



# *State of the City*

# Overview

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## Welcome & Introductions

**Meet your elected officials and key city staff members who serve our community daily.**

2

## Where We've Been

**Review of our accomplishments and community milestones from 2024-2025.**

3

## Where We Are

**Current demographic data, financial position, and challenges facing our city.**

4

## Where We're Going

**Strategic plans, development initiatives, and resiliency planning for our future.**





# City Council

Mayor Alma Hernandez



Mayor Pro Tem Jenalee Dawson



Councilmember Amit Pal



Councilmember Princess Washington



Councilmember Parise Shepherd

# *Elected Officials*



City Clerk Anita Skinner



City Treasurer Vinay Tewari



# Key Staff



## City Manager Bret Prebula

Oversees daily operations of all city departments and implements Council policies. With 12 years of municipal management experience, Mr. Prebula has spearheaded efficiency improvements and service innovations.



## Finance/IT Director

### Lakhwinder Deol

Responsible for financial management and technology infrastructure. Ms. Deol has modernized our financial systems and led digital transformation efforts.



## Police Chief Aaron Roth

Leading our police department with a community-centered approach to public safety. Chief Roth has implemented new training programs and community outreach initiatives to enhance police-community relations.



## Development Director

### Jim Bermudez

Guides urban planning, economic development, and housing initiatives. Mr. Bermudez brings expertise in sustainable development and smart growth strategies.



## Fire Chief Brad Lopez

Manages our fire protection services and emergency response teams. Under Chief Lopez's leadership, response times have improved by 15% and new prevention programs have been established.



## Public Works Director Nouae Vue

Manages city infrastructure, utilities, and maintenance operations. Ms. Vue has prioritized infrastructure resilience and climate adaptation in our public works projects.





# *Where We've Been 2024-2025 Recaps*



# Key Accomplishments

Our city has made significant strides in economic development, community engagement, financial management, and strategic planning, all while maximizing the impact of our dedicated team and resources.



## New Businesses

Attracted diverse enterprises to our city, creating local jobs and expanding services available to residents.



## New Community Initiatives

Launched programs that strengthen neighborhood connections and improve quality of life for all residents.



## Passing Measure S

Secured vital funding for public safety, infrastructure improvements and essential community services.



## New Awards

Received recognition for excellence in municipal governance, fiscal responsibility, and innovative programs.



## New Strategic Plans & Legislative Platform

Developed comprehensive roadmaps for sustainable growth and responsive governance in key areas.



## Small But Mighty Team

Accomplished remarkable results through efficient collaboration and dedicated public service.

# New Businesses and Grand Openings

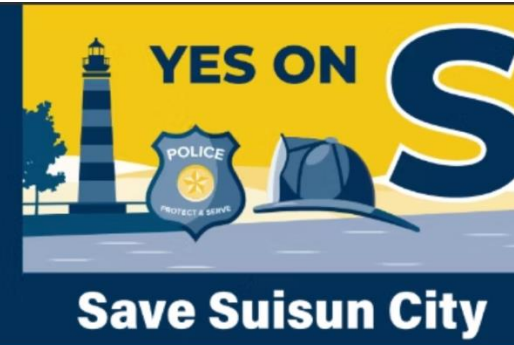









# Community Engagement



# Information on **Measure S**



## **Yes on S will:**

-  Address crime and public nuisances associated with homelessness
-  Fix potholes and maintain streets
-  Prevent the elimination of neighborhood police patrols
-  Maintain local fire protection and improve 9-1-1 emergency response times
-  Prevent cuts to essential services and maintain Suisun City's financial stability and independence



# New Strategic Plans





# Grant Funded Community Benefits







*Where We Are*



# Public Safety Statistics



## Police Department

- **Response Time (Priority 1): 5.3 minutes**
- **Violent Crime Rate: 2.9 per 1,000 residents, marking a 5% decrease,**
- **Property Crime Rate: 17.2 per 1,000 residents, showing a 2% reduction,**
- **Officers per 1,000 Residents: Suisun City has 0.9 officers per 1,000 residents, below the county average of 1.4**

While our public safety departments maintain adequate response times, Suisun City faces challenges with staffing levels well below regional averages. We're pursuing grant opportunities and exploring shared service models with Solano County to enhance our public safety capabilities while addressing our resource constraints.



