

CITY COUNCIL  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro Tem  
Jenalee Dawson, Member  
Amit Pal, Member



CITY COUNCIL MEETING

## **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, APRIL 4, 2023  
6:30 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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*CITY COUNCIL MEETINGS ARE HELD IN-PERSON  
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

*ZOOM MEETING INFORMATION:*

*WEBSITE: <https://zoom.us/join>*

*MEETING ID: **861 0626 5010***

*CALL IN PHONE NUMBER: (707) 438-1720*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING  
CLERK@SUISUN.COM (PRIOR TO 6 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

*(If attending the meeting via phone press \*9 to raise your hand and \*6 to unmute/mute for public comment.)*

(Next Ord. No. – 799)

(Next City Council Res. No. 2023 – 32)

Next Suisun City Council Acting as Successor Agency Res. No. SA2023 - 01)

(Next Housing Authority Res. No. HA2023 – 02)

### **ROLL CALL**

Council /Board Members

Pledge of Allegiance

Invocation

### **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.)*

## **GENERAL BUSINESS**

- 1 Council Adoption of Resolution No. 2023-\_\_\_\_: A Resolution of the City Council of the City of Suisun City Appointing \_\_\_\_\_ to the Vacant Councilmember Seat for the Remainder of the Current Term - (City Attorney).

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

- 2 City Manager Update - (Folsom: gfolson@suisun.com).

## **PRESENTATION/APPOINTMENTS**

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

- 3 Proclamation (not presented) – (Hernandez: ahernandez@suisun.com).
  - a. Proclamation Proclaiming April 2, 2023 as Education and Sharing Day in Suisun City.
- 4 Proclamations (Presented at Meeting)
  - a. Presentation of Proclamation Proclaiming April 9-15, 2023 as National Public Safety Telecommunications Week - (Roth: aaroth@suisun.com).
  - b. Presentation of Proclamation Proclaiming the month of April 2023 as Autism Awareness Month – (Lofthus: klofthus@suisun.com).
  - c. Presentation of Proclamation to Veterans of Foreign Wars (VFW) Auxiliary 2333.
- 5 Mayoral Appointment of Commissions and Committees - (Hernandez: ahernandez@suisun.com).
  - a. Approval of Appointments to the Environment & Climate Community Advisory Committee.
  - b. Approval of Appointments to the Public Safety & Emergency Management Community Advisory Committee.
  - c. Approval of Appointments to the General Tax Oversight Committee.
- 6 Council Appointment of Commissions and Committees.
  - a. Approval of Appointments to the Environment & Climate Community Advisory Committee.
  - b. Approval of Appointments to the Public Safety & Emergency Management Community Advisory Committee.

## **PUBLIC COMMENT**

*(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)*

## **COUNCIL COMMENTS**

- 7 Council/Board Member Updates.

## **CONSENT CALENDAR**

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

### City Council

- 8 Council Adoption of Resolution No. 2023-\_\_\_: Authorizing the Deputy City Manager to Accept Grant Funds from North Bay Regional Center's Grants for Enhanced Community Integration for Children and Adolescents Program - (Lofthus: klofthus@suisun.com).
- 9 Council Adoption of Resolution No. 2023-\_\_\_: Authorizing the City Manager, to submit a grant application to the Metropolitan Transportation Commission for \$200,000 to implement activity for the Suisun City Waterfront District Plan Planned Development Area (PDA) - (Bermudez: jbermudez@suisun.com).

### Suisun City Council Acting as Successor Agency

- 10 Successor Agency to the Redevelopment Agency of Suisun City Adoption of Resolutions Authorizing Deed Restrictions on Agency Owned Real Property as authorized by the Surplus Land Act - (City Attorney).
  - A. Adoption of Successor Agency to the Redevelopment Agency of Suisun City Resolution No. SA2023-\_\_\_: Authorizing the Execution of a Restrictive Covenant for Certain Successor Agency-Owned Real Property Located at 1240 Kellogg Street in the City of Suisun City (APN: 0032-200-330) as Required by California Department of Housing Community Development.
  - B. Adoption of Successor Agency to the Redevelopment Agency of Suisun City Resolution No. SA2023-\_\_\_: Authorizing the Execution of a Restrictive Covenant for Certain Successor Agency-Owned Real Property Located at 718 Main Street in the City of Suisun City (APN: 0032-141-130) as Required by California Department of Housing Community Development.

### City Council

- 11 Council Adoption of Resolution No. 2023-\_\_\_: Opposing AB 480 and Authorizing the Mayor to send in letters of Opposition - (Folsom: gfolson@suisun.com).
- 12 Council Adoption of Resolution No. 2023-\_\_\_: Support SB 747 and Authorizing the Mayor to send in Letters of Support - (Folsom: gfolson@suisun.com).

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

- 13 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 March 7, 2023 and March 21, 2023 – (Skinner: clerk@suisun.com).

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

- 14 Council/Agency Approval of February 2023 Payroll Warrants in the Amount of \$626,272.47 and Council/Agency Approval of the February 2023 Accounts Payable Warrants in the Amount of \$825,257.03 – (Finance).

## **PUBLIC HEARING NONE**

## **GENERAL BUSINESS**

- 15 Council Adoption of Resolution No. 2023-\_\_\_: Establishing a Citywide Beautification Advisory Committee and Approving a \$5,000 Budget for the Committee - (Vue: nvue@suisun.com).
- 16 Discussion and Direction – Trash and Illegal Dumping - (Vue: nvue@suisun.com / City Attorney).

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

- 17 Non-Discussion Items.

## **ADJOURNMENT**

### **Public Access To Agenda Documents**

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. To the extent feasible, the agenda packet is available for online public viewing on the City's website: <https://www.suisun.com/Government/City-Council/Agendas>

The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

### **Accommodations**

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or [clerk@suisun.com](mailto:clerk@suisun.com). The City's reasonable accommodation policy is available for review on the City's website at [www.suisun.com/government/city-council/](http://www.suisun.com/government/city-council/), you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

### **Decorum**

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

### **Ordinances**

Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and



in print at the meeting prior to the introduction or passage.

**Certification Of Posting**

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:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

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



## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2023-\_\_\_: A Resolution of the City Council of the City of Suisun City Appointing \_\_\_\_\_ to the Vacant Councilmember Seat for the Remainder of the Current Term.

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**FISCAL IMPACT:** None

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**STRATEGIC PLAN:** Provide Good Governance.

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**BACKGROUND:** Councilmember Mike Hudson tendered his resignation effective February 21, 2023 resulting in a vacancy on the City Council, which must be filled. The term of the vacated office runs through the end of 2024.

Suisun Municipal Code Section 2.04.040 and Government Code Section 36512 govern the process by which vacancies in the elected offices of city council members are filled. Specifically, Section 36512 provides that a city council shall, within 60 days of the date of vacancy (i.e., no later than April 21, 2023), fill such vacancy by appointment, or call a special election to fill the vacancy for the remainder of the vacated term. Section 36512 does not provide any specific guidance on the manner in which the City Council selects an individual to fill a vacancy.

Section 2.3, Filling of a Council Vacancy, of the Suisun City Council Rules and Procedures, provides:

In the event of a vacancy of office or the death or resignation of any Council Member, the Mayor shall appoint a new Council Member, with the consent of the Council, within sixty (60) days after a vacancy or death or resignation becomes effective in compliance with the California Elections Code, unless the Council, by resolution, decides to instead call a special election. In the event of appointment, the Mayor, with the consent of the Council, shall determine by resolution the process for appointment prior to the application process and in accordance with State law.

At the February 21, 2023, City Council meeting, the Council was presented with options for a process to fill the council seat. The Council deliberated and agreed on an application and interview process and directed the City Attorney to return with appropriate documentation to appoint a candidate pursuant to Council direction.

The Mayor reviewed and considered all properly submitted applications and interviewed the following five applicants: Laura Cole-Rowe, Thomas D. Alder, Katrina Garcia, Jonathan Richardson, and Marlon Osum. Thomas Alder subsequently withdrew his name from the pool of applicants. The Mayor interviewed the remaining applicants and selected three applicants to move on to the March 21st meeting to be interviewed and considered for appointment by the whole Council.

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**STAFF REPORT:** As described above, at the previous Council meeting on March 21, 2023, the Council deliberated and agreed to narrow the selection field down to two applicants, Jonathan Richardson and Marlon Osum.

After discussion and deliberation of applicants remaining by Mayor and Council and reaching a consensus, the Mayor shall select one applicant to appoint to the vacant councilmember seat. The individual appointed may be sworn in and take their seat on the dais immediately following the appointment.

The appointed councilmember will hold office for the unexpired balance of the vacated seat's term, as the vacancy occurred in the second half of the former incumbent's term.

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**STAFF RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2023-\_\_\_\_: A Resolution of the City Council of the City of Suisun City Appointing \_\_\_\_\_ to the Vacant Councilmember Seat for the Remainder of the Current Term.

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**DOCUMENTS ATTACHED:**

1. Resolution No. 2023-\_\_\_\_ A Resolution of the City Council of the City of Suisun City Appointing \_\_\_\_\_ to the Vacant Councilmember Seat for the Remainder of the Current Term
2. City Council Applications

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**PREPARED BY:**

Greg Folsom, City Manager

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**ATTACHMENTS:**

- 1 [Resolution of the City Council of the City of Suisun City Appointing \\_\\_\\_\\_ to the Vacant Councilmember Seat for the Remainder of the Current Term.pdf](#)
- 2 [City Council Applications.pdf](#)

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**Section 3.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Council declares that the Council would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 4.** This Resolution shall take effect and be in full force immediately after its adoption by the Council, and shall expire upon the expiration of the vacated seat's term.

**PASSED AND ADOPTED** by the City Council of the City of Suisun City at a regular meeting thereof held on April 4, 2023, 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 4<sup>th</sup> day of April 2023.

Anita Skinner  
City Clerk



RECEIVED

JAN 10 2023

FINANCE

CITY OF SUISUN CITY

CITY COUNCIL VACANCY 2023

RECEIVED

Date Received

JAN 10 2023

CITY OF SUISUN CITY

## REQUEST FOR CONSIDERATION FOR APPOINTMENT TO CITY COUNCIL VACANCY

Please type or print clearly.

Name: Jonathan R. Richardson

Date: 1/10/2023

Are you a registered voter? Yes ☒ No ☐ City Clerk will verify voter registration.

Are you a resident of Suisun City? Yes ☒ No ☐

How long have you lived in Suisun City? 8 YRS

**NOTE:** This application is a public record and will be included with the applicable City Council materials, posted on the City's website, and made available to the press and public. Personal data will be redacted.

This application is to fill a vacancy on the Council in the City of Suisun City. Only voters registered in Suisun City who have submitted a complete application packet by the deadline will be considered for appointment.

When submitting please include: ☒ Application ☒ Statement of Qualifications ☒ Questionnaire

**A COMPLETED AND SIGNED APPLICATION MUST BE FILED WITH THE CITY CLERK BY:**

**TUESDAY, JANUARY 10, 2023 at 5:00 PM**

### BECOMING A MEMBER OF THE CITY COUNCIL

**Private Versus Public:** Becoming a candidate for public office means that information about you will become a matter of public record immediately. With a few exceptions, this includes any and all documents submitted to the City during the course of the application period. As such, these documents must, by law, be available to the public for inspection and/or copying. Redacted copies of submitted applications will be available on the City website.

**Interview Process:** Interviews will take place in a "Town Hall" format and are scheduled for a Special Council meeting to be held on January 17, 2023 at 5:30 p.m. Applicant attendance is required.

**Term of Office:** The term of this office will be from the day of appointment and will expire in December 2024.

#### **City Council:**

Suisun City operates under the Council/Manager form of governance in which the electorate chooses members of the City Council and the City Council hires the City Manager to implement City Council policy and run day-to-day affairs.

The Mayor and City Council are elected independently in non-partisan elections to serve four-year terms in office. The Mayor Pro-Tem is appointed by the Mayor from among its members. Suisun City has no term limits.

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701 Civic Center Blvd., Suisun City, California 94585 | ADMINISTRATION (707) 421-7300 | [www.SUISUN.com](http://www.SUISUN.com)





## CITY OF SUISUN CITY

### CITY COUNCIL VACANCY 2023

#### **Duties:**

- Attend all City Council meetings as an appointed member.
- Attend all special meetings, work sessions and other meetings as scheduled.
- Actively participate and serve on various outside agency liaisons, committees and commissions as assigned.
- Council Members are required, by law, to complete and file a Form 700 Statement of Economic Interests disclosing various financial interests.

**Meetings:** The City Council holds regular meetings on the 1st and 3rd Tuesdays of the month in the City Council Chamber in City Hall at 701 Civic Center Blvd, Suisun City, California. If necessary to conduct City business, a regular meeting may be scheduled for any Tuesday.

More information can be found on the Suisun City website:  
<https://www.suisun.com/government/city-council/>

*Civic service is both a privilege and responsibility of every American citizen. The value and importance of engagement by Suisun City residents cannot be measured. Your interest in serving on the City Council of the City of Suisun City is greatly appreciated.*



**CITY OF SUISUN CITY**  
**CITY COUNCIL VACANCY 2023**

**APPLICATION**

Please type or print clearly.

<b>PERSONAL DATA</b>			
Name: Jonathan R. Richardson			
Address: [REDACTED]	City: Suisun City	State: CA	Zip: 94585
Home Phone: N/A	Cell Phone: [REDACTED]		
Email Address: [REDACTED]			

<b>EMPLOYMENT DATA</b>		
Employer: State of California		
City: Fairfield, CA	Industry: Law Enforcement	Dates: 12/5/2007 - Present
Employer:		
City: N/A	Industry: N/A	Dates: N/A

<b>EDUCATION DATA</b>			
College/Universities Attended (Name/Location)	Major	Degree	Year Completed
University of Phoenix	Communication	Associate of Arts	2010
University of Phoenix	Communication	Bachelor of Science	2011
Licenses or Special Certificates Held:			

<b>CIVIC EXPERIENCE</b>		
Prior or Current Civic Experience (Include Membership in Professional, charitable, or community organizations)	Office Held (if any)	Dates of Service/Membership
Fairfield-Suisun Unified School District (FSUSD)	Board Member	2014-2022
Suisun City Alcohol, Tobacco and Other Drugs (ATOD)	Volunteer	
Suisun City Hop for Hope (VnA's)		
FSUSD and Suisun City Joint Committee		

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CITY OF SUISUN CITY  
CITY COUNCIL VACANCY 2023

STATEMENT OF QUALIFICATIONS

Attach a separate sheet of paper to this statement with your responses.

**Instructions to the Applicant:**

- This statement may include your name, age, occupation, and a brief description of your education and qualifications
- Prepare statement according to the following guidelines:
  - Statements are limited to no more than 200 words (See attached Word Count Guidelines)
  - Statements must be in PARAGRAPH BLOCK FORM.
  - Statements must be in UPPER and LOWER CASE.
  - You are limited to a recitation of your own personal background and qualifications and shall not in any way make reference to another person's qualifications, character, or activities.
- Statements which do not conform to the above guidelines may be rejected by the City Clerk.
- Check carefully for errors in spelling, punctuation, and grammar before filing.
- After the statement has been filed, it will be distributed exactly as submitted.

My Name is: Jonathan Richardson

My Age is (optional): 41

My Occupation is: State of California Peace Officer / Business Owner / Entrepreneur

Statement and word count begin below:

Effective governance is key to the success of any council. The obligation to listen and respond within reason with the perspective of the best interest of the city is foundationally important. As a communication major, it will be important to listen, hear and communicate effectively with our city. With approximately 30,000 residents, and our 4 mi(2) geographic area, we have a unique opportunity to make Suisun a phenomenal destination for businesses, travelers from abroad and a beautifully place we call home. As a noncommissioned officer and veteran of the United States Air Force, I will bring task critical perspectives and effective leadership principles to add to the diverse makeup of our new council. With the experience of overseeing a budget of approximately 300,000,000.00 annually, I will bring accountability, sound stewardship and creativity as we seek to blossom as a city within our geographical boundaries. As a member of the law enforcement community, the safety of our residents as well as the security of our businesses will always remain priority one. My experience in community policing in addition to extensive training in implicit bias helps me to listen and respond regarding matters that are important to us all.

*I have reviewed the above statement, I understand no corrections or changes are allowed after it has been filed, and it will be printed as filed with the City Clerk. I hereby certify that the statement submitted is true and correct to the best of my knowledge and belief.*

Applicant's Signature

01080.0001/845752.1

Date

1.10.2023

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**CITY OF SUISUN CITY**  
**CITY COUNCIL VACANCY 2023**

**QUESTIONNAIRE FOR CITY COUNCIL APPOINTMENT**  
**PLEASE ANSWER THE FOLLOWING QUESTIONS.**

Attach a separate sheet of paper to this questionnaire with your responses.

1. What are your top 3 priorities for Suisun City? Why do you think these are most important?
2. What are the key issues you see facing our community? Why do you think these are the key issues and what might be the solutions?
3. What is your vision for Suisun City and how would you like the City to look in 10 years?
4. Please describe how your qualifications, education, and/or work experience/training would be relevant in your role as a Councilmember.
5. What has your previous involvement with the City of Suisun City been? Please include any service organizations or community engagement specific to Suisun City you have participated in and what your role was.
6. The City Council regularly meets on the 1st and 3rd Tuesdays of each month at 6:30 p.m. and periodically has additional special meetings and study sessions. Councilmembers also serve on a number of subcommittees, commissions, and outside agency boards. Please describe any time constraints or limitations/obligations that might limit your availability for regular meetings, special meetings, or community events.
7. Are you aware of the time commitment and the responsibilities associated with serving as a Councilmember and are you prepared to serve without reservation? Yes / No

I hereby certify that all statements made in this application are true and complete. I legally reside in the City of Suisun City. I am 18 years of age or older. In compliance with State law, I understand that I will be required to file a Statement of Economic Interests upon appointment to office and annually thereafter. I understand that my application and materials will be considered a public record and thus will be available for public inspection and copying.

  
Applicant's Signature

1.10.2023  
Date

01080.0001/845752.1

701 Civic Center Blvd., Suisun City, California 94585 | ADMINISTRATION (707) 421-7300 | [www.SUISUN.com](http://www.SUISUN.com)

## **1. Top 3 Priorities**

### **Economic stability**

Suisun has its geographical limitations that require creativity and strategy to overcome. Considering that the city is landlocked from the opportunity for organic expansion, the city council in collaboration with the community must be committed and dedicated to the process of re-imaging Suisun City. Our region has many examples of smaller thriving cities that attract visitors and that have experienced economic increases. I believe this reality remains true for our city and I am committed to doing work with the existing council to make dreams our reality.

### **Public Safety**

We must continue to fund and support our public safety entities. Our police and fire departments are essential to our city infrastructure. Historically, the Suisun Fire Department carried a volunteer component. It is important that the city has a fully funded and staffed public safety agency to protect and serve our citizens.

### **Infrastructure Investments**

Deferred maintenance reveals itself over time. It is important to make priorities to improve streets and areas of our city that lack the maintenance that our city deserves. Our public works department has done as much as possible with the resources provided. We must plan and act on improving the curb appearance of our city in the most fiscally responsible way possible.

## **2. Key Issues**

### **Measure S – Sales Tax**

We must gain support to continue the existing Measure S Sales Tax in addition to recommended increases to ensure that we avoid losing our city.

