

CITY COUNCIL

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



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL**

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

TUESDAY, JULY 7, 2015

7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 732)

(Next City Council Res. No. 2 015 – 82)

Next Suisun City Council Acting as Successor Agency Res. No. SA2015 – 02)

(Next Housing Authority Res. No. HA2015 – 04)

ROLL CALL

Council / Board Members

Pledge of Allegiance

Invocation

PUBLIC COMMENT

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

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS: (Informational items only.)

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

DEPARTMENTS: AREA CODE (707)

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

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Introduction of new Suisun City Marina/Waterfront Recreation Supervisor Justin Houde–(Jessop)
4. Appointment of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference

CONSENT CALENDAR

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

City Council

5. Setting Ad Valorem Tax Rates for Voter-Approved Debt Service Issues – (Anderson).
 - a. Council Adoption of Resolution No. 2015-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2015-16.
 - b. Council Adoption of Resolution No. 2015-___: Approving the Debt Service Rate for the Highway 12 Bond Issue for Fiscal Year 2015-16.
6. Council Adoption of Resolution No. 2015-___: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2015-16 – (Kasperson).
7. Council Adoption of Resolution No. 2015-___: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2015-16 – (Kasperson).
8. Council Adoption of Resolution No. 2015-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's behalf with Michael Baker International (formerly known as PMC) for Planning Services – (Garben).
9. Elimination of the Remaining 2.5 Percent Pay Cut and Reduced Working Hours – (Anderson).
 - a. Council Adoption of Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Employees' Association (SCEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
 - b. Council Adoption of Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Management and Professional Employees' Association (SCMPEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
 - c. Council Adoption of Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Police Officers' Association (SCPOA) and Authorizing the City Manager to Execute it on Behalf of the City; and
 - d. Council Adoption of Resolution No. 2015-___: Authorizing Unrepresented Executive Management and Confidential Employees to Receive Pay and Benefits Comparable to those Received by Represented Employees; and

- e. Council Adoption of Resolution No. 2015-___: Amending the Salary Resolution No. 2015-81 to Adjust Salaries of Employees Covered by the Two Approved Memorandums of Understanding, as well as for Unrepresented Employees.

Joint City Council / Suisun City Council Acting as Successor Agency

- 10. Authorizing the City Manager/Executive Director to Execute a Loan Agreement between the City of Suisun City and the Successor Agency to the Former Redevelopment Agency of the City of Suisun City – (Garben).
 - a. Council Adoption of Resolution No. 2015-___: Authorizing Execution of a Loan Agreement between the City of Suisun City and the Suisun City Redevelopment Agency Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.
 - b. Agency Adoption of Resolution No. SA 2015-___: Authorizing the Execution of a Loan Agreement with the City of Suisun City Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.

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

- 11. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on June 30, 2015 – (Hobson).

PUBLIC HEARINGS

City Council

12. PUBLIC HEARING

Potential Expansion of the Montebello Vista Maintenance Assessment District (MAD) and Enhancement of the Levy to Improve Service Delivery – (Kasperson).

- a. Council Adoption of Resolution No. 2015-___: Declaring the Results of the Assessment Ballot Tabulation, Approving the Engineer's Report, Increasing Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, Ordering Maintenance Work Therein, Confirming the Diagram and Assessments, and Providing for the Levy of an Annual Assessment Therein; OR
- b. Council Adoption of Resolution No. 2015-___: Declaring the Results of the Assessment Ballot Tabulation for the Montebello Vista Maintenance Assessment District, Determining the Existence of a Majority Protest, and Abandoning the Proceedings to Increase Such Assessments Therein.

ADJOURNMENT

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

PLEASE NOTE:

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

AGENDA TRANSMITTAL**MEETING DATE:** July 7, 2015

CITY AGENDA ITEM: Setting Ad Valorem Tax Rates for Voter-Approved Debt Service Issues:

- a. Adopt Council Resolution No. 2015-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for FY 2015-16; and
- b. Adopt Council Resolution No. 2015-___: Approving the Debt Service Rate for the Highway 12 Bond Issue for FY 2015-16.

FISCAL IMPACT: The proposed rates for FY 2015-16 to make the debt service payments for these two voter-approved bond issues would be 0.003474 per \$100 Assessed Valuation (AV) for the North Bay Aqueduct (NBA); and 0.014359 per \$100 AV for Highway 12 (SR12). As indicated in the attached table and chart, the NBA levy would go down by \$0.000621 per \$100 or decrease by about \$1.55 per year on a home with an AV of \$250,000. The SR12 levy would go down by 0.0030810 per \$100 AV or a decrease \$7.70 per year on a home with an AV of \$250,000. *The net would be a decrease of about \$9.25 per year on a home with an AV of \$250,000.*

STAFF REPORT: Each year the City Council is required to establish the *ad valorem* property tax rates to be levied on the properties that benefit from the voter-approved bond issues for the acquisition of water from the North Bay Aqueduct and Highway 12 Improvement Bonds. These tax proceeds are used to make annual debt service payments on these two bond issues. Staff uses the Preliminary 2015-2016 Assessed Valuations Estimates provided by Solano County to calculate the levy, because the actual assessed valuations are not available in time to meet legal deadlines for submitting the tax rate to the County. There is an inverse relationship between the assessed values and the tax rates needed to generate the funds necessary to make the annual bond payments. In other words, when assessed values (AVs) go up, the tax rate will go down while still generating the needed revenue. When AVs go down, the tax levy must go up in order to generate the amount needed for bond payments.

STAFF RECOMMENDATION: It is recommended that the City Council:

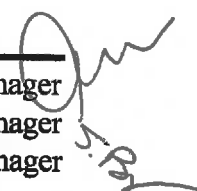
1. Adopt Resolution No. 2015-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for FY 2015-16; and
2. Adopt Resolution No. 2015-___: Approving the Debt Service Rate for the Highway 12 Bond Issue for FY 2015-16.

ATTACHMENTS:

1. Table and Chart Showing Property Tax Rates for NBA and Highway 12 Bonded Indebtedness, FY 2005 through FY 2016 (proposed).
2. Resolution No. 2015-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for FY 2015-16.
3. Resolution No. 2015-___: Approving the Debt Service Rate for the Highway 12 Bond Issue for FY 2015-16.

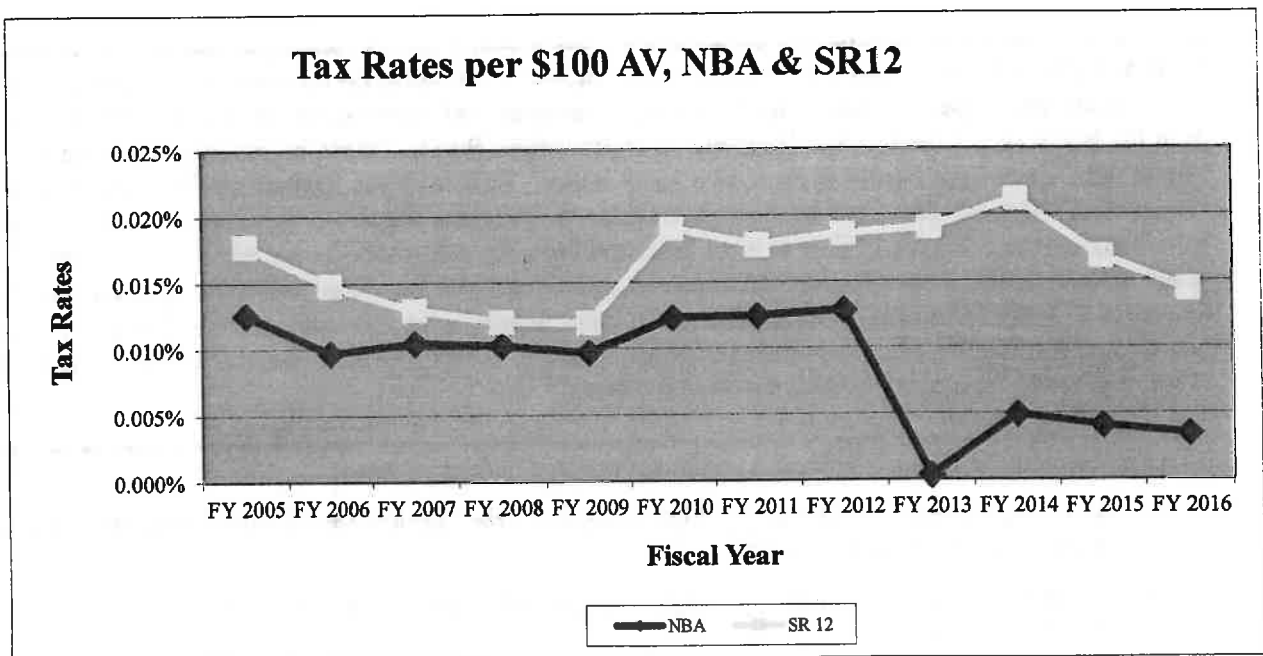
PREPARED BY:**REVIEWED/APPROVED BY:**

Elizabeth Luna, Accounting Services Manager
Ronald C. Anderson, Jr., Assistant City Manager
Suzanne Bragdon, City Manager



Property Tax Rates for NBA and Highway 12 Bonded Indebtedness
Rates per \$100 of Assessed Valuation (AV)

<u>Fiscal Year</u>	<u>NBA</u>	<u>SR 12</u>
FY 2005	0.012563%	0.017775%
FY 2006	0.009701%	0.014788%
FY 2007	0.010465%	0.012960%
FY 2008	0.010228%	0.012030%
FY 2009	0.009704%	0.011937%
FY 2010	0.012328%	0.019064%
FY 2011	0.012448%	0.017766%
FY 2012	0.012862%	0.018605%
FY 2013	0.000345%	0.019090%
FY 2014	0.004929%	0.021165%
FY 2015	0.004095%	0.016819%
FY 2016	0.003474%	0.014359%



	NBA			Hwy12			TOTAL Difference
	FY 2014-15	FY 2015-16	Difference	FY 2014-15	FY 2015-16	Difference	
Assessment Rate	0.004095	0.003474	(0.000621)	0.016819	0.014359	(0.002460)	(0.0030810)
Assessed Value of \$ 250,000	\$ 10.24	\$ 8.69	\$ (1.55)	\$ 42.05	\$ 35.90	\$ (6.15)	\$ (7.70)

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
FIXING THE DEBT SERVICE RATE FOR THE NORTH BAY AQUEDUCT
BOND ISSUE FOR FISCAL YEAR 2015-16**

WHEREAS, on October 22, 1985, the City of Suisun City ("City") entered into an agreement with the Solano County Flood Control and Water Conservation District ("District") for the purpose of obtaining an additional water supply up to a maximum of 1,300 acre-feet per annum from the State's North Bay Aqueduct project; and

WHEREAS, under the agreement, the City is required to make annual payments to the District for the District's costs associated with wheeling that water until the agreement matures in July 1, 2036; and

WHEREAS, City is obligated to make these interest-free payments to District by levying a zone of benefit property tax; and

WHEREAS, City has made the necessary calculations and has determined the correct tax rate for the 2015-16 fiscal year is \$0.003474 per \$100.00 of assessed valuation.