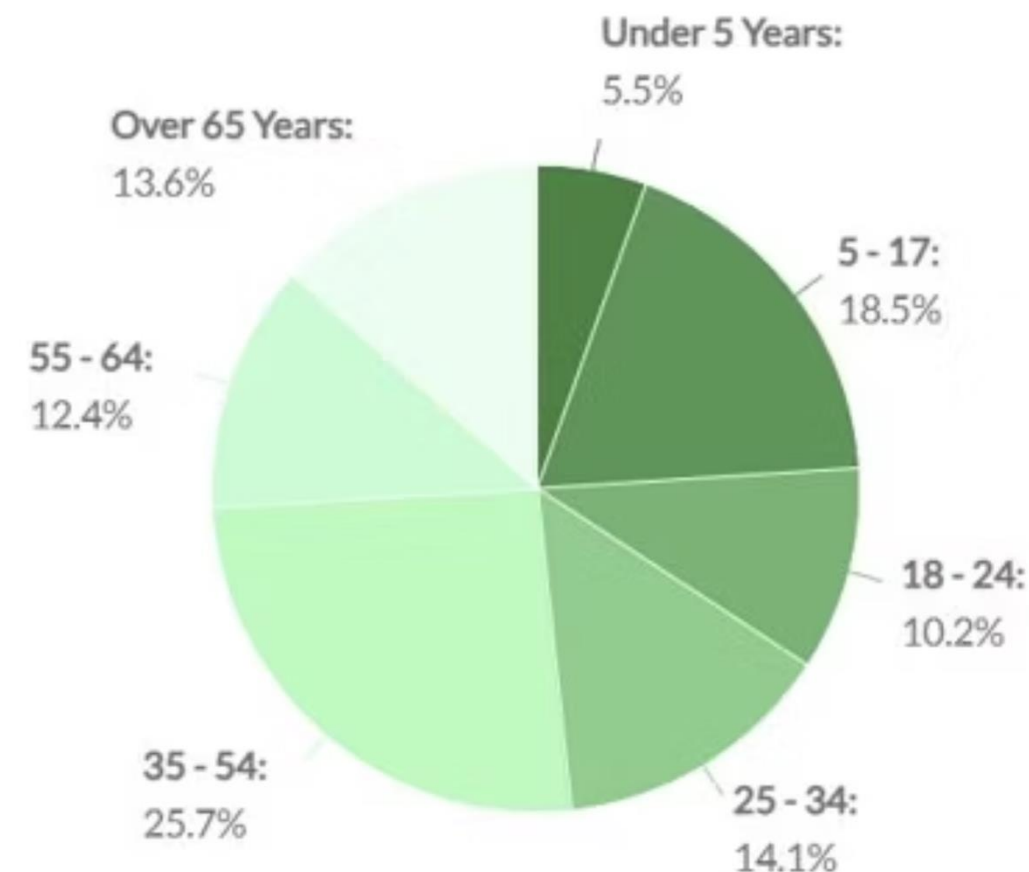
## Fire Department

- **Response Time (Medical): 5.8 minutes**
- **Response Time (Fire): 6.4 minutes**
- **Calls for Service: 3,850 annually (70% medical)**
- **ISO Rating: Class 4 (maintained from previous year)**



# Community Demographics

## Age



28,743

Total Population

Our community has grown steadily over the past decade, with a 5% increase since the last census.

37

Average Age

Slightly younger than the state average, indicating a balanced community of families and working professionals.

## Key Age Demographics

- Largest group: Adults 35-54 years (31% of population)
- Second largest: Youth 5-17 years (22% of population)
- Seniors 65+ comprise 14% of our community

These demographics shape our service priorities, from family-oriented recreation programs to workforce development and senior services.

# Housing Affordability Challenges



## 38% Cost-Burdened Households

Spending more than 30% of income on housing costs, creating financial strain for many families in Suisun City.



## 62% Homeownership Rate

Suisun City exceeds the state average of 55%, but challenges remain for first-time buyers entering the market.



## 9% Home Price Increase

Year-over-year growth in Suisun City's median home values has outpaced income growth, creating affordability challenges.

Housing affordability remains a significant challenge for many Suisun City residents, particularly first-time homebuyers and lower-income renters. Our housing strategy aims to increase housing options across all income levels while preserving neighborhood character and quality.

*Sources: U.S. Census Bureau American Community Survey 5-Year Estimates (2017-2021); California Association of Realtors Housing Affordability Index 2023; Solano County Housing Report 2023; Suisun City Housing Element 2023*



# Employment & Economic Profile



## Commuting Patterns

A substantial 68% of residents commute to jobs outside city limits, highlighting the need for local employment growth.



## Local Economy

Our strategic initiatives focus on attracting businesses and fostering entrepreneurship to create more quality jobs within our community.



## Workforce Development

Aligning new employment opportunities with our residents' skills and education is essential for building a stronger local economic foundation.

These key economic indicators inform our strategic approach to workforce development and business attraction. By aligning new employment opportunities with our residents' skills, education, and career aspirations, we aim to strengthen our local economy while reducing commute times and improving quality of life for our community members.





# Capital Improvement Needs



## \$100M Infrastructure Backlog

Estimated cost to address deferred maintenance and needed improvements across all infrastructure categories.



## \$15M Annual Funding Gap

Difference between what we currently allocate for infrastructure and what's needed to maintain our assets properly.



## Road Score (PCI) Rating: F

A significant portion of our road network is rated in fair to poor condition, necessitating considerable investment to improve road quality and ensure safe transportation for all residents



## Harbor Dredging

Ongoing maintenance needed for our harbor to ensure continued maritime access and economic viability for our waterfront businesses.

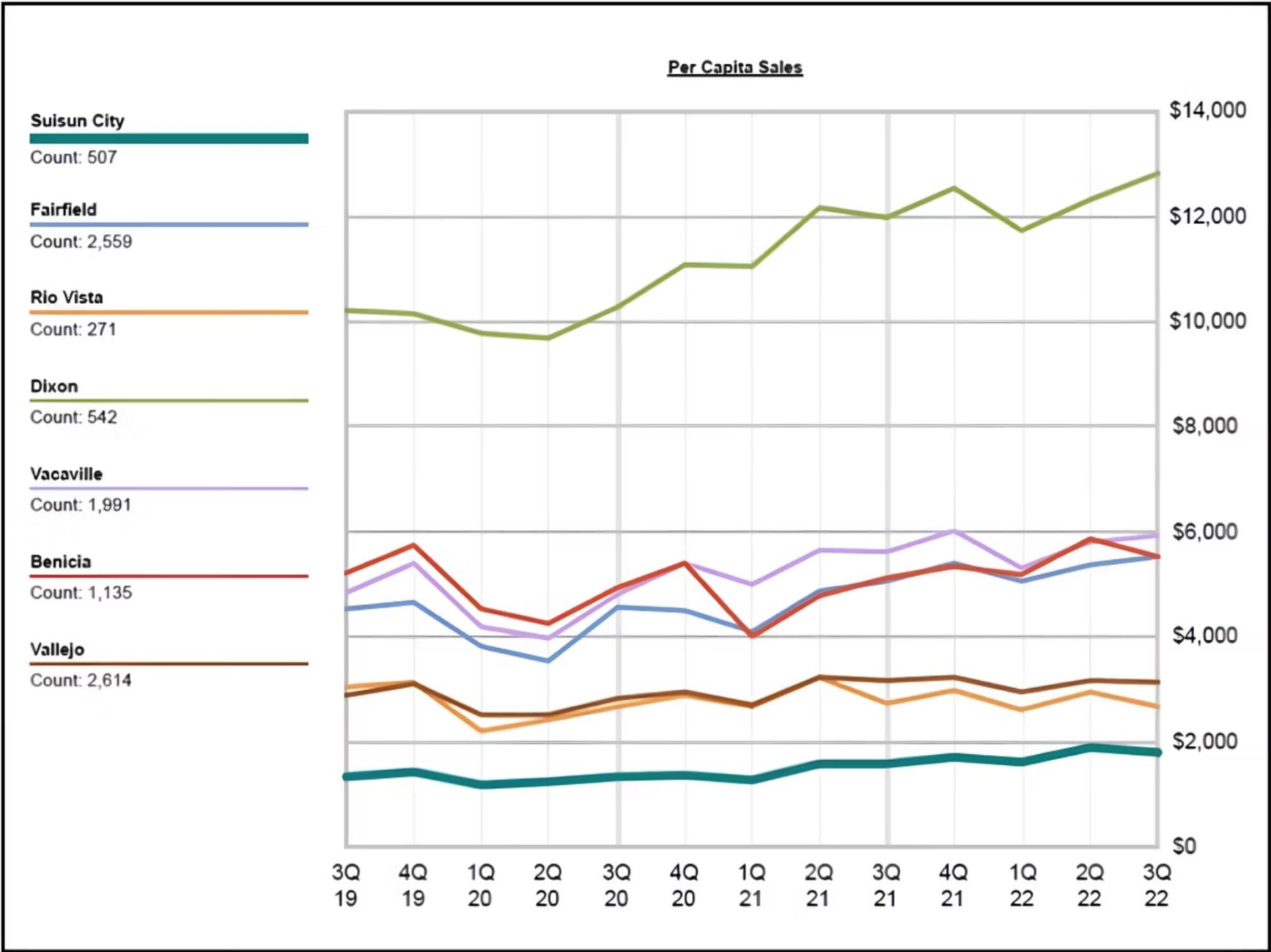
This infrastructure funding gap represents one of our most significant challenges. We're addressing it through prioritized investments, grant funding, and exploring new revenue options to ensure our community's long-term infrastructure needs are met.