### **Funding Police / Fire**

We must maintain a staffed and equipped public safety force in our community. With the increases to crime across the county and our immediate annual threat to wildfires, it is important that we are prepared and ready to face any forms of adversity that threaten our city infrastructure and citizens.

## **3. 10 Year Vision**

In the next 10 years, I believe that Suisun can be a vibrant and thriving city within our region. We have the ability to consider how we build and expand downtown in collaboration with businesses and companies to make our area and destination place for the Tri-City area and beyond.

## **4. Qualifications**

As a former board member to the Fairfield-Suisun Unified School District, I have learned many fundamental principles of effective governance. The professional relationship between

members of a governing body is the first of many steps of making a positive impact for the city. As a member of the school board, I received Masters in Governance certification after attending multiple cohort sessions in areas to include Brown Act, human resource, budget and governance team relationships. It is with his experience that I bring a wealth of knowledge and perspectives to local governance and local control. As a communication major, I have learned and implemented tools and techniques that help to establish effective communication with my colleagues in addition to the community partners/stakeholders who will be impacted by each decision made from the dais. Conflict resolution in addition to knowledge regarding branding/marketing are additional skill sets that can add to the building resume of experience each member of the existing council brings as abilities.

## **5. Involvement**

As a member of the education community, I served multiple years as a member of the Fairfield-Suisun Unified School District and the City of Suisun Joint Committee to discuss various developments in the city and school district and ways that each respective entity could collaborate to benefit families in the city. I have volunteered to support city co-sponsored events like Hop for Hope, car shows and community celebration events honoring our veterans and various events supporting our community at our premier waterfront.

## **6. Meetings**

As an active member of the law enforcement community, I only need advance notification of meetings to make adequate adjustments to my schedule to be available for the various meeting and committees. It will remain my priority to support all things Suisun and be a visible representative of our city.

## **7. Commitment**

I am aware of the time commitments and responsibilities associated with serving the citizens of Suisun City on council. I am prepared to serve without reservation.





## CITY OF SUISUN CITY

CITY COUNCIL VACANCY 2023

### REQUEST FOR CONSIDERATION FOR APPOINTMENT TO CITY COUNCIL VACANCY

Please type or print clearly.



Name: MARLON L. OSUM Date: 08 MARCH 2023

Are you a registered voter? Yes ☒ No ☐ City Clerk will verify voter registration.

Are you a resident of Suisun City? Yes ☒ No ☐

How long have you lived in Suisun City? 18 years

**NOTE:** This application is a public record and will be included with the applicable City Council materials, posted on the City's website, and made available to the press and public. Personal data will be redacted.

This application is to fill a vacancy on the Council in the City of Suisun City. Only voters registered in Suisun City who have submitted a complete application packet by the deadline will be considered for appointment.

When submitting please include: ☒ Application ☒ Statement of Qualifications ☒ Questionnaire

**A COMPLETED AND SIGNED APPLICATION MUST BE FILED WITH THE CITY CLERK BY:**

**THURSDAY, MARCH 10, 2023 at 5:00 PM**

### BECOMING A MEMBER OF THE CITY COUNCIL

**Private Versus Public:** Becoming a candidate for public office means that information about you will become a matter of public record immediately. With a few exceptions, this includes any and all documents submitted to the City during the course of the application period. As such, these documents must, by law, be available to the public for inspection and/or copying. Redacted copies of submitted applications will be available on the City website.

**Interview Process:** Interviews will take place in two rounds as follows: the Mayor will interview no more than 8 applicants, chosen from the totality of the applications submitted for this round and the prior appointment. The Mayor will select no more than 3 applicants, who will be interviewed by the City Council at the regular City Council meeting to be held on March 21, 2023 at 6:30 p.m. Applicant attendance in person (or by Zoom for just cause) is required.

**Term of Office:** The term of this office will be from the day of appointment and will expire in December 2024.

#### **City Council:**

Suisun City operates under the Council/Manager form of governance in which the electorate chooses members of the City Council and the City Council hires the City Manager to implement City Council policy and run day-to-day affairs.

The Mayor and City Council are elected independently in non-partisan elections to serve four-year terms in office.

01107.0001/861009.1

701 Civic Center Blvd., Suisun City, California 94585 | ADMINISTRATION (707) 421-7300 | [www.SUISUN.com](http://www.SUISUN.com)





## CITY OF SUISUN CITY

### CITY COUNCIL VACANCY 2023

The Mayor Pro Tem is appointed by the Mayor from among its members. Suisun City has no term limits.

**Duties:**

- Attend all City Council meetings as an appointed member.
- Attend all special meetings, work sessions and other meetings as scheduled.
- Actively participate and serve on various outside agency liaisons, committees and commissions as assigned.
- Council Members are required, by law, to complete and file a Form 700 Statement of Economic Interests disclosing various financial interests.

**Meetings:** The City Council holds regular meetings on the 1st and 3rd Tuesdays of the month in the City Council Chamber in City Hall at 701 Civic Center Blvd, Suisun City, California, although a regular meeting may be held on any Tuesday.

More information can be found on the Suisun City website:

<https://www.suisun.com/government/city-council/>

*Civic service is both a privilege and responsibility of every American citizen. The value and importance of engagement by Suisun City residents cannot be measured. Your interest in serving on the City Council of the City of Suisun City is greatly appreciated.*

**Submission for the Appointment to the Suisun City Council**  
**By: MARLON L. OSUM**

## Table of Contents

[illegible]



# CITY OF SUISUN CITY

## CITY COUNCIL VACANCY 2023

### APPLICATION

Please type or print clearly. Attach additional sheets as necessary.

PERSONAL DATA			
Name: MARLON L. OSUM			
Address: [REDACTED]	City: Suisun City	State: CA	Zip: 94585
Home Phone: [REDACTED]	Cell Phone: [REDACTED]		
Email Address: [REDACTED]			

EMPLOYMENT DATA		
Employer: Retired		
City: Suisun City	Industry: Health Care	Dates: November 2022
Employer: In-Home Supportive Services (IHSS)		
City: Fairfield, CA 94533	Industry: In-Home Health Services	Dates: 2004 to Oct. 2022

EDUCATION DATA			
College/Universities Attended (Name/Location)	Major	Degree	Year Completed
University of Phoenix, Phoenix, AZ	Information Systems	Masters (MIS)	2022
- do -	Business Admin.	Masters (MBA)	2020
- do -	Business	Bachelors (BSB)	2018
Please refer to my Resume' for full details			
Licenses or Special Certificates Held:			
Notary Public, Patient Care (Dialysis) Technician			

EDUCATION DATA		
Prior or Current Civic Experience (Include Membership in Professional, charitable, or community organizations)	Office Held (if any)	Dates of Service/Membership
IHSS Public Authority Advisory Committee	Member	2015 to present
Board of Trustees, Solano County Mosquito Abatement District Coun.	Secretary	2019 to present
San Juan Junior Jaycees International - Philippines	Secretary	1994 to 1996

01107.0001/861009.1





**CITY OF SUISUN CITY**  
**CITY COUNCIL VACANCY 2023**  
**STATEMENT OF QUALIFICATIONS**

Attach a separate sheet of paper to this statement with your responses.

**Instructions to the Applicant:**

- This statement may include your name, age, occupation, and a brief description of your education and qualifications
- Prepare statement according to the following guidelines:
  - Statements are limited to no more than 200 words. (See attached Word Count Guidelines)
  - Statements must be in PARAGRAPH BLOCK FORM.
  - Statements must be in UPPER and LOWER CASE.
  - You are limited to a recitation of your own personal background and qualifications and shall not in any way make reference to another person's qualifications, character, or activities.
- Statements which do not conform to the above guidelines may be rejected by the Mayor.
- Check carefully for errors in spelling, punctuation, and grammar before filing.
- After the statement has been filed, it will be distributed exactly as submitted.

My Name is: MARLON L. OSUM

My Age is (optional): 65

My Occupation is: Retired Care Provider

Statement and word count begin below:

12 years and 14 countries later, I came to the US in 2004 and lived in Suisun City until the present where I was blessed and have accomplished so much in my personal and professional life. From learning how to drive, exporting used items overseas, helping set-up the Hyper Wal-Mart, completing not one but three Collegiate degrees with academic distinction, taking fulltime care of my parents and advocating for quality care and well-being for seniors and the disabled, and prevention of the West Nile virus and other mosquito-borne diseases.

I have given back very little to the City and I believe I should and can do more...

With my well-rounded knowledge and skills in Social Work, Research, Project Development, Marketing, Management, Finance and other functional business areas, I strongly believe I can effectively collaborate with the current leadership and the City Council via new and innovative ideas and approaches to governance, leverage up to date tools and technologies for Strategic Planning, Lead Generation and other areas to meet the demand of the to achieve the City's goals and objectives.

I am willing, able and ready to serve as a City Council member given the opportunity to do so.

*I have reviewed the above statement, I understand no corrections or changes are allowed after it has been filed, and it will be printed as filed with the City Clerk. I hereby certify that the statement submitted is true and correct to the best of my knowledge*

Applicant

08 March 2023

Date

01107.0001/861009.1

701 Civic Center Blvd., Suisun City, California 94585 | ADMINISTRATION (707) 421-7300 | [www.SUISUN.com](http://www.SUISUN.com)



## CITY OF SUISUN CITY

### CITY COUNCIL VACANCY 2023

#### QUESTIONNAIRE FOR CITY COUNCIL APPOINTMENT

PLEASE ANSWER THE FOLLOWING QUESTIONS.

Attach a separate sheet of paper to this questionnaire with your responses.

1. What are your top 3 priorities for Suisun City? Why do you think these are most important?
2. What are the key issues you see facing our community? Why do you think these are the key issues and what might be the solutions?
3. What is your vision for Suisun City and how would you like the City to look in 10 years?
4. Please describe how your qualifications, education, and/or work experience/training would be relevant in your role as a Councilmember.
5. What has your previous involvement with the City of Suisun City been? Please include any service organizations or community engagement specific to Suisun City you have participated in and what your role was.
6. The City Council regularly meets on the 1st and 3rd Tuesdays of each month at 7:00 p.m., and may meet on any Tuesday as City business dictates, and periodically has additional special meetings and study sessions. Councilmembers also serve on a number of subcommittees, commissions, and outside agency boards. Please describe any time constraints or limitations/obligations that might limit your availability for regular meetings, special meetings, or community events.
7. Are you aware of the time commitment and the responsibilities associated with serving as a Councilmember and are you prepared to serve without reservation? Yes / No

I hereby certify that all statements made in this application are true and complete. I legally reside in the City of Suisun City. I am 18 years of age or older, and I am a registered voter in the City of Suisun City. In compliance with State law, I understand that I will be required to file a Statement of Economic Interests upon appointment to office and annually thereafter. I understand that my application and materials will be considered a public record and thus will be available for public inspection and copying.

Applicant: 

08 March 2023

Date



## QUESTIONNAIRE FOR THE CITY COUNCIL APPOINTMENT

1. What are your top 3 priorities for Suisun City? Why do you think these are most important?

The top three priorities for Suisun City and their importance:

- a. Good governance with Accountability. The residents look up to City officials and its employees to come up with a workable, realistic development plan that can be implemented with their support to improve the quality of life in Suisun City. Good governance with clear accountabilities will establish the trust and confidence among the constituents that will foster their engagement.
- b. Public Safety at home, in schools and other areas frequented by the public. A safe environment breeds contentment and encourages active participation of the public to the programs/projects and a stronger private/public partnership. High crime and the like leads to mass exodus of the population and capital flight which will degrade the economic conditions of the city.
- c. Economic Development that attracts more sustainable businesses, creates good paying jobs, generates sufficient revenues for city needs and raises the standard of living of the city's households.

2. What are the key issues you see facing our community? Why do you think these are the key issues and what might be the solutions?

a. The economic well-being of its residents from good paying jobs, housing and its affordability. With Inflation which has increased the price of everything, company closures, insecurity of Job tenure, limited high paying job options, unnecessary and tremendous pressure is put on every household to make ends meet.

b. Public Safety from crime, mass shootings, etc. and the impact of drugs in schools, homes and others sites especially Fentanyl with an alarming nationwide death rate that makes parents very worried about their personal and children's safety.

c. Disaster Preparedness. The weather has become so unpredictable that we have more stronger typhoons, unexpected drought and flooding, blizzard and other calamities. The Supply chain problem may bring about food shortage and or commodity prices beyond the consumers' reach.

Geologists keep talking about the "Big One" (earthquake) which is overdue in California. If this hits there will be catastrophic consequences influencing fear and anxiety over the community's capability to cope with the destruction and the appropriate disaster response.

3. What is your vision for Suisun City and how would you like the city to look in 10 years?

I would like to see Suisun City establish its distinct identity as an eco tourist spot with its own industry, a good investment option for business and housing and a city with residents who are engaged and concerned about its welfare and competitiveness and more importantly proud to be part of it.

4. Please describe how your qualifications, education, and/or work experience/training would be relevant in your role as a Councilmember.

I have good work habits, empathetic, with acute people and listening skills, a well-rounded knowledge of traditional and current critical business functions (Planning, Leading, Organizing and Control), Management, Business Development, Marketing, Finance and other areas complemented by developed skills from actual, hands-on work experience as an entrepreneur and a career professional.

My higher and relevant education (Bachelors and Masters' degrees) will allow me to optimize the use of up-to-date tools and technologies for Strategic Planning, Lead Generation, Score Card and Metrics for Monitoring, Marketing and others areas to effectively collaborate with the City Council in the formulation and implementation of programs/ projects to achieve its short and long-term goals.

5. What has your previous involvement with the City of Suisun City been? Please include any service organizations or community engagement specific to Suisun City you have participated in and what your role was.

I have been the representative of Suisun City to the Solano County Mosquito Abatement District Council Board of Directors, an Advocate for IHSS Recipients as Member of the IHSS Public Authority Advisory Committee and a regular Poll Worker with the Register of Voters in the previous local, State and National elections.

6. The City Council regularly meets on the 1st and 3rd Tuesdays of each month at 7:00 p.m., and may meet on any Tuesday as City business dictates, and periodically has additional special meetings and study sessions. Councilmembers also serve on a number of subcommittees, commissions, and outside agency boards. Please describe any time constraints or limitations/obligations that might limit your availability for regular meetings, special meetings, or community events.

There are no time constraints or limitations/obligations that might limit my availability to attend Regular/Special meetings or community events and other activities to fulfill my duties as City Council member.

7. Are you aware of the time commitment and the responsibilities associated with serving as a Councilmember and are you prepared to serve without reservation?

Yes, I am aware and prepared to serve without any reservation.



## RESUME'

MARLON L. OSUM

### Summary of Qualifications and Accomplishments

An outstanding student from Elementary to College, with multi-level, local and overseas (14 countries visited, 5 countries for employment and business) Management and Leadership trainings, work experience and certifications in the fields of Business Development, Innovative & Strategic Marketing and Sales, Information Systems, Healthcare, and Research gained from hands-on exposure and engagement as an entrepreneur, from employment and active community involvement with organizations whose advocacies are Quality in-home healthcare for Seniors and Disabled, Disease Prevention and education.

### Educational Attainment & Training

University of Phoenix Phoenix, Arizona - Online	2020 to 2022	Graduate with Distinction – Feb. '23 Master of Information System GPA – 4.0
University of Phoenix Phoenix, Arizona – Online	2018 to present	Graduated, Master of Bus. Administration GPA – 3.83
University of Phoenix Phoenix, Arizona – Online	2016 - 2018	Graduated, B.S. in Business GPA – 3.46
Success One Dialysis Training Center Mangels Blvd., Fairfield, CA 94533	April - June 2008	Graduated Top of the Class Hemodialysis Technician Training Course
Far Eastern University Morayta, Manila, Philippines	1974 – 1978	Undergrad, B.S. Medical Technology
Cainta Catholic School Cainta, Rizal, Philippines	1969 - 1973	Graduated, High School with Honors and Awards
St. Catherine's Academy Taytay, Rizal, Philippines	1963 - 1969	Graduated, Elementary School with Awards

### Work Experience

Care Provider (fulltime), In Home Supportive Services (IHSS) (fulltime) for Virginia and Pablo Osum, Solano County, CA	2014 to October 15, 2022
Dining Services Supervisor, Merrill Gardens Retirement Community Tuolumne, Vallejo, California	2009 to 2011

Owner/Proprietor, Exporter -PRAM Int'l. Trading Suisun City, California	2005 to 2009
Owner/Proprietor, PRAM International Trading- Exporter Baclaran, Paranaque, Philippines	2001 to 2004
Top Senior Marketing Consultant Big Save Furniture and Harvey Norman's Furniture Wellington, New Zealand	1997 to 2001
Sole Proprietor, Retail Chain Owner, PRAM International Trading Baclaran, San Mateo, Batasan Hills, Cavite Manila, Philippines	1985 to 1996
Project Developer/Specialist, Special Projects Department Abenson Inc. and Conglomerates, Mandaluyong City, Philippines	1981 to 1984
Research Assistant, Hospital-based Family Planning Clinics as Centers for Young Adults, Population Center Foundation Taguig City, Philippines	1980 to 1981
Social Worker, Rizal Youth Development Foundation Mandaluyong City, Philippines	1977 to 1980

### **Certifications and Training**

Notary Public – Solano County, California	2016 – 2021
CA Certification as PCT, trainings for the above and other short-term courses	2008 - onwards
Various Management, Leadership Seminars and trainings - here and overseas	

### **Awards and Membership in Civic Organizations & Honors' Societies**

Delta Mu Delta International Honor Society in Business	
Golden Key International Honor Society	
National Society for Leadership and Success	
Jerry Roxas Leadership Award, Merit Certificate (Million Dollar Sales and consistent Academic Honors	
Member, Solano County IHSS Public Authority Advisory Committee, Solano County, California	
Secretary, Board of Trustees, Solano County Mosquito Abatement District Council	



University of Phoenix

Office of the President  
4035 S. Riverpoint Parkway  
Phoenix, AZ 85040

July 15, 2022

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Marlon,

It is my great pleasure to congratulate you on your extraordinary academic achievement for the first half of calendar year 2022, and to inform you that you have earned a place on the University of Phoenix President's List.

President's List recognition represents the pinnacle of academic achievement during your pursuit of an academic degree at University of Phoenix. Students must complete a minimum number of credits and earn a 4.0 GPA during a six-month period to qualify.

To be a University of Phoenix student is to have a unique dedication and passion for achieving your professional goals, but by meeting this rigorous standard, you have also shown fierce commitment and an uncommon perseverance that bodes exceptionally well for your future academic and professional success.

We look forward to recognizing your achievements throughout your program, including the possibility for being recognized on your diploma and official transcript as graduating with honors at the end of your program – a distinction for graduates of our master's degree programs with a final program GPA of 3.90 or higher. In the meantime, your current GPA may qualify you to join an honor, academic, or professional society. I encourage you to visit the website below for more information about the student organizations that are recognized by the University, and to determine whether you qualify.

<https://www.phoenix.edu/students/recognized-student-organizations.html>

On behalf of all University of Phoenix faculty and staff, I want to commend you for this remarkable accomplishment, and to wish you continued success.

Sincerely,

[REDACTED]

Chris Lynne  
Interim President, University of Phoenix





University of Phoenix®

Office of the President  
4005 S. Riverfront Parkway  
Phoenix, AZ 85034

January 13, 2022

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Marlon,

It is my great pleasure to congratulate you on your extraordinary academic achievement for the second half of calendar year 2021, and to inform you that you have earned a place on the University of Phoenix President's List.

