A	\$158,100.00
2003/04	3.43%	163,522.96
2004/05	0.86%	164,923.70
2005/06	2.31%	168,731.00
2006/07	3.16%	174,062.71
2007/08	2.68%	178,718.41
2008/09	3.65%	185,253.38
2009/10	0.44%	186,065.38
2010/11	2.62%	190,945.73
2011/12	2.21%	195,160.74
2012/13	3.33%	201,651.72
2013/14	2.17%	206,023.73

The following table shows the historical Maximum Special Tax updated with the average consumer price index from February 2012 to February 2013.

Fiscal Year	Single Family Detached	Single Family Attached	Multi Family Per Residential Unit	Non-residential per 10,000 sq feet of lot area
2002/03	\$200.00	\$150.00	\$75.00	\$500.00
2003/04	206.86	155.14	77.57	517.15
2004/05	208.63	156.47	78.23	521.58
2005/06	213.44	160.08	80.04	533.62
2006/07	220.19	165.14	82.52	550.48
2007/08	226.08	169.56	84.78	565.20
2008/09	234.34	175.76	87.88	585.87
2009/10	235.37	176.53	88.26	588.44
2010/11	241.55	181.16	90.58	603.87
2011/12	246.88	185.16	92.58	617.20
2012/13	255.09	191.32	95.66	637.73
2013/14	260.62	195.46	97.73	651.56

3. APPENDICIES

The following pages show the referenced appendices listed in the content of the annual report for Fiscal Year 2013/14.

APPENDIX A: 2013/14 SPECIAL TAX ROLL

The special tax roll for Fiscal Year 2013/14 for the CFD is listed on the following pages.

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-361-010	1600 HICKAM CIR	1	\$260.62
0174-361-020	1604 HICKAM CIR	1	260.62
0174-361-030	1608 HICKAM CIR	1	260.62
0174-361-040	1612 HICKAM CIR	1	260.62
0174-361-050	1616 HICKAM CIR	1	260.62
0174-361-060	1620 HICKAM CIR	1	260.62
0174-361-070	1624 HICKAM CIR	1	260.62
0174-361-080	1628 HICKAM CIR	1	260.62
0174-361-090	1632 HICKAM CIR	1	260.62
0174-361-100	1636 HICKAM CIR	1	260.62
0174-361-110	1640 HICKAM CIR	1	260.62
0174-361-120	1644 HICKAM CT	1	260.62
0174-361-130	1648 HICKAM CT	1	260.62
0174-361-140	1652 HICKAM CT	1	260.62
0174-361-170	1656 HICKAM CIR	1	260.62
0174-361-180	1660 HICKAM CIR	1	260.62
0174-361-190	1664 HICKAM CIR	1	260.62
0174-361-200	1668 HICKAM CIR	1	260.62
0174-361-210	1672 HICKAM CIR	1	260.62
0174-361-220	1676 HICKAM CIR	1	260.62
0174-361-230	1680 HICKAM CIR	1	260.62
0174-361-240	1684 HICKAM CIR	1	260.62
0174-361-250	1688 HICKAM CIR	1	260.62
0174-361-260	1692 HICKAM CIR	1	260.62
0174-361-270	1696 HICKAM CIR	1	260.62
0174-361-280	1698 HICKAM CIR	1	260.62
0174-361-290	1600 VANDENBERG CIR	1	260.62
0174-361-300	1604 VANDENBERG CIR	1	260.62
0174-361-310	1608 VANDENBERG CIR	1	260.62
0174-361-320	1612 VANDENBERG CIR	1	260.62
0174-361-330	1616 VANDENBERG CIR	1	260.62
0174-361-340	1620 VANDENBERG CIR	1	260.62
0174-361-350	1624 VANDENBERG CIR	1	260.62
0174-361-360	1628 VANDENBERG CIR	1	260.62
0174-361-370	1632 VANDENBERG CIR	1	260.62
0174-361-380	1636 VANDENBERG CIR	1	260.62
0174-361-390	1640 VANDENBERG CIR	1	260.62
0174-362-010	1697 HICKAM CIR	1	260.62
0174-362-020	1693 HICKAM CIR	1	260.62
0174-362-030	1689 HICKAM CIR	1	260.62
0174-362-040	1685 HICKAM CIR	1	260.62
0174-362-050	1681 HICKAM CIR	1	260.62
0174-362-060	1677 HICKAM CIR	1	260.62
0174-362-070	1673 HICKAM CIR	1	260.62
0174-362-080	1669 HICKAM CIR	1	260.62
0174-362-090	1665 HICKAM CIR	1	260.62
0174-362-100	1661 HICKAM CIR	1	260.62
0174-362-110	1657 HICKAM CIR	1	260.62
0174-362-120	1641 HICKAM CIR	1	260.62
0174-362-130	1637 HICKAM CIR	1	260.62
0174-362-140	1633 HICKAM CIR	1	260.62

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-362-150	1629 HICKAM CIR	1	260.62
0174-362-160	1625 HICKAM CIR	1	260.62
0174-362-170	1621 HICKAM CIR	1	260.62
0174-362-180	1617 HICKAM CIR	1	260.62
0174-362-190	1613 HICKAM CIR	1	260.62
0174-362-200	1609 HICKAM CIR	1	260.62
0174-362-210	1605 HICKAM CIR	1	260.62
0174-362-220	1601 HICKAM CIR	1	260.62
0174-372-010	1679 VANDENBERG CIR	1	260.62
0174-372-020	1675 VANDENBERG CIR	1	260.62
0174-372-030	1671 VANDENBERG CIR	1	260.62
0174-372-040	1667 VANDENBERG CIR	1	260.62
0174-372-050	1663 VANDENBERG CIR	1	260.62
0174-372-060	1659 VANDENBERG CIR	1	260.62
0174-372-070	1655 VANDENBERG CIR	1	260.62
0174-372-080	1651 VANDENBERG CIR	1	260.62
0174-372-090	1647 VANDENBERG CIR	1	260.62
0174-372-100	1633 VANDENBERG CIR	1	260.62
0174-372-110	1629 VANDENBERG CIR	1	260.62
0174-372-120	1625 VANDENBERG CIR	1	260.62
0174-372-130	1621 VANDENBERG CIR	1	260.62
0174-372-140	1617 VANDENBERG CIR	1	260.62
0174-372-150	1613 VANDENBERG CIR	1	260.62
0174-372-160	1609 VANDENBERG CIR	1	260.62
0174-372-170	1605 VANDENBERG CIR	1	260.62
0174-372-180	1601 VANDENBERG CIR	1	260.62
0174-373-010	1701 BEALE CIR	1	260.62
0174-373-020	1705 BEALE CIR	1	260.62
0174-373-030	1709 BEALE CIR	1	260.62
0174-373-040	1713 BEALE CIR	1	260.62
0174-373-050	1717 BEALE CIR	1	260.62
0174-373-060	1721 BEALE CIR	1	260.62
0174-373-070	1725 BEALE CIR	1	260.62
0174-373-080	1763 BEALE CIR	1	260.62
0174-373-090	1767 BEALE CIR	1	260.62
0174-373-100	1771 BEALE CIR	1	260.62
0174-373-110	1775 BEALE CIR	1	260.62
0174-373-120	1779 BEALE CIR	1	260.62
0174-373-130	1783 BEALE CIR	1	260.62
0174-373-140	1787 BEALE CIR	1	260.62
0174-374-020	1784 BEALE CIR	1	260.62
0174-374-030	1780 BEALE CIR	1	260.62
0174-374-040	1776 BEALE CIR	1	260.62
0174-374-050	1772 BEALE CIR	1	260.62
0174-374-060	1768 BEALE CIR	1	260.62
0174-374-070	1764 BEALE CIR	1	260.62
0174-374-080	1760 BEALE CIR	1	260.62
0174-374-090	1756 BEALE CIR	1	260.62
0174-374-100	1752 BEALE CIR	1	260.62
0174-374-110	1748 BEALE CIR	1	260.62
0174-374-120	1744 BEALE CIR	1	260.62

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's				
Parcel Number	Site Address	Units	2013/14 Levy	
0174-374-130	1740 BEALE CIR	1	260.62	
0174-374-140	1736 BEALE CIR	1	260.62	
0174-374-150	1732 BEALE CIR	1	260.62	
0174-374-160	1728 BEALE CIR	1	260.62	
0174-374-170	1724 BEALE CIR	1	260.62	
0174-374-180	1720 BEALE CIR	1	260.62	
0174-374-190	1716 BEALE CIR	1	260.62	
0174-374-200	1712 BEALE CIR	1	260.62	
0174-374-210	1708 BEALE CIR	1	260.62	
0174-374-220	1704 BEALE CIR	1	260.62	
0174-374-230	1700 BEALE CIR	1	260.62	
0174-381-010	1792 ANDREWS CIR	1	260.62	
0174-381-020	1788 ANDREWS CIR	1	260.62	
0174-381-030	1784 ANDREWS CIR	1	260.62	
0174-381-040	1780 ANDREWS CIR	1	260.62	
0174-381-050	1776 ANDREWS CIR	1	260.62	
0174-381-060	1772 ANDREWS CIR	1	260.62	
0174-381-070	1768 ANDREWS CIR	1	260.62	
0174-381-080	1764 ANDREWS CIR	1	260.62	
0174-381-090	1760 ANDREWS CIR	1	260.62	
0174-381-100	1756 ANDREWS CIR	1	260.62	
0174-381-110	1752 ANDREWS CIR	1	260.62	
0174-381-120	1748 ANDREWS CIR	1	260.62	
0174-381-130	1744 ANDREWS CIR	1	260.62	
0174-381-140	1740 ANDREWS CIR	1	260.62	
0174-381-150	1736 ANDREWS CIR	1	260.62	
0174-381-160	1732 ANDREWS CIR	1	260.62	
0174-381-170	1728 ANDREWS CIR	1	260.62	
0174-381-180	1724 ANDREWS CIR	1	260.62	
0174-381-190	1720 ANDREWS CIR	1	260.62	
0174-381-200	1716 ANDREWS CIR	1	260.62	
0174-381-210	1712 ANDREWS CIR	1	260.62	
0174-381-220	1708 ANDREWS CIR	1	260.62	
0174-381-230	1704 ANDREWS CIR	1	260.62	
0174-381-240	1700 ANDREWS CIR	1	260.62	
0174-382-010	1701 ANDREWS CIR	1	260.62	
0174-382-020	1705 ANDREWS CIR	1	260.62	
0174-382-030	1709 ANDREWS CIR	1	260.62	
0174-382-040	1713 ANDREWS CIR	1	260.62	
0174-382-050	1717 ANDREWS CIR	1	260.62	
0174-382-060	1721 ANDREWS CIR	1	260.62	
0174-382-070	1725 ANDREWS CIR	1	260.62	
0174-382-080	1729 ANDREWS CIR	1	260.62	
0174-382-090	1765 ANDREWS CIR	1	260.62	
0174-382-100	1769 ANDREWS CIR	1	260.62	
0174-382-110	1773 ANDREWS CIR	1	260.62	
0174-382-120	1777 ANDREWS CIR	1	260.62	
0174-382-130	1781 ANDREWS CIR	1	260.62	
0174-382-140	1785 ANDREWS CIR	1	260.62	
0174-382-150	1789 ANDREWS CIR	1	260.62	
0174-382-160	1793 ANDREWS CIR	1	260.62	