# Current Challenges



Critical Revenue Constraints

Our narrow tax base and insufficient revenue streams are creating unsustainable budget pressures, threatening our ability to deliver essential community services and invest in infrastructure that supports long-term economic vitality.





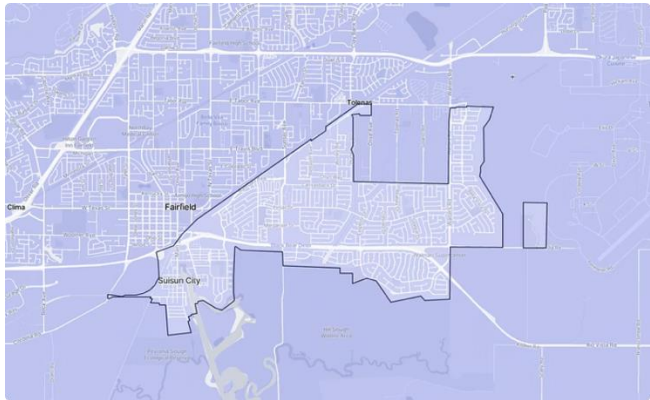
# Economic Development Challenges

Our city faces several critical economic hurdles that require strategic solutions to ensure long-term fiscal sustainability.



## Structural Deficit

Our city faces a structural deficit due to limited commercial tax base and modest revenue growth that hasn't kept pace with service costs.



## Limited Business Expansion

We face constraints including limited commercial zoning, few available sites for new businesses, and infrastructure that requires improvements to support business growth.



## Regional Competition

Competition from neighboring communities with established retail corridors creates challenges for attracting new businesses and diversifying beyond our current economic sectors.



## Strategic Response

Expanding our business community is essential for fiscal sustainability, employment opportunities, and quality of life. Our approach focuses on targeted business attraction, support for existing businesses, and downtown revitalization.