President's List recognition represents the pinnacle of academic achievement during your pursuit of an academic degree at University of Phoenix. Students must complete a minimum number of credits and earn a 4.0 GPA during a six-month period to qualify.

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<https://www.phoenix.edu/students/recognized-student-organizations.html>

On behalf of all University of Phoenix faculty and staff, I want to commend you for this remarkable accomplishment, and to wish you continued success.

Sincerely,

[REDACTED]

Peter Cohen  
President, University of Phoenix

*The University of Phoenix*  
February 25, 2023

*My Heartfelt Thanks for helping students like me fulfill their Solemn promises while preparing us for a brighter and better future.*

*Dedicated to My Triumvirate— Not just 1 but 3 College Degrees plus 1 more from my Niece (Gracelle) in New Zealand (2 with Honors) and In-Home Care for Mom.*

**In Loving Memory of:**



*My Mother*  
*Virginia L. Osum*

**The Nurturer**



*My Sister*  
*Corazon O. Owen*

**The Initiator**



*My Special Someone*  
*M. C. Q.*

**The Supporter**



**MARLON L. OSUM**  
*The Graduate & Alumni*

**Memberships in Honor Societies**



**My Completed Courses at UoPX**

**Master of Information Systems (MIS)**  
**Graduated with Distinction – 2022**

**Master of Business Administration**  
**(M.B.A.) – 2020**

**Bachelor of Science in**  
**Business – 2018**

*"Some men see things as they are and ask why, others dream of things and ask why not?"*

**George Bernard Shaw**

# Delta Mu Delta



International Honor Society in Business

This is to certify that

**Marlon Luna Osum**

in recognition of high scholastic attainment has been elected a member of

**Lambda Sigma Chapter University of Phoenix**

and by this token has been invested with the insignia of the Society  
and with all of the rights and privileges granted by the Bylaws.

2019



Advancing World-Class Education

## Golden Key International Honour Society

Hereby Certifies That the Undersigned

Is a member of Golden Key International Honour Society as validated by

**Marlon L. Osum**

**University of Phoenix**

and is hereby granted all Honors, Benefits and Privileges  
pertaining to membership in the Society.



MEMBERSHIP CARD - GOLDEN KEY INTERNATIONAL HONOR SOCIETY



# UNIVERSITY OF PHOENIX

*Upon the recommendation of the Faculty,  
University of Phoenix does hereby confer upon*

*Marlon L Osun*

*the degree of*

*Master of Information Systems*

*Graduated with Distinction*

*with all the rights, honors and privileges thereunto appertaining.*  
*In witness whereof, the seal of the University and the signatures as authorized  
by the Board of Trustees, University of Phoenix, are hereunto affixed,  
this thirtieth day of September, in the year two thousand twenty-two.*



*Chairman, Board of Trustees*

*Interim President*



# University of Phoenix

*Upon the recommendation of the Faculty,  
University of Phoenix does hereby confer upon*

*Marlon L Osum*

*the degree of*

*Master of Business Administration*

*with all the rights, honors and privileges thereto appertaining.*

*In witness whereof, the seal of the University and the signatures as authorized  
by the Board of Trustees, University of Phoenix, are hereunto affixed,  
this thirty-first day of July, in the year two thousand twenty.*



*Chairman, Board of Trustees*



*President*

# University of Phoenix

*Upon the recommendation of the Faculty,  
University of Phoenix does hereby confer upon*

*Marlon L Osum*

*the degree of*

*Bachelor of Science in Business*

*with all the rights, honors and privileges thereto appertaining.*

*In witness whereof, the seal of the University and the signatures as authorized  
by the Board of Trustees, University of Phoenix, are hereunto affixed,  
this thirty-first day of July, in the year two thousand eighteen.*



*Chairman, Board of Trustees*



*President*

# Solano County Mosquito Abatement District

RONALD SCHOCK, President - Trustee-at-Large  
JOE ANDERSON, Vice President - Dixon  
DANIEL GLAZE, Secretary - Vallejo  
ROBERT C. MEADOR, Vacaville  
MARLON OSUM, Suisun  
RON STEVENSON, Rio Vista  
PAUL WADE, Fairfield  
MIKE WHITE, Benicia

2950 Industrial Ct.  
Fairfield, CA 94533-6500  
Telephone (707) 437-1116  
Fax (707) 437-1187

RICHARD SNYDER, Manager  
BRET BARNER, Biologist  
TAMI WRIGHT, Admin. Asst.

Meetings: Second Monday Every Month  
7:30 P.M.

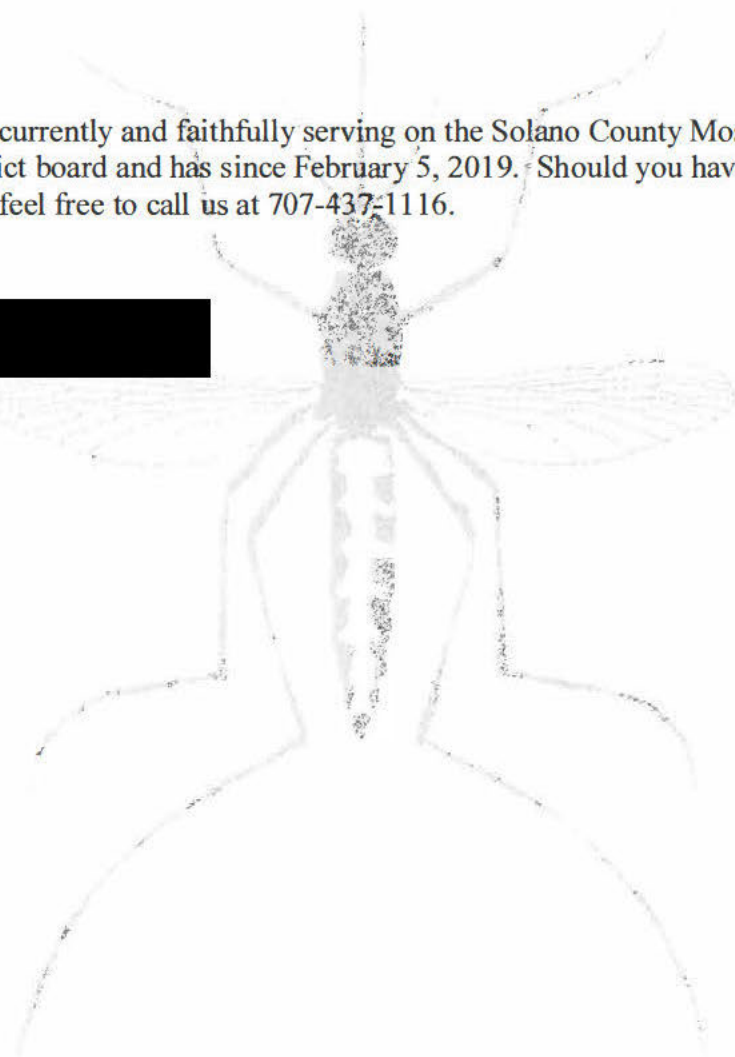
August 8, 2022

Marlon Osum is currently and faithfully serving on the Solano County Mosquito Abatement District board and has since February 5, 2019. Should you have any other questions please feel free to call us at 707-437-1116.

Sincerely,



Richard Snyder  
Manager



**PUBLIC AUTHORITY OFFICE**

275 Beck Avenue, MS 5-190  
Fairfield, CA 94533  
Phone: (707)784-8200  
Fax: (707)435-2388



**EXECUTIVE DIRECTOR**  
Teri Ruggiero, MPA

**ADVISORY COMMITTEE**  
John Metzler, Chair  
Sandi Hilton, Vice Chair  
Catherine Collins, Secretary

August 9, 2022

[REDACTED]  
[REDACTED]  
[REDACTED]

Mr. Osum:

I am providing this letter to serve as verification of your appointment to the Solano County IHSS Public Authority Advisory Committee. The purpose and function of the advisory board is to provide ongoing advice and recommendations regarding in-home supportive services to the Board of Supervisors, and fulfill the roles & responsibilities related to the delivery and administration of in-home support services in Solano County.

Mr. Osum was originally appointed to the IHSS Public Authority Advisory Committee August 11, 2015, and then reappointed in August 2019 for another four-year term to serve as the District 5 representative for Supervisor Mitch Mashburn.

If you have any questions, please feel free to contact me, my contact information is listed below.

Sincerely,

[REDACTED]

Teri Ruggiero, Executive Director  
Solano County IHSS Public Authority  
275 Beck Avenue, Fairfield, CA 94533  
[REDACTED]



**DEPARTMENT OF HEALTH & SOCIAL SERVICES**

Older & Disabled Adult Services

**GERALD HUBER**

Director  
gghuber@solanocounty.com  
(707) 784-8400



**SOLANO  
COUNTY**

**BELA T. MATYAS, MD, MPH**

Deputy Director/Health Officer  
bmattyas@solanocounty.com

275 Beck Avenue, MS 5-110  
Fairfield, CA 94533  
(707) 784-8259  
Fax (707) 784-2440

[www.solanocounty.com](http://www.solanocounty.com)

August 9, 2022

To Whom It May Concern:

Please accept this letter as verification that MARLON OSUM has been employed as an In-Home Care Provider through Solano County In-Home Supportive Services since October 15, 2014. He is currently working for one client, VIRGINIA OSUM.

Regards,

[Redacted Signature]

Bernelyn Moises  
Accounting Clerk II  
In-Home Supportive Services Payroll  
275 Beck Avenue MS 5-110  
Fairfield CA 94533

[Redacted Address Line]

Office of the Mayor  
Suisun City, California

# Proclamation



**WHEREAS**, the basis for the continuity of any society is education; and in the City of Suisun the education of our youth is a priority; and

**WHEREAS**, in order to achieve its highest goals, education must not only impart knowledge but also teach the students how to live, forming and strengthening their moral character to make a better life for themselves as individuals and for society as a whole; imparting moral and ethical values that have been the bedrock of society since the dawn of civilization, including the values known as the Seven Noahide Laws; and

**WHEREAS**, a global spiritual leader and leading advocate for the advancement of education, the Rebbe, Rabbi Menachem M. Schneerson, of righteous memory, stressed that a moral and ethical education empowers every individual to develop their full potential in making the world a better place; and

**WHEREAS**, such education can nurture the unity of diverse peoples through encouraging increased acts of goodness and kindness, imbued with the awareness that even a single positive act of an individual can change the world and usher in an era of global peace when there will "be peace within your walls, serenity within your mansions" (Psalms 122); and

**WHEREAS**, "Education & Sharing Day" is observed each year on the Rebbe's birthday in recognition of his outstanding and lasting contributions toward the improvement of education, morality, and acts of charity around the world; a day to pause and reflect on our responsibility to ensure our youth have the foundation necessary to lead lives rich in purpose and fulfillment through service and good works; and

**WHEREAS**, April 2, 2023, will mark 121 years since the Rebbe's birth, capping a year in which thousands of new institutions and initiatives were launched throughout the world in tribute to this celebration; and


**WHEREAS**, this year has an added significance as a year of "Hakhel," a biblical event of unity, education, and spiritual growth emphasizing how every person is crucial to perfecting the world.

**NOW, THEREFORE**, I, Alma Hernandez, Mayor of the City of Suisun City, hereby proclaim Sunday, April 2, 2023, to be: Education and Sharing Day in the City of Suisun and call upon everyone to work together to create a better, brighter, and more promising future for all.



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

  
Alma Hernandez, Mayor

ATTEST:   
DATE: March 29, 2023

*Office of the Mayor*  
**Suisun City, California**

# Proclamation



**WHEREAS**, since its origin in 1981 during the second week of April, the telecommunications personnel in the public safety community are honored; and

**WHEREAS**, this week is a time to show our appreciation and to recognize that our health, safety, and well-being are often dependent on the commitment and steadfast devotion of Public Safety Telecommunicators, because emergencies can occur at any time that require police, fire, emergency medical service, or other critical services; and

**WHEREAS**, Public Safety Dispatchers provide critical assistance during a person's worst moments, providing the calm reassurance they need to handle any situation and are the first and most critical contact our citizens have with emergency services; and

**WHEREAS**, the safety of our police officers, firefighters, and emergency medical services are dependent upon the quality and accuracy of information obtained by the dispatcher; and

**WHEREAS**, Public Safety Dispatchers of Suisun City have contributed substantially to the apprehension of criminals and suppression of fires while exhibiting compassion and professionalism; and

**WHEREAS**, Public Safety Dispatchers of Suisun City answered 42,903 telephone calls, 9,509 of which were 9-1-1 calls, receive continuous training, build strong relationships with first responders, and participate in community engagement; and

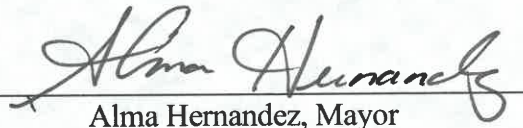
**NOW, THEREFORE, BE IT RESOLVED**, that I, Alma Hernandez, Mayor of the City of Suisun City do hereby proclaim April 9 – 15, 2023 as:

## "NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK"

in the City of Suisun City and encourage residents to take the time to thank the hardworking Public Safety Dispatchers, who, to the best of their ability, provide support to our community and first responders and contribute to the safety of all.



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

  
Alma Hernandez, Mayor

ATTEST:

DATE:

  
April 4, 2023



Office of the Mayor  
Suisun City, California

# Proclamation



**WHEREAS**, Autism Awareness Month is observed annually in April, and April 2<sup>nd</sup> is recognized as World Autism Awareness Day; both designations are intended to spread awareness, promote acceptance, and ignite change; and

**WHEREAS**, Autism spectrum disorders are a broad range of conditions characterized by challenges with social skills, repetitive behaviors, and speech and nonverbal communications; and

**WHEREAS**, Symptoms and characteristics of autism spectrum disorders may present themselves in a variety of combinations and can result in significant lifelong difficulties in verbal and nonverbal communication, social interaction, and leisure activities; and

**WHEREAS**, An autism spectrum disorder has wide-ranging implications for the entire family of the diagnosed individual. Early diagnosis, research training, education, and therapy are vital to reducing the negative effects of the disorder; and

**WHEREAS**, The City of Suisun City is dedicated to creating an environment of inclusiveness and a community that works collaboratively to provide opportunities for all residents of Suisun City to have the opportunity to thrive by creating partnerships with community based organizations like Parents Empowering Parents, Found It, and North Bay Regional Center; and

**WHEREAS**, The City of Suisun City, Recreation, Parks, and Marina Department has secured grant funding in the amount of \$19,000 from North Bay Regional Center to start a summer program called Club Chaos, which is based on a 1:1 camper-to-staff ratio and is aimed at intellectual and developmental disabled youth with opportunities to socialize, participate in activities, make new friends, and to do so with ample support; and

**WHEREAS**, Grant funds will also support the training of staff who serve our after school programs in Suisun City; and

**WHEREAS**, Autism Awareness Month highlights the prevalence of autism, and generates interest and support for education and research in finding the cause and cure for this complex disability; and

**NOW, THEREFORE, BE IT RESOLVED**, that I, Alma Hernandez, Mayor of the City of Suisun City do hereby proclaim the month of April 2023 as:

## **“AUTISM AWARENESS MONTH”**

in the City of Suisun City, and encourage residents to learn more about the signs of autism and what they can do to support individuals with autism and their families.

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



Alma Hernandez, Mayor

ATTEST:

DATE:

  
April 4, 2023



Office of the Mayor  
Suisun City, California

# Proclamation



WHEREAS, Established in 1914, members of the Veterans of Foreign Wars of the United States Auxiliary set out to serve the veterans of this country and our communities in honor of the sacrifices and commitment of every man and woman who has served in uniform; and

WHEREAS, year after year the organization continues to honor those who have made the ultimate sacrifice in the name of freedom by maintaining memorials to their service and sharing their history with our nation's youth so that what our nation's veterans have done for America will not be forgotten; and

WHEREAS, Veterans of Foreign Wars Auxiliary supports the troops currently deployed overseas; and

WHEREAS, the 470,000 members represent the families of those who have served or are currently on foreign soil protecting our freedom; and

WHEREAS, members volunteer nearly one million hours in Veterans Affairs Medical Centers and other hospitals throughout this country; and

WHEREAS, the organization provides awards and scholarships to students based on their expressions of patriotism through art, speech, and volunteerism; and

WHEREAS, VFW Post 2333 ensures that veterans are respected for their service, always receive their earned entitlements, and are recognized for the sacrifices they and their loved ones have made on behalf of this great country.

**NOW, THEREFORE**, I, Alma Hernandez, Mayor of the City of Suisun City, hereby commend VFW Post 2333 for their valor, courage, and sacrifice and encourage residents to honor them by living their example – putting service before self, caring for our neighbors, and working passionately to build a more perfect union worthy of all those who protect our lives and liberty.

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

  
Alma Hernandez, Mayor

ATTEST:

  
DATE: March 21, 2023





## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2023-\_\_\_: Authorizing the Deputy City Manager to Accept Grant Funds from North Bay Regional Center’s Grants for Enhanced Community Integration for Children and Adolescents Program.

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**FISCAL IMPACT:** Grant award of \$19,000.

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**STRATEGIC PLAN:** Ensure Fiscal Solvency.

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**BACKGROUND:** The American Rescue Plan Act of 2021 provided the California Department of Development Services (DDS) \$12.5 million for the Grants for Enhanced Community Integration for Children and Adolescents (Social Rec Grants) program. The intent of the grants is to fund projects that enhance and develop integrated and inclusive social and recreational programs for families, children, and adolescents with intellectual and developmental disabilities (I/DD) in underserved communities. The \$12.5 million was distributed across 21 regional centers, with North Bay Regional Center (NBRC) allocated \$297,600 for projects in Napa, Sonoma, and Solano counties.

In December 2022, the Recreation, Parks, and Marina (RPM) Department submitted a Social Rec Grant proposal to NBRC to provide a new program for area I/DD youth.

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**STAFF REPORT:** In March 2023, the RPM Department was notified by NBRC that their grant proposal was accepted and approved for funding. The grant proposal centered on the purchase of supplies and materials towards a Suisun City ‘Club Chaos’ program in partnership with local organization Special Care Services. Club Chaos is an indoor/outdoor summer camp for I/DD youth. Club Chaos is based on a 1:1 camper-to-staff ratio and is aimed at I/DD youth with opportunities to socialize, participate in activities, make new friends, and to do so with ample support. There is no program specifically for I/DD youth in Suisun City.

The grant award will also cover staff trainings for after school program / youth camp staff on working with I/DD youth, as there has been an increase in I/DD youth attending Suisun City RPM programs. The trainings will cover techniques such as de-escalation, safety, providing inclusive programming for I/DD youth with neurotypical peers, and behavior intervention. The hope for the program is for it to be the starting point for the RPM Department to provide more I/DD inclusive programming to the Suisun City community.

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**STAFF RECOMMENDATION:** It is recommended that the City Council adopt Resolution 2023-\_\_\_: A Resolution of the City Council of the City of Suisun City Authorizing the Deputy City Manager to Accept Grant Funds from North Bay Regional Center’s Grants for Enhanced Community Integration for Children and Adolescents Program.

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**DOCUMENTS ATTACHED:**

1. Resolution No. 2023-\_\_\_: Authorizing the Deputy City Manager to Accept Grant Funds from

North Bay Regional Center's Grants for Enhanced Community Integration for Children and Adolescents Program.