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-391-020	1644 LITTLE ROCK CIR	1	260.62
0174-391-030	1648 LITTLE ROCK CIR	1	260.62
0174-391-040	1652 LITTLE ROCK CIR	1	260.62
0174-391-050	1656 LITTLE ROCK CIR	1	260.62
0174-391-060	1660 LITTLE ROCK CIR	1	260.62
0174-391-070	1664 LITTLE ROCK CIR	1	260.62
0174-391-080	1668 LITTLE ROCK CIR	1	260.62
0174-391-090	1672 LITTLE ROCK CIR	1	260.62
0174-391-100	1676 LITTLE ROCK CIR	1	260.62
0174-391-110	1680 LITTLE ROCK CIR	1	260.62
0174-392-010	1679 LITTLE ROCK CIR	1	260.62
0174-392-020	1675 LITTLE ROCK CIR	1	260.62
0174-392-030	1671 LITTLE ROCK CIR	1	260.62
0174-392-040	1667 LITTLE ROCK CIR	1	260.62
0174-392-050	1663 LITTLE ROCK CIR	1	260.62
0174-392-060	1659 LITTLE ROCK CIR	1	260.62
0174-392-070	1655 LITTLE ROCK CIR	1	260.62
0174-392-080	1651 LITTLE ROCK CIR	1	260.62
0174-392-090	1647 LITTLE ROCK CIR	1	260.62
0174-392-100	1633 LITTLE ROCK CIR	1	260.62
0174-392-110	1629 LITTLE ROCK CIR	1	260.62
0174-392-120	1625 LITTLE ROCK CIR	1	260.62
0174-392-130	1621 LITTLE ROCK CIR	1	260.62
0174-392-140	1617 LITTLE ROCK CIR	1	260.62
0174-392-150	1613 LITTLE ROCK CIR	1	260.62
0174-392-160	1609 LITTLE ROCK CIR	1	260.62
0174-392-170	1605 LITTLE ROCK CIR	1	260.62
0174-392-180	1601 LITTLE ROCK CIR	1	260.62
0174-393-010	1784 DOVER CIR	1	260.62
0174-393-020	1780 DOVER CIR	1	260.62
0174-393-030	1776 DOVER CIR	1	260.62
0174-393-040	1772 DOVER CIR	1	260.62
0174-393-050	1768 DOVER CIR	1	260.62
0174-393-060	1764 DOVER CIR	1	260.62
0174-393-070	1760 DOVER CIR	1	260.62
0174-393-080	1756 DOVER CIR	1	260.62
0174-393-090	1752 DOVER CIR	1	260.62
0174-393-100	1748 DOVER CIR	1	260.62
0174-393-110	1744 DOVER CIR	1	260.62
0174-393-120	1740 DOVER CIR	1	260.62
0174-393-130	1736 DOVER CIR	1	260.62
0174-393-140	1732 DOVER CIR	1	260.62
0174-393-150	1728 DOVER CIR	1	260.62
0174-393-160	1724 DOVER CIR	1	260.62
0174-393-170	1720 DOVER CIR	1	260.62
0174-393-180	1716 DOVER CIR	1	260.62
0174-393-190	1712 DOVER CIR	1	260.62
0174-393-200	1708 DOVER CIR	1	260.62
0174-393-210	1704 DOVER CIR	1	260.62
0174-394-010	1763 DOVER CIR	1	260.62
0174-394-020	1767 DOVER CIR	1	260.62

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-394-030	1771 DOVER CIR	1	260.62
0174-394-040	1775 DOVER CIR	1	260.62
0174-394-050	1779 DOVER CIR	1	260.62
0174-394-060	1783 DOVER CIR	1	260.62
0174-394-070	1787 DOVER CIR	1	260.62
0174-394-080	1701 DOVER CIR	1	260.62
0174-394-090	1705 DOVER CIR	1	260.62
0174-394-100	1709 DOVER CIR	1	260.62
0174-394-110	1713 DOVER CIR	1	260.62
0174-394-120	1717 DOVER CIR	1	260.62
0174-394-130	1721 DOVER CIR	1	260.62
0174-394-140	1725 DOVER CIR	1	260.62
0174-401-010	1701 FORT ORD CT	1	260.62
0174-401-020	1705 FORT ORD CT	1	260.62
0174-401-030	1709 FORT ORD CT	1	260.62
0174-401-040	1713 FORT ORD CT	1	260.62
0174-401-050	1717 FORT ORD CT	1	260.62
0174-402-010	1716 FORT ORD CT	1	260.62
0174-402-020	1712 FORT ORD CT	1	260.62
0174-402-030	1708 FORT ORD CT	1	260.62
0174-402-040	1704 FORT ORD CT	1	260.62
0174-402-050	1700 FORT ORD CT	1	260.62
0174-402-060	1784 KEESLER CIR	1	260.62
0174-402-070	1780 KEESLER CIR	1	260.62
0174-402-080	1776 KEESLER CIR	1	260.62
0174-402-090	1772 KEESLER CIR	1	260.62
0174-402-100	1768 KEESLER CIR	1	260.62
0174-402-110	1764 KEESLER CIR	1	260.62
0174-402-120	1760 KEESLER CIR	1	260.62
0174-402-130	1756 KEESLER CIR	1	260.62
0174-402-140	1752 KEESLER CIR	1	260.62
0174-402-150	1748 KEESLER CIR	1	260.62
0174-402-160	1744 KEESLER CIR	1	260.62
0174-402-170	1740 KEESLER CIR	1	260.62
0174-402-180	1736 KEESLER CIR	1	260.62
0174-402-190	1732 KEESLER CIR	1	260.62
0174-402-200	1728 KEESLER CIR	1	260.62
0174-402-210	1724 KEESLER CIR	1	260.62
0174-402-220	1720 KEESLER CIR	1	260.62
0174-402-230	1716 KEESLER CIR	1	260.62
0174-402-240	1712 KEESLER CIR	1	260.62
0174-402-250	1708 KEESLER CIR	1	260.62
0174-402-260	1704 KEESLER CIR	1	260.62
0174-402-270	1700 KEESLER CIR	1	260.62
0174-403-010	1763 KEESLER CIR	1	260.62
0174-403-020	1767 KEESLER CIR	1	260.62
0174-403-030	1771 KEESLER CIR	1	260.62
0174-403-040	1775 KEESLER CIR	1	260.62
0174-403-050	1779 KEESLER CIR	1	260.62
0174-403-060	1783 KEESLER CIR	1	260.62
0174-403-070	1787 KEESLER CIR	1	260.62

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-403-080	1701 KEESLER CIR	1	260.62
0174-403-090	1705 KEESLER CIR	1	260.62
0174-403-100	1709 KEESLER CIR	1	260.62
0174-403-110	1713 KEESLER CIR	1	260.62
0174-403-120	1717 KEESLER CIR	1	260.62
0174-403-130	1721 KEESLER CIR	1	260.62
0174-403-140	1725 KEESLER CIR	1	260.62
0174-404-010	1600 MCGUIRE CIR	1	260.62
0174-404-020	1604 MCGUIRE CIR	1	260.62
0174-404-030	1608 MCGUIRE CIR	1	260.62
0174-404-040	1612 MCGUIRE CIR	1	260.62
0174-404-050	1616 MCGUIRE CIR	1	260.62
0174-404-060	1620 MCGUIRE CIR	1	260.62
0174-404-070	1621 PENSACOLA LN	1	260.62
0174-404-080	1617 PENSACOLA LN	1	260.62
0174-404-090	1613 PENSACOLA LN	1	260.62
0174-404-100	1609 PENSACOLA LN	1	260.62
0174-404-110	1605 PENSACOLA LN	1	260.62
0174-404-120	1601 PENSACOLA LN	1	260.62
0174-405-010	1600 PENSACOLA LN	1	260.62
0174-405-020	1604 PENSACOLA LN	1	260.62
0174-405-030	1608 PENSACOLA LN	1	260.62
0174-405-040	1612 PENSACOLA LN	1	260.62
0174-405-050	1616 PENSACOLA LN	1	260.62
0174-405-060	1620 PENSACOLA LN	1	260.62
0174-405-070	1621 MAXWELL LN	1	260.62
0174-405-080	1617 MAXWELL LN	1	260.62
0174-405-090	1613 MAXWELL LN	1	260.62
0174-405-100	1609 MAXWELL LN	1	260.62
0174-405-110	1605 MAXWELL LN	1	260.62
0174-405-120	1601 MAXWELL LN	1	260.62
0174-406-010	1600 MAXWELL LN	1	260.62
0174-406-020	1604 MAXWELL LN	1	260.62
0174-406-030	1608 MAXWELL LN	1	260.62
0174-406-040	1612 MAXWELL LN	1	260.62
0174-406-050	1616 MAXWELL LN	1	260.62
0174-406-060	1620 MAXWELL LN	1	260.62
0174-406-070	1624 MAXWELL LN	1	260.62
0174-406-080	1628 MAXWELL LN	1	260.62
0174-406-090	1632 MAXWELL LN	1	260.62
0174-431-020	1652 MCGUIRE CIR	1	260.62
0174-431-030	1656 MCGUIRE CIR	1	260.62
0174-431-040	1660 MCGUIRE CIR	1	260.62
0174-431-050	1664 MCGUIRE CIR	1	260.62
0174-431-060	1668 MCGUIRE CIR	1	260.62
0174-431-070	1672 MCGUIRE CIR	1	260.62
0174-431-080	1676 MCGUIRE CIR	1	260.62
0174-431-090	1680 MCGUIRE CIR	1	260.62
0174-431-100	1684 MCGUIRE CIR	1	260.62
0174-431-110	1688 MCGUIRE CIR	1	260.62
0174-431-120	1692 MCGUIRE CIR	1	260.62

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-431-130	1696 MCGUIRE CIR	1	260.62
0174-432-010	1697 MCGUIRE CIR	1	260.62
0174-432-020	1693 MCGUIRE CIR	1	260.62
0174-432-030	1689 MCGUIRE CIR	1	260.62
0174-432-040	1685 MCGUIRE CIR	1	260.62
0174-432-050	1681 MCGUIRE CIR	1	260.62
0174-432-060	1677 MCGUIRE CIR	1	260.62
0174-432-070	1673 MCGUIRE CIR	1	260.62
0174-432-080	1669 MCGUIRE CIR	1	260.62
0174-432-090	1665 MCGUIRE CIR	1	260.62
0174-432-100	1661 MCGUIRE CIR	1	260.62
0174-432-110	1637 MCGUIRE CIR	1	260.62
0174-432-120	1633 MCGUIRE CIR	1	260.62
0174-432-130	1629 MCGUIRE CIR	1	260.62
0174-432-140	1625 MCGUIRE CIR	1	260.62
0174-432-150	1621 MCGUIRE CIR	1	260.62
0174-432-160	1617 MCGUIRE CIR	1	260.62
0174-432-170	1613 MCGUIRE CIR	1	260.62
0174-432-180	1609 MCGUIRE CIR	1	260.62
0174-432-190	1605 MCGUIRE CIR	1	260.62
0174-432-200	1601 MCGUIRE CIR	1	260.62
0174-461-010	1703 ALTUS LN	1	260.62
0174-461-020	1707 ALTUS LN	1	260.62
0174-461-030	1765 WHITEMAN CT	1	260.62
0174-461-040	1769 WHITEMAN CT	1	260.62
0174-461-050	1773 WHITEMAN CT	1	260.62
0174-461-060	1772 WHITEMAN CT	1	260.62
0174-461-070	1768 WHITEMAN CT	1	260.62
0174-461-080	1764 WHITEMAN CT	1	260.62
0174-461-090	1715 ALTUS LN	1	260.62
0174-461-100	1719 ALTUS LN	1	260.62
0174-461-110	1723 ALTUS LN	1	260.62
0174-461-120	1727 ALTUS LN	1	260.62
0174-461-130	1765 NEWARK CT	1	260.62
0174-461-140	1769 NEWARK CT	1	260.62
0174-461-150	1773 NEWARK CT	1	260.62
0174-461-160	1772 NEWARK CT	1	260.62
0174-461-170	1768 NEWARK CT	1	260.62
0174-461-180	1764 NEWARK CT	1	260.62
0174-461-190	1760 NEWARK CT	1	260.62
0174-461-200	1756 NEWARK CT	1	260.62
0174-461-210	1752 NEWARK LN	1	260.62
0174-461-220	1748 NEWARK LN	1	260.62
0174-461-230	1744 NEWARK LN	1	260.62
0174-461-240	1740 NEWARK LN	1	260.62
0174-461-250	1736 NEWARK LN	1	260.62
0174-461-260	1732 NEWARK LN	1	260.62
0174-461-270	1728 NEWARK LN	1	260.62
0174-461-280	1724 NEWARK LN	1	260.62
0174-461-290	1720 NEWARK LN	1	260.62
0174-461-300	1716 NEWARK LN	1	260.62

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2013/14

Assessor's Parcel Number	Site Address	Units	2013/14 Levy
0174-461-310	1712 NEWARK LN	1	260.62
0174-461-320	1708 NEWARK LN	1	260.62
0174-461-330	1704 NEWARK LN	1	260.62
0174-461-340	1700 NEWARK LN	1	260.62
0174-462-010	1701 NEWARK LN	1	260.62
0174-462-020	1705 NEWARK LN	1	260.62
0174-462-030	1709 NEWARK LN	1	260.62
0174-462-040	1713 NEWARK LN	1	260.62
0174-462-050	1717 NEWARK LN	1	260.62
0174-462-060	1721 NEWARK LN	1	260.62
0174-462-070	1725 NEWARK LN	1	260.62
0174-462-080	1726 ALTUS LN	1	260.62
0174-462-090	1722 ALTUS LN	1	260.62
0174-462-100	1718 ALTUS LN	1	260.62
0174-462-110	1714 ALTUS LN	1	260.62
0174-462-120	1710 ALTUS LN	1	260.62
0174-462-130	1706 ALTUS LN	1	260.62
0174-462-140	1702 ALTUS LN	1	260.62
0174-471-010	1682 TUCSON CIR	1	260.62
0174-471-020	1686 TUCSON CIR	1	260.62
0174-471-030	1690 TUCSON CIR	1	260.62
0174-471-040	1694 TUCSON CIR	1	260.62
0174-471-050	1698 TUCSON CIR	1	260.62
0174-472-020	1621 TUCSON CIR	1	260.62
0174-472-030	1617 TUCSON CIR	1	260.62
0174-472-040	1613 TUCSON CIR	1	260.62
0174-472-050	1691 TUCSON CIR	1	260.62
0174-473-010	1600 TUCSON CIR	1	260.62
0174-473-020	1604 TUCSON CIR	1	260.62
0174-473-030	1608 TUCSON CIR	1	260.62
0174-473-040	1612 TUCSON CIR	1	260.62
0174-473-050	1616 TUCSON CIR	1	260.62
0174-473-060	1620 TUCSON CIR	1	260.62
Totals:		390	\$101,641.80

APPENDIX B: COPY OF ORDINANCE 664

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF SUISUN CITY ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 1 (PETERSON RANCH PUBLIC SAFETY SERVICES) AND AUTHORIZING THE LEVY OF A SPECIAL TAX

THE CITY COUNCIL OF THE CITY OF SUISUN CITY DOES ORDAIN AS FOLLOWS:

SECTION I. PURPOSE, INTENT AND AUTHORITY

It is the purpose and intent of this Ordinance to establish Community Facilities District No. 1 (Peterson Ranch Public Safety Services) ("CFD") and authorize the levy of a special tax on owners of real property within the CFD in order to provide funding for Public Safety Services within the CFD.