NOW, THEREFORE, BE IT RESOLVED that the City of Suisun City Council does hereby approve the rate of Debt Service designated in the number of cents upon each \$100.00 of the full cash value of the property in the City of Suisun City, as equalized and returned to this City Council by the Auditor of Solano County, to raise the amount of money necessary to pay the FY 2015-16 indebtedness for the North Bay Aqueduct which rate is \$0.003474 per \$100.00 of assessed valuation; and

BE IT ALSO RESOLVED that the City Clerk is hereby directed to transmit a certified copy of this Resolution to the County Auditor as soon as possible, and to post three (3) copies thereof in the three (3) places designated by ordinance for posting in the City.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council, duly noticed and held on Tuesday the 7th day of July 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July 2015.

Linda Hobson, CMC
City Clerk

NORTH BAY AQUEDUCT - Fund 079

Calculation of Voter Approved Debt for 2015-16

(Using schedules provided by the Solano County Auditor-Controller)

	Unsecured	Secured	Total
Net Values (Less H.O.)	21,476,622	1,915,379,976	1,936,856,598
SBE Values	-	65,340	65,340
Subtotal	21,476,622	1,915,445,316	1,936,921,938
Less: 2% Delinquency	(429,532)		(429,532)
.25% Delinquency		(4,788,613)	(4,788,613)
Redevelopment	-	-	-
Add: Homeowners	-	26,419,400	26,419,400
Adjusted Net Values	21,047,090	1,937,076,103	1,958,123,192
Tax Rates *	0.004095%	0.003474%	
Amount of Taxes	\$ 862	\$ 67,285	\$ 68,146

<u>Amount Needed</u>	\$ 85,514
Current Reserves	17,368
Interest	-
Secured Taxes	67,285
Unsecured Taxes	862
Total	85,514
Variance	-

Payments to be Made in 2015-16

Principal	77,740
Interest	-
Others	
Required Reserve	7,774
Total	85,514

* The Previous Years Secured Rate is the Current Years Unsecured Rate

Available Fund Balance

Amount

Fund Balance 6/30/15 (projected)

\$ 15,251 ✓

Add: 2014-2015 Unsecured receivable

2,117 ✓

Fund Balance Available for Debt Service

\$ 17,368 ✓

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
FIXING THE DEBT SERVICE RATE FOR THE HIGHWAY 12 BOND ISSUE
FOR FISCAL YEAR 2015-16**

WHEREAS, in 1995, the City of Suisun City ("City") issued \$4.25 million in voter-approved general obligation bonds for the purpose of financing costs of widening that portion of California Highway 12 located within the City; and

WHEREAS, City is obligated to calculate the annual levy on the assessed valuation of property within the City subject to taxation, until the bonds mature in 2019; and

WHEREAS, the City has determined that the 2015-16 fiscal year tax rate is \$0.014359 per \$100.00 of assessed valuation.

NOW, THEREFORE, BE IT RESOLVED that the City of Suisun City Council does hereby approve the rate of Debt Service designated in the number of cents upon each \$100.00 of the full cash value of the property in the City of Suisun City, as equalized and returned to this City Council by the Auditor of Solano County, to raise the amount of money necessary to pay the FY 2015-16 indebtedness for the Highway 12 Bond which rate is \$0.014359 per \$100.00 of assessed valuation; and

BE IT ALSO RESOLVED that the City Clerk is hereby directed to transmit a certified copy of this Resolution to the County Auditor as soon as possible, and to post three (3) copies thereof in the three (3) places designated by ordinance for posting in the City.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council, duly noticed and held on Tuesday the 7th day of July 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July 2015.

Linda Hobson, CMC
City Clerk

HIGHWAY 12 IMPROVEMENT BOND - FUND 324

Calculation of Voter Approved Debt for 2015-2016

(Using schedules provided by the Solano County Auditor-Controller)

	Unsecured	Secured	Total
Net Values (Less H.O.)	21,476,622	1,912,729,407	1,934,206,029
SBE Values	-	65,340	65,340
Subtotal	21,476,622	1,912,794,747	1,934,271,369
Less: 2% Delinquency	(429,532)		(429,532)
.25% Delinquency		(4,781,987)	(4,781,987)
			-
Add: Homeowners	-	26,412,400	26,412,400
Adjusted Net Values	21,047,090	1,934,425,160	1,955,472,250
Tax Rates *	0.016819%	0.014359%	
Amount of Taxes	\$ 3,540	\$ 277,764	\$ 281,304

Amount Needed	\$ 331,217
Current Reserves	49,913
Interest	-
Secured Taxes	277,764
Unsecured Taxes	3,540
Total	331,217
Variance	-

Payments to be Made Using the 2014-15 collection

Principal Feb 2015	270,000
Interest Feb 2015 & Aug 2015	55,120
Bond Services	2,500
Required Reserves	3,597
Total	331,217

* The Previous Years Secured Rate is the Current Years Unsecured Rate

Available Fund Balance

	<u>Amount</u>
Fund Balance 6/30/15(as of 5/13/15)	\$ 71,948
Add: 2015-16 Unsecured Assessment Receivable	9,035
Interest Income	-
8/1/15 Interest Payment	<u>(31,070)</u>
Fund Balance Available for Debt Service	<u>\$ 49,913</u>
 Debt Service Requirements	
2/1/16 Principal Payment	\$ 270,000 ✓
2/1/16 Interest Payment	31,070 ✓
8/1/16 Interest Payment	24,050 ✓
Bond Collection Fee	2,500 /
Reserve Requirement	<u>3,597/</u>
 Subtotal Expenditures	 <u>\$ 331,217</u>
 Net Required from Property Taxes	 <u>\$ 281,304</u>
 2015-2016 Highway 12 Assessment Tax Rate per \$100 Valuation	 <u>0.014359%</u>

AGENDA TRANSMITTAL

MEETING DATE: July 7, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-___: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2015-16.

FISCAL IMPACT: The assessments from the Community Facilities District No. 1 (CFD No. 1) are intended to cover the cost of providing Public Safety services, including administrative costs, for Peterson Ranch Units 1-5b. Including the annual adjustment factor of 0.95 percent, it is estimated that \$211,094 would be received from the tax assessments. With the 0.95 percent increase there would be no impact on the General Fund. This increase would barely cover the increased allocated costs for health insurance, utilities, etc. Without the annual increase, there would be a negative impact on the General Fund in the amount of approximately \$1,987. This shortfall would need to be addressed by reducing appropriations in the Police or Fire budgets, or by reducing the General Fund Emergency Reserve. The FY 2015-16 Annual Budget would then need to be amended in the General Fund to reflect the loss of income. An expected increase was already approved by Council when it approved the Fiscal Year 2015-16 Annual Budget.

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

STAFF REPORT: In FY 2015-16, a total of 390 homes in CFD No.1 would be assessed. The homes assessed in CDF No.1 are Peterson Ranch Units 1 – 5b. Please note that Peterson Ranch Units 5c & 6 are assessed under CFD No. 2.

As established in Ordinance 664 and in the annexation Resolutions, the tax is adjusted annually by the average of: (1) the change in CPI for the San Francisco All Urban Wage Earners Category Annual Average February 2014 to February 2015 (1.90%) and (2) the National CPI Annual Average February 2014 to February 2015 (0.00%) for FY 2015-16. The percentage used for calculation has been rounded to 0.95%. According to Ordinance 684, if either index decreases, the percentage change from the prior year will be assumed to be zero for the purpose of calculating the increase.

PREPARED BY:

REVIEWED/APPROVED BY:

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

As required in Ordinance 664, an annual report has been prepared and is attached. It is recommended that you accept and file this Annual Report and adopt the attached Resolution providing for the levy and collection of the special taxes for FY 2015-16.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2015-16.

ATTACHMENTS:

1. Resolution No. 2015-__: Acting as the Legislative Body of Community Facilities District No. 1, Peterson Ranch, Providing for the Levy and Collection of Special Taxes for Fiscal Year 2015-16.
2. Community Facilities District No. 1 FY 2015-16 Annual Report.

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT
NO. 1, PETERSON RANCH, PROVIDING FOR THE LEVY AND COLLECTION
OF SPECIAL TAXES FOR FY 2015-16**

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

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

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

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

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

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

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

WHEREAS, the City Council has previously authorized and directed that special

1 taxes be levied on all nonexempt property within the District pursuant to Section 53340 of the
2 Mello-Roos Act and the aforementioned ordinances; and

3 **WHEREAS**, the City Council desires to provide for the levy and collection of special
4 taxes for the fiscal year/tax year 2015-16 within the District, pursuant to the Act.