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**PREPARED BY:**

Marvin Mora, Recreation Supervisor

**REVIEWED BY:**

Kris Lofthus, Deputy City Manager

**APPROVED BY:**

Greg Folsom, City Manager

---

**ATTACHMENTS:**

[1 Resolution Authorizing the Deputy City Manager to Accept Grant Funds from North Bay Regional Center's Grants.pdf](#)

## RESOLUTION NO. 2023 - \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,  
CALIFORNIA, AUTHORIZING THE DEPUTY CITY MANAGER TO ACCEPT  
GRANT FUNDS FROM NORTH BAY REGIONAL CENTER'S GRANTS FOR  
ENHANCED COMMUNITY INTEGRATION FOR CHILDREN AND  
ADOLESCENTS PROGRAM**

**WHEREAS**, the American Rescue Plan Act of 2021 provided the California Department of Development Services \$12.5 million for the Grants for Enhanced Community Integration for Children and Adolescents program; and

**WHEREAS**, North Bay Regional Center was allocated \$297,600 by the California Department of Development Services for projects in Napa, Sonoma, and Solano counties; and

**WHEREAS**, the Grants for Enhanced Community Integration for Children and Adolescents program is intended to fund projects that enhance and develop inclusive social and recreational programs for families, children, and adolescents with intellectual and developmental disabilities; and

**WHEREAS**, the grant opportunity through North Bay Regional Center will provide training to RPM Department staff on working with youth with intellectual and developmental disabilities; and will provide the first program for intellectual and developmentally disabled youth in Suisun City.

**NOW, THEREFORE, BE IT RESOLVED**, The City Council authorizes the City Manager or Deputy City Manager to accept grant funds from North Bay Regional Center's Grants for Enhanced Community Integration for Children and Adolescents program in the amount of \$19,000 on behalf of the City of Suisun City, a public entity established under the laws of the State of California.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4<sup>th</sup> of April 2023, by the following vote:

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

**WITNESS** my hand and the seal of the City of Suisun City this 4<sup>th</sup> of April 2023.

\_\_\_\_\_  
Anita Skinner  
City Clerk

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## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2023-\_\_\_: Authorizing the City Manager, to submit a grant application to the Metropolitan Transportation Commission for \$200,000 to implement activity for the Suisun City Waterfront District Plan Planned Development Area (PDA).

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**FISCAL IMPACT:** There is no funding match requirement for this grant. The only fiscal impact is for administrative staff time.

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**STRATEGIC PLAN:** Provide Good Governance; Develop Sustainable Economy; Enhance the Environment.

---

**BACKGROUND:** In 2008, Suisun City established the Waterfront District Specific Plan PDA. In 2016, the City Council approved an update to the Waterfront District Specific Plan, which expanded the previous boundaries of the Specific Plan.

The Priority Development Area (PDA) Program is a voluntary partnership between local governments, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). Through the PDA program, local governments identify areas envisioned for future housing and job growth that are served by transit. Bay Area cities have nominated 218 PDAs since 2007.

PDAs facilitate coordinated regional planning for future growth and transportation investment. In addition to shaping the location of anticipated growth and major transit investments, PDAs receive a dedicated share of funding for local planning and for transportation improvements such as complete streets, bikeways, and parking programs. This is reflected Plan Bay Area 2050, the region's current long-range land use and transportation plan.

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**STAFF REPORT:** In December 2022, MTC released a Call for Projects for PDA Planning Grants open to local governments with one or more PDA. To date, these grants have funded more than 80 plans and a wide range of technical assistance.

This grant application is under the Plan Implementation category. This category was chosen since Suisun City has an adopted plan, and implementation is the next logical step. This grant is intended to move sites to development, improve the pedestrian connection between Suisun City and Fairfield and related activities. The maximum grant under this category is \$200,000.

Plans funded through the PDA program must meet minimum requirements, such as MTC's Transit-Oriented Communities Policy. MTC/ABAG staff will support City staff in ensuring minimum requirements are met and will offer technical resources and best practices.

The proposed grant proposes several work areas:

- Prepare a residential development strategy for publicly owned sites within the PDA, including looking at financial feasibility of for-sale and for-rent housing types, including affordable



housing.

- Determine the need to rezone the identified publicly owned sites to meet the Metropolitan Transportation Commission's adopted "Transit Oriented Communities policies, such as a minimum density of 25 units per net acre (the current minimum density in residential high density is 24.1 units/net acre).
- Evaluate development constraints on the publicly owned sites and develop strategies to mitigate the development constraints.
- Develop strategies to promote the development of the identified publicly owned sites.
- Evaluate flooding potential both on-site and off-site and identify potential mitigation.
- Develop a strategy for the preservation of affordable housing within the PDA.
- Develop short-term concepts to enhance the current pedestrian connection between Suisun City and Fairfield to enhance walkability and sense of security.
- Implement a public engagement process to solicit input and recommendations.

The City of Fairfield submitted a very similar grant. If both are funded, it is envisioned that the City of Suisun City, City of Fairfield, Solano Transportation Authority and the Solano EDC will work together on the implementation of the grants.

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**STAFF RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2023-\_\_\_\_: Authorizing the City Manager, to submit a grant application to the Metropolitan Transportation Commission for \$200,000 to implement activity for the Suisun City Waterfront District Plan Planned Development Area (PDA).

---

**DOCUMENTS ATTACHED:**

1. Council Resolution No. 2023-\_\_\_\_: Resolution of authorizing the City Manager, to submit a grant application to the Metropolitan Transportation Commission for \$200,000 to implement activity for the Suisun City Waterfront District Plan Planned Development Area (PDA).
2. Preliminary Scope of Work Template

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**PREPARED BY:**

Jim Bermudez, Development Services Director

**REVIEWED BY:**

Greg Folsom, City Manager

**APPROVED BY:**

Greg Folsom, City Manager

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**ATTACHMENTS:**

- 1 [Resolution authorizing the City Manager to submit a grant application to the Metropolitan Transportation Commission.pdf](#)
- 2 [Preliminary Scope of Work Template.pdf](#)

**RESOLUTION NO. 2023-**

**RESOLUTION AUTHORIZING THE CITY MANAGER, TO SUBMIT A GRANT APPLICATION TO THE METROPOLITAN TRANSPORTATION COMMISSION FOR \$200,000 TO IMPLEMENT ACTIVITY FOR THE SUISUN CITY WATERFRONT DISTRICT PLAN PLANNED DEVELOPMENT AREA (PDA).**

**WHEREAS**, on December 1, 2022, the Metropolitan Transportation Commission (MTC) announced a Call for Projects for Priority Development Area (PDA) Planning Grants, and informed local jurisdictions of a February 15, 2022 deadline for submittals of Applications (with Resolutions to be submitted by April 15, 2023), as well as grant requirements including compliance with the Transit Oriented Communities Policy; and

**WHEREAS**, in 2008 Suisun City established the Waterfront District Specific Plan PDA and in 2016 expanded the boundaries through the adoption of a new Waterfront District Specific Plan; and

**WHEREAS**, the Waterfront District Specific Plan is identified in the General Plan Land Use Element as an area of change and is the location of multiple opportunity sites in the Housing Element; and

**WHEREAS**, this Solano Rail Hub Residential Cluster PDA Planning Grant would fund technical assistance to develop and adopt policies and programs that facilitate the implementation of the Waterfront District Specific Plan; and

**WHEREAS**, the PDA Planning Grant would focus on the development of publicly owned sites, development constraints (such as flooding), improved pedestrian access between Suisun City and Fairfield and the preservation of affordable housing; and

**WHEREAS**, staff estimates the cost of this effort to be \$200,000, plus staff time as a match.

**NOW, THEREFORE, BE IT RESOLVED**, that the Suisun City Council hereby authorizes the City Manager, or his designee, to submit a grant application for the Solano Rail Hub Residential Cluster planning implementation grant project in response to the Metropolitan Transportation Commission's (MTC's) Call for Projects for PDA Planning Grants in the amount of \$200,000, plus matching staff time.

**PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of Suisun City held on Tuesday the 4<sup>th</sup> day of April 2023 by the following vote:

<b>AYES:</b>	Council Members:	_____
<b>NOES:</b>	Council Members:	_____
<b>ABSENT:</b>	Council Members:	_____
<b>ABSTAIN:</b>	Council Members:	_____

**WITNESS** my hand and the seal of said City this 4<sup>th</sup> day of April 2023.

\_\_\_\_\_  
Anita Skinner  
City Clerk

## ATTACHMENT 2

### Priority Development Area (PDA) Planning Grants: 2022-23 Call for Projects

#### Preliminary Scope of Work Template

#### SCOPE OF WORK Solano Rail Hub Residential Cluster – Suisun City

##### Task 1 – Rezoning of Residential Parcels

##### INSERT DETAILS OF DISCRETE TASK TO BE ACCOMPLISHED:

- Determine the need to rezone the identified public sites, and other residential properties, to meet the Metropolitan Transportation Commission’s adopted “Transit Oriented Communities” policies for minimum density, and potentially other standards (such as parking standards), for certain parcels.
- Assist staff in the rezoning process.
- Review the general plan land use and housing elements, and other elements and policies to ensure consistency. If not consistent, assist staff in bringing these elements and policies into compliance.

##### *Task 1 Deliverables:*

1.1: Report on need for rezoning, including draft language and findings to meet TOC guidelines.

1.2: Report on any amendments required in general plan elements and/or policies to ensure compliance with the rezoning.

1.3 Assist staff in the rezoning and general plan/policy consistency process.

1.4 Rezoning and general plan consistency completed.

##### Task 2 – Development Strategy

##### INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:

- Prepare a development strategy for publicly owned sites in Suisun City’s downtown area, using the Solano Rail Advanced Planning Study as a base.
- Development prototype development pro formas to determine market and financial feasibility for both for-rent and for-sale housing types, including affordable housing, at various densities.

##### *Task 2 Deliverables:*

2.1: Report on the development strategy for publicly owned sites in the Suisun City downtown area.

## ATTACHMENT 2

2.2: Report on market and financial feasibility of for-rent and for-sale housing types, including affordable housing, using development pro-forma with detailed assumptions.

### **Task 3 – Development Constraints**

Evaluate potential constraints to the development of the identified publicly owned sites

#### **INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:**

- Identify constraints to the development on the identified publicly owned sites. Constraints could include infrastructure (water, sewer, utility relocation, flood issue, etc.) as well as regulatory issues (surplus land act, etc.).
- Develop strategies to address/mitigate development constraints, including potential funding sources and processes/timelines to address said constraints.

#### ***Task 3 Deliverables:***

3.1: Report summarizing the development constraints identified for the publicly owned sites. Constraints could include, but not limited to, infrastructure and regulatory constraints.

3.2: Provide a report on strategies to address and fund the identified constraints. This includes a detailed summary of potential funding sources (grants, loans, etc.) and timelines for funding to mitigate constraints.

### **Task 4 – Site Development**

Recommend a strategy for the development of each of the publicly owned sites

#### **INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:**

- Recommend a strategy, given the information from the first three tasks, for each of the publicly owned sites to prepare and promote the development of these sites into residential and mixed-use residential (including affordable housing), including a timeline and implementation steps.

#### ***Task 4 Deliverables:***

4.1: Provide a report on the recommended strategy to prepare and promote development on each of the publicly owned sites into residential and mixed-use developments, including detailed steps and timelines to implement the recommendations.

### **Task 5 – Flooding Impacts**

Evaluate flooding potential for both on-site and off-site and identify on-site mitigation and off-site mitigation that can help protect the new development from flooding and help alleviate flooding in the area.



## ATTACHMENT 2

### INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:

- Using best practices, and available information and studies, recommend measures to mitigate the impact of flooding on-site of new development.
- Using best practices, and available information and studies, evaluate potential projects that could help mitigate flooding in the study area, and in neighboring adjacent jurisdiction(s).

#### ***Task 5 Deliverables:***

5.1: Report summarizing potential mitigation measures that can be incorporated into new development on-site to help mitigate the impact of potential flooding.

5.2: Report summarizing potential mitigation measures and projects to help address flooding in the study area and in adjacent jurisdiction(s).

#### ***Task 6 – Housing Preservation***

Using information, studies and data previously prepared, develop a strategy for the preservation of affordable housing currently located in the PDA.

### INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED

- Evaluate information, studies and data previously prepared and prepare a strategy for the preservation of affordable housing currently located in the PDA.

#### ***Task 6 Deliverables:***

6.1: Provide a report outlining strategies to preserve existing affordable housing developments in the PDA..

#### ***Task 7 – Pedestrian and bicycle connection to the Solano Rail Hub and downtown Fairfield and Suisun City.***

The Solano Transportation Authority has developed plans to enhance the connection between Fairfield and Suisun City's downtown and the Solano Rail Hub. The alternatives involve significant capital expenditures and are a long-term potential solution. This task will evaluate short-term design concepts that will enhance security and walkability of the existing raised crossing and entrances.

### INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:

- Develop short-term design concepts (including lighting, signage, landscaping, etc.) to enhance the security and walkability of the existing raised walkway.

#### ***Task 7 Deliverables:***

## ATTACHMENT 2

7.1: Report recommending short-term design concepts, with estimated costs, to enhance the security and walkability of the existing raised walkway.

### **Task 8 – Public Input**

Implement a public engagement process to include key stakeholder, public, landowners, non-profit and for-profit developers, and other interested parties to solicit input and report recommendations.

#### **INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:**

- Develop and implement a public engagement process to include key stakeholder, public, landowners, non-profit and for-profit developers, and other interested parties to solicit input and report recommendations.

#### ***Task 7 Deliverables:***

8.1: Provide a summary of the input and recommendations received during the public engagement process.

### **Task 9 – Project Management**

Manage the project from project initiation to project completion, including the selection process for the consultant(s) and on-going project management.

#### **INSERT DETAILS OF DISCRETE TASK(S) TO BE ACCOMPLISHED:**

- \* Prepare and issue a Request for Proposal (RFP) to select consultant(s) for the project.
- \* Manage selection process of consultant(s).
- \* Manage the completion of project deliverables on the schedule developed.
- \* Provide project management from project initiation through submission of written report(s) at project completion.

#### ***Task 9 Deliverables:***

9.1: Development and issuance of an RFP.

9.2: Selection and completion of contract with consultant(s).

9.3: Project deliverables completed per the schedule.

9.4: Coordinate presentation and completed written report.

## ATTACHMENT 2

### Priority Development Area (PDA) Planning Grants: 2022-23 Call for Projects ATTACMENT C: Preliminary Scope of Work Template

#### PRELIMINARY SCHEDULE & BUDGET

##### ESTIMATED BUDGET

Task 1:	\$40,000
Task 2:	\$70,000
Task 3:	\$25,000
Task 4:	\$ 5,000
Task 5:	\$20,000
Task 6:	\$ 7,500
Task 7:	\$10,000
Task 8:	\$ 7,500
Task 9:	\$15,000

##### DELIVERABLE

##### ESTIMATED DATE OF COMPLETION

Task 1:	7 to 9 months
Task 2:	7 to 9 months
Task 3:	5 to 6 months
Task 4:	10 to 11 months
Task 5:	6 to 7 months
Task 6:	8 to 9 months
Task 7:	10 to 12 months
Task 8:	1 to 14 months
Task 9:	1 to 14 months

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## AGENDA TRANSMITTAL

**MEETING DATE:** April 4, 2023

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**SUCCESSOR AGENCY AGENDA ITEM:** Successor Agency to the Redevelopment Agency of Suisun City Adoption of the Resolutions Authorizing Deed Restrictions on Agency Owned Real Property as authorized by the Surplus Land Act.

- A. Adoption of Successor Agency to the Redevelopment Agency of Suisun City Resolution No. SA2023-\_\_\_: Authorizing the Execution of a Restrictive Covenant for Certain Successor Agency-Owned Real Property Located at 1240 Kellogg Street in the City of Suisun City (APN: 0032-200-330) as Required by California Department of Housing Community Development
  
- B. Adoption of Successor Agency to the Redevelopment Agency of Suisun City Resolution No. SA2023-\_\_\_: Authorizing the Execution of a Restrictive Covenant for Certain Successor Agency-Owned Real Property Located at 718 Main Street in the City of Suisun City (APN: 0032-141-130) as Required by California Department of Housing Community Development

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**FISCAL IMPACT:** The sale of these properties will provide some proceeds to the Successor Agency although the proceeds will be relatively low.

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**STRATEGIC PLAN IMPACT:** Develop Sustainable Economy; Provide Good Governance.

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**BACKGROUND:** The Surplus Lands Act (“Act”), codified in state law as Government Code Section 54221 et seq., requires that before a local agency such as the Successor Agency to the Suisun City Redevelopment Agency takes any action to dispose of (sell or lease) property that it does not need for agency use, it must declare the property to be either “surplus land” or “exempt surplus land.”

On September 7, 2021, the Successor Agency adopted Resolution Number 2021-02, declaring Cal Marine Sports, that certain real property identified as Assessor’s Parcel Number 0032-200-330, consisting of approximately 0.85 acres of land, located at 1240 Kellogg Street (“Cal Marine”), and Lawler House, that certain real property identified as Assessor’s Parcel Number 0032-141-130, consisting of approximately 8,498 square feet, located at 718 Main Street (“Lawler House,” and collectively with Cal Marine, referred to as “Properties”), to be surplus, and authorizing staff to issue Notices of Availability on the Properties as required by the Act.

The entities required under the Act to be notified of the Properties’ availability include housing sponsors and certain public entities engaged in developing low- and moderate-income housing, park and recreation departments, state and regional park authorities, and school districts.

Pursuant to the Act, if one of the public agencies or housing sponsors desires to purchase the property after having received notice, it must indicate its intent to do so in writing within 60 days

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**PREPARED BY:**

Gina Chung, Deputy City Attorney

**REVIEWED/APPROVED BY:**

Greg Folsom, City Manager



of receiving the notice, and the local agency must enter into “good faith negotiations” with the interested public agency or housing sponsor for a period of 90 days. (Gov. Code § 54223.)

As required by the Act, on December 2, 2021, the City issued Notices of Availability on the Properties to various public agencies and housing sponsors. Cal Marine received no interest on the property. Lawler House received interest from one affordable housing developer in acquiring the property. However, the interested affordable housing developer did not submit a timely offer during the 90 day negotiation period on Lawler House.

Under the Act, in the event that none of the local agencies or housing sponsors offer to purchase the land, or if the local agency and an interested buyer are unable reach an agreement on the terms and conditions of purchase/sale, the local agency can ask the State of California Department of Housing and Community Development (“HCD”) for permission to sell the land on the open market. If HCD confirms that the local agency has complied with the Act, HCD should authorize the open market sale.

HCD has reviewed the City’s efforts to sell the Properties and, on April 19, 2022 and December 9, 2022, issued letters determining that the City has met all the requirements under the Act for disposing of Cal Marine and Lawler House, respectively, and can now offer the Properties for sale to the general public with one caveat. As required by the Act, before offering the Properties for sale to the public, the City must record a deed restriction, as approved by HCD, restricting 15% of any residential units built on the each Property to be affordable units if 10 or more residential units are built on the property.

Attached are draft deed restriction for each Property that has been reviewed and approved by HCD. Staff is requesting that the Successor Agency Board authorize the Chair to sign and staff to arrange for the recording of these deed restriction. Once this document has been recorded staff will forward a copy of the recorded deed restriction to HCD.