*Where We're Going*



# Multifaceted Approach

Multi-Year  
Financial  
Strategy



Measure S+



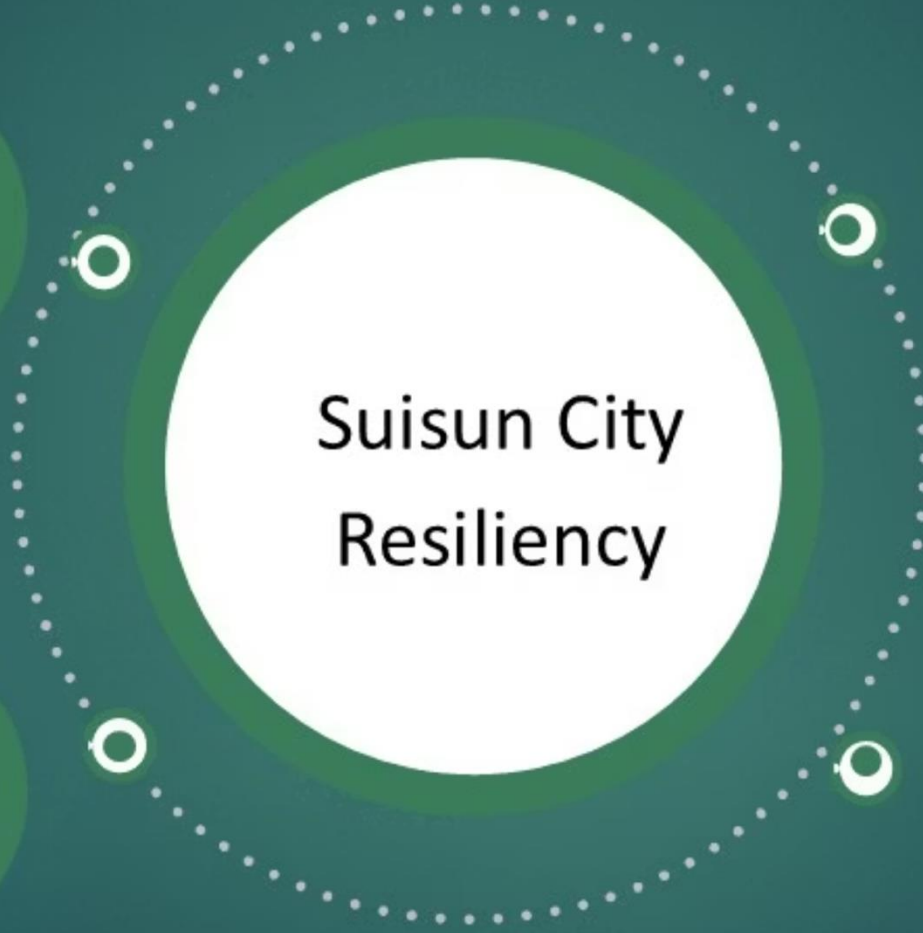
Economic  
Development



Progress  
updates to the  
Public



Suisun City  
Resiliency



With Measure S



With Measure S+



With Measure S+ and  
Multifaceted Approach





# General Fund Overview

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Total Resources

\$32,857,689

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Total Expenditures

\$32,857,689

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Reserves Balance

\$5,530,074

## Budget Summary

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General Fund = \$32.9M

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Measure S = \$6.9M

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All other Funds = \$70.5M

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ISF Budget = \$13.6M

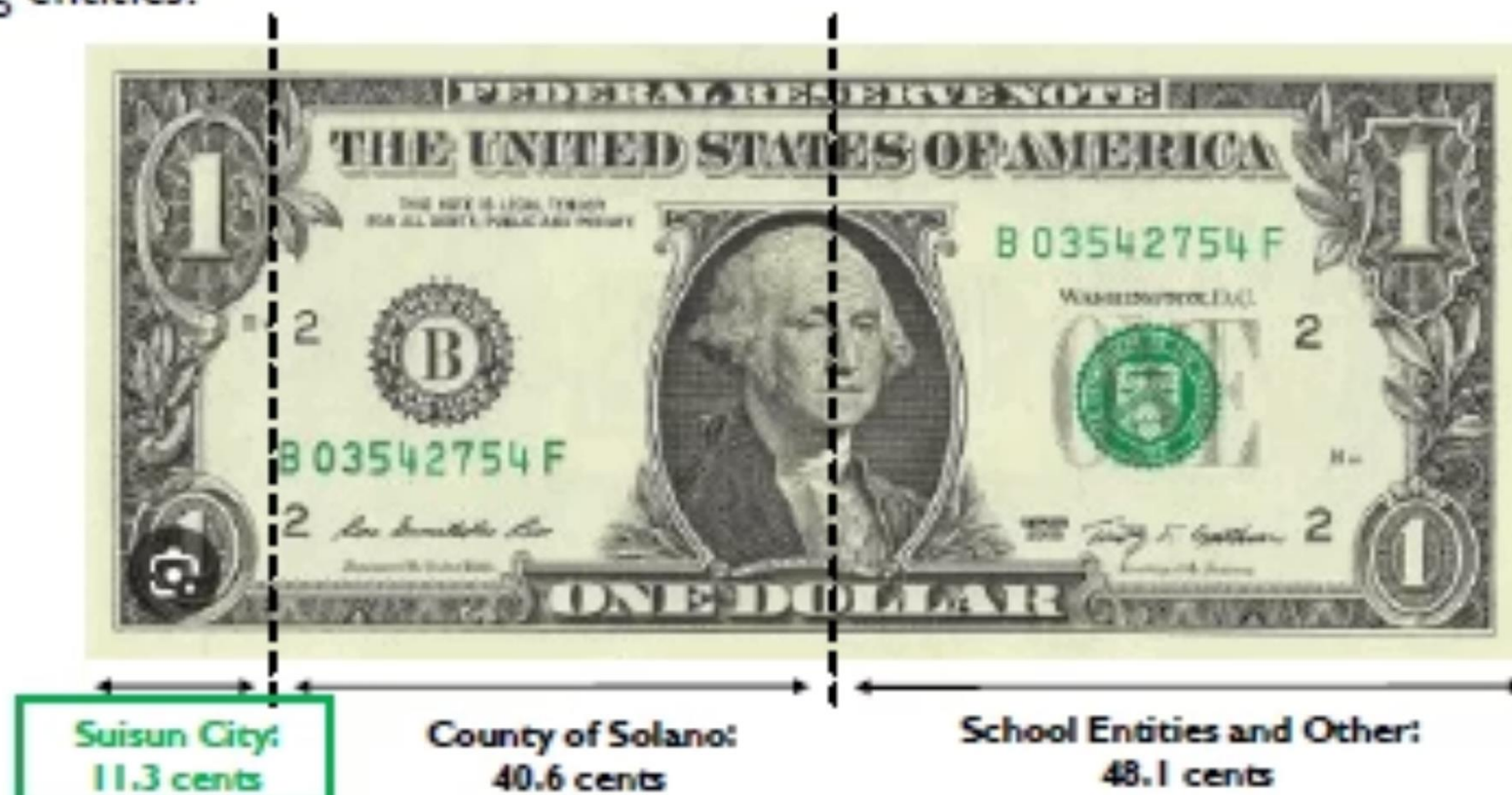
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Total Op Budget = \$123.9M

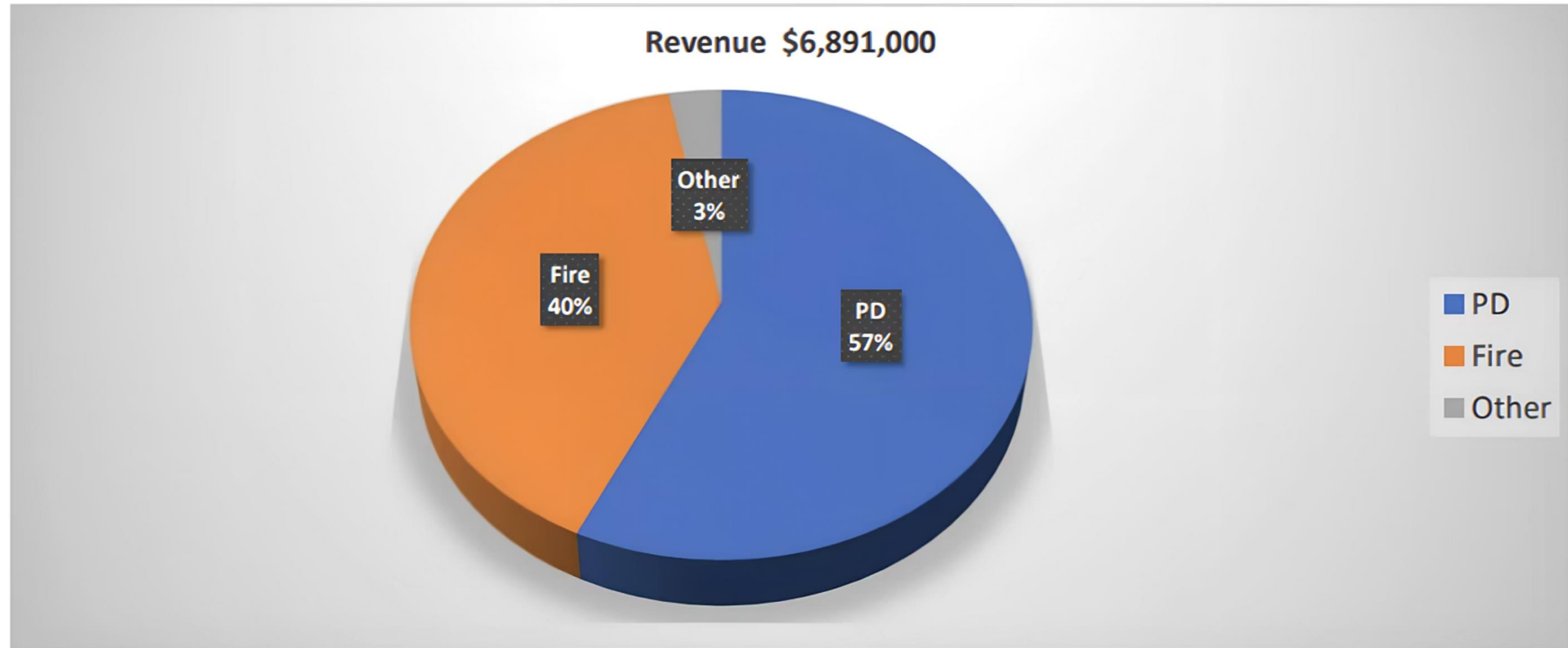


## PROPERTY TAX DISTRIBUTION

- For every \$1.00 of property tax paid by property owners in Suisun City, revenues are distributed to several taxing entities:



# Measure S Allocations







# STATE OF THE CITY

## Measure S – Transaction and Use Tax

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JULY 02, 2025



# Agenda

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OVERVIEW



FINANCIAL  
INFORMATION



QUESTIONS/  
COMMENTS





# Overview

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Measure S Plus was approved November 5, 2024

New Tax Rate is 1.75%

Total Term: 25 years

Additional Revenue ~3M



# Overview cont.

General Tax Oversight Committee - advising committee

5 members committee – 4 years term

- Ruth Forney – Chair
- Donald Peters
- Tamara Colden
- Katrina Garcia
- Nancy Federle

Two meetings annually (April-May and December-Jan)

Financial Statements Audit Report

- Annual
- Separate from City's Audit Report

Accounting

- Separate fund – Fund 012





Measure S Sales & Use Transaction/Use Tax  
Financial Analysis

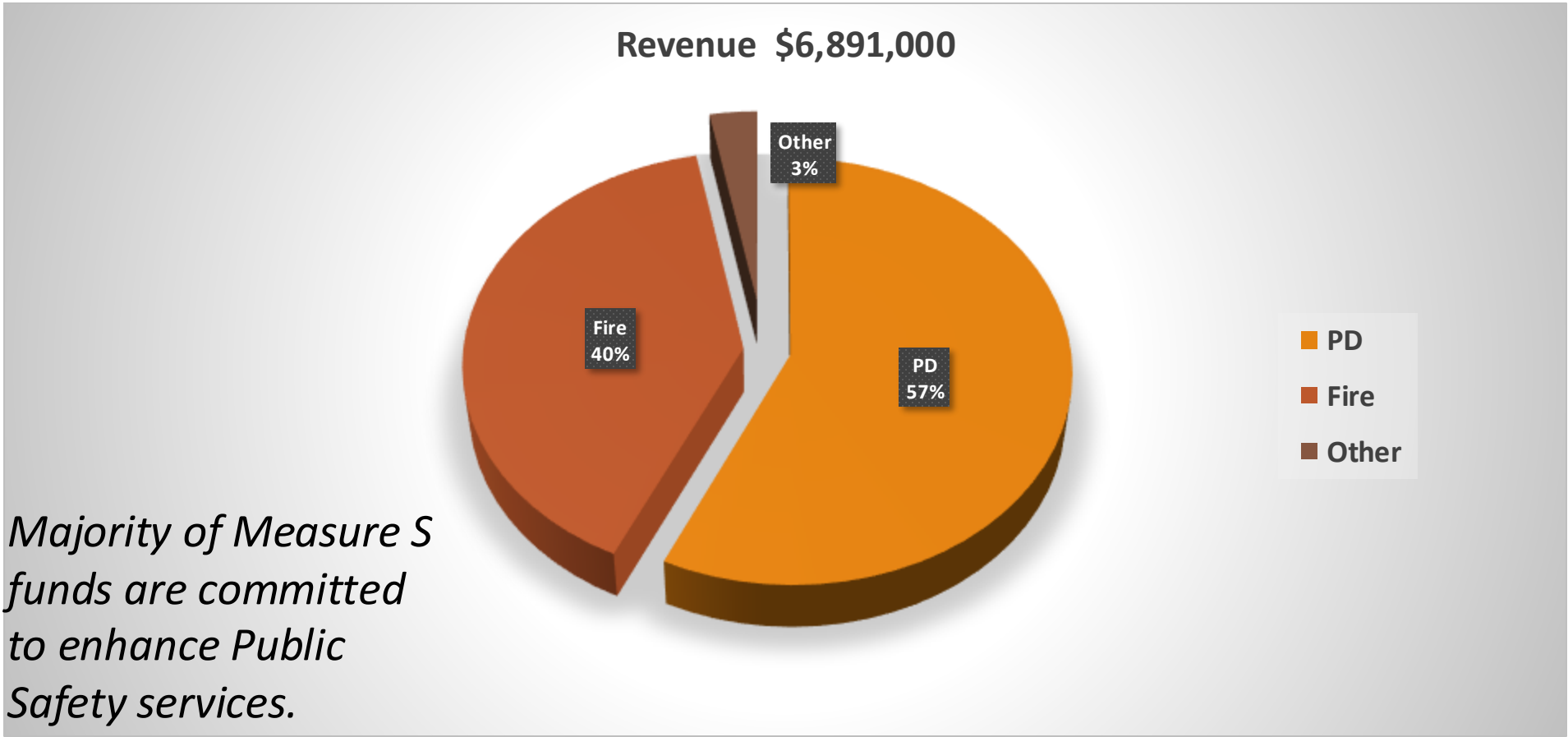


	FY 2023-24 Adopted Budget	FY 2023-24 Actuals (YTD)	FY 2024-25 Adopted Budget	FY 2024-25 Actual YTD	FY 2025-26 Adopted Budget
Beginning Fund Balance	-	1,058,061	1,366,483	1,366,483	-
Sales Tax Revenue	3,749,500	3,749,255	4,359,000	3,156,410	6,886,000
Interest Earnings	5,000	57,576	5,000	-	5,000
<b>Total Resources</b>	<b>3,754,500</b>	<b>4,864,892</b>	<b>5,730,483</b>	<b>4,522,893</b>	<b>6,891,000</b>
<b>Expenditures</b>					
<u>Ongoing Expenditures</u>					
Police Department	184,260	518,308	100,706	49,500	3,372,870
Police Officer position (4)+(1)+(5)	596,685	596,685	2,115,000	1,513,605	
Dispatch position (3) (F712)	327,443	327,443	330,000	324,000	330,000
Community Services Officer position (1)	116,249	116,249	116,249	110,050	
Fire Department	184,260		1,158,206	1,057,587	2,756,400
Fire Marshal position (1)	195,291	195,291	195,291	195,291	
Fire Division Chief position (1)	245,860	245,860	245,860	245,860	
Fire Captain positions (3)	495,480	445,480	495,480	302,000	
Fire Engineer positions (3)	433,400	339,111	433,400	350,000	
Computer Technician position (1) (F710)	125,573	125,573	130,000	130,000	174,430
Non-Departmental (General Support)			165,291		
Sub-total	2,904,500	2,910,000	5,485,483	4,277,893	6,633,700
<u>One-time Expenditures</u>					
Police Patrol Vehicle					
2610 Fire Type - 5 Vehicle	-				
6005 PW Street Equipment	330,000	322,947	-	-	-
Sub-total	330,000	322,947	-	-	-
<u>Capital Projects</u>					