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

7 **Section 1.** The City Council hereby authorizes and directs that special taxes shall
8 be levied on all nonexempt property within the District pursuant to the Rate and Method of
9 Apportionment of Special Tax in effect with regard to the District during Fiscal Year 2015-16
10 as specified in the Annual Report. Appendix A of the Annual Report lists the special taxes to
11 be collected within the District and is hereby incorporated by this reference.

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

15 **Section 3.** The adoption of this Resolution constitutes the District levy for the
16 Fiscal Year commencing July 1, 2015, and ending June 30, 2016.

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

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

21 **PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of
22 Suisun City duly held on Tuesday, the 7th day of July 2015, by the following vote:

23 **AYES:** Councilmembers: _____
24 **NOES:** Councilmembers: _____
25 **ABSENT:** Councilmembers: _____
26 **ABSTAIN:** Councilmembers: _____

27 **WITNESS** my hand and the seal of said City this 7th day of July 2015.

28 _____
Donna Pock, CMC
Deputy City Clerk



**City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
2015/16 Annual Report**

June 2015

Main Office

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

Regional Office

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

helping communities fund tomorrow

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

CITY COUNCIL

Pete Sanchez, Mayor

Lori Wilson, Mayor Pro-Tem

Jane Day, Council Member

Mike Hudson, Council Member

Mike Segala, Council Member

CITY STAFF

Daniel Kasperson, Building & Public Works Director

Jeff Penrod, Public Works Superintendent

NBS

Danielle Wood, Client Services Director

Pablo Perez, Project Manager

Kevin Skeels, Financial Analyst

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1. INTRODUCTION

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

1.1. Boundaries of the Community Facilities District

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

1.2. Description of Public Safety Services

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

1.3. Levy of Special Tax

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

1.4. Estimate of Costs of Providing Services

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

1.5. Date of Filing with City Clerk

Dated as of this 23rd day of June, 2015.

2. 2015/16 SPECIAL TAX LEVY

2.1. Estimated Costs of Providing Services

Description	2015/16 Costs
Personnel and administrative costs of the City	\$101,617.44
Special Tax Consultant services	1,482.88
Publishing, mailing and posting of notices and ballots	0.00
Governmental notification and filing costs	0.00
Costs of posting and collecting the special taxes (1)	1,041.38
Boundary Map preparation and recording services	0.00
Delinquencies (2)	0.00
Rounding Adjustment	(3.90)
Total	\$104,137.80

(1) Costs of posting and collecting the special tax are equal to 1% of the total levy amount.

(2) The Special Tax Requirement includes curing delinquencies from prior year non-payments, this is not applicable since the District is on Teeter and receives a full apportionment of funds.

2.2. 2015/16 Maximum Special Tax

The method of calculating the Special Tax for future years is authorized to include an inflationary adjustment. The adopted annual cost per parcel type during the 2002/03 Fiscal Year are shown below and detailed in Appendix B. These rates were authorized by property owner approval, to automatically increase in future years based on the average Consumer Price Index for the San Francisco - Urban Wage Earners Category and the National Consumer Price Index (U.S. City Average - Urban Wage Earners Category). Although Ordinance 664 says the Maximum Special Tax shall be increased each year by January's Consumer Price Index, it is not published in odd months for San Francisco - Urban Wage Earners, so February is used instead to obtain both indices for the average. The average consumer price index increase from February 2014 to February 2015 was 0.95%.

February Applicable to Fiscal Year	San Francisco Area - Urban Wage Earners	U.S. City Average - Urban Wage Earners	Average % Change
2006/07	2.64%	3.68%	3.16%
2007/08	3.11%	2.24%	2.68%
2008/09	2.92%	4.38%	3.65%
2009/10*	0.88%	0.00%	0.44%
2010/11	2.42%	2.82%	2.62%
2011/12	2.07%	2.35%	2.21%
2012/13	3.53%	3.12%	3.33%
2013/14	2.39%	1.94%	2.17%
2014/15	2.03%	0.96%	1.50%
2015/16*	1.90%	0.00%	0.95%

*The U.S. City Average decreased from February 2008 to February 2009 by -0.263%, and from February 2014 to February 2015 by -0.628%. According to Ordinance 664, if either index decreases, the percentage change from the prior year will be assumed to be zero for the purpose of calculating the increase.

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

Fiscal Year	Percentage Increase	Annual Appropriations Limit
2002/03	N/A	\$158,100.00
2003/04	3.43%	163,522.96
2004/05	0.86%	164,923.70
2005/06	2.31%	168,731.00
2006/07	3.16%	174,062.71
2007/08	2.68%	178,718.41
2008/09	3.65%	185,253.38
2009/10	0.44%	186,065.38
2010/11	2.62%	190,945.73
2011/12	2.21%	195,160.74
2012/13	3.33%	201,651.72
2013/14	2.17%	206,023.73
2014/15	1.50%	209,106.92
2015/16	0.95%	211,094.80

The following table shows the historical Maximum Special Tax updated with the average consumer price index from February 2014 to February 2015.

Fiscal Year	Single Family Detached	Single Family Attached	Multi Family Per Residential Unit	Non-residential per 10,000 sq feet of lot area
2002/03	\$200.00	\$150.00	\$75.00	\$500.00
2003/04	206.86	155.14	77.57	517.15
2004/05	208.63	156.47	78.23	521.58
2005/06	213.44	160.08	80.04	533.62
2006/07	220.19	165.14	82.52	550.48
2007/08	226.08	169.56	84.78	565.20
2008/09	234.34	175.76	87.88	585.87
2009/10	235.37	176.53	88.26	588.44
2010/11	241.55	181.16	90.58	603.87
2011/12	246.88	185.16	92.58	617.20
2012/13	255.09	191.32	95.66	637.73
2013/14	260.62	195.46	97.73	651.56
2014/15	264.52	198.39	99.19	661.31
2015/16	267.03	200.27	100.13	667.59

3. APPENDICIES

The following pages show the referenced appendices listed in the content of the annual report for Fiscal Year 2015/16.

APPENDIX A: 2015/16 SPECIAL TAX ROLL

The special tax roll for Fiscal Year 2015/16 for the CFD is listed on the following pages.