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**STAFF RECOMMENDATION:** It is recommended that the Successor Agency Board authorize the Executive Director to sign the deed restrictions on the Cal Marine and Lawler House properties, as required by the Surplus Land Act, and direct staff to record the signed document.

---

**ATTACHMENTS:**

1. A Resolution of the Successor Agency to the Redevelopment Agency of Suisun City, Authorizing the Execution of a Restrictive Covenant for Certain Successor Agency-Owned Real Property Located at 1240 Kellogg Street in the City of Suisun City (APN: 0032-200-330) as Required by the Surplus Land Act, Gov’t Code § 54221 et seq.
2. Deed Restriction for 1240 Kellogg Street
3. A Resolution of the Successor Agency to the Redevelopment Agency of Suisun City, Authorizing the Execution of a Restrictive Covenant for Certain Successor Agency-Owned Real Property Located at 718 Main Street in the City of Suisun City (APN: 0032-141-130) as Required by the Surplus Land Act, Gov’t Code § 54221 et seq.
4. Deed Restriction for 718 Main Street

RESOLUTION SA. 2023-

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF SUISUN CITY, AUTHORIZING THE EXECUTION OF A RESTRICTIVE COVENANT FOR CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT LOCATED AT 1240 KELLOGG STREET (APN: 0032-200-330) AS REQUIRED BY THE SURPLUS LAND ACT, GOV'T CODE § 54221 ET SEQ.**

**WHEREAS**, the Successor Agency to the Redevelopment Agency of the City of Suisun City ("**Successor Agency**"), owns certain real property identified as Assessor's Parcel Number 0032-200-330, consisting of approximately 0.85 acres of land, which has been developed with a single story commercial building which is referred to as the Cal Marine Sports, and is located at 1240 Kellogg Street, in the City of Suisan City, County of Solano, State of California ("**Property**").

**WHEREAS**, on September 7, 2021, the Successor Agency adopted Resolution Number 2021-02, declaring the Property to be surplus property and authorizing staff to issue Notices of Availability as required by the Surplus Land Act, Government Code section 54220 et seq. (the "**Act**").

**WHEREAS**, on December 2, 2021, the Successor Agency issued Notices of Availability to various public agencies and housing sponsors as required by the Act. The City received no interest in the Property during the 60-day negotiation period.

**WHEREAS**, the State of California Department of Housing and Community Development ("**HCD**") has reviewed the Successor Agency's efforts to sell the Property and, on April 19, 2022, issued a letter determining that the Successor Agency has met all the requirements under the Act for disposing of the Property and can now offer the Property for sale to the general public with one caveat.

**WHEREAS**, as required by the Act, before offering the Property for sale to the public, the Successor Agency will need to record a deed restriction, restricting fifteen percent of any residential units built on each Property to be affordable units if ten or more residential units are built on the property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of the Successor Agency to the Redevelopment Agency of the City of Suisun City ("**Successor Agency**") hereby find, determine and resolve as follows:

**Section 1.** The recitals above are true and correct and incorporated herein by reference.

**Section 2.** The Successor Agency Board hereby authorizes the Executive Director to execute the Deed Restriction, attached hereto as Exhibit A and made a part hereof, and

authorizes and directs the Executive Director or his designee to record the executed Deed Restriction with the County of Solano.

**Section 3.** The Successor Agency's Executive Director or his designee is authorized, jointly and severally, to do all things which he/she may deem necessary or proper to effectuate the purposes of this Resolution.

**Section 4.** The recordation of the Deed Restriction is found to be exempt from the California Environmental Quality Act pursuant to California Code of Regulation, Title 14, section 15312 ("CEQA"). The Agency Secretary is directed to file a Notice of Exemption pursuant to CEQA Guidelines section 15062, if applicable.

**Section 5.** This Resolution shall be effective on upon its adoption. The Agency Secretary shall certify to the adoption of this Resolution.

**PASSED, APPROVED, and ADOPTED** at a Regular Meeting of said Successor Agency Board of the Redevelopment Agency of the City of Suisun City duly held on Tuesday, April 4, 2023, by the following vote:

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

**WITNESS** my hand and the seal of said City this 4<sup>th</sup> day of April 2023.

\_\_\_\_\_  
Anita Skinner  
City Clerk

**EXHIBIT A**  
**DEED RESTRICTIONS**

RECORDING REQUESTED BY &  
WHEN RECORDED MAIL TO:

City of Suisun City  
701 Civic Center Blvd.  
Suisun City, CA 94585  
Attention: City Clerk

APN #0032-200-330

[SPACE ABOVE FOR RECORDER'S USE ONLY]

Exempt from filing/recording fees per Govt. Code §27383

### Deed Restriction

This Deed Restriction ("Deed Restriction") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the Successor Agency to the dissolved Suisun City Redevelopment Agency ("Agency"), as required by Government Code Section 54233.

### RECITALS

WHEREAS, the Agency is the recorded owner of the real property known as the "Lawler House" located at 1240 Kellogg Street in the City of Suisun City, County of Solano, State of California, which is referred to as Assessor's Parcel Number 0032-200-330 ("Property").

WHEREAS, when the State of California enacted legislation to dissolve redevelopment agencies, the Agency was directed to sell all properties not required for essential governmental functions, including the Property.

WHEREAS, the disposition of the Property must be undertaken consistent with the Surplus Land Act (Gov. Code §§ 54220-54232; the "Act"), which governs the disposition of land owned by public agencies that is determined to be no longer necessary for the public agency's use.

WHEREAS, the California Department of Housing and Community Development has reviewed the Agency's efforts to sell the Property and, on January 18, 2023, issued an email confirming that the Agency has made a good faith effort to sell the property as required by the Act and can now offer the Property for sale to the general public with one caveat: as required by the Act, before offering the property for sale to the public, this deed restriction must be recorded.

NOW, THEREFORE, as required by the Act, this Deed Restriction irrevocably imposes the following covenants, conditions, and restrictions which shall run with the land:

If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at an affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or for an affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years and ownership units shall remain affordable to and occupied by lower income households for a period of 45 years. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

**AGENCY:**

Successor Agency to the dissolved  
Suisun City Redevelopment Agency

By:

\_\_\_\_\_  
Alma Hernandez, Mayor

ATTEST:

\_\_\_\_\_  
Anita Skinner, City Clerk



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES         ) ss.

On \_\_\_\_\_, 2023 before me, \_\_\_\_\_, a notary public,  
personally appeared \_\_\_\_\_

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

On \_\_\_\_\_, 2023 before me, \_\_\_\_\_, a notary public,  
personally appeared \_\_\_\_\_

\_\_\_\_\_ who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

SEAL:

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**WHEREAS**, the Successor Agency to the Redevelopment Agency of the City of Suisun City (“**Successor Agency**”), owns certain real property identified as Assessor’s Parcel Number 0032-141-130 consisting of approximately 8,498 square feet, which has been developed with a three-story professional office building, which is referred to as the Lawler House, and is located at 718 Main Street, in the City of Suisun City, County of Solano, State of California (“**Property**”).

**WHEREAS**, on September 7, 2021, the Successor Agency adopted Resolution Number 2021-02, declaring the Property to be surplus property and authorizing staff to issue Notices of Availability as required by the Surplus Land Act, Government Code section 54220 et seq. (the “**Act**”).

**WHEREAS**, on December 2, 2021, the Successor Agency issued Notices of Availability to various public agencies and housing sponsors as required by the Act. One affordable housing developer responded to the Successor Agency that it was interested in acquiring the Property. Thus, after the 60 day offer period expired, the Successor Agency advised the affordable housing developer that the negotiation period had commenced on March 17, 2022.

**WHEREAS**, by the expiration of the negotiation period on June 16, 2022, the Successor Agency still had no offer on the purchase of the Property. The interested affordable housing developer sought to open formal negotiations with the Successor Agency on October 5, 2022; however, the Successor Agency no longer desired to continue negotiations and was no longer required to resume negotiations pursuant to the Act.

**WHEREAS**, the State of California Department of Housing and Community Development (“**HCD**”) has reviewed the Successor Agency’s efforts to sell the Property and, on December 9, 2022, issued a letter determining that the Successor Agency has met all the requirements under the Act for disposing of the Property and can now offer the Property for sale to the general public with one caveat.

**WHEREAS**, as required by the Act, before offering the Property for sale to the public, the Successor Agency will need to record a deed restriction, restricting fifteen percent of any residential units built on each Property to be affordable units if ten or more residential units are built on the property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of the Successor Agency to the Redevelopment Agency of the City of Suisun City ("**Successor Agency Board**") hereby find, determine and resolve as follows:

**Section 1.** The recitals above are true and correct.

**Section 2.** The Successor Agency Board hereby authorizes the Executive Director to execute the Deed Restriction, attached hereto as Exhibit A and made a part hereof, and authorizes and directs the Executive Director or his designee to record the executed Deed Restriction with the County of Solano.

**Section 3.** The Successor Agency's Executive Director or his designee is authorized, jointly and severally, to do all things which he/she may deem necessary or proper to effectuate the purposes of this Resolution.

**Section 4.** The recordation of the Deed Restriction is found to be exempt from the California Environmental Quality Act pursuant to California Code of Regulation, Title 14, section 15312 ("**CEQA**"). The Agency Secretary is directed to file a Notice of Exemption pursuant to CEQA Guidelines section 15062, if applicable.

**Section 5.** This Resolution shall be effective on upon its adoption. The Agency Secretary shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** at a Regular Meeting of said Successor Agency Board of the Redevelopment Agency of the City of Suisun City duly held on duly held on Tuesday, the 4<sup>th</sup> day of April 2023, by the following vote:

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

**WITNESS** my hand and the seal of said City this 4<sup>th</sup> day of April 2023.

\_\_\_\_\_  
Anita Skinner  
City Clerk

**EXHIBIT A**  
**DEED RESTRICTIONS**

RECORDING REQUESTED BY &  
WHEN RECORDED MAIL TO:

City of Suisun City  
701 Civic Center Blvd.  
Suisun City, CA 94585  
Attention: City Clerk

APN #0032-141-130

[SPACE ABOVE FOR RECORDER'S USE ONLY]

Exempt from filing/recording fees per Govt. Code §27383

### Deed Restriction

This Deed Restriction ("Deed Restriction") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the Successor Agency to the dissolved Suisun City Redevelopment Agency ("Agency"), as required by Government Code Section 54233.

### RECITALS

WHEREAS, the Agency is the recorded owner of the real property known as the "Lawler House" located at 718 Main Street in the City of Suisun City, County of Solano, State of California, which is referred to as Assessor's Parcel Number 0032-141-130 ("Property").

WHEREAS, when the State of California enacted legislation to dissolve redevelopment agencies, the Agency was directed to sell all properties not required for essential governmental functions, including the Property.

WHEREAS, the disposition of the Property must be undertaken consistent with the Surplus Land Act (Gov. Code §§ 54220-54232; the "Act"), which governs the disposition of land owned by public agencies that is determined to be no longer necessary for the public agency's use.

WHEREAS, the California Department of Housing and Community Development has reviewed the Agency's efforts to sell the Property and, on January 18, 2023, issued an email confirming that the Agency has made a good faith effort to sell the property as required by the Act and can now offer the Property for sale to the general public with one caveat; as required by the Act, before offering the property for sale to the public, this deed restriction must be recorded.

NOW, THEREFORE, as required by the Act, this Deed Restriction irrevocably imposes the following covenants, conditions, and restrictions which shall run with the land:



If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at an affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or for an affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years and ownership units shall remain affordable to and occupied by lower income households for a period of 45 years. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

**AGENCY:**

Successor Agency to the dissolved  
Suisun City Redevelopment Agency

By:

\_\_\_\_\_  
Alma Hernandez, Mayor

ATTEST:

\_\_\_\_\_  
Anita Skinner, City Clerk

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA           )  
COUNTY OF LOS ANGELES     ) ss.

On \_\_\_\_\_, 2023 before me, \_\_\_\_\_, a notary public,  
personally appeared \_\_\_\_\_

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                     )  
COUNTY OF LOS ANGELES               ) ss.

On \_\_\_\_\_, 2023 before me, \_\_\_\_\_, a notary public,  
personally appeared \_\_\_\_\_

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:

## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

---

**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2023-\_\_: Opposing AB 480 and Authorizing the Mayor to send in letters of Opposition.

---

**FISCAL IMPACT:** There will be no fiscal impact from this action.

---

**STRATEGIC PLAN:** Provide Good Governance.

---

**BACKGROUND:** Several years ago the state amended the existing Surplus Land Act (SLA). The SLA is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity. Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease).

---

**STAFF REPORT:** The implementation of the SLA, including recent guidelines by the Housing and Community Development Department, has created immense delays and difficulties for local government agencies dealing with the use of their properties to further housing and economic development goals in service of their residents. AB 480 undermines the ability of local agencies to conduct appropriate economic development activities on properties they acquire or otherwise own by expanding the scope of authority for Department of Housing and Community Development (HCD) to review “any action to dispose of land,” which would include properties retained for agency use, properties declared “exempt surplus,” and properties that local agencies are authorized by other laws to acquire and dispose of for economic development purposes.

The implementation of the Surplus Lands Act (SLA), including HCD’s recent guidelines, have created immense delays and difficulties for local government agencies dealing with the control and disposal of their local properties. Regrettably, AB 480 would compound those difficulties by expanding state reviews and delays affecting properties retained for agency use and declared exempt surplus.

Suisun City recently approved an updated housing element that does not rely on the sale of surplus city lands to provide affordable housing. In fact, in Suisun City there is one affordable housing project under development and another that is seeking financing. Suisun City supports the development of all levels of housing on appropriately zoned parcels. However, Suisun City is a city that is revenue challenged and needs to preserve the ability to develop commercial projects that can enhance its ability to provide necessary services to residents. The SLA in its current form has already caused Suisun City unnecessary delays and additional attorney and consultant costs that hurt the budget.

This bill is Opposed by Cal Cities and the California Association for Local Economic Development (CALED).

---

**STAFF RECOMMENDATION:** It is recommended that the City Council Adopt Resolution No. 2023-

\_\_\_: Opposing AB 480 and Authorizing the Mayor to send in letters of Opposition.

---

**DOCUMENTS ATTACHED:**

1. Resolution
2. Letter of Opposition

---

**PREPARED BY:**

Greg Folsom, City Manager

---

**ATTACHMENTS:**

- 1 [Resolution Opposing AB 480 and Authorizing the Mayor to send in letters of Opposition.pdf](#)
- 2 [Letter of Opposition to AB 480.pdf](#)

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**WHEREAS**, SLA is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity; and

**WHEREAS**, any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease); and

**WHEREAS**, the implementation of the SLA, including recent guidelines by the Housing and Community Development Department, has created immense delays and difficulties for local government agencies dealing with the use of their properties to further housing and economic development goals in service of their residents; and

**WHEREAS**, AB 480 would compound those difficulties by expanding state reviews and delays affecting properties retained for agency use and declared exempt surplus; and

**WHEREAS**, the SLA in its current form has already caused unnecessary delays and additional attorney and consultant costs to Suisun City that hurt the budget; and

**WHEREAS**, this bill is Opposed by Cal Cities and the California Association for Local Economic Development (CALED).

**NOW, THEREFORE IT IS HEREBY RESOLVED** by the City Council of the City of Suisun City, State of California, to Oppose AB 480 and Authorize the Mayor to send in letters of Opposition.

**PASSED AND ADOPTED** by the following vote at a regular meeting of the City Council of the City of Suisun City duly held on the 4<sup>th</sup> day of April 2023:

**AYES:** Council Members: \_\_\_\_\_

**NOES:** Council Members: \_\_\_\_\_

**ABSENT:** Council Members: \_\_\_\_\_

**ABSTAIN:** Council Members: \_\_\_\_\_

**WITNESS** my hand and the seal of said City this 4<sup>th</sup> day of April 2023.

---



CITY COUNCIL  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro-Tem  
Jenalee Dawson  
Amit Pal



CITY COUNCIL MEETING

First and Third Tuesday  
Every Month

## CITY OF SUISUN CITY

701 Civic Center Blvd.  
Suisun City, California 94585  
Incorporated October 9, 1868

### ***AB 480 (Ting)***

April 4, 2023

The Honorable Philip Ting  
State Capitol, Ste. 8230  
Sacramento, CA 95814

#### **OPPOSITION TO AB 480**

Dear Assembly Member Ting,

The City of Suisun City regrets that it must **Oppose** your AB 480, which undermines the ability of local agencies to conduct appropriate economic development activities on properties they acquire or otherwise own, by expanding the scope of authority for Department of Housing and Community Development (HCD) to review *“any action to dispose of land,”* which would include properties retained for agency use, properties declared “exempt surplus,” and properties that local agencies are authorized by other laws to acquire and dispose of for economic development purposes.

The implementation of the Surplus Lands Act (SLA), including HCD’s recent guidelines, have created immense delays and difficulties for local government agencies dealing with the control and disposal of their local properties. Regrettably, AB 480 would compound those difficulties by expanding state reviews and delays affecting properties retained for agency use and declared exempt surplus.

We have recently approved an updated housing element that does not rely on the sale of surplus city lands to provide affordable housing. In fact, we have one affordable housing project under development and another that we are attempting to assist in getting financing. We support the development of all levels of housing on appropriately zoned parcels. However, Suisun City is a city that is revenue challenged and we need to preserve our ability to develop commercial projects that can enhance our ability to provide necessary services to our residents. The SLA in its current form has already caused us unnecessary delays and additional attorney and consultant costs that hurt our budget.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ DEVELOPMENT SERVICES 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

Rather than expanding the scope of the SLA, the law instead requires significant reform. The Legislature should thoroughly evaluate the difficulties, bureaucratic delays and unintended consequences caused by implementation of the existing law on local agency activities, including addressing unresolved conflicts with other laws and state policy priorities the Legislature has enacted that affect the disposal of local agency property.

For these reasons, the City of Suisun City regrets that it must respectfully **Oppose** AB 480. Please feel free to contact me at 707-431-7300 if you would like more information about this.

Sincerely,

Alma Hernandez  
Mayor

Cc: Cecilia Aguiar Curry, Chair, Assembly Local Government Committee  
Buffy Wicks, Chair, Assembly Committee on Housing and Community Development  
Members, Assembly Committee on Local Government  
Members, Assembly Committee on Housing and Local Government  
Gurbax Sahota, Chief Executive Officer, California Association for Local Economic Development  
Nancy Hall Bennett, nbennett@calcities.org  
League of California Cities (Via email: [cityletters@calcities.org](mailto:cityletters@calcities.org))

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## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

---

**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2023-\_\_: Support SB 747 and Authorizing the Mayor to send in Letters of Support.

---

**FISCAL IMPACT:** There will be no fiscal impact from this action.

---

**STRATEGIC PLAN:** Provide Good Governance.

---

**BACKGROUND:** Several years ago the state amended the existing Surplus Land Act (SLA). The SLA is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity. Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease).

---

**STAFF REPORT:** The implementation of the SLA, including recent guidelines by the Housing and Community Development Department, has created immense delays and difficulties for local government agencies dealing with the use of their properties to further housing and economic development goals in service of their residents. SB 747 addresses these concerns through an array of helpful changes to the SLA, including clarifying that only leases of less than 35 years are subject to the SLA, providing exemptions to assist transit, transit oriented development, airports, ports and other important agency uses, and avoiding delays for affordable housing developments which comply with the SLA’s affordability requirements.