9906 Sidewalk/ADA Repair (Fund 115)	10,000	10,300			10,300
9992 Public Safety Com. Sys.	225,000	225,000	225,000	225,000	225,000
9991 Business Mgmt-Phase 1	50,000	30,162	20,000	20,000	22,000
9900 SR12 Clean CA Grant (Fund 115)	215,000	-			
Sub-total	500,000	265,462	245,000	245,000	257,300
<b>Total Expenditures</b>	<b>3,734,500</b>	<b>3,498,409</b>	<b>5,730,483</b>	<b>4,522,893</b>	<b>6,891,000</b>
Ending Balance	20,000	1,366,483	-	-	-



# Funds Allocations

	Total	PD	Fire	Other
Revenue	\$ 6,891,000	\$ 3,927,870	\$ 2,756,400	\$ 206,730
Percentage	100%	57%	40%	3%





## Budget Need for Basic Service

### Population: 30k

Operational Staffing Needs:	Additional Staff:	Cost:
Fully Funded Public Works Staffing Level	+8 FT Employees	+\$1M
Fully Funded Development Services Staffing Level	+2 FT Employees	+\$450K
Fully Funded CMO/HR/IT/Finance	+5 FT Employees	+\$1M
Fully Funded Police Officer Staffing Level	+7 Officers	+\$1.6M
Fully Funded CSO Staffing Level	+2 CSOs	+\$250K
Fully Funded Fire Staffing Level	+18 Fire Staff	+\$3.5M
Fully Funded Code Enforcement Staffing Level	+2 Officers	+\$300K
Infrastructure and Maintenance Needs:		Cost:
Annual unfunded costs around median, park and facility repairs		+\$1M
Public Safety Radio and Infrastructure Needs		+\$500K
Roads Repair and Maintenance (Annual Cost for 10 years to raise condition index to 70)		+\$1M

**Total Additional Funding Needed:**

**\$15.6M**

Second Fire Station	+\$15M
New City Hall and Police Station	+\$20-\$30M
Major Upgrades to Community Center	+\$10M
Replace Current Fire Station	+\$15M
Dredging	+\$10M

**Total Additional Funding Needed:**

**\$70-80M**

# Infill Development Strategy



## Mixed-Use Development

Encouraging projects that combine residential, commercial, and community spaces to create vibrant, walkable neighborhoods that generate economic activity.



## Downtown Revitalization

Focusing on our historic downtown with façade improvements, public space enhancements, and business attraction to create a thriving city center.



## Housing Diversity

Promoting a range of housing types and price points within infill projects to address affordability challenges while supporting population growth.

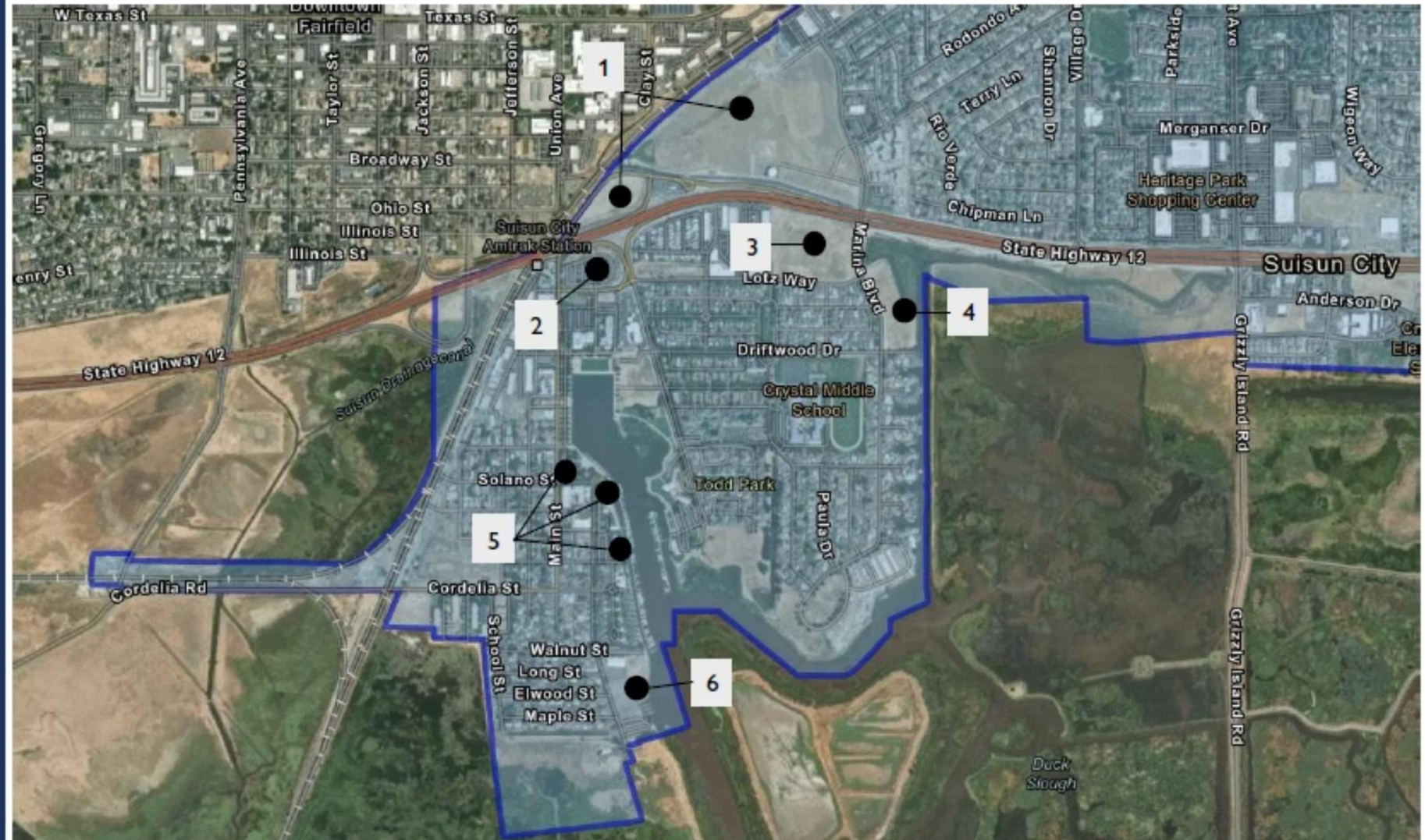
This approach maximizes existing infrastructure investments while creating economic opportunities and enhancing community character through thoughtful, context-sensitive development.