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-361-010	1600 HICKAM CIR	1	\$267.02
0174-361-020	1604 HICKAM CIR	1	267.02
0174-361-030	1608 HICKAM CIR	1	267.02
0174-361-040	1612 HICKAM CIR	1	267.02
0174-361-050	1616 HICKAM CIR	1	267.02
0174-361-060	1620 HICKAM CIR	1	267.02
0174-361-070	1624 HICKAM CIR	1	267.02
0174-361-080	1628 HICKAM CIR	1	267.02
0174-361-090	1632 HICKAM CIR	1	267.02
0174-361-100	1636 HICKAM CIR	1	267.02
0174-361-110	1640 HICKAM CIR	1	267.02
0174-361-120	1644 HICKAM CIR	1	267.02
0174-361-130	1648 HICKAM CT	1	267.02
0174-361-140	1652 HICKAM CT	1	267.02
0174-361-170	1656 HICKAM CIR	1	267.02
0174-361-180	1660 HICKAM CIR	1	267.02
0174-361-190	1664 HICKAM CIR	1	267.02
0174-361-200	1668 HICKAM CIR	1	267.02
0174-361-210	1672 HICKAM CIR	1	267.02
0174-361-220	1676 HICKAM CIR	1	267.02
0174-361-230	1680 HICKAM CIR	1	267.02
0174-361-240	1684 HICKAM CIR	1	267.02
0174-361-250	1688 HICKAM CIR	1	267.02
0174-361-260	1692 HICKAM CIR	1	267.02
0174-361-270	1696 HICKAM CIR	1	267.02
0174-361-280	1698 HICKAM CIR	1	267.02
0174-361-290	1600 VANDENBERG CIR	1	267.02
0174-361-300	1604 VANDENBERG CIR	1	267.02
0174-361-310	1608 VANDENBERG CIR	1	267.02
0174-361-320	1612 VANDENBERG CIR	1	267.02
0174-361-330	1616 VANDENBERG CIR	1	267.02
0174-361-340	1620 VANDENBERG CIR	1	267.02
0174-361-350	1624 VANDENBERG CIR	1	267.02
0174-361-360	1628 VANDENBERG CIR	1	267.02
0174-361-370	1632 VANDENBERG CIR	1	267.02
0174-361-380	1636 VANDENBERG CIR	1	267.02
0174-361-390	1640 VANDENBERG CIR	1	267.02
0174-362-010	1697 HICKAM CIR	1	267.02
0174-362-020	1693 HICKAM CIR	1	267.02
0174-362-030	1689 HICKAM CIR	1	267.02
0174-362-040	1685 HICKAM CIR	1	267.02
0174-362-050	1681 HICKAM CIR	1	267.02
0174-362-060	1677 HICKAM CIR	1	267.02
0174-362-070	1673 HICKAM CIR	1	267.02
0174-362-080	1669 HICKAM CIR	1	267.02
0174-362-090	1665 HICKAM CIR	1	267.02
0174-362-100	1661 HICKAM CIR	1	267.02
0174-362-110	1657 HICKAM CIR	1	267.02
0174-362-120	1641 HICKAM CIR	1	267.02
0174-362-130	1637 HICKAM CIR	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-362-140	1633 HICKAM CIR	1	267.02
0174-362-150	1629 HICKAM CIR	1	267.02
0174-362-160	1625 HICKAM CIR	1	267.02
0174-362-170	1621 HICKAM CIR	1	267.02
0174-362-180	1617 HICKAM CIR	1	267.02
0174-362-190	1613 HICKAM CIR	1	267.02
0174-362-200	1609 HICKAM CIR	1	267.02
0174-362-210	1605 HICKAM CIR	1	267.02
0174-362-220	1601 HICKAM CIR	1	267.02
0174-372-010	1679 VANDENBERG CIR	1	267.02
0174-372-020	1675 VANDENBERG CIR	1	267.02
0174-372-030	1671 VANDENBERG CIR	1	267.02
0174-372-040	1667 VANDENBERG CIR	1	267.02
0174-372-050	1663 VANDENBERG CIR	1	267.02
0174-372-060	1659 VANDENBERG CIR	1	267.02
0174-372-070	1655 VANDENBERG CIR	1	267.02
0174-372-080	1651 VANDENBERG CIR	1	267.02
0174-372-090	1647 VANDENBERG CIR	1	267.02
0174-372-100	1633 VANDENBERG CIR	1	267.02
0174-372-110	1629 VANDENBERG CIR	1	267.02
0174-372-120	1625 VANDENBERG CIR	1	267.02
0174-372-130	1621 VANDENBERG CIR	1	267.02
0174-372-140	1617 VANDENBERG CIR	1	267.02
0174-372-150	1613 VANDENBERG CIR	1	267.02
0174-372-160	1609 VANDENBERG CIR	1	267.02
0174-372-170	1605 VANDENBERG CIR	1	267.02
0174-372-180	1601 VANDENBERG CIR	1	267.02
0174-373-010	1701 BEALE CIR	1	267.02
0174-373-020	1705 BEALE CIR	1	267.02
0174-373-030	1709 BEALE CIR	1	267.02
0174-373-040	1713 BEALE CIR	1	267.02
0174-373-050	1717 BEALE CIR	1	267.02
0174-373-060	1721 BEALE CIR	1	267.02
0174-373-070	1725 BEALE CIR	1	267.02
0174-373-080	1763 BEALE CIR	1	267.02
0174-373-090	1767 BEALE CIR	1	267.02
0174-373-100	1771 BEALE CIR	1	267.02
0174-373-110	1775 BEALE CIR	1	267.02
0174-373-120	1779 BEALE CIR	1	267.02
0174-373-130	1783 BEALE CIR	1	267.02
0174-373-140	1787 BEALE CIR	1	267.02
0174-374-020	1784 BEALE CIR	1	267.02
0174-374-030	1780 BEALE CIR	1	267.02
0174-374-040	1776 BEALE CIR	1	267.02
0174-374-050	1772 BEALE CIR	1	267.02
0174-374-060	1768 BEALE CIR	1	267.02
0174-374-070	1764 BEALE CIR	1	267.02
0174-374-080	1760 BEALE CIR	1	267.02
0174-374-090	1756 BEALE CIR	1	267.02
0174-374-100	1752 BEALE CIR	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-374-110	1748 BEALE CIR	1	267.02
0174-374-120	1744 BEALE CIR	1	267.02
0174-374-130	1740 BEALE CIR	1	267.02
0174-374-140	1736 BEALE CIR	1	267.02
0174-374-150	1732 BEALE CIR	1	267.02
0174-374-160	1728 BEALE CIR	1	267.02
0174-374-170	1724 BEALE CIR	1	267.02
0174-374-180	1720 BEALE CIR	1	267.02
0174-374-190	1716 BEALE CIR	1	267.02
0174-374-200	1712 BEALE CIR	1	267.02
0174-374-210	1708 BEALE CIR	1	267.02
0174-374-220	1704 BEALE CIR	1	267.02
0174-374-230	1700 BEALE CIR	1	267.02
0174-381-010	1792 ANDREWS CIR	1	267.02
0174-381-020	1788 ANDREWS CIR	1	267.02
0174-381-030	1784 ANDREWS CIR	1	267.02
0174-381-040	1780 ANDREWS CIR	1	267.02
0174-381-050	1776 ANDREWS CIR	1	267.02
0174-381-060	1772 ANDREWS CIR	1	267.02
0174-381-070	1768 ANDREWS CIR	1	267.02
0174-381-080	1764 ANDREWS CIR	1	267.02
0174-381-090	1760 ANDREWS CIR	1	267.02
0174-381-100	1756 ANDREWS CIR	1	267.02
0174-381-110	1752 ANDREWS CIR	1	267.02
0174-381-120	1748 ANDREWS CIR	1	267.02
0174-381-130	1744 ANDREWS CIR	1	267.02
0174-381-140	1740 ANDREWS CIR	1	267.02
0174-381-150	1736 ANDREWS CIR	1	267.02
0174-381-160	1732 ANDREWS CIR	1	267.02
0174-381-170	1728 ANDREWS CIR	1	267.02
0174-381-180	1724 ANDREWS CIR	1	267.02
0174-381-190	1720 ANDREWS CIR	1	267.02
0174-381-200	1716 ANDREWS CIR	1	267.02
0174-381-210	1712 ANDREWS CIR	1	267.02
0174-381-220	1708 ANDREWS CIR	1	267.02
0174-381-230	1704 ANDREWS CIR	1	267.02
0174-381-240	1700 ANDREWS CIR	1	267.02
0174-382-010	1701 ANDREWS CIR	1	267.02
0174-382-020	1705 ANDREWS CIR	1	267.02
0174-382-030	1709 ANDREWS CIR	1	267.02
0174-382-040	1713 ANDREWS CIR	1	267.02
0174-382-050	1717 ANDREWS CIR	1	267.02
0174-382-060	1721 ANDREWS CIR	1	267.02
0174-382-070	1725 ANDREWS CIR	1	267.02
0174-382-080	1729 ANDREWS CIR	1	267.02
0174-382-090	1765 ANDREWS CIR	1	267.02
0174-382-100	1769 ANDREWS CIR	1	267.02
0174-382-110	1773 ANDREWS CIR	1	267.02
0174-382-120	1777 ANDREWS CIR	1	267.02
0174-382-130	1781 ANDREWS CIR	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-382-140	1785 ANDREWS CIR	1	267.02
0174-382-150	1789 ANDREWS CIR	1	267.02
0174-382-160	1793 ANDREWS CIR	1	267.02
0174-391-020	1644 LITTLE ROCK CIR	1	267.02
0174-391-030	1648 LITTLE ROCK CIR	1	267.02
0174-391-040	1652 LITTLE ROCK CIR	1	267.02
0174-391-050	1656 LITTLE ROCK CIR	1	267.02
0174-391-060	1660 LITTLE ROCK CIR	1	267.02
0174-391-070	1664 LITTLE ROCK CIR	1	267.02
0174-391-080	1668 LITTLE ROCK CIR	1	267.02
0174-391-090	1672 LITTLE ROCK CIR	1	267.02
0174-391-100	1676 LITTLE ROCK CIR	1	267.02
0174-391-110	1680 LITTLE ROCK CIR	1	267.02
0174-392-010	1679 LITTLE ROCK CIR	1	267.02
0174-392-020	1675 LITTLE ROCK CIR	1	267.02
0174-392-030	1671 LITTLE ROCK CIR	1	267.02
0174-392-040	1667 LITTLE ROCK CIR	1	267.02
0174-392-050	1663 LITTLE ROCK CIR	1	267.02
0174-392-060	1659 LITTLE ROCK CIR	1	267.02
0174-392-070	1655 LITTLE ROCK CIR	1	267.02
0174-392-080	1651 LITTLE ROCK CIR	1	267.02
0174-392-090	1647 LITTLE ROCK CIR	1	267.02
0174-392-100	1633 LITTLE ROCK CIR	1	267.02