This ordinance is adopted pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act").

SECTION II. REQUIRED ACTIONS

The City Council adopted Resolution 2002-60 entitled "A Resolution of the City Council of the City of Suisun City of Formation of Community Facilities District No. 1 (Peterson Ranch Public Safety Services)" (the "Resolution of Formation"), ordering the formation of the CFD, authorizing the levy of a special tax on property within the CFD and establishing an appropriations limit for the CFD in accordance with the Act.

The City Council, under the provisions of the Resolution of Formation and pursuant to Resolution 2002-61 entitled "A Resolution Calling Special Election" (the "Election Resolution"), submitted the propositions of the levy of the special tax and the establishment of the appropriations limit to the qualified electors of the CFD as required by the provisions of the Act.

The City Clerk, pursuant to the terms of the Election Resolution, conducted the special election and has on file a "Canvass and Statement of Results of Election" (the "Canvass").

The Council approved the Canvass and found the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds (2/3) of the votes cast at the special election.

The City Council adopted Resolution 2002-62 entitled "A Resolution of the City Council of the City of Suisun City Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien" ("Election Resolution") declaring the CFD to be fully formed with the authority to levy the special taxes, to have the established appropriations limit of \$158,100 initially and increased for inflation annually, and to have the City Clerk execute and cause to be recorded in the office of the County Recorder of the County of Solano a notice of special tax lien in the form required by the Act.

SECTION III. FINDINGS

A. No Majority Protest. The proposed special tax to be levied within the CFD was not precluded by majority protest pursuant to section 53324 of the Act.

B. Proceedings Valid. All proceedings taken by the City Council in connection with the establishment of the CFD and the levy of the special tax were duly considered and found and determined to be valid and in conformity with the Act.

C. Name of CFD. The community facilities district designated "Community Facilities District No. 1 (Peterson Ranch Public Safety Services)", City of Suisun City, County of Solano, State of California (the "CFD"), was established pursuant to the Act.

D. Boundaries of CFD. The boundaries of the CFD, as set forth in the map of the CFD recorded in the Solano County Recorder's Office on June 5, 2002, in Book 20 at Page 44 as Document 71705 of Assessment District Maps, were approved and incorporated herein by reference and shall be the boundaries of the CFD.

E. Types of Public Safety Services. The type of Public Safety Services to be financed by the CFD and pursuant to the Act shall consist of those expenses required to provide Police Services inside the boundary of the CFD. The City Council shall be authorized and directed to enter into joint services agreements with any entity that will provide Public Safety services as may be necessary to comply with the provisions of Section 53316.2(b) of the Act. The City Council shall declare that such joint agreements will be beneficial to residents in the area of the CFD.

F. Incidental Expenses. The types of incidental expenses to be incurred and paid from proceeds of the special tax in each annual levy shall be:

1. Boundary Map preparation and recording services.
2. Personnel and administrative costs of the City.
3. Special Tax Consultant services.
4. Publishing, mailing and posting of notices and ballots.
5. Governmental notification and filing costs.
6. Costs of posting and collecting the special taxes.

G. Special Tax. Except where funds are otherwise available, a special tax sufficient to pay the costs of providing the Public Safety Services to the CFD and the incidental expenses thereof, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad-valorem property taxes, or in such other manner as this City Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD are described in Section IV Rate and Apportionment of Special Tax, and in sufficient detail to allow each landowner within the CFD to estimate the maximum amount such owner will have to pay. Reference is hereby made to the provisions of Section IV Rate and Apportionment of Special Tax relating to Special Taxes to be levied upon any parcel of property in the CFD used for private, residential purposes, which provisions are hereby expressly incorporated by this reference.

H. Limitation of Special Tax. In accordance with Section 53313 of the Act, the City Council hereby finds and determines that the amount of the special tax and the aggregate amount of the proceeds expected to be generated by the levy and collection of the special tax does not exceed the estimated cost and expense of providing increased levels of Public Safety Services to the presently undeveloped property within the CFD No. 1 which will result from the intended development of the property hereafter with structures for both residential and non-residential occupancy and habitation.

I. Tax Lien. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is satisfied.

J. Reimbursement of Advances. Advances of funds or contributions of work in kind from any lawful source, specifically including but not limited to general fund resources of the City and owners of property within CFD No. 1, may be reimbursed from special tax revenue or both to the extent of the lesser of the value or cost of the contribution, but any agreement to do so shall not constitute a debt or liability of the City or of CFD No. 1.

K. Exempt Property. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD.

L. Election. The levy of the Special Tax was subject to the approval of the qualified electors of the CFD at a special election. The voting procedure used was mailed and hand-delivered ballots to the landowners in the CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD.

M. Appropriations Limit. The City Council established the annual appropriations limit of CFD No. 1 at \$158,100, beginning with the 2002-2003 fiscal year. Beginning in January, 2003 and each January thereafter, the Appropriations Limit shall be adjusted by applying the Average Increase, if any, in the Consumer Price Index for the San Francisco All Urban Wage Earners Category and the National Consumer Price Index (the "Indices"). The City Council may choose to reduce the Average Increase, if any, in the Indices prior to application. Each annual adjustment of the Appropriations Limit shall become effective on the subsequent July 1.

N. CFD Report. On an annual basis and consistent with the establishment of the special tax, the City Manager, as the officer having charge and control of the Services in and for the CFD, or the designee of such officer, is hereby directed to study said proposed Services and to make, or cause to be made, and file with the City Clerk a report in writing, (the "CFD Report") presenting the following:

1. The officer in charge and control to which all inquiries shall be directed:

City Manager
(707) 421-7300
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585-2600

2. A description of the Services by type which will be required to adequately meet the needs of the CFD.
3. An estimate of the fair and reasonable cost of the Services including those Incidental Expenses described in Section III F.

SECTION IV. RATE AND APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the CFD shall be levied and collected according to the tax liability determined by the City Council, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"**Acre or Acreage**" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the Solano County Recorder's Office.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5 commencing at Section 53311 of the California Government Code.

“Administrator” means the individual(s) designated by the City to administer the CFD in accordance with the authority and powers granted by the City Council.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County of Solano designating parcels by Assessor’s Parcel number.

“Average Increase” means the annual average increase in the Indices that shall be applied to escalate the Maximum Special Tax each Fiscal Year. The Average Increase shall be calculated in January of each year by (1) referencing the Bureau of Labor Statistics Data to identify the annual percentage increase in each Index as of the end of the prior year, and (2) taking the average of these two percentages. If either Index decreases from one year to the next, the percentage change from the prior year shall be assumed to be zero for purposes of calculating the Average Increase.

“City” means the City of Suisun City.

“City Council” means the City Council of the City of Suisun City, acting as the legislative body of CFD No. 1.

“Developed Property” means, in any Fiscal Year, all Taxable Property for which a building permit for new construction has been issued prior to June 30 of the preceding Fiscal Year.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indices” means the Consumer Price Index for the San Francisco All Urban Wage Earners Category and the National Consumer Price Index.

“Lot Area” means the acreage of land area or portion thereof for a Non-Residential Parcel.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure with Units that are offered for rent to the general public.

“Non-Residential Property” means any Taxable Property within the boundaries of CFD No. 1 that is not Single Family Detached Property, Single Family Attached Property or Multi-Family Property, as defined herein.

“Public Agency” means the federal government, State of California or other local governments or public agencies.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls and are offered as for-sale units, including such residential structures that meet that statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued or will be issued for construction of a Unit that does not share a common wall with another Unit.

“Special Tax” means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount necessary in any Fiscal Year to (i) pay the cost of authorized services, (ii) pay administrative expenses of CFD No. 1, and (iii) cure delinquencies in the payment of Special Taxes levied in prior Fiscal Years or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Unit” means a residential dwelling unit, including individual single-family detached, duplex, triplex, fourplex, town-home, condominium, or apartment units.

B. DATA FOR ANNUAL ADMINISTRATION OF SPECIAL TAX

After July 1 of each Fiscal Year, the Administrator shall categorize all Parcels of Taxable Property in CFD No. 1 as either, Single Family Detached Property, Single Family Attached Property, Multi-Family Property or Non-Residential Property, as defined in Section A above. For each Parcel of Single Family Attached Property and Multi-Family Property, the Administrator shall determine the number of Units on the Parcel by referencing the building permit, site plan, condominium plan, apartment plan or other development plan for the Parcel. The Administrator shall also calculate the Lot Area for each Parcel of Non-Residential Property.

C. MAXIMUM SPECIAL TAX

Single Family Detached Property

The Maximum Special Tax for Single Family Detached Property in CFD No. 1 is \$200 per Unit for Fiscal Year 2002-03. Beginning in January, 2003 and each January thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. The City Council may choose to reduce the Average Increase, if any, in the Indices prior to application. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

Single Family Attached Property

The Maximum Special Tax for Single Family Attached Property in CFD No. 1 is \$150 per Unit for Fiscal Year 2002-03. Beginning in January, 2003 and each January thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. The City Council may choose to reduce the Average Increase, if any, in the Indices prior to application. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

Multi-Family Property

The Maximum Special Tax for Multi-Family Property in CFD No. 1 is \$75 per Unit for Fiscal Year 2002-03. Beginning in January, 2003 and each January thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. The City Council may choose to reduce the Average Increase, if any, in the Indices prior to application. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

Non-Residential Property

The Maximum Special Tax for Non-Residential Property in CFD No. 1 is \$500 per 10,000 square feet of Lot Area for Fiscal Year 2002-03. Beginning in January, 2003 and each January thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. The City Council may choose to reduce the Average Increase, if any, in the Indices prior to application.

Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied on all Parcels of Developed Property as follows:

Step 1: Determine the Special Tax Requirement, as defined in Section A above, for the Fiscal Year in which the Special Tax will be collected;

Step 2: Calculate the total Special Tax revenues that could be collected from Developed Property within the CFD based on application of the Maximum Special Tax rates determined pursuant to Section C above;

Step 3: If the amount determined in Step 1 is **greater than or equal to** the amount calculated in Step 2, levy the Maximum Special Tax on all Parcels of Developed Property in the CFD.

Step 4: If the amount determined in Step 1 is **less than** the amount calculated in Step 2, levy the Special Tax against all Parcels of Developed Property in equal percentages up to 100% of the Maximum Special Tax for each Parcel until the amount of the Special Tax levy equals the Special Tax Requirement for that Fiscal Year.

The Special Tax for CFD No. 1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 1 may (under the authority provided in the Act), in any particular case, bill the taxes directly to the property owner off the County tax roll, and the Special Taxes will be equally subject to penalties and foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on land that has been conveyed to a Public Agency, except as otherwise provided in Sections 53317.3 and 53317.5 of the Mello-Roos Community Facilities Act of 1982.

SECTION V. ADMINISTRATIVE INTERPRETATION

The City reserves the right to make minor administrative and technical changes to this document, which do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

SECTION VI. SAVINGS CLAUSE

If any provision, sentence, clause, section or part of this ordinance is found to be unconstitutional, illegal or invalid, such finding shall affect only such provision, sentence, clause, section or part, and shall not affect or impair any of the remaining parts of the ordinance.