Suisun City recently approved an updated housing element that does not rely on the sale of surplus city lands to provide affordable housing. In fact, in Suisun City there is one affordable housing project under development and another that is seeking financing. Suisun City supports the development of all levels of housing on appropriately zoned parcels. However, Suisun City is a city that is revenue challenged and needs to preserve the ability to develop commercial projects that can enhance its ability to provide necessary services to residents. The SLA in its current form has already caused unnecessary delays and additional attorney and consultant costs that hurt the budget.

This bill is Supported by Cal Cities and the California Association for Local Economic Development (CALED).

---

**STAFF RECOMMENDATION:** It is recommended that the City Council Adopt Resolution No. 2023-\_\_: Supporting SB 747 and Authorizing the Mayor to send in letters of support.

---

**DOCUMENTS ATTACHED:**

1. Resolution
2. Letter of support

---

**PREPARED BY:**

Greg Folsom, City Manager

---

**ATTACHMENTS:**

1 Resolution Supporting SB 747 and Authorizing the Mayor to send in Letters of Support.pdf

2 Letter of Support for SB 747.pdf

## RESOLUTION SUPPORTING SB 747 AND AUTHORIZING THE MAYOR TO SEND IN LETTERS OF SUPPORT

Anita Skinner  
City Clerk



CITY COUNCIL  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro-Tem  
Jenalee Dawson  
Amit Pal



CITY COUNCIL MEETING

First and Third Tuesday  
Every Month

## CITY OF SUISUN CITY

701 Civic Center Blvd.  
Suisun City, California 94585  
Incorporated October 9, 1868

### ***SB 747 (Caballero)***

April 4, 2023

The Honorable Anna Caballero  
State Capitol, Ste. 7620  
Sacramento, CA 95814

#### **SUPPORT FOR SB 747**

Dear Senator Caballero,

The City of Suisun City is pleased to **Support** your SB 747, which contains much needed clarifications and reforms to the Surplus Land Act (SLA) and reaffirms the role of existing Economic Opportunity Law that is used by local agencies to acquire and dispose of property to improve economic opportunities for local residents.

The implementation of the SLA, including recent guidelines by the Housing and Community Development Department, has created immense delays and difficulties for local government agencies dealing with the use of their properties to further housing and economic development goals in service of their residents. SB 747 addresses these concerns through an array of helpful changes to the SLA, including clarifying that only leases of less than 35 years are subject to the SLA, providing exemptions to assist transit, transit oriented development, airports, ports and other important agency uses, and avoiding delays for affordable housing developments which comply with the SLA's affordability requirements.

We have recently approved an updated housing element that does not rely on the sale of surplus city lands to provide affordable housing. In fact, we have one affordable housing project under development and another that we are attempting to assist in getting financing. We support the development of all levels of housing on appropriately zoned parcels. However, Suisun City is a city that is revenue challenged and we need to preserve our ability to develop commercial projects that can enhance our ability to provide necessary services to our residents. The SLA in its current form has already caused us unnecessary delays and additional attorney and consultant costs that hurt our budget.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ DEVELOPMENT SERVICES 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

Thank you for your leadership in beginning to apply a sharper legislative focus on the application of the SLA to ensure that the administration of the law remains consistent with legislative intent and avoids unintended delays or conflicts with other laws and policy priorities the Legislature has enacted- including actions to support and further economic development.

For these reasons, City of Suisun City is pleased to **Support** SB 747. Please feel free to contact me if you have any questions on this matter.

Sincerely,

Alma Hernandez  
Mayor

Cc: Members, Senate Committee on Governance and Finance  
Gurbax Sahota, Chief Executive Officer, California Association for Local Economic Development  
Nancy Hall Bennett, nbennett@calcities.org  
League of California Cities (Via email: [cityletters@calcities.org](mailto:cityletters@calcities.org))

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## AGENDA TRANSMITTAL

**MEETING DATE:** April 4, 2023

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**CITY AGENDA ITEM:** 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 March 7, 2023 and March 21, 2023.

---

**FISCAL IMPACT:** None

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**STRATEGIC PLAN:** Provide Good Governance.

---

**BACKGROUND:** Pursuant to Government Code 40801, the City Clerk shall keep an accurate record of the proceedings of the City Council meetings. City Council minutes are prepared in a manner consistent with the intent of the Government Code. Minutes provide a record of when and where the meeting took place, type of meeting, and report any action taken, including the vote of each member of the City Council.

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**STAFF REPORT:** The minutes of the City Council, Suisun City Council Acting as Successor Agency, and Housing Authority meetings held on March 7, 2023 and March 21, 2023, are submitted for review and approval.

---

**STAFF RECOMMENDATION:** 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 March 7, 2023, and March 21, 2023,

---

**DOCUMENTS ATTACHED:**

1. Minutes - March 7, 2023 Special Closed Session Meeting.
  2. Minutes - March 7, 2023 Regular Council/Successor Agency/Housing Authority Meeting.
  3. Minutes - March 21, 2023 Special Closed Session Meeting.
  4. Minutes - March 21, 2023 Regular Council/Successor Agency/Housing Authority Meeting.
- 

**PREPARED BY:**

Anita Skinner, City Clerk

**REVIEWED BY:**

Greg Folsom, City Manager

**APPROVED BY:**

Greg Folsom, City Manager

---

**ATTACHMENTS:**

- 1 [Minutes - March 7, 2023 Special Closed Session Meeting.pdf](#)
- 2 [Minutes - March 7, 2023 Regular Council-Successor Agency-Housing Authority Meeting.pdf](#)
- 3 [Minutes - March 21, 2023 Special Closed Session Meeting.pdf](#)
- 4 [Minutes - March 21, 2023 Regular Council-Successor Agency-Housing Authority Meeting.pdf](#)

CITY COUNCIL MEETING  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro Tem  
Jenalee Dawson, Member  
Amit Pal, Member



**MINUTES**  
**SPECIAL MEETING OF THE SUISUN CITY COUNCIL**  
**AND**  
**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE**  
**REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY**  
**TUESDAY, MARCH 7, 2023**  
**5:30 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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**NOTICE**

*The following Council/Successor Agency/Housing Authority meeting may include teleconference participation by: Council/Board Members Jenalee Dawson, Amit Pal, Mayor Pro Tem Princess Washington, and Mayor Alma Hernandez, in accordance with subdivisions (b) or (f) of Section 54953 of the Government Code, as applicable.*

*FACE MASKS ARE RECOMMENDED FOR MEMBERS OF THE PUBLIC WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.*

**ZOOM MEETING INFORMATION:**

**WEBSITE:** <https://zoom.us/join>

**MEETING ID: 848 2340 1957**

**CALL IN PHONE NUMBER: (707) 438-1720**

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING  
CLERK@SUISUN.COM (PRIOR TO 6 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

*(If attending the meeting via phone press \*9 to raise your hand and \*6 to unmute/mute for public comment.)*

**ROLL CALL**

Mayor Hernandez called the meeting to order at 5:31pm with the following Council Members present:

PRESENT: Dawson, Hernandez, Washington

ABSENT: Pal

**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.)*

## **PUBLIC COMMENT** None

*(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)*

## **CLOSED SESSION**

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

### City Council

#### 1 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of Case: Giddens v. City of Suisun City Case No. 2:14-cv-00943. Gov't Code § 54956.9(c), (d)(1).

#### 2 CONFERENCE WITH LABOR

NEGOTIATOR Pursuant to Government Code Section 54957.6

Agency negotiator: City Manager Employee organizations: Unrepresented Employees; SCEA (Suisun City Employees' Association); SCMPEA (Suisun City Management and Professional Employees' Association); SCPOA (Suisun City Police Officers Association); SCPFA IAFF (Suisun City Professional Firefighters' Association); Temporary/Part-Time Employees.

### Suisun City Council Acting as Successor Agency

#### 3 CONFERENCE WITH REAL PROPERTY NEGOTIATOR

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

- Property Under Negotiation: Assessor's Parcel Numbers: APN: 0032-200-330, located at 1240 Kellogg Street.
- Negotiating Party: City Manager
- Parties Negotiating: Larson Marine
- Under Negotiations: Terms and payment

Council entered into Closed Session at 5:32pm.

## **CONVENE OPEN SESSION**

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

## **ADJOURNMENT**

There being no further business the meeting was adjourned at 6:37 pm.

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Anita Skinner, City Clerk

CITY COUNCIL MEETING  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro Tem  
Jenalee Dawson, Member  
Amit Pal, Member



**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, MARCH 7, 2023**  
**6:30 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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**NOTICE**

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**ZOOM MEETING INFORMATION:**

**WEBSITE:** <https://zoom.us/join>

**MEETING ID: 823 9256 5194**

**CALL IN PHONE NUMBER: (707) 438-1720**

**REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING**  
**CLERK@SUISUN.COM (PRIOR TO 6 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-**  
**1720.**

*(If attending the meeting via phone press \*9 to raise your hand and \*6 to unmute/mute for public comment.)*

(Next Ord. No. – 799)

(Next City Council Res. No. 2023 – 22)

Next Suisun City Council Acting as Successor Agency Res. No. SA2023 - 01)

(Next Housing Authority Res. No. HA2023 – 02)

City Attorney Gerli reported that Closed Session Item #1 had reached a settlement with Giddens.  
Closed session adjourned at 6:37pm.



## **ROLL CALL**

Mayor Hernandez called the meeting to order at 6:46 pm with the following Council Members present:

PRESENT: Dawson, Hernandez, Washington

ABSENT: Pal

Pledge of Allegiance was led by Council Member Dawson.

Invocation was given by City Manager Greg Folsom.

## **CONFLICT OF INTEREST NOTIFICATION** None

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

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

- 1 City Manager Update - (Folsom: [gfolson@suisun.com](mailto:gfolson@suisun.com)).
  - Planning Commission approved the Tractor Supply Project and recommended the City Council approve the updated Housing and Safety Element which is scheduled to be head at the 3/21 Council meeting.
  - Public Safety Committee, Environment Committee and Measure S Committee appointments need to be made by the Mayor and Council Members.
  - Know Your Zone campaign has gone live. Solano County has pre-established evacuation zones; County Office of Emergency Services has partnered with Zone Haven; we are currently in Zone SUZ-1518 and there are a total of 11 zones within Suisun City. More information can be found on the city website.
  - Solano EDC annual meeting is Tuesday, 3/21, as well as the Cal Division meeting on 3/30; please RSVP to Donna if we plan to attend.

## **PRESENTATION/APPOINTMENTS**

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

- 2 Mayoral Appointment of Commissions and Committees -  
(Hernandez:  
[ahernandez@suisun.com](mailto:ahernandez@suisun.com)).

- a. Approval of Appointment to the CAP2 Solano Board of Directors.  
Mayor Hernandez appointed Council Member Dawson to the Board of Directors.

**Motion by Mayor Hernandez to approve the appointment and seconded by Vice Mayor Washington. Motion was approved by the following vote:**

**AYES: Dawson, Hernandez, Washington**

**NOES: None**

**ABSENT: Pal**

## **PUBLIC COMMENT**

*(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By*

*law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)*

Jeremy Snyder, POA, concerned about safety of the community, losing 8 officers before the end of June, department is in a crisis, have previously voiced concerns, feel department does not have support from the council, listed services that will be effected, take action before it's too late.

Steve Orly thank Amit Pal for light on School Street, railroad cars stored on the edge of town, city needs to make an attempt to have cars moved, upcoming budget 5mil for roads, 5mil for dredging

George Guynn, supervisors meeting today got rid of covid restrictions, officer should be grateful he has a job and is able to get experience, a lot to be done

James Berg thank those that fix street light, attend Kellogg meeting, do not want any more hiking trails, POA but until code enforcement changes, nothing will be changed, railroad cars need to be moved, city needs to put more pressure, PC last week need more time to research topics, account numbers, person says CM not returning calls, homeless

Donna LeBlanc concerned about the police department, make it a priority to keep officers we hire here, need to stop revolving door; Kellogg facility meeting spoke with residents that live there, homeless/fire, concerned with the open gate that it stays open and maintained.

### **COUNCIL COMMENTS**

#### **3 Council/Board Member Updates.**

Dawson last week joined the sanitation department for meeting regarding water and sewer system; absence of Hudson addition of trash member

Washington (DC) great opportunity to attend, thank the PD for their efforts to keep our city safe, will do whatever to keep officers here

Hernandez thanked Dawson/Washington as well as FFSD to advocate for the city; meeting with Folsom, Col Salmi from Travis AFB and tour; Kellogg resiliency meeting, 5% of project design, ffsd.com has more information; office of education bringing youth programs to city; connected with CAP2 to help facilitate a homeless meeting, Supervisor Williams and FF Mayor Moy, encampments outside our jurisdiction; thank members for reaching out regarding the homeless situation, will continue to keep public informed; public safety is important.

### **CONSENT CALENDAR**

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

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

- 4 Accept the Investment Report for the Quarter Ending December 31, 2022 - (Deol: [Ideol@suisun.com](mailto:Ideol@suisun.com)).

- 5 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 February 21, 2023 – (Skinner: [clerk@suisun.com](mailto:clerk@suisun.com)).

**Motion by Council Member Dawson to approve the Consent Calendar and seconded by Vice Mayor Washington. Motion passed by the following vote:**

**AYES: Dawson, Hernandez, Washington**

**NOES: None**

**ABSENT: Pal**

**PUBLIC HEARING NONE**

**GENERAL BUSINESS**

*City Council*

- 6 Council Adoption of Resolution No. 2023-22: Approving the Design and Budget for Prosperity Garden Park and Authorizing the City Manager to Proceed with the Project - (Lofthus: [klofthus@suisun.com](mailto:klofthus@suisun.com)).

Kris Lofthus presented the staff report and introduced two members of the design group Melton Design Group who presented the power point design. Ryan Rieounger and Greg Melton.

Council Members asked clarifying questions which were replied to by staff and consultants.

**PUBLIC COMMENTS**

Clerk read email from Eddrick Osborne who supported the designs and goals of the project.

George Guynn commented it was a very good project and asked what the consumption of water use would be?

Michelle Chavez commented she was so glad this is coming to fruition. She asked who would be doing the restroom maintenance?

Steve Olry complimented the design; asked about after hour access; who will pay for vandalism?

Staff and consultants responded to questions.

Consensus by council to add the tractor with hopes Tractor Supply will pitch in.

**Motion by Vice Mayor Washington to approve the design and budget and seconded by Council Member Dawson. Motion passed by the following vote:**

**AYES: Dawson, Hernandez, Washington**

**NOES: None**

**ABSENT: Pal**

- 7 Code Enforcement Division Showcase - (Bermudez: [jbermudez@suisun.com](mailto:jbermudez@suisun.com)).

Development Services Department Director Jim Bermudez presented the report and power point.

Council made comments and asked clarifying questions.

Mr. Bermudez spoke briefly on policy being created by Trash and Garbage ad hoc.

Mayor Hernandez commented on Mr. Bermudez's remarks on proactivity and what resources would be needed and interested in that coming back for discussion and direction.

George Guynn thanked staff for presentation; commented if someone has a criminal record and a misdemeanor is placed, they could lose their job which would make it impossible to pay fines; cars parked on public streets are more of an issue than cars in driveways.

Michelle Chavez asked if city is able to go back to enforcement of garbage cans visible from street; explore community partnerships with businesses; cars parked on grass, inoperable cars in driveways

Steve Olry commented Suisun is one of the most cluttered cities in Solano County due to lack of enforcement; there is not enough staff to do the enforcement and city needs to start with the small things of getting cars off the streets and lawns and see a positive impact.

Donna Le Blanc commented on big trucks parked on street at Blossom and Railroad Avenues; is it possible for the public to take pictures of the junk yard in that area and submit; are code violations public information; are disabled or elderly provided a list of services to help them with clean up; educate public on what is and is not a violation.

Mr. Bermudez responded to questions.

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

8 Non-Discussion Items.

#### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:05pm.

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Anita Skinner, City Clerk

CITY COUNCIL MEETING  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro Tem  
Jenalee Dawson, Member  
Amit Pal, Member



**MINUTES**  
**SPECIAL MEETING OF THE SUISUN CITY COUNCIL**  
**TUESDAY, MARCH 21, 2023**  
**5:00 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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*CITY COUNCIL MEETINGS ARE HELD IN-PERSON  
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

**ZOOM MEETING INFORMATION:**

*WEBSITE: <https://zoom.us/join>*

**MEETING ID: 852 2125 6409**

*CALL IN PHONE NUMBER: (707) 438-1720*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING  
CLERK@SUISUN.COM (PRIOR TO 6 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

*(If attending the meeting via phone press \*9 to raise your hand and \*6 to unmute/mute for public comment.)*

**ROLL CALL**

Mayor Hernandez called the meeting to order at 5:02pm with the following Council Members present:  
PRESENT: Dawson, Hernandez, Pal, Washington  
ABSENT: 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.)*

**PUBLIC COMMENT** None

*(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)*

**CLOSED SESSION**

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

City Council

1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(a), (d) (1)

Name of case: Louisa Pickering and Michael Pickering (Plaintiffs) v. City of Suisun City (Defendants), et al - Case # FCS055707

2 CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6

Agency negotiator: City Manager

Employee organizations:

Unrepresented Employees;

SCEA (Suisun City Employees' Association);

SCMPEA (Suisun City Management and Professional Employees' Association); SCPOA (Suisun City Police Officers Association);

SCPFA IAFF (Suisun City Professional Firefighters' Association); Temporary/Part-Time Employees.

3 PERSONNEL MATTERS

Pursuant to Government Code Section 54957(b)(1) et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Attorney.

4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8 Real Property Identified by APN 0173-010-230, located at 318 Merganser Drive

Negotiating Party: City Manager

Subject: Price and Terms of Payment

Parties Negotiating With: To Be Determined

Council entered into closed session at 5:03pm.

**CONVENE OPEN SESSION**

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

City Attorney made announcement on Item #2 at the beginning of the 6:30pm Council Meeting.

**ADJOURNMENT**

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Anita Skinner, City Clerk

,CITY COUNCILMEETING  
Alma Hernandez, Mayor  
Princess Washington, Mayor Pro Tem  
Jenalee Dawson, Member  
Amit Pal, Member



**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, MARCH 21, 2023**  
**6:30 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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*CITY COUNCIL MEETINGS ARE HELD IN-PERSON  
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

*ZOOM MEETING INFORMATION:*

*WEBSITE: <https://zoom.us/join>*

*MEETING ID: **813 6886 7869***

*CALL IN PHONE NUMBER: (707) 438-1720*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING  
CLERK@SUISUN.COM (PRIOR TO 6 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

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*(Next Ord. No. – 799)*

*(Next City Council Res. No. 2023 – 23)*

*Next Suisun City Council Acting as Successor Agency Res. No. SA2023 - 01)*

*(Next Housing Authority Res. No. HA2023 – 02)*

City Attorney Gerli made an announcement regarding Closed Session Item #2.

**ROLL CALL**

Mayor Hernandez called the meeting to order at 6:48pm with the following Council Members present:

**PRESENT: Dawson, Hernandez, Pal, Washington**

**ABSENT: None**

Pledge of Allegiance was led by Council Member Pal.

Invocation was led by City Manager Greg Folsom.