0174-392-110	1629 LITTLE ROCK CIR	1	267.02
0174-392-120	1625 LITTLE ROCK CIR	1	267.02
0174-392-130	1621 LITTLE ROCK CIR	1	267.02
0174-392-140	1617 LITTLE ROCK CIR	1	267.02
0174-392-150	1613 LITTLE ROCK CIR	1	267.02
0174-392-160	1609 LITTLE ROCK CIR	1	267.02
0174-392-170	1605 LITTLE ROCK CIR	1	267.02
0174-392-180	1601 LITTLE ROCK CIR	1	267.02
0174-393-010	1784 DOVER CIR	1	267.02
0174-393-020	1780 DOVER CIR	1	267.02
0174-393-030	1776 DOVER CIR	1	267.02
0174-393-040	1772 DOVER CIR	1	267.02
0174-393-050	1768 DOVER CIR	1	267.02
0174-393-060	1764 DOVER CIR	1	267.02
0174-393-070	1760 DOVER CIR	1	267.02
0174-393-080	1756 DOVER CIR	1	267.02
0174-393-090	1752 DOVER CIR	1	267.02
0174-393-100	1748 DOVER CIR	1	267.02
0174-393-110	1744 DOVER CIR	1	267.02
0174-393-120	1740 DOVER CIR	1	267.02
0174-393-130	1736 DOVER CIR	1	267.02
0174-393-140	1732 DOVER CIR	1	267.02
0174-393-150	1728 DOVER CIR	1	267.02
0174-393-160	1724 DOVER CIR	1	267.02
0174-393-170	1720 DOVER CIR	1	267.02
0174-393-180	1716 DOVER CIR	1	267.02
0174-393-190	1712 DOVER CIR	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-393-200	1708 DOVER CIR	1	267.02
0174-393-210	1704 DOVER CIR	1	267.02
0174-394-010	1763 DOVER CIR	1	267.02
0174-394-020	1767 DOVER CIR	1	267.02
0174-394-030	1771 DOVER CIR	1	267.02
0174-394-040	1775 DOVER CIR	1	267.02
0174-394-050	1779 DOVER CIR	1	267.02
0174-394-060	1783 DOVER CIR	1	267.02
0174-394-070	1787 DOVER CIR	1	267.02
0174-394-080	1701 DOVER CIR	1	267.02
0174-394-090	1705 DOVER CIR	1	267.02
0174-394-100	1709 DOVER CIR	1	267.02
0174-394-110	1713 DOVER CIR	1	267.02
0174-394-120	1717 DOVER CIR	1	267.02
0174-394-130	1721 DOVER CIR	1	267.02
0174-394-140	1725 DOVER CIR	1	267.02
0174-401-010	1701 FORT ORD CT	1	267.02
0174-401-020	1705 FORT ORD CT	1	267.02
0174-401-030	1709 FORT ORD CT	1	267.02
0174-401-040	1713 FORT ORD CT	1	267.02
0174-401-050	1717 FORT ORD CT	1	267.02
0174-402-010	1716 FORT ORD CT	1	267.02
0174-402-020	1712 FORT ORD CT	1	267.02
0174-402-030	1708 FORT ORD CT	1	267.02
0174-402-040	1704 FORT ORD CT	1	267.02
0174-402-050	1700 FORT ORD CT	1	267.02
0174-402-060	1784 KEESLER CIR	1	267.02
0174-402-070	1780 KEESLER CIR	1	267.02
0174-402-080	1776 KEESLER CIR	1	267.02
0174-402-090	1772 KEESLER CIR	1	267.02
0174-402-100	1768 KEESLER CIR	1	267.02
0174-402-110	1764 KEESLER CIR	1	267.02
0174-402-120	1760 KEESLER CIR	1	267.02
0174-402-130	1756 KEESLER CIR	1	267.02
0174-402-140	1752 KEESLER CIR	1	267.02
0174-402-150	1748 KEESLER CIR	1	267.02
0174-402-160	1744 KEESLER CIR	1	267.02
0174-402-170	1740 KEESLER CIR	1	267.02
0174-402-180	1736 KEESLER CIR	1	267.02
0174-402-190	1732 KEESLER CIR	1	267.02
0174-402-200	1728 KEESLER CIR	1	267.02
0174-402-210	1724 KEESLER CIR	1	267.02
0174-402-220	1720 KEESLER CIR	1	267.02
0174-402-230	1716 KEESLER CIR	1	267.02
0174-402-240	1712 KEESLER CIR	1	267.02
0174-402-250	1708 KEESLER CIR	1	267.02
0174-402-260	1704 KEESLER CIR	1	267.02
0174-402-270	1700 KEESLER CIR	1	267.02
0174-403-010	1763 KEESLER CIR	1	267.02
0174-403-020	1767 KEESLER CIR	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-403-030	1771 KEESLER CIR	1	267.02
0174-403-040	1775 KEESLER CIR	1	267.02
0174-403-050	1779 KEESLER CIR	1	267.02
0174-403-060	1783 KEESLER CIR	1	267.02
0174-403-070	1787 KEESLER CIR	1	267.02
0174-403-080	1701 KEESLER CIR	1	267.02
0174-403-090	1705 KEESLER CIR	1	267.02
0174-403-100	1709 KEESLER CIR	1	267.02
0174-403-110	1713 KEESLER CIR	1	267.02
0174-403-120	1717 KEESLER CIR	1	267.02
0174-403-130	1721 KEESLER CIR	1	267.02
0174-403-140	1725 KEESLER CIR	1	267.02
0174-404-010	1600 MCGUIRE CIR	1	267.02
0174-404-020	1604 MCGUIRE CIR	1	267.02
0174-404-030	1608 MCGUIRE CIR	1	267.02
0174-404-040	1612 MCGUIRE CIR	1	267.02
0174-404-050	1616 MCGUIRE CIR	1	267.02
0174-404-060	1620 MCGUIRE CIR	1	267.02
0174-404-070	1621 PENSACOLA LN	1	267.02
0174-404-080	1617 PENSACOLA LN	1	267.02
0174-404-090	1613 PENSACOLA LN	1	267.02
0174-404-100	1609 PENSACOLA LN	1	267.02
0174-404-110	1605 PENSACOLA LN	1	267.02
0174-404-120	1601 PENSACOLA LN	1	267.02
0174-405-010	1600 PENSACOLA LN	1	267.02
0174-405-020	1604 PENSACOLA LN	1	267.02
0174-405-030	1608 PENSACOLA LN	1	267.02
0174-405-040	1612 PENSACOLA LN	1	267.02
0174-405-050	1616 PENSACOLA LN	1	267.02
0174-405-060	1620 PENSACOLA LN	1	267.02
0174-405-070	1621 MAXWELL LN	1	267.02
0174-405-080	1617 MAXWELL LN	1	267.02
0174-405-090	1613 MAXWELL LN	1	267.02
0174-405-100	1609 MAXWELL LN	1	267.02
0174-405-110	1605 MAXWELL LN	1	267.02
0174-405-120	1601 MAXWELL LN	1	267.02
0174-406-010	1600 MAXWELL LN	1	267.02
0174-406-020	1604 MAXWELL LN	1	267.02
0174-406-030	1608 MAXWELL LN	1	267.02
0174-406-040	1612 MAXWELL LN	1	267.02
0174-406-050	1616 MAXWELL LN	1	267.02
0174-406-060	1620 MAXWELL LN	1	267.02
0174-406-070	1624 MAXWELL LN	1	267.02
0174-406-080	1628 MAXWELL LN	1	267.02
0174-406-090	1632 MAXWELL LN	1	267.02
0174-431-020	1652 MCGUIRE CIR	1	267.02
0174-431-030	1656 MCGUIRE CIR	1	267.02
0174-431-040	1660 MCGUIRE CIR	1	267.02
0174-431-050	1664 MCGUIRE CIR	1	267.02
0174-431-060	1668 MCGUIRE CIR	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's			
Parcel Number	Site Address	Units	2015/16 Levy
0174-431-070	1672 MCGUIRE CIR	1	267.02
0174-431-080	1676 MCGUIRE CIR	1	267.02
0174-431-090	1680 MCGUIRE CIR	1	267.02
0174-431-100	1684 MCGUIRE CIR	1	267.02
0174-431-110	1688 MCGUIRE CIR	1	267.02
0174-431-120	1692 MCGUIRE CIR	1	267.02
0174-431-130	1696 MCGUIRE CIR	1	267.02
0174-432-010	1697 MCGUIRE CIR	1	267.02
0174-432-020	1693 MCGUIRE CIR	1	267.02
0174-432-030	1689 MCGUIRE CIR	1	267.02
0174-432-040	1685 MCGUIRE CIR	1	267.02
0174-432-050	1681 MCGUIRE CIR	1	267.02
0174-432-060	1677 MCGUIRE CIR	1	267.02
0174-432-070	1673 MCGUIRE CIR	1	267.02
0174-432-080	1669 MCGUIRE CIR	1	267.02
0174-432-090	1665 MCGUIRE CIR	1	267.02
0174-432-100	1661 MCGUIRE CIR	1	267.02
0174-432-110	1637 MCGUIRE CIR	1	267.02
0174-432-120	1633 MCGUIRE CIR	1	267.02
0174-432-130	1629 MCGUIRE CIR	1	267.02
0174-432-140	1625 MCGUIRE CIR	1	267.02
0174-432-150	1621 MCGUIRE CIR	1	267.02
0174-432-160	1617 MCGUIRE CIR	1	267.02
0174-432-170	1613 MCGUIRE CIR	1	267.02
0174-432-180	1609 MCGUIRE CIR	1	267.02
0174-432-190	1605 MCGUIRE CIR	1	267.02
0174-432-200	1601 MCGUIRE CIR	1	267.02
0174-461-010	1703 ALTUS LN	1	267.02
0174-461-020	1707 ALTUS LN	1	267.02
0174-461-030	1765 WHITEMAN CT	1	267.02
0174-461-040	1769 WHITEMAN CT	1	267.02
0174-461-050	1773 WHITEMAN CT	1	267.02
0174-461-060	1772 WHITEMAN CT	1	267.02
0174-461-070	1768 WHITEMAN CT	1	267.02
0174-461-080	1764 WHITEMAN CT	1	267.02
0174-461-090	1715 ALTUS LN	1	267.02
0174-461-100	1719 ALTUS LN	1	267.02
0174-461-110	1723 ALTUS LN	1	267.02
0174-461-120	1727 ALTUS LN	1	267.02
0174-461-130	1765 NEWARK CT	1	267.02
0174-461-140	1769 NEWARK CT	1	267.02
0174-461-150	1773 NEWARK CT	1	267.02
0174-461-160	1772 NEWARK CT	1	267.02
0174-461-170	1768 NEWARK CT	1	267.02
0174-461-180	1764 NEWARK CT	1	267.02
0174-461-190	1760 NEWARK CT	1	267.02
0174-461-200	1756 NEWARK CT	1	267.02
0174-461-210	1752 NEWARK LN	1	267.02
0174-461-220	1748 NEWARK LN	1	267.02
0174-461-230	1744 NEWARK LN	1	267.02