SECTION VII. CHALLENGE TO TAX

Any action to challenge the tax imposed by this ordinance shall be brought pursuant to Government Code Section 50077.5 and Code of Civil Procedure Section 860 et seq.

SECTION VIII. ELECTION REQUIRED FOR TAX TO BE EFFECTIVE

The tax levied by this ordinance shall be effective only if approved by two-thirds of the voters voting on the issue at the July 2, 2002 election.

SECTION IX. EFFECTIVE DATE OF TAX

If this ordinance was approved by two-thirds of the voters voting on the issue at the July 2, 2002 election, pursuant to Elections Code Section 9217, the tax shall become effective ten (10) days after the Council certifies the results of the election.

SECTION X. EFFECTIVE DATE AND POSTING

This ordinance shall be posted in two (2) public places within the City prescribed by ordinance within fifteen (15) days after its passage and published in the local newspaper of general circulation within the City.

INTRODUCED at a regular meeting of the Suisun City Council held on the 2nd day of July, 2002.

JAMES PAUL SPERING, MAYOR

PASSED AND ADOPTED at a regular meeting of said City Council held on the 16th day of July, 2002 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 16th day of July, 2002.

Linda Hobson, City Clerk

RESERVED FOR THE USE OF THE
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

AGENDA TRANSMITTAL

MEETING DATE: July 2, 2013

CITY AGENDA ITEM: Council Adoption of Resolution No. 2012-___: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2013-14.

FISCAL IMPACT: The Community Facilities District No. 2 (CFD No. 2) is a tax assessment District made up of a Primary District (CFD No. 2) plus four separate Tax Zones (1, 2, 3 & 5). The assessments on the Primary District are intended to cover for the cost of providing Public Safety services, including administrative costs, for Peterson Ranch Units 5c-6. Including the automatic 2.17% increase it is estimated that \$393,300 would be received from the tax assessments for the Primary District, CFD No. 2. With the 2.17% increase there would be no impact on the General Fund. Without the increase there would be an estimated negative impact of \$8,000 on the General Fund. The FY 2013-14 budget would then need to be amended in the General Fund to reflect the loss of income. An expected increase was already approved by Council when it approved the FY 2013-14 budget.

The assessments from Tax Zone 1 (Amberwood), Tax Zone 2 (McCoy Creek), Tax Zone 3 (Peterson Ranch - Units 5c & 6) and Tax Zone 5 (Summerwood) are intended to provide for Zone maintenance including such items as project landscaping and irrigation, localized storm drain maintenance, and non-residential fence repair. Including the automatic 2.17% increase, it is estimated that \$30,300 would be received from the Tax Zone tax assessments. With the 2.17% increase there would be no impact on the General Fund. Without the increase there would be a negative impact on the General Fund of approximately \$3,600. Alternatively, services could be cut to the Tax Zones. An expected increase was already approved by Council when it approved the Fiscal Year 2013-2014 budget.

BACKGROUND: In 2005, the City Council adopted resolutions requiring that new residential development of at least five equivalent dwelling units or a new Commercial development of at least 1,000 square feet of building area should be included in Community Facilities District No. 2 to offset 80% of the development's allocated share of City-wide costs for police, fire, storm drainage and landscape maintenance and 100% of the direct and indirect costs for the maintenance of the landscaped public areas and the storm drainage system added to the City by the new development. These resolutions created Community Facilities District (CFD) No. 2 Citywide Municipal Services and various Tax Zones within the CFD No. 2.

As part of the Peterson Ranch Annexation Agreement, the developer was required to mitigate the impact on Public Safety services. In July 2002, in accordance with approval conditions for the Peterson Ranch Tentative Map, a Public Safety Assessment District, referred to as a Community Facilities District ("CFD"), to support Public Safety services was established and the fee structure

PREPARED BY:

REVIEWED/APPROVED BY:

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

was created. Since then, additional developments have been added to CFD No. 2. The property owners agreed to offset City services by the formation and annexation to the Community Facility District No.2 and to form Tax Zones within the developments where necessary. The developments included Amberwood Development (28 units), Peterson Ranch Units 5c and 6 (157 units), McCoy Creek Development (30 units), Summerwood Development (69 units), Cottonwood Creek Apartments (94 Apartment Units), Rick's Auto Spa (4,100 Sq. Ft.), Four Seasons Storage (121,000 Sq. Ft.), Waterfront Hotel (64,200 Sq. Ft.), and Harbor Square (41,900 Sq. Ft.) No additional developments were annexed to CFD No. 2 Municipal Services during FY 2012-13. A fee structure was established and parcel taxes are charged on each parcel beginning with the fiscal year after the building permit is taken out. In FY 2013-14 there will be 241 parcels assessed.

STAFF REPORT: As established in Ordinance 664 and the annexation Resolutions, the assessment is adjusted annually by the average of (1) the change in CPI for the San Francisco All Urban Wage Earners Category Annual Average February 2012 to February 2013 (2.39%) and (2) the National CPI Annual Average February 2012 to February 2013 (1.94%) or 2.165% for FY 2013-14. The percentage used for calculation has been rounded to 2.17%. According to Ordinance 684, if either index decreases, the percentage change from the prior year will be assumed to be zero for the purpose of calculating the increase. No Annual Report is required for CFD No.2 and the associated Tax Zones.

The intent of the formation of the Primary District, CFD No. 2, is that all money received from the tax from this District, after accounting for administrative costs, be forwarded to the City General Fund to pay for Public Safety expenses. The ending balance for the Primary District is therefore zero after the required transfer. However, each of the individual Tax Zones is treated as an individual fund to provide resources for maintenance of such items as project landscaping and irrigation, localized storm drain maintenance, and non-residential fence repair for the related zones. A modest ending balance or reserve is maintained for unforeseen maintenance costs and is transferred to a contingency account each year to be available for use.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013-___: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2013-2014.

ATTACHMENTS:

1. Resolution No. 2013-___: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2013-2014.
2. Summary of Proposed Assessments FY 2013-2014.
3. Exhibit A – City-Wide Municipal Services 2013-2014 Assessment Roll.
4. Exhibit B – Budget Overview – CFD No. 2 & Tax Zones 1, 2, 3 & 5.

RESOLUTION NO. 2013-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL TAXES FOR
COMMUNITY FACILITIES DISTRICT (CFD) NO. 2 FOR FISCAL YEAR 2013-14

WHEREAS, the City Council of the City of Suisun City (the "City") has previously formed its Community Facilities District (CFD) No. 2 (the "District"), Citywide Municipal Services and Tax Zones within CFD No. 2, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311, *et seq.* (the "Mello-Roos Act"); and

WHEREAS, pursuant to the provisions of the Mello-Roos Act, special taxes have been authorized by the voters within the District by the necessary 2/3 affirmative vote, to be levied and collected pursuant to the provisions of the Mello-Roos Act; and

WHEREAS, the District is authorized to levy and collect special taxes within its boundaries pursuant to the provisions of the Mello-Roos Act, the resolutions forming the District, resolutions authorizing the levy and collection of special taxes, and Ordinance No. 684, which was enacted pursuant to Government Code Sections 53316 and 36900 *et seq.* and was ordained by this City Council for the levy and collection of such special taxes; and

WHEREAS, such special taxes are levied and collected pursuant to the Rate and Method of Apportionment of Special Tax within the District and are not levied with regard to property values; and

WHEREAS, the Rate and Method of Apportionment of Special Tax for the District provides for the procedure by which special taxes will be levied upon property within the District; and

WHEREAS, special taxes authorized for collection pursuant to the provisions of the Mello-Roos Act are not subject to the provisions of California Constitution Article XIII D (Proposition 218) as enacted by the voters of the State of California in November, 1996; and

WHEREAS, the purpose of such special tax levy is to finance Municipal Services within the District; and

WHEREAS, the City Council has previously authorized and directed that special taxes be levied on all nonexempt property within the District pursuant to Section 53340 of the Mello-Roos Act and the aforementioned ordinances; and

WHEREAS, the City Council desires to provide for the levy and collection of special taxes for the fiscal year / tax year 2013-14 within the District, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City, does order as follows:

Section 1. The City Council hereby authorizes and directs that special taxes shall be levied on all nonexempt property within the District pursuant to the Rate and Method of Apportionment of Special Tax in effect with regard to the District during Fiscal Year 2013-14 as specified in Exhibit A of this resolution which lists the special taxes to be collected within the District.

Section 2. The Finance Director shall deposit all money representing special taxes collected by the County of Solano for the District to the credit of a fund for the District, and such monies shall be expended only for identified services.

Section 3. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

Section 4. The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

Section 5. A certified copy of the levy shall be filed in the office of the City Clerk and open for public inspection.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 2nd day of July 2013 by the following vote:

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

WITNESS my hand and the seal of said City this 2nd day of July 2013.

Linda Hobson, CMC
City Clerk

SUMMARY OF PROPOSED ASSESSMENTS FY 2013-14

	FY 2012-13 Assessment Per Unit	% Adjustment for FY 2013-14	FY 2013-14 Assessment Per Unit		Number of Units Assessed FY 2013-14	Total Assessment
CFD Citywide Municipal Services						
<i>Single Family Residential - detached</i>	\$754.42	2.17%	\$770.79			
1. Amberwood Development	\$754.42	2.17%	\$770.79		28	\$ 21,582.12
2. McCoy Creek Development	\$754.42	2.17%	\$770.79		12	\$ 9,249.48
3. Peterson Ranch Unit 6	\$754.42	2.17%	\$770.79		157	\$ 121,014.03
4. Summerwood Development	\$754.42	2.17%	\$770.79		33	\$ 25,436.07
<i>Single Family Residential - attached</i>	\$553.60	2.17%	\$565.61			
No developments			\$565.61		0	\$ -
<i>Multi-Family Property</i>	\$282.90	2.17%	\$289.04		94	
1. Cottonwood Creek Apartments	\$282.90	2.17%	\$289.04		94	\$ 27,169.66
<i>Live Work Unit</i>	\$754.42 per Unit plus \$754.42 per 1,000 sq ft of non- residential	2.17%	\$770.79 per Unit plus \$770.79 per 1,000 sq ft of non- residential			
1. McCoy Creek Development (2.5 EDU Each)	\$1,886.04	2.17%	\$1,926.97		4	\$ 7,707.88
2. McCoy Creek Development (2 EDU Each)	\$1,508.85	2.17%	\$1,541.59		2	\$ 3,083.18
<i>Non-Residential Property</i>	\$754.42 per Unit plus \$754.42 per 1,000 sq ft of non- residential	2.17%	\$770.79 per Unit plus \$770.79 per 1,000 sq ft of non- residential			
1. Rick's Auto Spa	\$754.42	2.17%	\$770.79		4,100 Sq Ft	\$ 3,083.16
2. Four Seasons Storage	\$754.42	2.17%	\$770.79		121,000 Sq Ft	\$ 93,265.59
2. Waterfront Hotel	\$754.42	2.17%	\$770.79		64,200 Sq Ft	\$ 49,330.56
4. Harbor Square	\$754.42	2.17%	\$770.79		41,900 Sq Ft	\$ 32,373.18
<i>Subtotal</i>						\$ 393,294.91
Tax Zone 1 - Amberwood	\$462.37	2.17%	\$472.40		28	\$ 13,227.20
Tax Zone 2 - McCoy Creek						
<i>Single Family Residential - detached</i>	\$147.74	2.17%	\$150.95		12	\$ 1,811.35
<i>Single Family Residential - attached</i>	\$369.33	2.17%	\$377.34		4	\$ 3,773.44
<i>Live Work Unit</i>	\$298.73	2.17%	\$305.21		2	\$ 1,207.57
<i>Subtotal</i>						\$ 6,792.36
Tax Zone 3 - Peterson Ranch Unit 6	\$375.00	2.17%	\$383.31		157	\$ 6,014.67
Tax Zone 5 - Summerwood	\$147.15	2.17%	\$150.34		33	\$ 4,961.32
Estimated Total Assessment for FY 2012-13 for CFD No. 2 and Tax Zones 1-5						\$ 424,290.47