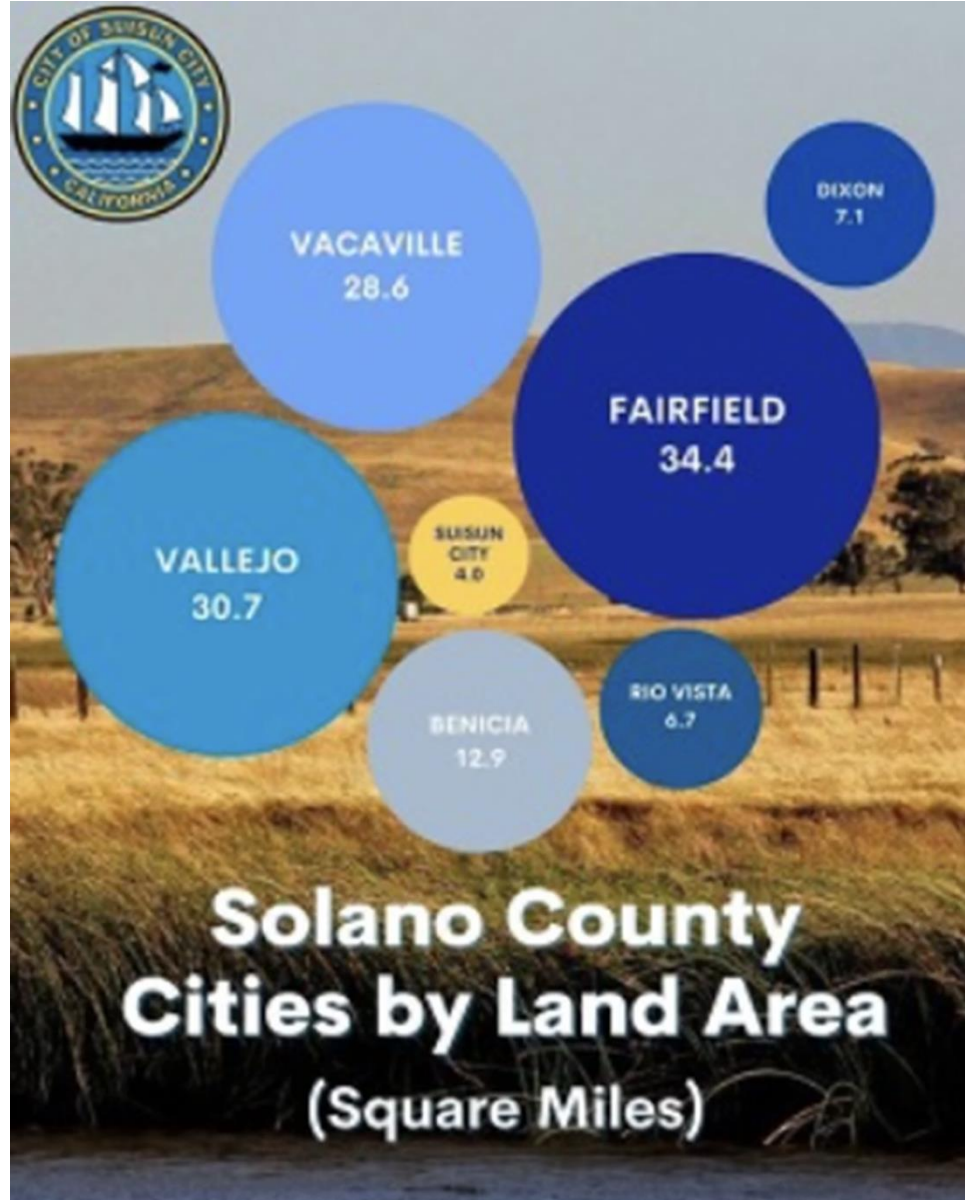


# CITY BOUNDARIES AND OPPORTUNITY SITES

Opportunity sites are defined by strategic areas across the City comprised of existing or proposed development projects and specific sites with development / redevelopment opportunities.

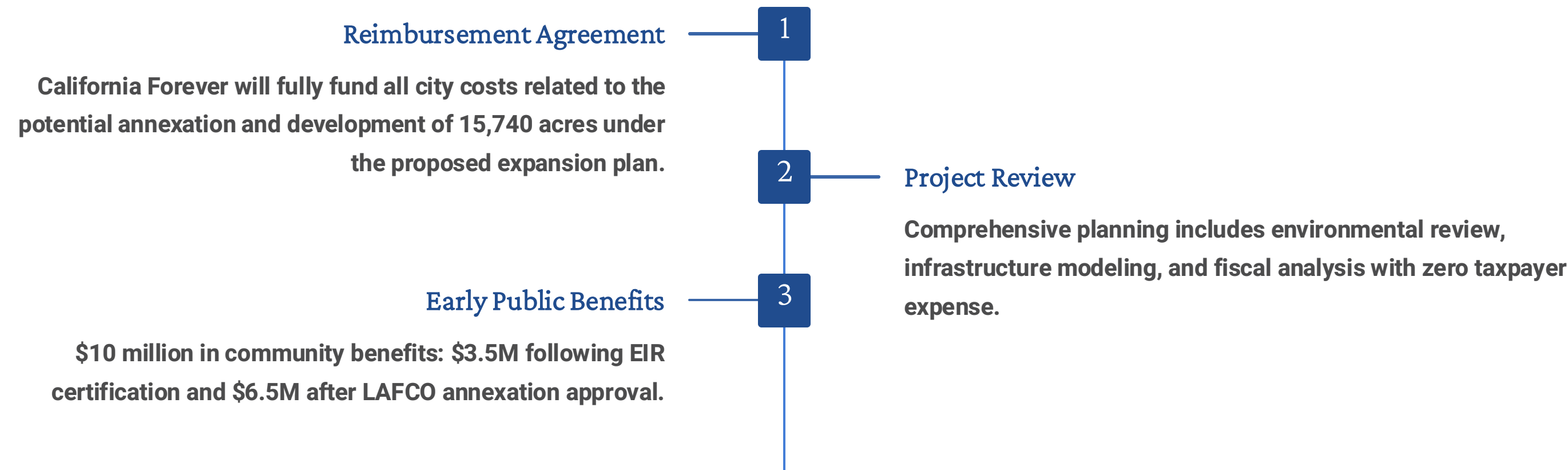
#	EDSP Opportunity Sites
1	34-acre & Cloverleaf
2	Caltrans Site
3	Lotz Way
4	Fire Station
5	Southwest Waterfront Lots
6	Kellogg Way