City of Suisun City
Community Facilities District No. 1
Peterson Ranch Public Safety Services
Fiscal Year 2015/16

Assessor's Parcel Number	Site Address	Units	2015/16 Levy
0174-461-240	1740 NEWARK LN	1	267.02
0174-461-250	1736 NEWARK LN	1	267.02
0174-461-260	1732 NEWARK LN	1	267.02
0174-461-270	1728 NEWARK LN	1	267.02
0174-461-280	1724 NEWARK LN	1	267.02
0174-461-290	1720 NEWARK LN	1	267.02
0174-461-300	1716 NEWARK LN	1	267.02
0174-461-310	1712 NEWARK LN	1	267.02
0174-461-320	1708 NEWARK LN	1	267.02
0174-461-330	1704 NEWARK LN	1	267.02
0174-461-340	1700 NEWARK LN	1	267.02
0174-462-010	1701 NEWARK LN	1	267.02
0174-462-020	1705 NEWARK LN	1	267.02
0174-462-030	1709 NEWARK LN	1	267.02
0174-462-040	1713 NEWARK LN	1	267.02
0174-462-050	1717 NEWARK LN	1	267.02
0174-462-060	1721 NEWARK LN	1	267.02
0174-462-070	1725 NEWARK LN	1	267.02
0174-462-080	1726 ALTUS LN	1	267.02
0174-462-090	1722 ALTUS LN	1	267.02
0174-462-100	1718 ALTUS LN	1	267.02
0174-462-110	1714 ALTUS LN	1	267.02
0174-462-120	1710 ALTUS LN	1	267.02
0174-462-130	1706 ALTUS LN	1	267.02
0174-462-140	1702 ALTUS LN	1	267.02
0174-471-010	1682 TUCSON CIR	1	267.02
0174-471-020	1686 TUCSON CIR	1	267.02
0174-471-030	1690 TUCSON CIR	1	267.02
0174-471-040	1694 TUCSON CIR	1	267.02
0174-471-050	1698 TUCSON CIR	1	267.02
0174-472-020	1621 TUCSON CIR	1	267.02
0174-472-030	1617 TUCSON CIR	1	267.02
0174-472-040	1613 TUCSON CIR	1	267.02
0174-472-050	1691 TUCSON CIR	1	267.02
0174-473-010	1600 TUCSON CIR	1	267.02
0174-473-020	1604 TUCSON CIR	1	267.02
0174-473-030	1608 TUCSON CIR	1	267.02
0174-473-040	1612 TUCSON CIR	1	267.02
0174-473-050	1616 TUCSON CIR	1	267.02
0174-473-060	1620 TUCSON CIR	1	267.02
Totals:		390	\$104,137.80

APPENDIX B: COPY OF ORDINANCE 664

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

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

SECTION I. PURPOSE, INTENT AND AUTHORITY

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

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

SECTION II. REQUIRED ACTIONS

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

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

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

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

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

SECTION III. FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION IV. RATE AND APPORTIONMENT OF SPECIAL TAX

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

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

“City” means the City of Suisun City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. DATA FOR ANNUAL ADMINISTRATION OF SPECIAL TAX

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

C. MAXIMUM SPECIAL TAX

Single Family Detached Property

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

Single Family Attached Property

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

Multi-Family Property

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

Non-Residential Property

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

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

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

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

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

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

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

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

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

E. LIMITATIONS

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

SECTION V. ADMINISTRATIVE INTERPRETATION

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

SECTION VI. SAVINGS CLAUSE

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

SECTION VII. CHALLENGE TO TAX

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

SECTION VIII. ELECTION REQUIRED FOR TAX TO BE EFFECTIVE

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

SECTION IX. EFFECTIVE DATE OF TAX

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

SECTION X. EFFECTIVE DATE AND POSTING

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

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

JAMES PAUL SPERING, MAYOR

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

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

WITNESS my hand and the seal of said City this 16th day of July, 2002.

Linda Hobson, City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 7, 2014

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-___: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2015-16.

FISCAL IMPACT: The Community Facilities District No. 2 (CFD No. 2) is a tax assessment district made up of a primary district, as well as five separate Tax Zones (1, 2, 3, 5 & 6).

The assessments from the primary district are intended to cover for the cost of providing Public Safety services, including administrative costs, for Peterson Ranch Units 5c-6. Including the 2016 annual adjustment of 2.032 percent, it is estimated that \$582,920 would be received from the tax assessments for the primary district. With the 2.032 percent increase there would be no impact on the General Fund. Without the increase there would be an estimated negative impact of \$13,217 on the General Fund. The FY 2015-16 Annual Budget would then need to be amended in the General Fund to reflect the loss of income. An expected increase was already approved by Council when it approved the FY 2015-16 Annual Budget. Note that the levy for the new Walmart is now reflected in the primary district's annual levy.

The assessments from the Tax Zones [Tax Zone 1 (Amberwood), Tax Zone 2 (McCoy Creek), Tax Zone 3 (Peterson Ranch - Units 5c & 6), Tax Zone 5 (Summerwood), and Tax Zone 6 (Walmart)] are intended to provide for Zone maintenance including such items as project landscaping and irrigation, localized storm drain maintenance, and non-residential fence repair. Including the annual adjustment of 2.032 percent, it is estimated that \$58,493 would be received from the Tax Zone tax assessments. With the 2.032 percent increase there would be no impact on the General Fund. Without the increase there would be a negative impact on the General Fund of approximately \$1,326. Alternatively, services could be cut to the Tax Zones. An expected increase was already approved by Council when it approved the FY 2015-16 Annual Budget. Please note that the levy for the new Tax Zone No. 6 (Walmart) is now reflected in the total annual levy amount for the Tax Zones.

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

PREPARED BY:

Amanda Dum, Management Analyst

REVIEWED/APPROVED BY:

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

As part of the Peterson Ranch Annexation Agreement, the developer was required to mitigate the impact on Public Safety services. In July 2002, in accordance with approval conditions for the Peterson Ranch Tentative Map, a Public Safety Assessment District, referred to as a Community Facilities District ("CFD"), to support Public Safety services was established and the fee structure was created. Since then, additional developments have been added to CFD No. 2. The property owners agreed to offset City services by the formation and annexation to the Community Facility District No. 2 and to form Tax Zones within the developments where necessary. Developments included Amberwood Development (28 units), Peterson Ranch Units 5c and 6 (157 units), McCoy Creek Development (18 units), Summerwood Development (69 units), Cottonwood Creek Apartments (94 apartment units), Rick's Auto Spa (4,100 Sq. Ft.), Four Seasons Storage (121,000 Sq. Ft.), Waterfront Hotel (64,200 Sq. Ft.), Harbor Square (41,900 Sq. Ft.), and now Walmart (185,600 Sq. Ft.). A fee structure was established and parcel taxes are charged on each parcel beginning with the fiscal year after the building permit is taken out.

The annexation of Walmart into CFD No.2 has created an extra step in this year's CFD levying process and that step included the approval of a CFD No. 2 ordinance. The ordinance was introduced and the first reading waived at the June 16, 2015 Council Meeting. The ordinance was brought back before Council on June 30, 2015 for the second reading and the final approval of the ordinance. The passing of an ordinance prior to the actual levy action for CFD No. 2 will be the standard procedure for years in which a new development is annexed into CFD No. 2.

STAFF REPORT: As established in Ordinance 664 and the annexation Resolutions, the assessment for Citywide CFD No. 2 and the Tax Zones shall be adjusted annually by taking the average increase of the Bureau of Labor Statistics indexes as dictated in the approved Rate and Method of Apportionment and shall be calculated in January of each year by (1) referencing the Bureau of Labor Statistics Data to identify the annual percentage increase in each Indexes as of the end of the prior year, and by (2) taking the average of these two percentages. The specific indices used are (1) Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category (CPI-SFOSJ) and (2) the U.S. City Average Urban Wage Earners and Clerical Workers Category (CPI-US). For FY 2015-16, CPI-SFOSJ is 2.561 percent and CPI-US is 1.503 percent which average to 2.032 percent. According to Ordinance 684, if either index decreases, the percentage change from the prior year will be assumed to be zero for the purpose of calculating the increase. No Annual Engineer's Report is required for CFD No. 2 and the associated Tax Zones.

The intent of the formation of the primary district is that all money received from the tax from this District, after accounting for administrative costs, be forwarded to the City General Fund to pay for Public Safety expenses. The ending balance for the Primary District is therefore zero after the required transfer. However, each of the individual Tax Zones is treated as an individual fund to provide resources for maintenance of such items as project landscaping and irrigation, localized storm drain maintenance, and non-residential fence repair for the related zones. A modest ending balance or reserve is maintained for unforeseen maintenance costs and is transferred to a contingency account each year to be available for use. FY 2015-16 will be the first year that the additional levy revenue from Walmart (CFD No. 2 and Tax Zone No. 6) will be recognized in the City budget.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2015-16.

ATTACHMENTS:

1. Resolution No. 2015-__: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 2 for Fiscal Year 2015-16.
2. Exhibit A – Summary of Proposed Assessments FY 2015-16.
3. Exhibit B – City-Wide Municipal Services 2015-16 Assessment Roll.
4. Exhibit C – Budget Estimate Overview – CFD No. 2 & Tax Zones 1, 2, 3, 5, & 6.

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL TAXES FOR
COMMUNITY FACILITIES DISTRICT (CFD) NO. 2 FOR FISCAL YEAR 2015-16**

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

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

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

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

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

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

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

WHEREAS, the City Council has previously authorized and directed that special

1 taxes be levied on all nonexempt property within the District pursuant to Section 53340 of the
2 Mello-Roos Act and the aforementioned ordinances; and

3 **WHEREAS**, the City Council desires to provide for the levy and collection of special
4 taxes for the fiscal year / tax year 2015-16 within the District, pursuant to the Act.

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

7 **Section 1.** The City Council hereby authorizes and directs that special taxes shall
8 be levied on all nonexempt property within the District pursuant to the Rate and Method of
9 Apportionment of Special Tax in effect with regard to the District during Fiscal Year 2015-16
10 as specified in Exhibit A of this resolution which lists the special taxes to be collected within
11 the District.

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

15 **Section 3.** The adoption of this Resolution constitutes the District levy for the
16 Fiscal Year commencing July 1, 2015, and ending June 30, 2016.

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

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

21 **PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of
22 Suisun City duly held on Tuesday, the 7th day of July 2015, by the following vote:

23 **AYES:** Councilmembers: _____
24 **NOES:** Councilmembers: _____
25 **ABSENT:** Councilmembers: _____
26 **ABSTAIN:** Councilmembers: _____

27 **WITNESS** my hand and the seal of said City this 7th day of July 2015.