SUMMARY OF PROPOSED ASSESSMENTS FY 2013-14

	FY 2012-13 Assessment Per Unit	% Adjustment for FY 2013-14	FY 2013-14 Assessment Per Unit		Number of Units Assessed FY 2013-14	Total Assessment
CFD Citywide Municipal Services						
<i>Single Family Residential - detached</i>	\$754.42	2.17%	\$770.79			
1. Amberwood Development	\$754.42	2.17%	\$770.79		28	\$ 21,582.12
2. McCoy Creek Development	\$754.42	2.17%	\$770.79		12	\$ 9,249.48
3. Peterson Ranch Unit 6	\$754.42	2.17%	\$770.79		157	\$ 121,014.03
4. Summerwood Development	\$754.42	2.17%	\$770.79		33	\$ 25,436.07
<i>Single Family Residential - attached</i>	\$553.60	2.17%	\$565.61			
No developments			\$565.61		0	\$ -
<i>Multi-Family Property</i>	\$282.90	2.17%	\$289.04		94	
1. Cottonwood Creek Apartments	\$282.90	2.17%	\$289.04		94	\$ 27,169.66
<i>Live Work Unit</i>	\$754.42 per Unit plus \$754.42 per 1,000 sq ft of non- residential	2.17%	\$770.79 per Unit plus \$770.79 per 1,000 sq ft of non- residential			
1. McCoy Creek Development (2.5 EDU Each)	\$1,886.04	2.17%	\$1,926.97		4	\$ 7,707.88
2. McCoy Creek Development (2 EDU Each)	\$1,508.85	2.17%	\$1,541.59		2	\$ 3,083.18
<i>Non-Residential Property</i>	\$754.42 per Unit plus \$754.42 per 1,000 sq ft of non- residential	2.17%	\$770.79 per Unit plus \$770.79 per 1,000 sq ft of non- residential			
1. Rick's Auto Spa	\$754.42	2.17%	\$770.79		4,100 Sq Ft	\$ 3,083.16
2. Four Seasons Storage	\$754.42	2.17%	\$770.79		121,000 Sq Ft	\$ 93,265.59
2. Waterfront Hotel	\$754.42	2.17%	\$770.79		64,200 Sq Ft	\$ 49,330.56
4. Harbor Square	\$754.42	2.17%	\$770.79		41,900 Sq Ft	\$ 32,373.18
<i>Subtotal</i>						\$ 393,294.91
Tax Zone 1 - Amberwood	\$462.37	2.17%	\$472.40		28	\$ 13,227.20
Tax Zone 2 - McCoy Creek						
<i>Single Family Residential - detached</i>	\$147.74	2.17%	\$150.95		12	\$ 1,811.35
<i>Single Family Residential - attached</i>	\$369.33	2.17%	\$377.34		4	\$ 3,773.44
<i>Live Work Unit</i>	\$298.73	2.17%	\$305.21		2	\$ 1,207.57
<i>Subtotal</i>						\$ 6,792.36
Tax Zone 3 - Peterson Ranch Unit 6	\$37.50	2.17%	\$38.31		157	\$ 6,014.67
Tax Zone 5 - Summerwood	\$147.15	2.17%	\$150.34		33	\$ 4,961.32
Estimated Total Assessment for FY 2012-13 for CFD No. 2 and Tax Zones 1-5						\$ 424,290.47

EXHIBIT A: 2013-14

City-Wide Municipal Services – 2013-14 Assessment Roll

City of Suisun City

Community Facilities District No. 2

APN	Development	# of Units	ADDRESS	LOT #	Levy Amount	County Fund Number
0037-352-010	Amberwood	1	401 Amber Drive	1	\$ 770.79	7536
0037-352-020	Amberwood	1	405 Amber Drive	2	\$ 770.79	7536
0037-352-030	Amberwood	1	409 Amber Drive	3	\$ 770.79	7536
0037-352-040	Amberwood	1	413 Amber Drive	4	\$ 770.79	7536
0037-352-050	Amberwood	1	417 Amber Drive	5	\$ 770.79	7536
0037-352-060	Amberwood	1	421 Amber Drive	6	\$ 770.79	7536
0037-352-070	Amberwood	1	425 Amber Drive	7	\$ 770.79	7536
0037-352-080	Amberwood	1	429 Amber Drive	8	\$ 770.79	7536
0037-352-090	Amberwood	1	433 Amber Drive	9	\$ 770.79	7536
0037-352-100	Amberwood	1	437 Amber Drive	10	\$ 770.79	7536
0037-352-110	Amberwood	1	441 Amber Drive	11	\$ 770.79	7536
0037-352-120	Amberwood	1	445 Amber Drive	12	\$ 770.79	7536
0037-352-130	Amberwood	1	449 Amber Drive	13	\$ 770.79	7536
0037-352-140	Amberwood	1	1305 Amber Drive	14	\$ 770.79	7536
0037-352-150	Amberwood	1	1309 Amber Drive	15	\$ 770.79	7536
0037-352-160	Amberwood	1	1313 Amber Drive	16	\$ 770.79	7536
0037-352-170	Amberwood	1	1317 Amber Drive	17	\$ 770.79	7536
0037-351-010	Amberwood	1	440 Amber Drive	18	\$ 770.79	7536
0037-351-020	Amberwood	1	436 Amber Drive	19	\$ 770.79	7536
0037-351-030	Amberwood	1	432 Amber Drive	20	\$ 770.79	7536
0037-351-040	Amberwood	1	428 Amber Drive	21	\$ 770.79	7536
0037-351-050	Amberwood	1	424 Amber Drive	22	\$ 770.79	7536
0037-351-060	Amberwood	1	420 Amber Drive	23	\$ 770.79	7536
0037-351-070	Amberwood	1	416 Amber Drive	24	\$ 770.79	7536
0037-351-080	Amberwood	1	412 Amber Drive	25	\$ 770.79	7536
0037-351-090	Amberwood	1	408 Amber Drive	26	\$ 770.79	7536
0037-351-100	Amberwood	1	404 Amber Drive	27	\$ 770.79	7536
0037-351-110	Amberwood	1	400 Amber Drive	28	\$ 770.79	7536
0173-811-120	McCoy Creek	2.5	1276 Gray Hawk Lane	1	\$ 1,926.97	7536
0173-811-070	McCoy Creek	2.5	1256 Gray Hawk Lane	6	\$ 1,926.97	7536
0173-811-060	McCoy Creek	2.5	1252 Gray Hawk Lane	7	\$ 1,926.97	7536
0173-811-020	McCoy Creek	2.5	1224 Gray Hawk Lane	9	\$ 1,926.97	7536
0173-811-010	McCoy Creek	2	1220 Gray Hawk Lane	10	\$ 1,541.59	7536
0173-812-180	McCoy Creek	2	1201 Gray Hawk Lane	13	\$ 1,541.59	7536
0173-812-170	McCoy Creek	1	1205 Gray Hawk Lane	14	\$ 770.79	7536
0173-812-160	McCoy Creek	1	1209 Gray Hawk Lane	15	\$ 770.79	7536
0173-812-150	McCoy Creek	1	1213 Gray Hawk Lane	16	\$ 770.79	7536
0173-812-140	McCoy Creek	1	1217 Gray Hawk Lane	17	\$ 770.79	7536
0173-812-130	McCoy Creek	1	1221 Gray Hawk Lane	18	\$ 770.79	7536
0173-812-120	McCoy Creek	1	1225 Gray Hawk Lane	19	\$ 770.79	7536
0173-812-110	McCoy Creek	1	1229 Gray Hawk Lane	20	\$ 770.79	7536
0173-812-100	McCoy Creek	1	1233 Gray Hawk Lane	21	\$ 770.79	7536
0173-812-090	McCoy Creek	1	1237 Gray Hawk Lane	22	\$ 770.79	7536
0173-812-080	McCoy Creek	1	1241 Gray Hawk Lane	23	\$ 770.79	7536
0173-812-070	McCoy Creek	1	1253 Gray Hawk Lane	24	\$ 770.79	7536
0173-812-010	McCoy Creek	1	1277 Gray Hawk Lane	30	\$ 770.79	7536
0174-471-010	Peterson Ranch	1	1682 Tucson Circle	391	\$ 770.79	7536
0174-472-060	Peterson Ranch	1	1687 Tucson Circle	393	\$ 770.79	7536
0174-472-070	Peterson Ranch	1	1683 Tucson Circle	394	\$ 770.79	7536
0174-472-080	Peterson Ranch	1	1679 Tucson Circle	395	\$ 770.79	7536
0174-472-090	Peterson Ranch	1	1675 Tucson Circle	396	\$ 770.79	7536
0174-472-100	Peterson Ranch	1	1671 Tucson Circle	397	\$ 770.79	7536
0174-472-110	Peterson Ranch	1	1667 Tucson Circle	398	\$ 770.79	7536
0174-472-120	Peterson Ranch	1	1663 Tucson Circle	399	\$ 770.79	7536
0174-472-130	Peterson Ranch	1	1659 Tucson Circle	400	\$ 770.79	7536
0174-472-140	Peterson Ranch	1	1655 Tucson Circle	401	\$ 770.79	7536
0174-472-150	Peterson Ranch	1	1649 Tucson Circle	402	\$ 770.79	7536

0174-472-160	Peterson Ranch	1	1645 Tucson Circle	403	\$ 770.79	7536
0174-472-170	Peterson Ranch	1	1641 Tucson Circle	404	\$ 770.79	7536
0174-472-180	Peterson Ranch	1	1637 Tucson Circle	405	\$ 770.79	7536
0174-472-190	Peterson Ranch	1	1633 Tucson Circle	406	\$ 770.79	7536
0174-472-200	Peterson Ranch	1	1629 Tucson Circle	407	\$ 770.79	7536
0174-472-210	Peterson Ranch	1	1625 Tucson Circle	408	\$ 770.79	7536
0174-473-070	Peterson Ranch	1	1624 Tucson Circle	409	\$ 770.79	7536
0174-473-080	Peterson Ranch	1	1628 Tucson Circle	410	\$ 770.79	7536
0174-473-090	Peterson Ranch	1	1632 Tucson Circle	411	\$ 770.79	7536
0174-473-100	Peterson Ranch	1	1636 Tucson Circle	412	\$ 770.79	7536
0174-473-110	Peterson Ranch	1	1640 Tucson Circle	413	\$ 770.79	7536
0174-473-120	Peterson Ranch	1	1644 Tucson Circle	414	\$ 770.79	7536
0174-473-130	Peterson Ranch	1	1648 Tucson Circle	415	\$ 770.79	7536
0174-473-140	Peterson Ranch	1	1652 Tucson Circle	416	\$ 770.79	7536
0174-502-180	Peterson Ranch	1	1601 Duluth Lane	417	\$ 770.79	7536
0174-502-170	Peterson Ranch	1	1605 Duluth Lane	418	\$ 770.79	7536
0174-502-160	Peterson Ranch	1	1609 Duluth Lane	419	\$ 770.79	7536
0174-502-150	Peterson Ranch	1	1613 Duluth Lane	420	\$ 770.79	7536
0174-502-140	Peterson Ranch	1	1617 Duluth Lane	421	\$ 770.79	7536
0174-502-130	Peterson Ranch	1	1621 Duluth Lane	422	\$ 770.79	7536
0174-502-120	Peterson Ranch	1	1625 Duluth Lane	423	\$ 770.79	7536
0174-502-110	Peterson Ranch	1	1629 Duluth Lane	424	\$ 770.79	7536
0174-502-100	Peterson Ranch	1	1633 Duluth Lane	425	\$ 770.79	7536
0174-502-090	Peterson Ranch	1	1632 Harrisburg Lane	426	\$ 770.79	7536
0174-502-080	Peterson Ranch	1	1628 Harrisburg Lane	427	\$ 770.79	7536
0174-502-070	Peterson Ranch	1	1624 Harrisburg Lane	428	\$ 770.79	7536
0174-502-060	Peterson Ranch	1	1620 Harrisburg Lane	429	\$ 770.79	7536
0174-502-050	Peterson Ranch	1	1616 Harrisburg Lane	430	\$ 770.79	7536
0174-502-040	Peterson Ranch	1	1612 Harrisburg Lane	431	\$ 770.79	7536
0174-502-030	Peterson Ranch	1	1608 Harrisburg Lane	432	\$ 770.79	7536
0174-502-020	Peterson Ranch	1	1604 Harrisburg Lane	433	\$ 770.79	7536
0174-502-010	Peterson Ranch	1	1600 Harrisburg Lane	434	\$ 770.79	7536
0174-501-200	Peterson Ranch	1	1601 Harrisburg Lane	435	\$ 770.79	7536
0174-501-190	Peterson Ranch	1	1605 Harrisburg Lane	436	\$ 770.79	7536
0174-501-180	Peterson Ranch	1	1609 Harrisbur. Lane	437	\$ 770.79	7536
0174-501-170	Peterson Ranch	1	1613 Harrisburg Lane	438	\$ 770.79	7536
0174-501-160	Peterson Ranch	1	1617 Harrisburg Lane	439	\$ 770.79	7536
0174-501-150	Peterson Ranch	1	1621 Harrisburg Lane	440	\$ 770.79	7536
0174-501-140	Peterson Ranch	1	1625 Harrisburg Lane	441	\$ 770.79	7536
0174-501-130	Peterson Ranch	1	1629 Harrisburg Lane	442	\$ 770.79	7536
0174-501-120	Peterson Ranch	1	1633 Harrisburg Lane	443	\$ 770.79	7536
0174-501-110	Peterson Ranch	1	1637 Harrisburg Lane	444	\$ 770.79	7536
0174-501-100	Peterson Ranch	1	1636 Savannah Lane	445	\$ 770.79	7536
0174-501-090	Peterson Ranch	1	1632 Savannah Lane	446	\$ 770.79	7536
0174-501-080	Peterson Ranch	1	1628 Savannah Lane	447	\$ 770.79	7536
0174-501-070	Peterson Ranch	1	1624 Savannah Lane	448	\$ 770.79	7536
0174-501-060	Peterson Ranch	1	1620 Savannah Lane	449	\$ 770.79	7536
0174-501-050	Peterson Ranch	1	1616 Savannah Lane	450	\$ 770.79	7536
0174-501-040	Peterson Ranch	1	1612 Savannah Lane	451	\$ 770.79	7536
0174-501-030	Peterson Ranch	1	1608 Savannah Lane	452	\$ 770.79	7536
0174-501-020	Peterson Ranch	1	1604 Savannah Lane	453	\$ 770.79	7536
0174-501-010	Peterson Ranch	1	1600 Savannah Lane	454	\$ 770.79	7536
0174-482-080	Peterson Ranch	1	1609 Savannah Lane	455	\$ 770.79	7536
0174-482-070	Peterson Ranch	1	1613 Savannah Lane	456	\$ 770.79	7536
0174-482-060	Peterson Ranch	1	1617 Savannah Lane	457	\$ 770.79	7536
0174-482-050	Peterson Ranch	1	1621 Savannah Lane	458	\$ 770.79	7536
0174-482-040	Peterson Ranch	1	1625 Savannah Lane	459	\$ 770.79	7536
0174-482-030	Peterson Ranch	1	1629 Savannah Lane	460	\$ 770.79	7536
0174-482-020	Peterson Ranch	1	1633 Savannah Lane	461	\$ 770.79	7536
0174-482-010	Peterson Ranch	1	1637 Savannah Lane	462	\$ 770.79	7536
0174-482-200	Peterson Ranch	1	1677 Duluth Lane	463	\$ 770.79	7536
0174-482-190	Peterson Ranch	1	1681 Duluth Lane	464	\$ 770.79	7536
0174-482-180	Peterson Ranch	1	1685 Duluth Lane	465	\$ 770.79	7536
0174-482-170	Peterson Ranch	1	1689 Duluth Lane	466	\$ 770.79	7536
0174-482-160	Peterson Ranch	1	1658 Youngstown Lane	467	\$ 770.79	7536