# Suisun Expansion Project



This transformative partnership preserves city authority while securing financial commitments that will support critical community priorities including public safety, infrastructure, parks, homelessness response, and downtown improvements.

# Thank You

## Community Engagement Opportunities



### Upcoming Workshops

**Join us for community planning sessions on infrastructure priorities, economic development, and neighborhood improvement projects.**



### Digital Feedback

**Share your thoughts through our online portal or social media channels to help shape future initiatives and priorities.**



### Volunteer Opportunities

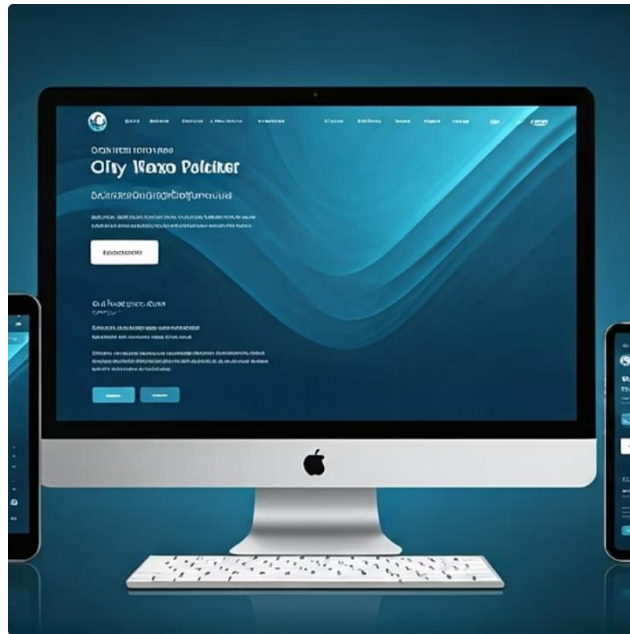
**Get involved with community projects, advisory committees, or neighborhood initiatives to make a direct impact.**

**Thank you for your attention today and your ongoing commitment to our community. By working together, we can address challenges, seize opportunities, and build a more resilient, vibrant, and inclusive city for all residents.**

**For more information or to get involved, please visit our website at [www.suisun.com](http://www.suisun.com) or contact the City Manager's office at 707-421-7300.**

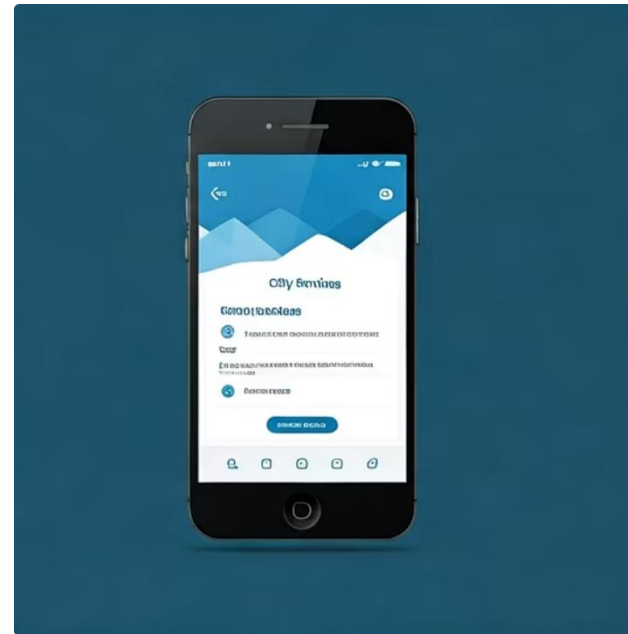


# Stay Connected



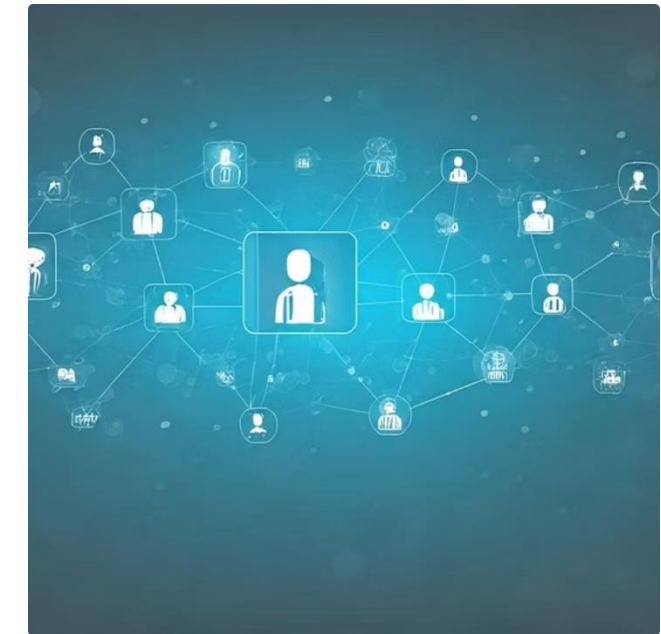
City Website

**Visit [www.suisun.com](http://www.suisun.com) for the latest news, event calendar, public notices, and online services. Access city resources and information 24/7.**



Suisun City App

**Download our mobile app to report issues, receive emergency alerts, access city services, and stay updated on community events right from your smartphone.**



Social Media

**Follow us on social media platforms for real-time updates, community highlights, and opportunities to engage with city projects and initiatives.**