28 _____
Donna Pock, CMC
Deputy City Clerk

EXHIBIT A - FY 16

SUMMARY OF PROPOSED ASSESSMENTS FY 2015-16

	FY 2014-15 Assessment Per Unit	% Adjustment for FY 2015-16	FY 2015-16 Assessment Per Unit	Number of Units Assessed FY 2015 16	Total Assessment
CFD Citywide Municipal Services					
<i>Single Family Residential - detached</i>	\$ 782.35	2.032%	\$ 798.25		
1. Amberwood Development	\$ 782.35	2.032%	\$ 798.25	28	\$ 22,350.93
2. McCoy Creek Development	\$ 782.35	2.032%	\$ 798.25	12	\$ 9,578.97
3. Peterson Ranch Unit 5c & 6	\$ 782.35	2.032%	\$ 798.25	157	\$ 125,324.83
4. Summerwood Development	\$ 782.35	2.032%	\$ 798.25	69	\$ 55,079.07
<i>Single Family Residential - attached</i>	\$ 574.09	2.032%	\$ 585.76		
No developments			\$ 585.76	0	\$ -
<i>Multi-Family Property</i>	\$ 293.38	2.032%	\$ 299.34	94	
1. Cottonwood Creek Apartments	\$ 293.38	2.032%	\$ 299.34	94	\$ 28,138.10
<i>Live Work Unit</i>	\$782.35 per Unit plus \$782.35 per 1,000 sq ft (or portion thereof) of non- residential & ancillary improvements	2.032%	\$798.25 per Unit plus \$798.25 per 1,000 sq ft (or portion thereof) of non-residential & ancillary improvements		
1. McCoy Creek Development (2.5 EDU Each)	\$ 1,955.88	2.032%	\$ 1,995.62	4	\$ 7,982.47
2. McCoy Creek Development (2 EDU Each)	\$ 1,564.70	2.032%	\$ 1,596.49	2	\$ 3,192.99
<i>Non-Residential Property</i>	The greater of \$782.35 per parcel or \$782.35 per 1,000 sq ft (or portion thereof) of building square footage	2.032%	The greater of \$798.25 per parcel or \$798.25 per 1,000 sq ft (or portion thereof) of building square footage		
1. Rick's Auto Spa	\$ 782.35	2.032%	\$ 798.25	4,100 Sq Ft	\$ 3,192.99
2. Four Seasons Storage	\$ 782.35	2.032%	\$ 798.25	121,000 Sq Ft	\$ 96,587.93
3. Waterfront Hotel	\$ 782.35	2.032%	\$ 798.25	64,200 Sq Ft	\$ 51,887.83
4. Harbor Square	\$ 782.35	2.032%	\$ 798.25	41,900 Sq Ft	\$ 32,728.14
5. Walmart	\$ 782.35	2.032%	\$ 798.25	185,600 Sq Ft	\$ 147,675.76
<i>Subtotal</i>					\$ 582,920.01
Tax Zone 1 - Amberwood	\$ 479.49	2.032%	\$ 489.23	28	\$ 13,698.53
Tax Zone 2 - McCoy Creek					
<i>Single Family Residential - detached</i>	\$ 153.21	2.032%	\$ 156.32	12	\$ 1,856.04
<i>Single Family Residential - attached</i>	\$ 383.00	2.032%	\$ 390.78	4	\$ 1,546.56
<i>Live Work Unit</i>	\$ 306.42	2.032%	\$ 312.65	2	\$ 618.66
<i>Subtotal</i>					\$ 4,021.26
Tax Zone 3 - Peterson Ranch Unit 5c & 6	\$ 38.88	2.032%	\$ 39.67	157	\$ 6,228.19
Tax Zone 5 - Summerwood	\$ 152.60	2.032%	\$ 155.70	69	\$ 10,743.36
Tax Zone 6 - Walmart	\$ -	2.032%	\$ 23,802.54	1	\$ 23,802.54
Estimated Total Assessment for FY 2015-16 for CFD No. 2 and Tax Zones 1-6					\$ 641,413.89

FY16
2.032%

EXHIBIT B: FY 2015-16

City-Wide Municipal Services – 2015-16 Assessment Roll

City of Suisun City

Community Facilities District No. 2

APN	Development	# of Units	ADDRESS	LOT #	Levy Amount	County Fund Number
0037-352-010	Amberwood	1	401 Amber Drive	1	\$ 798.25	7536
0037-352-020	Amberwood	1	405 Amber Drive	2	\$ 798.25	7536
0037-352-030	Amberwood	1	409 Amber Drive	3	\$ 798.25	7536
0037-352-040	Amberwood	1	413 Amber Drive	4	\$ 798.25	7536
0037-352-050	Amberwood	1	417 Amber Drive	5	\$ 798.25	7536
0037-352-060	Amberwood	1	421 Amber Drive	6	\$ 798.25	7536
0037-352-070	Amberwood	1	425 Amber Drive	7	\$ 798.25	7536
0037-352-080	Amberwood	1	429 Amber Drive	8	\$ 798.25	7536
0037-352-090	Amberwood	1	433 Amber Drive	9	\$ 798.25	7536
0037-352-100	Amberwood	1	437 Amber Drive	10	\$ 798.25	7536
0037-352-110	Amberwood	1	441 Amber Drive	11	\$ 798.25	7536
0037-352-120	Amberwood	1	445 Amber Drive	12	\$ 798.25	7536
0037-352-130	Amberwood	1	449 Amber Drive	13	\$ 798.25	7536
0037-352-140	Amberwood	1	1305 Amber Drive	14	\$ 798.25	7536
0037-352-150	Amberwood	1	1309 Amber Drive	15	\$ 798.25	7536
0037-352-160	Amberwood	1	1313 Amber Drive	16	\$ 798.25	7536
0037-352-170	Amberwood	1	1317 Amber Drive	17	\$ 798.25	7536
0037-351-010	Amberwood	1	440 Amber Drive	18	\$ 798.25	7536
0037-351-020	Amberwood	1	436 Amber Drive	19	\$ 798.25	7536
0037-351-030	Amberwood	1	432 Amber Drive	20	\$ 798.25	7536
0037-351-040	Amberwood	1	428 Amber Drive	21	\$ 798.25	7536
0037-351-050	Amberwood	1	424 Amber Drive	22	\$ 798.25	7536
0037-351-060	Amberwood	1	420 Amber Drive	23	\$ 798.25	7536
0037-351-070	Amberwood	1	416 Amber Drive	24	\$ 798.25	7536
0037-351-080	Amberwood	1	412 Amber Drive	25	\$ 798.25	7536
0037-351-090	Amberwood	1	408 Amber Drive	26	\$ 798.25	7536
0037-351-100	Amberwood	1	404 Amber Drive	27	\$ 798.25	7536
0037-351-110	Amberwood	1	400 Amber Drive	28	\$ 798.25	7536
0173-811-120	McCoy Creek	2.5	1276 Gray Hawk Lane	1	\$ 1,995.62	7536
0173-811-070	McCoy Creek	2.5	1256 Gray Hawk Lane	6	\$ 1,995.62	7536
0173-811-060	McCoy Creek	2.5	1252 Gray Hawk Lane	7	\$ 1,995.62	7536
0173-811-020	McCoy Creek	2.5	1224 Gray Hawk Lane	9	\$ 1,995.62	7536
0173-811-010	McCoy Creek	2	1220 Gray Hawk Lane	10	\$ 1,596.49	7536
0173-812-180	McCoy Creek	2	1201 Gray Hawk Lane	13	\$ 1,596.49	7536
0173-812-170	McCoy Creek	1	1205 Gray Hawk Lane	14	\$ 798.25	7536
0173-812-160	McCoy Creek	1	1209 Gray Hawk Lane	15	\$ 798.25	7536
0173-812-150	McCoy Creek	1	1213 Gray Hawk Lane	16	\$ 798.25	7536
0173-812-140	McCoy Creek	1	1217 Gray Hawk Lane	17	\$ 798.25	7536
0173-812-130	McCoy Creek	1	1221 Gray Hawk Lane	18	\$ 798.25	7536