0174-482-150	Peterson Ranch	1	1654 Youngstown Lane	468	\$ 770.79	7536
0174-482-140	Peterson Ranch	1	1650 Youngstown Lane	469	\$ 770.79	7536
0174-482-130	Peterson Ranch	1	1646 Youngstown Lane	470	\$ 770.79	7536
0174-482-120	Peterson Ranch	1	1642 Youngstown Lane	471	\$ 770.79	7536
0174-482-110	Peterson Ranch	1	1638 Youngstown Lane	472	\$ 770.79	7536
0174-482-100	Peterson Ranch	1	1634 Youngstown Lane	473	\$ 770.79	7536
0174-482-090	Peterson Ranch	1	1630 Youngstown Lane	474	\$ 770.79	7536
0174-503-010	Peterson Ranch	1	1636 Duluth Lane	475	\$ 770.79	7536
0174-503-020	Peterson Ranch	1	1640 Duluth Lane	476	\$ 770.79	7536
0174-503-030	Peterson Ranch	1	1644 Duluth Lane	477	\$ 770.79	7536
0174-503-040	Peterson Ranch	1	1648 Duluth Lane	478	\$ 770.79	7536
0174-503-050	Peterson Ranch	1	1652 Duluth Lane	479	\$ 770.79	7536
0174-503-060	Peterson Ranch	1	1656 Duluth Lane	480	\$ 770.79	7536
0174-503-070	Peterson Ranch	1	1660 Duluth Lane	481	\$ 770.79	7536
0174-503-080	Peterson Ranch	1	1664 Duluth Lane	482	\$ 770.79	7536
0174-503-090	Peterson Ranch	1	1668 Duluth Lane	483	\$ 770.79	7536
0174-481-010	Peterson Ranch	1	1672 Duluth Lane	484	\$ 770.79	7536
0174-481-020	Peterson Ranch	1	1676 Duluth Lane	485	\$ 770.79	7536
0174-481-030	Peterson Ranch	1	1680 Duluth Lane	486	\$ 770.79	7536
0174-481-040	Peterson Ranch	1	1684 Duluth Lane	487	\$ 770.79	7536
0174-481-050	Peterson Ranch	1	1688 Duluth Lane	488	\$ 770.79	7536
0174-481-060	Peterson Ranch	1	1692 Duluth Lane	489	\$ 770.79	7536
0174-481-070	Peterson Ranch	1	1696 Duluth Lane	490	\$ 770.79	7536
0174-481-080	Peterson Ranch	1	1673 Youngstown Lane	491	\$ 770.79	7536
0174-481-090	Peterson Ranch	1	1669 Youngstown Lane	492	\$ 770.79	7536
0174-481-100	Peterson Ranch	1	1665 Youngstown Lane	493	\$ 770.79	7536
0174-481-110	Peterson Ranch	1	1661 Youngstown Lane	494	\$ 770.79	7536
0174-481-120	Peterson Ranch	1	1657 Youngstown Lane	495	\$ 770.79	7536
0174-481-130	Peterson Ranch	1	1653 Youngstown Lane	496	\$ 770.79	7536
0174-481-140	Peterson Ranch	1	1649 Youngstown Lane	497	\$ 770.79	7536
0174-481-150	Peterson Ranch	1	1645 Youngstown Lane	498	\$ 770.79	7536
0174-481-160	Peterson Ranch	1	1641 Youngstown Lane	499	\$ 770.79	7536
0174-481-170	Peterson Ranch	1	1637 Youngstown Lane	500	\$ 770.79	7536
0174-481-180	Peterson Ranch	1	1633 Youngstown Lane	501	\$ 770.79	7536
0174-481-190	Peterson Ranch	1	1629 Youngstown Lane	502	\$ 770.79	7536
0174-481-200	Peterson Ranch	1	1625 Youngstown Lane	503	\$ 770.79	7536
0174-481-210	Peterson Ranch	1	1621 Youngstown Lane	504	\$ 770.79	7536
0174-481-220	Peterson Ranch	1	1617 Youngstown Lane	505	\$ 770.79	7536
0174-481-230	Peterson Ranch	1	1613 Youngstown Lane	506	\$ 770.79	7536
0174-481-240	Peterson Ranch	1	1609 Youngstown Lane	507	\$ 770.79	7536
0174-481-250	Peterson Ranch	1	1605 Youngstown Lane	508	\$ 770.79	7536
0174-481-260	Peterson Ranch	1	1601 Youngstown Lane	509	\$ 770.79	7536
0174-492-080	Peterson Ranch	1	1700 Carswell Lane	510	\$ 770.79	7536
0174-492-070	Peterson Ranch	1	1704 Carswell Lane	511	\$ 770.79	7536
0174-492-060	Peterson Ranch	1	1708 Carswell Lane	512	\$ 770.79	7536
0174-492-050	Peterson Ranch	1	1712 Carswell Lane	513	\$ 770.79	7536
0174-492-040	Peterson Ranch	1	1713 Westover Lane	514	\$ 770.79	7536
0174-492-030	Peterson Ranch	1	1709 Westover Lane	515	\$ 770.79	7536
0174-492-020	Peterson Ranch	1	1705 Westover Lane	516	\$ 770.79	7536
0174-492-010	Peterson Ranch	1	1701 Westover Lane	517	\$ 770.79	7536
0174-491-320	Peterson Ranch	1	1700 Westover Lane	518	\$ 770.79	7536
0174-491-310	Peterson Ranch	1	1704 Westover Lane	519	\$ 770.79	7536
0174-491-300	Peterson Ranch	1	1708 Westover Lane	520	\$ 770.79	7536
0174-491-290	Peterson Ranch	1	1712 Westover Lane	521	\$ 770.79	7536
0174-491-280	Peterson Ranch	1	1752 Carswell Court	522	\$ 770.79	7536
0174-491-270	Peterson Ranch	1	1756 Carswell Court	523	\$ 770.79	7536
0174-491-260	Peterson Ranch	1	1760 Carswell Court	524	\$ 770.79	7536
0174-491-250	Peterson Ranch	1	1764 Carswell Court	525	\$ 770.79	7536
0174-491-240	Peterson Ranch	1	1768 Carswell Court	526	\$ 770.79	7536
0174-491-230	Peterson Ranch	1	1772 Carswell Court	527	\$ 770.79	7536
0174-491-220	Peterson Ranch	1	1776 Carswell Court	528	\$ 770.79	7536
0174-491-210	Peterson Ranch	1	1780 Carswell Court	529	\$ 770.79	7536
0174-491-200	Peterson Ranch	1	1784 Carswell Court	530	\$ 770.79	7536
0174-491-190	Peterson Ranch	1	1788 Carswell Court	531	\$ 770.79	7536
0174-491-170	Peterson Ranch	1	1792 Carswell Court	532	\$ 770.79	7536

0174-491-160	Peterson Ranch	1	1796 Carswell Court	533	\$ 770.79	7536
0174-491-150	Peterson Ranch	1	1795 Carswell Court	534	\$ 770.79	7536
0174-491-140	Peterson Ranch	1	1791 Carswell Court	535	\$ 770.79	7536
0174-491-130	Peterson Ranch	1	1787 Carswell Court	536	\$ 770.79	7536
0174-491-120	Peterson Ranch	1	1783 Carswell Court	537	\$ 770.79	7536
0174-491-110	Peterson Ranch	1	1779 Carswell Court	538	\$ 770.79	7536
0174-491-100	Peterson Ranch	1	1775 Carswell Court	539	\$ 770.79	7536
0174-491-090	Peterson Ranch	1	1753 Carswell Court	540	\$ 770.79	7536
0174-491-080	Peterson Ranch	1	1749 Carswell Court	541	\$ 770.79	7536
0174-491-070	Peterson Ranch	1	1745 Carswell Court	542	\$ 770.79	7536
0174-491-060	Peterson Ranch	1	1741 Carswell Lane	543	\$ 770.79	7536
0174-491-050	Peterson Ranch	1	1737 Carswell Lane	544	\$ 770.79	7536
0174-491-040	Peterson Ranch	1	1733 Carswell Lane	545	\$ 770.79	7536
0174-491-030	Peterson Ranch	1	1729 Carswell Lane	546	\$ 770.79	7536
0174-491-020	Peterson Ranch	1	1725 Carswell Lane	547	\$ 770.79	7536
0174-491-010	Peterson Ranch	1	1721 Carswell Lane	548	\$ 770.79	7536
0037-370-270	Summerwood	1	197 Summertime Lane	24	\$ 770.79	7536
0037-370-260	Summerwood	1	193 Summertime Lane	25	\$ 770.79	7536
0037-370-250	Summerwood	1	189 Summertime Lane	26	\$ 770.79	7536
0037-370-240	Summerwood	1	185 Summertime Lane	27	\$ 770.79	7536
0037-370-230	Summerwood	1	181 Summertime Lane	28	\$ 770.79	7536
0037-370-210	Summerwood	1	177 Summertime Lane	29	\$ 770.79	7537
0037-370-200	Summerwood	1	173 Summertime Lane	30	\$ 770.79	7538
0037-370-190	Summerwood	1	169 Summertime Lane	31	\$ 770.79	7539
0037-370-180	Summerwood	1	165 Summertime Lane	32	\$ 770.79	7540
0037-370-170	Summerwood	1	161 Summertime Lane	33	\$ 770.79	7541
0037-370-150	Summerwood	1	157 Summertime Lane	34	\$ 770.79	7542
0037-370-140	Summerwood	1	153 Summertime Lane	35	\$ 770.79	7543
0037-370-130	Summerwood	1	149 Summertime Lane	36	\$ 770.79	7544
0037-370-120	Summerwood	1	145 Summertime Lane	37	\$ 770.79	7545
0037-370-110	Summerwood	1	141 Summertime Lane	38	\$ 770.79	7546
0037-360-240	Summerwood	1	137 Summertime Lane	39	\$ 770.79	7536
0037-360-230	Summerwood	1	133 Summertime Lane	40	\$ 770.79	7536
0037-360-210	Summerwood	1	129 Summertime Lane	41	\$ 770.79	7536
0037-360-190	Summerwood	1	125 Summertime Lane	42	\$ 770.79	7536
0037-360-200	Summerwood	1	121 Summertime Lane	43	\$ 770.79	7536
0037-360-170	Summerwood	1	117 Summertime Lane	44	\$ 770.79	7536
0037-360-160	Summerwood	1	113 Summertime Lane	45	\$ 770.79	7536
0037-360-140	Summerwood	1	109 Summertime Lane	46	\$ 770.79	7536
0037-360-110	Summerwood	1	105 Summertime Lane	47	\$ 770.79	7536
0037-360-120	Summerwood	1	101 Summertime Lane	48	\$ 770.79	7536
0037-360-100	Summerwood	1	123 Sunshine Street	49	\$ 770.79	7536
0037-360-090	Summerwood	1	119 Sunshine Street	50	\$ 770.79	7536
0037-360-070	Summerwood	1	115 Sunshine Street	51	\$ 770.79	7536
0037-360-060	Summerwood	1	111 Sunshine Street	52	\$ 770.79	7536
0037-360-020	Summerwood	1	116 Sunshine Street	53	\$ 770.79	7536
0037-360-270	Summerwood	1	127 Sunshine Street	54	\$ 770.79	7356
0037-370-010	Summerwood	1	131 Sunshine Street	55	\$ 770.79	7356
0037-370-020	Summerwood	1	135 Sunshine Street	56	\$ 770.79	7356
0037-210-040	Cottonwood Creek Apts.	94	202 Railroad Avenue	N/A	\$ 27,169.66	7536
0173-670-320	Rick's Auto Spa	4,100 Sq Ft	1101 Anderson Drive	N/A	\$ 3,083.16	7536
0174-170-090	Four Seasons Storage	121,000 Sq Ft	1600 Petersen Road	N/A	\$ 93,265.59	7536
0032-061-020	Waterfront Hotel	64,200 Sq Ft	2 Harbor Center	N/A	\$ 49,330.56	7536
0032-141-150	Harbor Square	41,900 Sq Ft	700 Main Street	N/A	\$ 32,373.18	7536
Total CFD No. 2					\$ 393,294.91	