**CONFLICT OF INTEREST NOTIFICATION** None



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

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

- 1 City Manager Update - (Folsom: [gfolson@suisun.com](mailto:gfolson@suisun.com)).
  - Wind screen project at train station completed.
  - Public Works successful for grant funding FB page for details.
  - New city website up and running.

### **PRESENTATION/APPOINTMENTS**

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

- 2 Mayoral Appointment of Commissions and Committees - (Hernandez: [ahernandez@suisun.com](mailto:ahernandez@suisun.com)).
  - a. Approval of Appointments to the Environment & Climate Community Advisory Committee.

**Mayor Hernandez moved to appoint Aleta George to the Environment & Climate Committee and seconded by Council Member Dawson. Motion passed by the following vote:**

**AYES**            **Dawson, Hernandez, Pal, Washington**  
**NOES:**         **None**  
**ABSENT:**      **None**

- b. Approval of Appointments to the Public Safety & Emergency Management Committee.
  - c. Approval of Appointments to the General Tax Oversight Committee.

Items 2b & 2c moved to April 4<sup>th</sup> due to clarifying questions.

- 3 Proclamations Presented at Meeting - (Hernandez: [ahernandez@suisun.com](mailto:ahernandez@suisun.com)).
  - a. Presentation of Proclamation Proclaiming March 2023 as "Red Cross Month" in Suisun City.

Mayor Hernandez read proclamation and presented by Vice Mayor Washington

- b. Presentation of Proclamation to Veterans of Foreign Wars (VFW) Auxiliary 2333.

Moved to April 4<sup>th</sup> meeting due to representative being unable to attend.

Moving Item 14 after Consent Calendar in accordance with consultation with City Attorney.

### **PUBLIC COMMENT**

*(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)*

Jonathan DeFuentes, Public Works employee, spoke on lack of resources to get job done, low morale, stagnant wages, asked Council to address employees needs and to provide the tools and materials needed to get job done.

Donna LeBlanc closed session just had re: 318 Merganser Drive, any negotiations be held in public sessions; possible Brown Act violation by the mayor per article in the Sunday edition of the Daily Republic and asked City Attorney to clarify.

Attorney Gerli commented there was no Brown Act violation; no specific requirements on the applications were being provided; closed session item before any property is disposed of it must be declared surplus and that has not been.

Tim Williams commented on the recent car show downtown, low riders, offensive music, don't want it in the community or in public at a community event; needs to possibly be checked in advance or guidelines set on the type of music that can be played.

Steve Olry complimented on rail cars being moved; financial status of the city is ugly and grim; 5 years to get dredging funded; Police Department disintegrating; small businesses opening but will have little impact on revenues needed.

Ron commented on city street and asked where is all the monies to fix the streets,

George Guynn commented on the accumulative 110 years of service for Public Works; police are leaving, not fixing roads, congrats on grant from state; need to get rid of homeless programs and low income housing; need to solve problems and turn things around.

James Berg commented Council does not participate in negotiations; don't have grants coming in; named staff and their salaries; need to choose between residents and employees; City has not ended State of Emergency which is illegal.

Gabriella commented city roads are horrible; homeless situation is bad; city is dirty; who runs the city: no equipment for Public Works to do their jobs; city manager needs to take a pay cut and provide the department with necessary equipment to get the jobs done.

Michelle Chavez asked what the city plan is to staff the police department and keep our city and citizens safe; anything that can be done for Public Works needs to be done; possibility of town hall or some type of open dialogue.

Doug commented on some city leaders not being a resident of Suisun City; concerned about the safety of the city; what kind of plan is there for the future of the police department.

Lito Santos spoke about safety in neighborhoods; now we have people leaving the police department; costs for neighborhood watch signs.

Mayor Hernandez commented there were only two resignations from police department and currently in negotiations so cannot speak on it.

## **COUNCIL COMMENTS**

#### 4 Council/Board Member Updates.

Council Member Dawson held comments.

Council Member Pal attended the EDC breakfast; ride along with Fire Dept.; met with local business.

Vice Mayor Washington thanked Public Works for their service, had a chance to shadow, important to offer support for all departments; update at next meeting where we stand financially; challenge to bring in new business and encourage residents to shop locally.

Mayor Hernandez commented council is limited in what can be said about police department negotiations; don't have the revenue streams we would like to have; strategic plan for police department was voted down by previous Council; thanked Public Works; past Friday, Fairfield-Suisun Annual Rotary held annual awards and congratulated Suisun City Firefighter Darren Antes for 2022 Firefighter of the Year; Homeless Regional Meeting Thursday at 6:30 at 675 Union Avenue; homeless forum being formed with the help of Council Member Dawson, on Wednesday, April 5<sup>th</sup>; EDC breakfast provided great information on opportunities to attract businesses and other ways to increase revenues.

#### **CONSENT CALENDAR**

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

##### City Council

- 5 Council Adoption of Resolution No. 2023-23: Resolution Approving a Priority List of Community Events for Fiscal Year (FY) 2023-2024 - (Lofthus: [klofthus@suisun.com](mailto:klofthus@suisun.com)).
6. Council Adoption of Resolution No. 2023-24: Resolution Adopting a List of Projects for Fiscal Year 2023-24 Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 - (Vue: [nvue@suisun.com](mailto:nvue@suisun.com)).
- 7 Council Adoption of Resolution No. 2023-25: Resolution of Approving the Final Map for the Lotz Way Subdivision, Accepting All Offers of Dedication and Authorizing the City Manager to Sign the Subdivision Improvement Agreement with Ashria, LLC - (Vue: [nvue@suisun.com](mailto:nvue@suisun.com)).
- 8 Council Adoption of Council Resolution 2023-26: Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Lawler Mixed Use) - (Vue: [nvue@suisun.com](mailto:nvue@suisun.com)).
- 9 Council Adoption of Council Resolution 2023-27: Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Marina Village Apartments) - (Vue: [nvue@suisun.com](mailto:nvue@suisun.com)).
- 10 Council Adoption of Resolution No. 2023 - 28: Resolution Accepting the 2022 Annual Progress Report of the Suisun City General Plan and Housing Element - (Bermudez: [jbermudez@suisun.com](mailto:jbermudez@suisun.com)).
- 11 Council Adoption of Resolution No. 2023-29: Resolution Authorizing Amending the Membership of the Public Safety & Emergency Management Community Advisory Committee - (Lopez: [bllopez@suisun.com](mailto:bllopez@suisun.com)).

Joint City Council / Suisun City Council Acting as Successor Agency

- 12 Council/Agency Approval of February 2023 Payroll Warrants in the Amount of \$626,272.47 and Council/Agency Approval of the February 2023 Accounts Payable Warrants in the Amount of \$825,257.03 - (Finance).

Council Member Pal pulled Item #6.

## **PUBLIC COMMENTS**

Item #5

James Berg \$136K for events is ridiculous; when will we see individual council put items on the agenda rather than always staff.

Item #8 & 9

Donna LeBlanc commented on the lack of proof reading of documents before they are put in the agenda packets.

**Motion by Council Member Dawson to approve Consent Calendar Items 5,7,8,9,10,11,12 and seconded by Vice Mayor Washington. Motion passed by the following vote:**

**AYES: Dawson, Hernandez, Pal, Washington**

**NOES: None**

**ABSENT: None**

ITEM #6 – Pulled

Council Member Pal asked staff to explain how list was created; there are other streets residents want looked at.

Public Works Director Vue responded.

## **PUBLIC COMMENT**

Steve Olry stated staff needs to look at Wigeon Way and Shoveller, streets are so bad.

Engineer Nick Lozano responded.

Donna LeBlanc commented the report is not due until July, no need to rush; Council needs to drive those streets on the list; Emperor should not even be on the list and what about Merganser and Gadwall; need to figure out priority for fixing roads.

Director Vue and Engineer Lozano responded.

**Motion by Council Member Pal to approve Consent Calendar Item #6 and seconded by Council Member Dawson. Motion passed by the following vote:**

**AYES: Dawson, Hernandez, Pal, Washington**

**NOES: None**

**ABSENT: None**

GENERAL BUSINESS ITEM #14 moved up on the agenda.

14 Council Approval of the Staff Recommendation to Implement the Suisun Microtransit Monthly Pass Program - (Brandon Thomson, Transit Mobility Coordinator).   
Brandon Thomason presented the report.

Council asked clarifying questions which Mr. Thomson replied to.

### **PUBLIC COMMENTS**

Donna LeBlanc thanked STA for listening to concerns about school kids; will there be a low-income fare; can you use same pass for different systems.

Brandon responded to questions.

**Motion by Vice Mayor Washington to approve Item #13 and seconded by Mayor Hernandez.  
Motion passed by the following vote:**

**AYES:** Dawson, Hernandez, Pal, Washington  
**NOES:** None  
**ABSENT:** None

### **PUBLIC HEARING**

*City Council*

13 PUBLIC HEARING: SUISUN CITY GENERAL PLAN UDPATES - (Bermudez: [jbermudez@suisun.com](mailto:jbermudez@suisun.com)). 

- a. Council Adoption of Resolution No. 2023 - 30: A Resolution of the City Council of the City of Suisun City Adopting a General Plan Amendment to Repeal the 2015-2023 Housing Element and Adopt the Housing Element of the General Plan for the Period of 2023-2031 in Compliance with State Housing Element Law, and, Determine the Housing Element is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Section 15061(b)(3)
- b. Council Adoption of Resolution No. 2023 - 31: A Resolution of the City Council of the City of Suisun City Adopting a General Plan Amendment to Update the General Plan Public Health and Safety Element, and, Determine the Safety Element is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Section 15061(b)(3)

Principal Planner John Kerns introduced Cynthia Walsh and Jacquelyn Rohr with Placeworks who presented the report.

Council asked clarifying questions which Ms. Walsh and Ms. Rohr responded to.

Mayor Hernandez opened the Public Hearing.

George Guynn thanked Council Member Pal for his questions on landlords; city is not going to get any benefits for this item, city needs to deal with homeless.

Steve Olry commented this is a delicate subject; conform to state standards; Marina Apartment project is going to be a disaster; what are we going to do with the remaining 5 parcels.

James Berg stated this is a big decision on the city's future; these properties are our way to get back financially; if city does not comply with state, lands could be seized by them; ADU's are the way to go.

#### **ON-LINE**

Lito Santos asked for clarification from city attorney on seized land.

Mayor Hernandez closed the Public Hearing.

City Attorney Gerli responded to clarifying questions on Regional Housing Needs Assessment (RHNA) and state land seizures.

Council thanked Attorney Gerli and staff for presentation and clarifications.

**Motion by Council Member Dawson to approve Item #13 and seconded by Vice Mayor Washington. Motion passed by the following vote:**

**AYES: Dawson, Hernandez, Pal, Washington**

**NOES: None**

**ABSENT: None**

#### **GENERAL BUSINESS**

##### *City Council*

- 15 Council Adoption of Resolution No. 2023- : Resolution of the City Council of the City of Suisun City Appointing \_\_\_\_\_ to the Vacant Councilmember Seat for the Remainder of [the Current Term - \(City Attorney\)](#).

City Attorney Gerli explained process approved at a prior meeting. Five people applied and one withdrew, Mayor interviewed and has brought 3 forward

Mayor Hernandez outlined the process that was used which was preset by council at a previous meeting.

Mayor Hernandez had each applicant introduce themselves.

Applicants Katrina Garcia, Marlon Osum, Jonathan Richardson spoke.

**Mayor Hernandez spoke on key takeaways from her interviews with the three candidates which led her to the two applicants moving forward which are Mr. Osum and Mr. Richardson.**

Council took a brief recess at 9:43pm and reconvened at 9:50pm

Council Members asked questions of each applicant.

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### **PUBLIC COMMENTS**

Clerk Skinner commented a total of 46 emails were received. Six were supporting candidate Katrina Garcia and 40 were supporting Marlon Osum.

City Clerk Skinner left meeting at 11:10pm.; with City Attorney Gerli taking over.

Donna LeBlanc, George Guinn supported Katrina. James had left by the time we got to public comment.

Council recessed 11:30 to 11:48.

**Continued discussion by the Council and scoring of the two candidates. Mayor Hernandez tallied the scoring with Mr. Richardson scoring 41 and Mr. Osum scoring 38.**

**Motion by Mayor Hernandez to appoint Johnathan Richardson and seconded by Vice Mayor Washington.**

**Substitute motion by Council Member Dawson and seconded by Council Member Pal to continue to the April 4th meeting. Motion passed by the following vote:**

**AYES: Dawson, Hernandez, Pal, Washington**

**NOES: None**

**ABSENT: None**

Consensus by Council to have this item heard first on the April 4<sup>th</sup> agenda and also giving Council an opportunity to speak individually with the candidates.

Mayor Hernandez thanked everyone for their thought process and consideration on this item and thanked those in attendance for staying.

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

16 Non-Discussion Items.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 12:37pm.

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Anita Skinner, City Clerk



## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2023-\_\_\_: Establishing a Citywide Beautification Advisory Committee and Approving a \$5,000 Budget for the Committee.

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**FISCAL IMPACT:** The Committee will meet monthly (except for December and July) and will be autonomous requiring minimal support from staff or other Commissions, the fiscal impact to the City will be approximately \$5,000.

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**STRATEGIC PLAN:** Provide Good Governance. Ensure Public Safety. Enhance Environment.

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**BACKGROUND:** On February 19, 2019, the City Council endorsed the creation of several Citizen Advisory Committees. The created Committees included the following: Public Safety, Environment and Climate, and Landscaping & Lighting District.

On March 29, 2022, the City Council dissolved the Landscaping & Lighting District Advisory Committee (Committee had been re-named Community Advisory Committee).

On May 31, 2022, the formation of a Beautification Advisory Committee was brought before Council for Discussion and Direction. Comments and suggestions were received in-person from the public. Additional comments and suggestions were also received via email.

On July 26, 2022, a proposed Citywide Beautification Advisory Committee (Committee) was brought before Council for adoption. City Council discussed the Committee's purpose, mission, visions, responsibilities, and appropriate number of Committee members. Staff was directed to bring the topic back for further Discussion and Direction at future Council Meeting.

The key points requiring further Discussion and Direction were as follows:

- Mission/Purpose
- Visions
- Responsibilities (will the Committee overshadow other existing community groups)
- Number of Committee members
- How often should the Committee report back to City Council
- Ad Hoc (bring back to hear and identify if an Ad Hoc is appropriate)

On January 3, 2023, City Council expressed its desire to move forward with the formation of a Citywide Beautification Advisory Committee and additionally provided staff with guidance regarding Committee supporting topics (listed above). At this meeting, Council determined that the Committee should contain seven (7) Committee members.

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**STAFF REPORT:** The adoption of the Committee by resolution is the first step in the formation process for a Citywide Beautification Advisory Committee. This is before you tonight. An additional step to be determined tonight would be for the City Council to appoint seven (7) members of the public

to the Committee. See Attachment A for the structure of the Citywide Beautification Advisory Committee.

Per Council, the mission of the Committee is to enhance the quality of life in the Suisun City Community by focusing on the following functions:

- Identifying sites in need of beautification (i.e., public areas and public arts).
- Engaging and educating the public on how beautification strengthens our sense of community and pride.
- Coordinating public volunteer clean-up events.
- Working with civic groups and government agencies in rehabilitating public areas.
- Developing and implementing an annual Beautification Awards Program for property and business owners who beautify their properties.

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**STAFF RECOMMENDATION:** It is recommended that the City Council adopt: Establishing a Citywide Beautification Advisory Committee and Approving a \$5,000 Budget for the Committee.

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**DOCUMENTS ATTACHED:**

1. Resolution 2023-\_\_: Establishing a Citywide Beautification Advisory Committee and Approving a \$5,000 Budget for the Committee.
2. PowerPoint
3. Exhibit A

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**PREPARED BY:**

Amanda Dum, Management Analyst II

**REVIEWED BY:**

Nouae Vue, Public Works Director

**APPROVED BY:**

Greg Folsom, City Manager

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**ATTACHMENTS:**

[1 Resolution Establishing a Citywide Beautification Advisory Committee.pdf](#)

[2 PowerPoint Presentation.pdf](#)

[3 Exhibit A - Citywide Beautification Advisory Committee.pdf](#)

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**RESOLUTION NO. 2023-**

**A RESOLUTION OF THE CITY COUNCIL ESTABLISHING A CITYWIDE  
BEAUTIFICATION ADVISORY COMMITTEE AND APPROVING A \$5,000  
BUDGET FOR THE COMMITTEE**

**WHEREAS**, after the dissolution of the Landscaping & Lighting Committee the City Council expressed an interest in considering the formation of a new Citywide Beautification Advisory Committee; and

**WHEREAS**, upon further review the Council has determined the formation of a new Citywide Beautification Advisory Committee is in the best interest of the City and its residents; and

**WHEREAS**, the Council’s purposes in establishing the new Citywide Beautification Advisory Committee are their desire to foster a culture of civic engagement as part of Suisun City’s form of governance and their desire to improve the visual appearance of the City.

**NOW THEREFORE BE IT RESOLVED**, that the formation and membership of the Citywide Beautification Advisory Committee shall be established as provided for in Exhibit A; and

**BE IT FURTHER RESOLVED**, that the City Council commences in forwarding the names of individuals for appointment to the Citywide Beautification Advisory Committee as provided for in Exhibit A.

**PASSED AND ADOPTED** at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 4th day of April 2023, by the following vote:

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

**WITNESS** my hand and the seal of said City this 4th day of April 2023.

\_\_\_\_\_  
Anita Skinner  
City Clerk

# Formation of a Citywide Beautification Advisory Committee

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Council Meeting – April 4, 2023

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## Background

- **2/19/19** - LLD Advisory Committee was formed
  - **2021** - Decision to bring maintenance of LLD landscaping in-house
  - **3/29/22** - LLD Advisory Committee was dissolved
  - **3/29/22** - Council discussed formation of a Citywide Beautification Advisory Committee
  - **5/31/22** – Council continue discussion of the Committee
  - **7/26/22** – Formation proposal for the Committee was brought to Council
  - **1/03/23** – Council continue discussion and guidance of the formation of the Committee
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### **Citywide Beautification Advisory Committee Structure & Guidelines**

- Seven (7) members (not limited to 18 years old or older)
  - Two-year term appointment
  - Subject to Brown Act
  - Meets monthly (except for December & July) and be autonomous, requiring little to no support from City staff and/or other Commissions and/or Public Works Maintenance
  - Create a priority list for Council to review
  - Annual budget of \$5,000
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### **Mission: Enhance Quality of Life in Suisun City**

- Identify sites in need of beautification
  - Engage and educate the public on how beautification strengthens our sense of community and pride
  - Coordinate public volunteer clean-up events
  - Work with civic groups and government agencies in rehabilitating public areas
  - Develop and implement annual Beautification Awards Program for property and business owners who beautify their properties
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# Questions?

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Thank you

# Exhibit A

## Citywide Beautification Advisory Committee

Purpose and Mission:

**Citywide Beautification Advisory Committee of Suisun City.** The Committee's purpose shall enhance the quality of life in the community by focusing on the following functions:

- Identify sites in need of beautification (i.e., public areas and public arts).
- Engage and educate the public on how beautification strengthens our sense of community and pride.
- Coordinate public volunteer clean-up events.
- Work with civic groups and government agencies in rehabilitating public areas.
- Develop and implement annual Beautification Awards Program for property and business owners who beautify their properties.