EXHIBIT B

BUDGET OVERVIEW - CFD No. 2 & TAX ZONES 1, 2, 3 & 5

CFD No. 2

	FY13	FY14 EST
Beginning Balance	\$ 1,100.00	\$ 5,400.00
Total Est. Income	\$ 385,800.00	\$ 385,800.00
Total Est. Expenses	\$ 381,400.00	\$ 387,300.00
Ending Balance	\$ 5,500.00	\$ 3,900.00

TAX ZONE #1 - Amberwood

	FY13	FY14 EST
Beginning Balance	\$ 49,800.00	\$ 51,600.00
Total Est. Income	\$ 13,200.00	\$ 13,200.00
Total Est. Expenses	\$ 10,400.00	\$ 9,800.00
Contingency	\$ 49,800.00	\$ 55,000.00
Ending Balance	\$ 2,800.00	\$ -

TAX ZONE #2 - McCoy Creek

	FY13	FY14 EST
Beginning Balance	\$ 20,500.00	\$ 24,800.00
Total Est. Income	\$ 6,200.00	\$ 6,200.00
Total Est. Expenses	\$ 5,600.00	\$ 5,700.00
Contingency	\$ -	\$ 25,300.00
Ending Balance	\$ 21,100.00	\$ -

TAX ZONE #3 - Peterson Ranch

	FY13	FY14 EST
Beginning Balance	\$ 28,300.00	\$ 33,700.00
Total Est. Income	\$ 6,100.00	\$ 6,100.00
Total Est. Expenses	\$ 1,200.00	\$ 1,300.00
Contingency	\$ -	\$ 38,500.00
Ending Balance	\$ 4,900.00	\$ -

TAX ZONE #5 - Summerwood

	FY13	FY14 EST
Beginning Balance	\$ 7,300.00	\$ 9,000.00
Total Est. Income	\$ 4,900.00	\$ 4,900.00
Total Est. Expenses	\$ 4,600.00	\$ 4,700.00
Contingency	\$ -	\$ 9,200.00
Ending Balance	\$ 300.00	\$ -

SECRET

MINUTES

REGULAR MEETING OF THE
SUISUN CITY COUNCIL
TUESDAY, JUNE 11, 2013
7:00 P.M.

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

TELECONFERENCE NOTICE

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

ROLL CALL

Mayor Sanchez called the Meeting to order at 7:01 PM. Present: Council Members Day (by teleconference), Hudson, Segala, Wilson and Mayor Sanchez.
Pledge of Allegiance was led by Council Member Wilson.
Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker). None

REPORTS: (Informational items only.)

1. Mayor/Councilmembers

Council Member Segala announced that Flag Day is being hosted by the American Legion Post 182 and also a rededication of the newly reconstructed Memorial Building at 427 Main Street.

Council Member Hudson reported that he attended the Crystal Middle School Graduation and the Senior Coalition on Friday and announced June 15 is World Elder Abuse Awareness Day.

Mayor Sanchez reported that he attended the Crystal Middle School Promotion Event on June 5 Moving Solano Forward event on May 6, the subject was a study to make an inventory of Solano County and City Assets and what types of business opportunities are possible; June 10 Joint Land Use Study meeting at Solano Government Center discussed study money available for the County and cities to promote compatible use and military mission sustainment, compatible use issues and impact to military operations, and the office of economic adjustment role in assisting the State and local governments to promote compatible use.

Council Member Wilson reported attending the Crystal Middle School graduation on June 5 and on June 7 the Travis AFB tour for newly elected officials.

Council Member Day reported getting calls from residents regarding the progress of Wal-Mart. Suggested getting something in paper regarding the status.

2. City Manager/Staff - None

CONFLICT OF INTEREST NOTIFICATION - None

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

PRESENTATIONS/APPOINTMENTS - None

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR -- None

GENERAL BUSINESS

City Council

3. Discussion and Direction Regarding the Formation of Special Sign Districts and Supporting Interests Regarding the Design of Related Signage – (Wooden).

Community Development Director gave a presentation and responded to Council questions. City Council discussed options regarding types of signs, design, number of businesses listed and number of sign districts.

Bruce Bishop commented on and responded to Council questions on the proposal of a multi-tenant sign at the corner of Highway 12 and Sunset, with public art work dedicated at the base, to lease space on long-term basis to businesses in the Heritage and Sunset Shopping Centers.

Council Members commented on monument signs and pylon signs, design theme, establishing guidelines for design approval, requiring Planning Commission and City Council approval of design, types of signs allowed in sign districts, create a Community Benefit District to administer sign program, sign should be simplistic and good looking.

Jan Davenport would like local businesses to be contacted and be part of the discussion. It was the consensus of Council to direct staff facilitate process.

PUBLIC HEARINGS: - None

CLOSED SESSION - None

CONVENE OPEN SESSION

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

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 7:50 PM.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

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

TUESDAY, JUNE 18, 2013

7:00 P.M.

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

ROLL CALL

Mayor / Chairman Sanchez called the Meeting to order at 7:05 PM with Council / Board Members Hudson, Segala, Wilson and Mayor Sanchez present. Council / Board Member Day was absent.

Pledge of Allegiance was led by Council / Board Member Segala.

Invocation was given by Assistant City Manager Anderson.

PUBLIC COMMENT

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

REPORTS: (Informational items only.)

1. Mayor/Council -Chair/Boardmembers

Council / Board Member Segala expressed concern about parking in Peterson Ranch and reported attending numerous events.

Council / Board Member Hudson attended Safe Crossing Committee, Chamber of Commerce installation and mixer and reported seeing increase in shopping carts around town.

Council / Board Member Wilson expressed concern about next year's budget, public information request and accounting software system being twenty years old and suggested planning for the future to remedy the problem. Mayor / Chairman Sanchez

Mayor Sanchez reported attending STA meeting on June 12, Chamber of Commerce installation of new officers on June 13, officiated a wedding at City Hall on, and opening of North Bay Medical Center neurosurgery clinic in Fairfield on June 18.

2. City Manager/Executive Director/Staff - **None**

CONFLICT OF INTEREST NOTIFICATION - NONE

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

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation to Recreation and Community Services Department, Proclaiming July 2013, as "Parks and Recreation Month".

Mayor Sanchez read and Council Member Hudson presented the Proclamation to Chairman _____ of the Recreation Commission.

4. Introduction and Swearing in of new Suisun City Police Officers Chris Dameron, Natalie Rafferty, Stephen Brown, and Lex Egbert, and Communications and Records Technician Sarah Dahl – (Dadisho).

Police Chief Dadisho introduced the officers and the technician. City Clerk Hobson gave the Oath of Office to Officers Dameron, Rafferty, Brown, and Egbert and Records Technician Dahl.

CONSENT CALENDAR

City Council

5. Presentation of the Comprehensive Annual Financial Report, and Council Adoption of Resolution No. 2013-35: Accepting the Comprehensive Annual Financial Report for Fiscal Year 2011-12 – (Anderson).

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

6. Council/Agency Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on June 4, 2013 – (Hobson).

Joint City Council / Suisun City Council Acting as Successor Agency

7. Council/Agency Approval of the May 2013 Payroll Warrants in the amount of \$703,913.71. Council/Agency Approval of the May 2013 Payable Warrants in the amount of \$1,097,946.71 – (Finance).

Motioned by Council Member Segala and seconded by Council Member Wilson to approve Consent Calendar. Motion carried unanimously by the members present.

GENERAL BUSINESS

City Council

8. HEARING

Council Adoption of Resolution No. 2013-36: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California. – (Anderson).

Mayor Sanchez opened the hearing; hearing no comments, Mayor Sanchez closed the hearing.

Motioned by Council Member Segala and seconded by Council Member Wilson to adopt Resolution No. 2013-36. Motion carried unanimously by the members present.

9. Discussion and Direction Regarding Proposed Commercial Component of Concept to Develop 8.58 Acres at the South East Corner of East Tabor Avenue and Walters Road per the Council's adopted Revenue Based Land Use Policy - (Garben).

Council directed staff to continue with the developer with conditions in the development agreement to guarantee commercial construction or money in lieu.

PUBLIC HEARINGS:

City Council

10. PUBLIC HEARING

Conduct a Public Hearing, Approve final Engineer's Report, and Order the Levy and Collection of Assessments for Maintenance Assessment Districts (MADs) Assessments and:– (Kasperson).

- a. Council Adoption of Resolution No. 2013-37: Amending and/or Approving the Final Engineer's Annual Levy Reports for the Suisun City Maintenance Assessment Districts for FY 2013-14.
- b. Council Adoption of Resolution No. 2013-38: Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for FY 2013-14.

Mayor Sanchez opened the public hearing; hearing no comments, Mayor Sanchez closed the hearing.

Motioned by Council Member Hudson and seconded by Council Member Segala to adopt Resolutions No. 2013-37 and No. 2013-38. Motion carried unanimously by members present.

11. PUBLIC HEARING

Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District – (Kasperson).

- a. Council Adoption of Resolution No. 2013-39: Approving the Assessment Engineer's Report for Proceedings for the Levy of Assessments within McCoy Creek Parking Benefit Assessment District for FY 2013-14.
- b. Council Adoption of Resolution No. 2013-40: Ordering the Levy and Collection of Assessments within the Special Parking Benefit District for FY 2013-14.

Mayor Sanchez opened the public hearing; hearing no comments, Mayor Sanchez closed the hearing.

Motioned by Council Member Wilson and seconded by Mayor Sanchez to adopt Resolutions No. 2013-37 and No. 2013-38. Motion carried unanimously.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 8:55 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 2, 2013

CITY COUNCIL/SUCCESSOR AGENCY AGENDA ITEM: City Council/Successor Agency Discussion and Direction Regarding a Proposal by Sunset Bay Kayaks for a Temporary Structure on Public Property.

FISCAL IMPACT: Unknown. The City receives 10% of gross revenues, so if the other water-oriented businesses are successful, the City could enjoy enhanced revenues to the General Fund.

BACKGROUND: At the April 2, 2013 City Council meeting, a representative of Sunset Bay Kayaks addressed the City Council during public comment requesting consideration of a possible location near the visitor dock for a temporary kiosk for water-oriented businesses. Council requested that staff meet with the interested party and return to Council prepared for discussion and direction on the item.

STAFF REPORT: The owner of Sunset Bay Kayaks, Trish Abbatiello, has proposed to construct, solely at her cost, a waterfront kiosk (picture included in Attachment 1). The purpose of the kiosk would be to provide locking storage for items related to the Sunset Bay Kayaks business such as lifejackets and paddles, a location where the owner could stay while groups were out on the water, potential space for other water-oriented businesses, and a location where information regarding "all things Suisun City" could be displayed.

The parcel is currently included in the Disposition and Development Agreement (DDA) between the Successor Agency and Main Street West Partners. The temporary use of this parcel would likely require an amendment to the DDA.

Facts Related to the Proposed Kiosk

Location: A number of locations have been discussed with the interested party. Her interest is to locate the kiosk on Main Street West Parcel No. 7 which lies beyond the terminus of Solano Street, adjacent to the waterfront promenade and adjacent to Athenian Grill. Since this location is within the 100' shoreline band, the placement of any structure would require Bay Conservation and Development Commission (BCDC) approval. The interested party intends to place the kiosk about five (5) feet from the edge of the waterfront promenade.

Dimensions: The proposed kiosk is approximately eight feet in diameter, designed in an octagonal shape. There would be a "flap" that could be opened, or closed and secured, similar to the fashion of the Christmas market booths.

Aesthetics: There would be a circular three-foot diameter Sunset Bay Kayak sign that would be mounted on the fascia of the kiosk. The kiosk's primary colors would be teal and beige to match the sign. The bottom of the sign would be about 7.5-feet above the ground. (This is the minimum required for signs in this location.)

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

JK
 CW

Construction: The kiosk would be either constructed on the ground or first constructed on a flatbed trailer. If a trailer is used, the tires and wheel-well covers (fenders) would be removed and the trailer would be set on pier blocks with a skirting installed around the trailer for safety and aesthetic purposes. All aspects of installation would be in accordance with requirements of the Building Official and Public Works Department.

Compensation: Currently, Sunset Bay Kayaks pays 10 percent of gross sales to the City for use of the visitors dock, consistent with the City's current policy for use of City facilities on the waterfront.

Operation: Kayaks would be stored horizontally on the west side of the kiosk in a low rack with appropriate security to prevent theft. It is anticipated that a paddle board concession would co-locate at the kiosk, with one paddle board displayed on the south side of the kiosk during hours of operation. Additional Paddle Boards for rent would be stored on a truck legally parked in the nearby parking lot and removed when needed for customers.

Required Steps: If the City Council/Successor Agency directs staff to move forward to work out a revised agreement with the interested party, staff has identified the following next steps and issues which must be addressed:

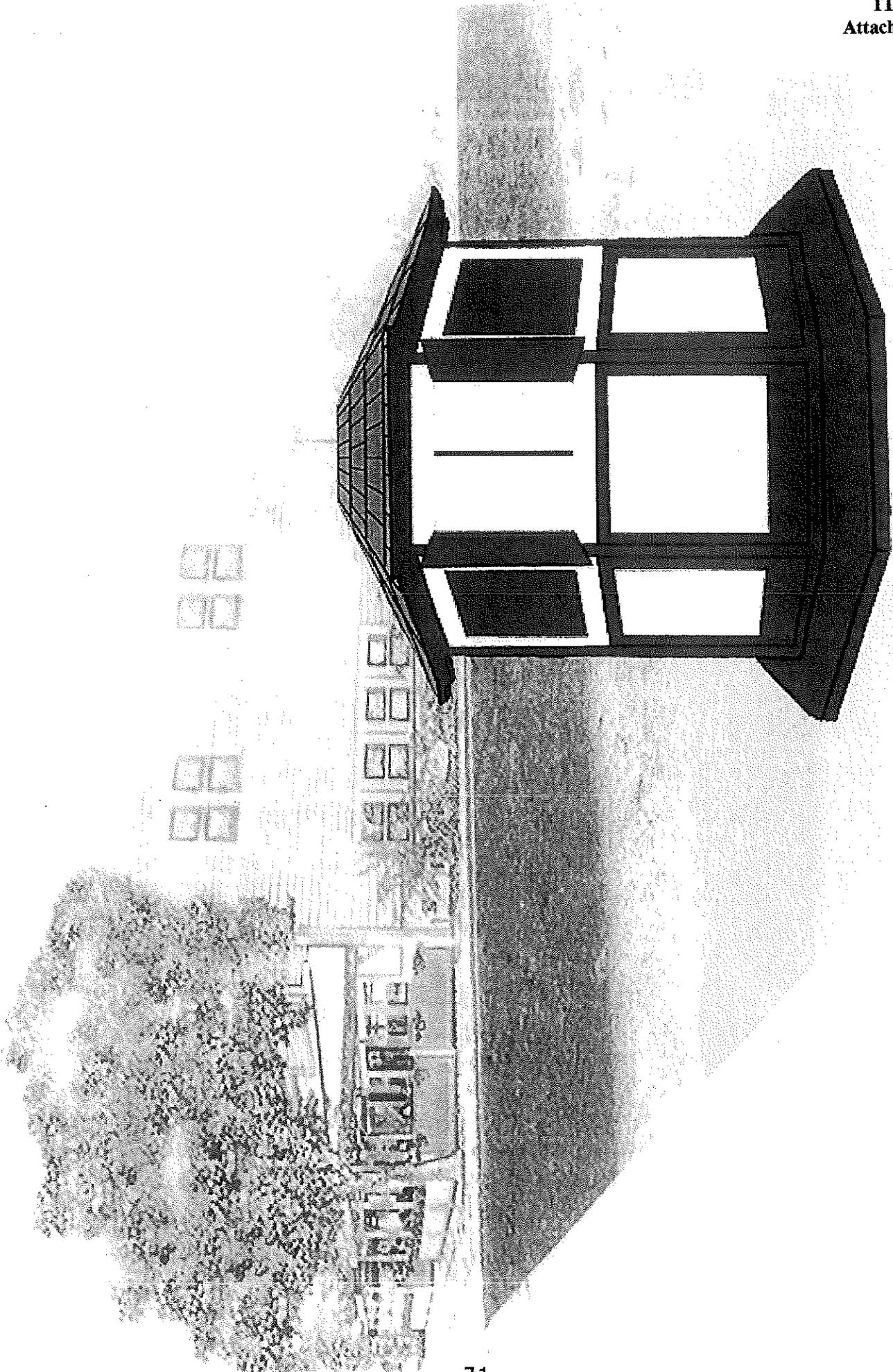
- Staff must determine whether an amendment to the DDA would be required.
- The interested party would be required to assist the City in obtaining an amendment to the BCDC permit.
- The interested party would be required to obtain an encroachment permit, including the provision of insurance listing the City as additional insured.
- The interested party would be required to go through the design review process with the Community Development Department (if the kiosk is placed on the ground), or with the Planning Commission (if the kiosk is placed on a trailer).
- The interested party would be required to execute a temporary use agreement with the City at an agreed-upon percentage of gross revenue, including a provision for other water-related businesses to use the kiosk.

RECOMMENDATION: It is recommended that the City Council/Successor Agency provide staff with direction to either:

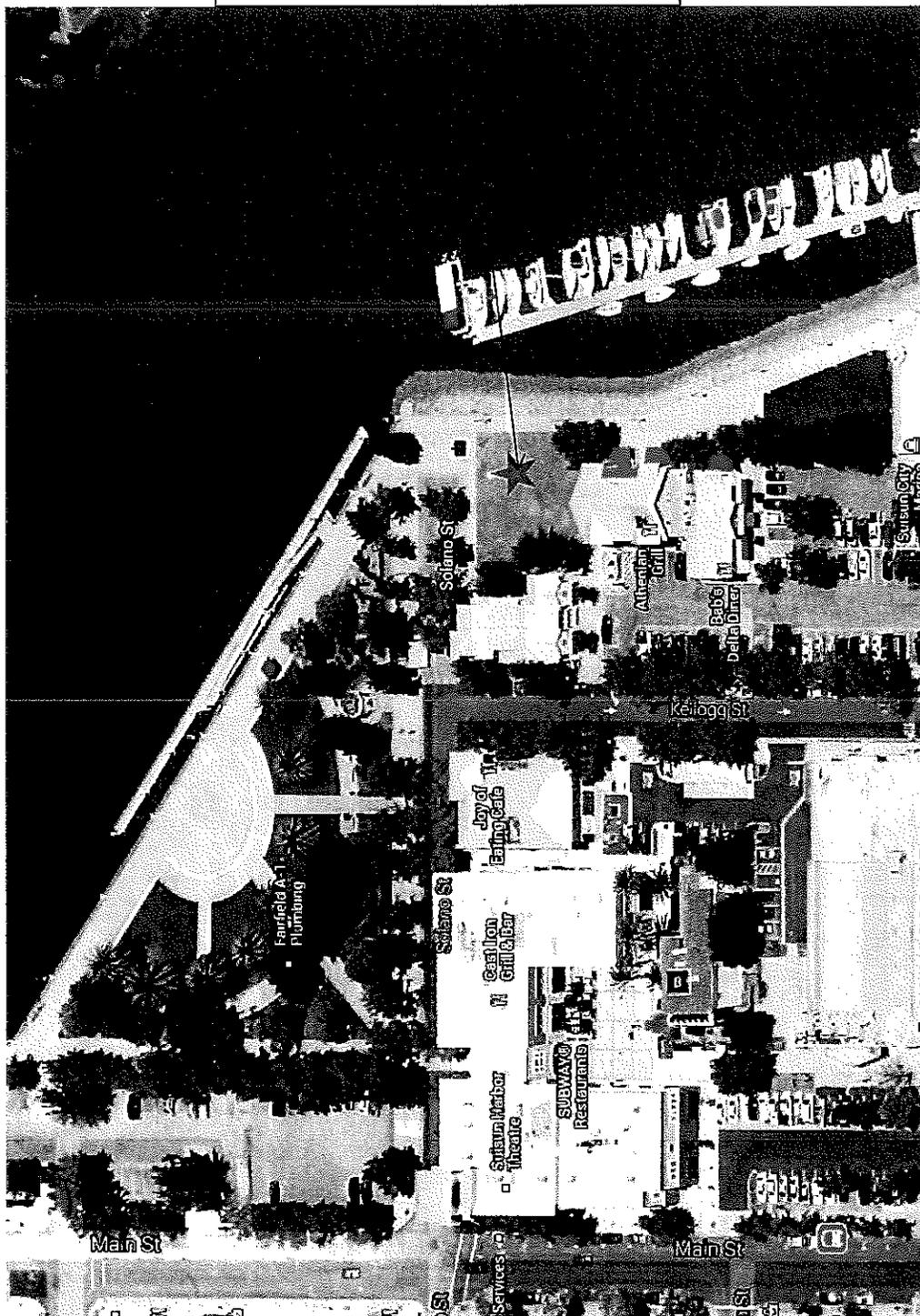
1. Negotiate an agreement with the owner of Sunset Bay Kayaks for the temporary use of a portion of Parcel #7 for further City Council/Successor Agency review; OR
2. Discontinue expenditure of staff time on the proposal.

ATTACHMENTS:

1. Materials submitted by Sunset Bay Kayaks.
2. Plan view of proposed location.



Proposed Location of Waterfront
Kiosk



AGENDA TRANSMITTAL

MEETING DATE: July 2, 2013

CITY COUNCIL AGENDA ITEM: Council Consideration, Waiver of Reading, and Introduction of Ordinance No. __: Amending Title 18 Zoning, Chapter 18.54 "Signs", Adding a Provision for Special Sign Overlay Districts.

FISCAL IMPACT: None at this time.

BACKGROUND: At the June 11, 2013 City Council meeting, the Council directed staff to prepare an ordinance that established a provision for Special Sign Overlay Districts.

STAFF REPORT: Staff prepared an ordinance for the Planning Commission to consider at its regular meeting of June 25, 2013. Prior to the Planning Commission meeting, the City Attorney voiced some concerns over a few of the sections of the ordinance. Upon staff's recommendation, the Planning Commission opened the Public Hearing, heard testimony, and closed the hearing, at which time the staff withdrew the ordinance from further consideration at that meeting.

It is expected that staff and the City Attorney can work out acceptable language for the revised ordinance in the near term and advertise not only a Public Hearing for the Planning Commission to consider providing a recommendation on the ordinance, but also a Public Hearing by the City Council to consider and adopt the ordinance.

RECOMMENDATION: It is recommended that the City Council:

1. Open the Public Hearing; and
2. Hear any testimony; and
3. Close the Public Hearing; and
4. Withdraw the ordinance

ATTACHMENTS:

None.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

THE UNIVERSITY OF MICHIGAN LIBRARY