The structure of the Citywide Beautification Advisory Committee shall be as follows:

- A. The Committee shall be a "Standing Committee" as defined by the Brown Act as one which has "continuing subject matter jurisdiction." Therefore, it is subject to the Brown Act's notice and posting requirements. Standing Committees do not have to establish a "regular meeting time and place" but must meet in public and post notices of their meetings.
- B. Committee shall appoint a member or members who will be responsible for 1) taking and maintain meeting notes and 2) creating meeting agendas.
- C. The Committee shall hold monthly meetings with the exception of December and July. The meetings will take place at a City Building and at a time convenient for its members and allow for maximum community participation.
- D. The Agenda shall be properly noticed and posted at City Hall and on Suisun.com.
- E. The Committee members are not limited to 18 years old and older.
- F. The Committee shall serve as an Advisory Committee to both the City Council and to City Commissions. Once a consensus of the Committee is reached, they will submit any findings, reports, accomplishments, and/or comments to the City Council on a quarterly basis. All such reports and findings are to be solely advisory in nature. On occasion, the City Council or Commission may direct the Committee to review a particular item and may request a report with a specific date or time certain. In either case, the Committee would be subject to the same regular agenda process for appearing before the City Council or Commission.
- G. The Committee shall submit a list of areas of priority focus to Council for consideration.
- H. The Committee appointment shall be for two-year with the number of appointments being determined based on the specific Committee and confirmed by the City Council.
  - a. Citywide Beautification Advisory Committee: Seven (7) member committee with each member appointed by a member of the Council, with the Mayor having two (2) appointments.

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## **AGENDA TRANSMITTAL**

**MEETING DATE:** April 4, 2023

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**CITY AGENDA ITEM:** Discussion and Direction – Trash and Illegal Dumping.

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**FISCAL IMPACT:** There may be an impact to the General Fund depending upon the direction of Council.

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**STRATEGIC PLAN:** Provide Good Governance. Enhance Environment.

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**BACKGROUND:** Council has asked that there be a discussion on ways to help address litter and illegal dumping. Council and staff receive complaints regularly about litter on Highway 12 and illegal dumping on sites throughout the city. Where there is dumping or litter from encampments on city-owned lands, staff is able to go in and clean as staffing allows. Public Works and the Police Department currently coordinate a monthly cleanup on one identified site per month. Public Works staff also cleans up illegal dumps on the side of the road within the City’s right-of-way as they are identified.

On October 18th, City Council had a discussion on trash and illegal dumping and asked staff to follow up on the following items for further discussion:

- Signage
- Video surveillance
- Fine structure
- Enforcement (#1 item)
- Lighting
- Fencing
- Locks on trash
- Keeping other agencies we work with accountable (Republic Services, Union Pacific, CalTrans)
- Address funding needs
- Education (how to help our community understand how to be active members in reporting)
- Ad Hoc (bring back to hear and identify if an Ad Hoc is appropriate)

Staff had several internal meetings to discuss these items with the following outcomes:

- Signage: The cost to install “No Littering” and/or “No Illegal Dumping” type signs on major roadways in Suisun City is approximately \$500 per sign. Staff is working with Caltrans to obtain approval to also install “No Littering” and/or garbage truck cover signs along Highway 12.
- Video Surveillance: The law does not allow just license plates as evidence of littering or illegal dumping and must also include recognizable video of the suspect’s face. Due to the minimal chance of video being admissible and the expense of video cameras, as well as the two year legally required digital storage of data from the cameras, staff does not recommend this option. “Game cameras” may be a less expensive option, but it will not likely provide admissible evidence.

- **Fine Structure:** Fines are imposed by the Court as allowed by the CA Penal Code or the CA Vehicle Code:
  - CA Penal Code 374.4 states: It is unlawful to litter or cause to be littered in or upon public or private property. A person, firm, or corporation violating this section is guilty of an infraction. A person, firm, or corporation convicted of a violation of this section shall be punished by a mandatory fine of not less than two hundred fifty dollars (\$250) nor more than one thousand dollars (\$1,000) upon a first conviction, by a mandatory fine of not less than five hundred dollars (\$500) nor more than one thousand five hundred dollars (\$1,500) upon a second conviction, and by a mandatory fine of not less than seven hundred fifty dollars (\$750) nor more than three thousand dollars (\$3,000) upon a third or subsequent conviction.
  - CA Vehicle Code 23115(a) states: No vehicle transporting garbage, swill, used cans or bottles, wastepapers, waste cardboard, ashes, refuse, trash, or rubbish, or any noisome, nauseous, or offensive matter, or anything being transported for disposal or recycling shall be driven or moved upon any highway unless the load is totally covered in a manner that will prevent the load or any part of the load from spilling or falling from the vehicle. The fixed penalty for this violation is \$202 for the first offense. Subsequent violations can be more expensive, but additional fines would be determined by the judge or commissioner presiding over any court proceedings related to a citation issued to the driver of a vehicle.
- **Enforcement:** Chief Roth has instructed his officers to be more diligent in enforcement of littering, trash flying out of vehicles, or illegal dumping. Chief Roth has also contacted the CHP and Sheriff's Office and requested that they also be alert to enforcement along Highway 12.
- **Lighting:** The cost estimate to design and install a streetlight along Railroad Ave just east of Sunset Ave is approximately \$45,000 to \$55,000 since there are power lines in the area.
- **Fencing:** Staff is looking into vacant property ordinances requiring fencing of vacant properties. The fencing ordinance would also have to be amended to allow chain link fencing in limited situations. Installing approximately 700 feet of K-rail or guardrail along Railroad Avenue east of Sunset to block off one of the most problematic illegal dumping sites could cost between \$50,000 to \$160,000.
- **Locks on Trash:** Staff is looking into amending the standards for garbage enclosures for commercial and multi-family properties to make sure that covers and locks are required.
- **Keeping other agencies accountable:** This is difficult as Suisun City has little to no authority over other agencies, especially Caltrans and the Railroad. We may just need to invoke the squeaky wheel strategy of continually bringing issues to their attention. We have some authority with Republic Services due to our Franchise Agreement, but specific instances of non-compliance will need to be determined and documented.
- **Address funding needs:** In order to significantly address trash, additional funding resources are needed to have the staffing to do so, or trash pick up will need to be prioritized with Public Works over the many other responsibilities they have, such as mowing and filling potholes.
- **Education:** Signage, enforcement, promoting our mobile app.

- Ad Hoc

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**STAFF REPORT:** On November 29th, City Council had another Discussion and Direction regarding trash and illegal dumping. At this meeting an Ad Hoc was formed, consisting of two Council members to facilitate further possible solutions.

The Ad Hoc members met with the City Manager, Public Works Director, Police Department Chief, City Staff, and Development Service Director on January 25, February 1, and February 15, 2023, and discussed the following:

- Lighting and cameras.
  - In locations of high illegal dumping, the Omniflow Light system which is powered by wind and solar could be used. A camera can also be intergate into the Omniflow system however, the camera cannot be integreated into the Police Dispatch camera system. The cost to install an Omniflow Light System is approximately \$35,000.
- Enforcement & Abatement (See Attachment 2 for City Attorney's findings and recommendations).

The City Attorney has provided their Findings and Recommendations which included as Attachment No. 2. Staff is looking for direction on the next steps to address trash and illegal dumping in Suisun City.

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**STAFF RECOMMENDATION:** Discuss this item and provide direction to staff.

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**DOCUMENTS ATTACHED:**

1. PowerPoint Presentation
2. City Attorney's Findings and Recommendations

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**PREPARED BY:**

Nouae Vue, Public Works Director

**REVIEWED BY:**

Greg Folsom, City Manager

**APPROVED BY:**

Greg Folsom, City Manager

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**ATTACHMENTS:**

[1 PowerPoint Presentation.pdf](#)

[2 City Attorney's Findings and Recommendations.pdf](#)

# Trash & Illegal Dumping Discussion

April 4, 2023, Council Meeting



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## October 18<sup>th</sup> Meeting Highlights

City Council had a discussion on trash and illegal dumping and asked staff to follow up on the following items for further discussion:

- Signage
- Video surveillance
- Fine structure
- Enforcement
- Lighting
- Fencing
- Locks on trash
- Keeping other agencies we work with accountable
- Address funding needs
- Education & outreach
- Ad Hoc (November 29<sup>th</sup> meeting Ad Hoc was formed)

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## Ad Hoc Meeting Dates

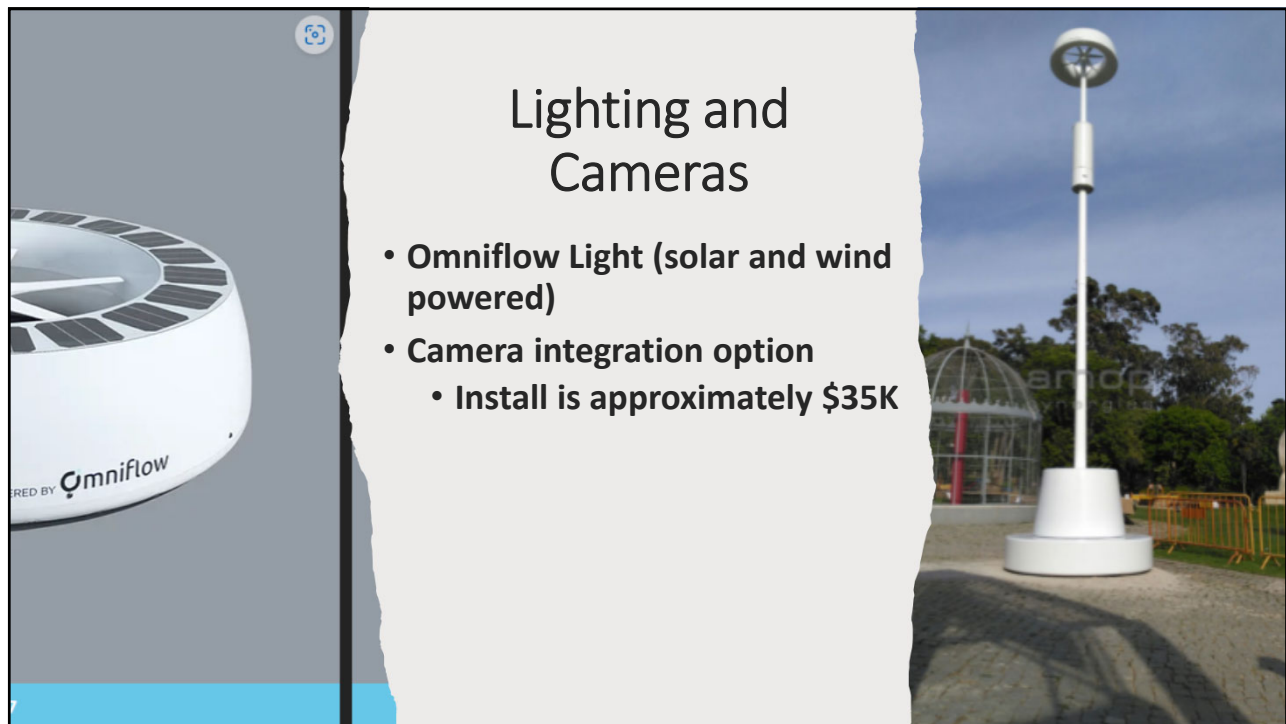
- January 25, 2023
- February 1, 2023
- February 15, 2023

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## Ad Hoc Discussion Items

- Lighting and Cameras
- Enforcement & Abatement

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## CHAPTER 8.08 SOLID WASTES

- ❖ Prohibits illegal dumping, trash accumulation outside of receptacles, transporting trash (except by the designated hauler).
- ❖ Enforcement of the chapter is limited to the City's health officer (undefined).



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## CHAPTER 8.08

### Recommended amendments

1. Make any violation a public nuisance, subject to the provisions of Chapter 8.12, and enforceable by peace officers and by the City Manager, and their designees.
2. Add requirement that trash receptacles be secured and enclosed.
3. Review the Butte County Illegal Dumping Codes (Section 49-4) and zero tolerance programs/ordinances for additional enforcement tools.
4. Increase the amount of civil fines.
5. Review definitions and prohibited conduct to ensure that language provides the City with the maximum enforcement flexibility. Expand the definition of ownership to increase the City's ability to hold people accountable.



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## CHAPTER 8.12 PUBLIC NUISANCES

- ❖ Administrative process and fines to abate public nuisances. The City Attorney is authorized under this chapter to pursue all legal means to obtain a civil order to abate, and pursuant to state law, the City can recoup its costs, including attorneys' fees.
- ❖ Uncollected costs and fines can be assessed against the property's tax roll. Repeat offenders (within a 2 year period) subject to treble costs.
- ❖ Chapter lists conditions declared nuisances per se. City need only establish the existence of the specific conditions.
  - ❖ Includes the accumulation of trash and debris, as well as abandoned or discarded furniture and appliances.
- ❖ Violations limited to infractions – also limits the amount of civil fines



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## CHAPTER 8.12

### Recommended amendments

1. Amend to allow violations to be charged as misdemeanors and subject to the penalties provided in Chapters 1.08 and 1.20.
2. Increase the amounts of administrative fines for certain violations.
3. Eliminate the \$50 fee.
4. Delete the fine specifics, those are already included in Chapter 1.08.
5. Direct the City Attorney's Office to conduct a thorough review of the chapter to ensure that any provisions that are not clear or that unnecessarily limit the City's enforcement authority be updated. and to ensure enforceability of all listed remedies.
6. Add provision that any violation of the SCMC is a public nuisance.



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## CHAPTER 1.20

### ADMINISTRATIVE CITATIONS

- ❖ Authorized by Government Code Section 53069.4, Chapter 1.20 articulates the administrative citation process

#### Recommendations:

1. Update our fine schedule to include higher penalties for certain code violations (e.g., particular sections in Chapters 8.08 and 8.12 that relate to trash and illegal dumping)
2. Collect unpaid fines either through lien or tax assessment after obtaining a court order



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## **CHAPTER 1.16**

### **ADMINISTRATIVE COMPLIANCE ORDERS**

- ❖ Alternative to criminal prosecution
- ❖ Can be enforced by dept/div heads or designee
- ❖ Can be appealed to a hearing board (not defined)
- ❖ Fines may be assessed based on certain factors.
- ❖ Failure to comply: fines can be collected against the individual, or as a lien or special assessment; criminal prosecution
- ❖ Provides for collection of enforcement costs



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## **CHAPTER 1.16**

### Recommendations

- ❖ Repeal chapter: duplicative of 1.20 (Administrative Citations) and 8.12 (Public Nuisances)
- ❖ Any useful processes can be folded into either chapter



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## Council Discussion & Direction

- Staff requests direction from Council

## **City Attorney's Findings and Recommendations**

On February 1, 2023, the Trash and Illegal Dumping Ad Hoc committee requested the City Attorney's Office provide an analysis of the City's codes to determine whether amendments are warranted to provide the City with the broadest authority to abate illegal dumping and trash, as well as ensuring the City's codes are consistent with current law and fully enforceable. What follows are the City Attorney's Office's recommendations.

### **I. Solid Wastes Ordinance (Chapter 8.08 of SMC)**

This chapter prohibits illegal dumping, trash accumulation outside of receptacles, transporting trash (except by the designated hauler). Enforcement of the chapter is limited to the City's health officer (undefined).

#### **A. Recommendations to update Chapter 8.08**

1. Amend the chapter to also make any violation a public nuisance, subject to the provisions of Chapter 8.12, and enforceable by peace officers and by the City Manager and their designee.
2. Amend the chapter to require that trash receptacles be secured and enclosed.
3. Review the Butte County Illegal Dumping Codes (Section 49-4) and zero tolerance programs/ordinances from other jurisdictions for additional enforcement tools.
4. Increase the amount of civil fines (see Section III, below).
5. Review definitions and prohibited conduct to ensure that language provides the City with the maximum enforcement flexibility.

### **II. Public Nuisances Abatement (Chapter 8.12 of SMC)**

This chapter sets forth the administrative process and fines to address abatement of public nuisances. The City Attorney is authorized to pursue all legal means to obtain a civil order to abate, and pursuant to state law, the City can recoup its costs, including attorneys' fees.

This chapter provides that uncollected costs and fines can be assessed against the property's tax roll. This is a much more effective tool than liens because (a) the costs attach to the following year's property tax bill and are collected in the same manner, and (b) a lien could end up behind other, higher priority liens, and never be paid, or may be paid decades from now when the property sells. The ordinance provides a court may order repeat offenders (within a 2 year period) to pay the City treble the cost of abatement.

Section 8.12.080 provides a list of conditions that are declared nuisances per se, which includes the accumulation of trash and debris, as well as abandoned or discarded furniture and

appliances. This is an important enforcement tool, because absent a declaration of nuisance per se, state law requires for public nuisance abatement that the petitioner establish (1) the existence of an injurious condition (2) that affects “at the same time an entire community or neighborhood, or any considerable number of persons.” Civ. Code §§ 3479, 3480. However, for any condition or violation that is declared a nuisance per se, the City need only establish the existence of the enumerated condition, without having to also provide evidence that the condition affects a large number of people.

Chapter 8.12 currently limits violations to infractions and provides for limited fines (civil or criminal) for violations.

**A. Recommendations to update Chapter 8.12**

1. Amend Chapter 8.12 to allow violations to be charged as misdemeanors and subject to the penalties provided in Chapters 1.08 and 1.20.
2. Increase the amounts of administrative fines for certain violations.
3. Eliminate the \$50 fee. All fees should be in the City’s fee schedule.
4. Delete the fine specifics, those are already included in Chapter 1.08.
5. Direct the City Attorney’s Office to conduct a thorough review of the chapter to ensure that any provisions that are not clear or that unnecessarily limit the City’s enforcement authority be updated. and to ensure enforceability of all listed remedies.
6. Add a provision in the municipal code that makes any violation of the municipal a public nuisance.

**III. Administrative Citations (SCMC Chapter 1.20)**

Authorized by Government Code Section 53069.4, Chapter 1.20 articulates the administrative citations process for violations of the municipal code. Administrative

**A. Recommendations:**

1. Update our fine schedule to include higher penalties for certain code violations, namely all the section in Chapters 8.08 and 8.12 that relate to trash and illegal dumping.
2. Collect unpaid fines either through lien or tax assessment after obtaining a court order.

**IV. Administrative Compliance Orders (SCMC Chapter 1.16)**

Provides a process in the alternative to criminal prosecution for violations that do not constitute an immediate threat to the health and safety. May be enforced by any department or

division head or their designee. Compliance orders provide an opportunity for a noticed hearing before a hearing board (not defined) to contest the finding of violation.

This chapter provides that the hearing board may assess administrative penalties, and includes a list of factors to be considered in the determination of the amount of the fines: the duration of the violation; the frequency, recurrence, and number of violations, related or unrelated, by the same violator; the seriousness of the violation; the good faith efforts of the violator to come into compliance; the economic impact of the violation on the community; such other factors as justice may require. Administrative costs may also be assessed against the violator.

Failure to comply with an administrative order may result in a personal financial obligation towards the City, a lien or assessment against the property, and misdemeanor prosecution. Judicial review may be requested pursuant to Section 53069.4 (the section that authorizes administrative citations).

**A. Recommendations:**

1. Repeal this chapter and fold relevant procedures into either Chapter 8.12 (Public Nuisances) or Chapter 1.20 (Administrative Citations). This chapter is atypical and does not provide a remedy that is not already available under other chapters.