0173-812-120	McCoy Creek	1	1225 Gray Hawk Lane	19	\$	798.25	7536
0173-812-110	McCoy Creek	1	1229 Gray Hawk Lane	20	\$	798.25	7536
0173-812-100	McCoy Creek	1	1233 Gray Hawk Lane	21	\$	798.25	7536
0173-812-090	McCoy Creek	1	1237 Gray Hawk Lane	22	\$	798.25	7536
0173-812-080	McCoy Creek	1	1241 Gray Hawk Lane	23	\$	798.25	7536
0173-812-070	McCoy Creek	1	1253 Gray Hawk Lane	24	\$	798.25	7536
0173-812-010	McCoy Creek	1	1277 Gray Hawk Lane	30	\$	798.25	7536
0174-471-010	Peterson Ranch	1	1682 Tucson Circle	391	\$	798.25	7536
0174-472-060	Peterson Ranch	1	1687 Tucson Circle	393	\$	798.25	7536
0174-472-070	Peterson Ranch	1	1683 Tucson Circle	394	\$	798.25	7536
0174-472-080	Peterson Ranch	1	1679 Tucson Circle	395	\$	798.25	7536
0174-472-090	Peterson Ranch	1	1675 Tucson Circle	396	\$	798.25	7536
0174-472-100	Peterson Ranch	1	1671 Tucson Circle	397	\$	798.25	7536
0174-472-110	Peterson Ranch	1	1667 Tucson Circle	398	\$	798.25	7536
0174-472-120	Peterson Ranch	1	1663 Tucson Circle	399	\$	798.25	7536
0174-472-130	Peterson Ranch	1	1659 Tucson Circle	400	\$	798.25	7536
0174-472-140	Peterson Ranch	1	1655 Tucson Circle	401	\$	798.25	7536
0174-472-150	Peterson Ranch	1	1649 Tucson Circle	402	\$	798.25	7536
0174-472-160	Peterson Ranch	1	1645 Tucson Circle	403	\$	798.25	7536
0174-472-170	Peterson Ranch	1	1641 Tucson Circle	404	\$	798.25	7536
0174-472-180	Peterson Ranch	1	1637 Tucson Circle	405	\$	798.25	7536
0174-472-190	Peterson Ranch	1	1633 Tucson Circle	406	\$	798.25	7536
0174-472-200	Peterson Ranch	1	1629 Tucson Circle	407	\$	798.25	7536
0174-472-210	Peterson Ranch	1	1625 Tucson Circle	408	\$	798.25	7536
0174-473-070	Peterson Ranch	1	1624 Tucson Circle	409	\$	798.25	7536
0174-473-080	Peterson Ranch	1	1628 Tucson Circle	410	\$	798.25	7536
0174-473-090	Peterson Ranch	1	1632 Tucson Circle	411	\$	798.25	7536
0174-473-100	Peterson Ranch	1	1636 Tucson Circle	412	\$	798.25	7536
0174-473-110	Peterson Ranch	1	1640 Tucson Circle	413	\$	798.25	7536
0174-473-120	Peterson Ranch	1	1644 Tucson Circle	414	\$	798.25	7536
0174-473-130	Peterson Ranch	1	1648 Tucson Circle	415	\$	798.25	7536
0174-473-140	Peterson Ranch	1	1652 Tucson Circle	416	\$	798.25	7536
0174-502-180	Peterson Ranch	1	1601 Duluth Lane	417	\$	798.25	7536
0174-502-170	Peterson Ranch	1	1605 Duluth Lane	418	\$	798.25	7536
0174-502-160	Peterson Ranch	1	1609 Duluth Lane	419	\$	798.25	7536
0174-502-150	Peterson Ranch	1	1613 Duluth Lane	420	\$	798.25	7536
0174-502-140	Peterson Ranch	1	1617 Duluth Lane	421	\$	798.25	7536
0174-502-130	Peterson Ranch	1	1621 Duluth Lane	422	\$	798.25	7536
0174-502-120	Peterson Ranch	1	1625 Duluth Lane	423	\$	798.25	7536
0174-502-110	Peterson Ranch	1	1629 Duluth Lane	424	\$	798.25	7536
0174-502-100	Peterson Ranch	1	1633 Duluth Lane	425	\$	798.25	7536
0174-502-090	Peterson Ranch	1	1632 Harrisburg Lane	426	\$	798.25	7536
0174-502-080	Peterson Ranch	1	1628 Harrisburg Lane	427	\$	798.25	7536
0174-502-070	Peterson Ranch	1	1624 Harrisburg Lane	428	\$	798.25	7536
0174-502-060	Peterson Ranch	1	1620 Harrisburg Lane	429	\$	798.25	7536
0174-502-050	Peterson Ranch	1	1616 Harrisburg Lane	430	\$	798.25	7536
0174-502-040	Peterson Ranch	1	1612 Harrisburg Lane	431	\$	798.25	7536
0174-502-030	Peterson Ranch	1	1608 Harrisburg Lane	432	\$	798.25	7536
0174-502-020	Peterson Ranch	1	1604 Harrisburg Lane	433	\$	798.25	7536

0174-502-010	Peterson Ranch	1	1600 Harrisburg Lane	434	\$	798.25	7536
0174-501-200	Peterson Ranch	1	1601 Harrisburg Lane	435	\$	798.25	7536
0174-501-190	Peterson Ranch	1	1605 Harrisburg Lane	436	\$	798.25	7536
0174-501-180	Peterson Ranch	1	1609 Harrisbur. Lane	437	\$	798.25	7536
0174-501-170	Peterson Ranch	1	1613 Harrisburg Lane	438	\$	798.25	7536
0174-501-160	Peterson Ranch	1	1617 Harrisburg Lane	439	\$	798.25	7536
0174-501-150	Peterson Ranch	1	1621 Harrisburg Lane	440	\$	798.25	7536
0174-501-140	Peterson Ranch	1	1625 Harrisburg Lane	441	\$	798.25	7536
0174-501-130	Peterson Ranch	1	1629 Harrisburg Lane	442	\$	798.25	7536
0174-501-120	Peterson Ranch	1	1633 Harrisburg Lane	443	\$	798.25	7536
0174-501-110	Peterson Ranch	1	1637 Harrisburg Lane	444	\$	798.25	7536
0174-501-100	Peterson Ranch	1	1636 Savannah Lane	445	\$	798.25	7536
0174-501-090	Peterson Ranch	1	1632 Savannah Lane	446	\$	798.25	7536
0174-501-080	Peterson Ranch	1	1628 Savannah Lane	447	\$	798.25	7536
0174-501-070	Peterson Ranch	1	1624 Savannah Lane	448	\$	798.25	7536
0174-501-060	Peterson Ranch	1	1620 Savannah Lane	449	\$	798.25	7536
0174-501-050	Peterson Ranch	1	1616 Savannah Lane	450	\$	798.25	7536
0174-501-040	Peterson Ranch	1	1612 Savannah Lane	451	\$	798.25	7536
0174-501-030	Peterson Ranch	1	1608 Savannah Lane	452	\$	798.25	7536
0174-501-020	Peterson Ranch	1	1604 Savannah Lane	453	\$	798.25	7536
0174-501-010	Peterson Ranch	1	1600 Savannah Lane	454	\$	798.25	7536
0174-482-080	Peterson Ranch	1	1609 Savannah Lane	455	\$	798.25	7536
0174-482-070	Peterson Ranch	1	1613 Savannah Lane	456	\$	798.25	7536
0174-482-060	Peterson Ranch	1	1617 Savannah Lane	457	\$	798.25	7536
0174-482-050	Peterson Ranch	1	1621 Savannah Lane	458	\$	798.25	7536
0174-482-040	Peterson Ranch	1	1625 Savannah Lane	459	\$	798.25	7536
0174-482-030	Peterson Ranch	1	1629 Savannah Lane	460	\$	798.25	7536
0174-482-020	Peterson Ranch	1	1633 Savannah Lane	461	\$	798.25	7536
0174-482-010	Peterson Ranch	1	1637 Savannah Lane	462	\$	798.25	7536
0174-482-200	Peterson Ranch	1	1677 Duluth Lane	463	\$	798.25	7536
0174-482-190	Peterson Ranch	1	1681 Duluth Lane	464	\$	798.25	7536
0174-482-180	Peterson Ranch	1	1685 Duluth Lane	465	\$	798.25	7536
0174-482-170	Peterson Ranch	1	1689 Duluth Lane	466	\$	798.25	7536
0174-482-160	Peterson Ranch	1	1658 Youngstown Lane	467	\$	798.25	7536
0174-482-150	Peterson Ranch	1	1654 Youngstown Lane	468	\$	798.25	7536
0174-482-140	Peterson Ranch	1	1650 Youngstown Lane	469	\$	798.25	7536
0174-482-130	Peterson Ranch	1	1646 Youngstown Lane	470	\$	798.25	7536
0174-482-120	Peterson Ranch	1	1642 Youngstown Lane	471	\$	798.25	7536
0174-482-110	Peterson Ranch	1	1638 Youngstown Lane	472	\$	798.25	7536
0174-482-100	Peterson Ranch	1	1634 Youngstown Lane	473	\$	798.25	7536
0174-482-090	Peterson Ranch	1	1630 Youngstown Lane	474	\$	798.25	7536
0174-503-010	Peterson Ranch	1	1636 Duluth Lane	475	\$	798.25	7536
0174-503-020	Peterson Ranch	1	1640 Duluth Lane	476	\$	798.25	7536
0174-503-030	Peterson Ranch	1	1644 Duluth Lane	477	\$	798.25	7536
0174-503-040	Peterson Ranch	1	1648 Duluth Lane	478	\$	798.25	7536
0174-503-050	Peterson Ranch	1	1652 Duluth Lane	479	\$	798.25	7536
0174-503-060	Peterson Ranch	1	1656 Duluth Lane	480	\$	798.25	7536
0174-503-070	Peterson Ranch	1	1660 Duluth Lane	481	\$	798.25	7536
0174-503-080	Peterson Ranch	1	1664 Duluth Lane	482	\$	798.25	7536

0174-503-090	Peterson Ranch	1	1668 Duluth Lane	483	\$	798.25	7536
0174-481-010	Peterson Ranch	1	1672 Duluth Lane	484	\$	798.25	7536
0174-481-020	Peterson Ranch	1	1676 Duluth Lane	485	\$	798.25	7536
0174-481-030	Peterson Ranch	1	1680 Duluth Lane	486	\$	798.25	7536
0174-481-040	Peterson Ranch	1	1684 Duluth Lane	487	\$	798.25	7536
0174-481-050	Peterson Ranch	1	1688 Duluth Lane	488	\$	798.25	7536
0174-481-060	Peterson Ranch	1	1692 Duluth Lane	489	\$	798.25	7536
0174-481-070	Peterson Ranch	1	1696 Duluth Lane	490	\$	798.25	7536
0174-481-080	Peterson Ranch	1	1673 Youngstown Lane	491	\$	798.25	7536
0174-481-090	Peterson Ranch	1	1669 Youngstown Lane	492	\$	798.25	7536
0174-481-100	Peterson Ranch	1	1665 Youngstown Lane	493	\$	798.25	7536
0174-481-110	Peterson Ranch	1	1661 Youngstown Lane	494	\$	798.25	7536
0174-481-120	Peterson Ranch	1	1657 Youngstown Lane	495	\$	798.25	7536
0174-481-130	Peterson Ranch	1	1653 Youngstown Lane	496	\$	798.25	7536
0174-481-140	Peterson Ranch	1	1649 Youngstown Lane	497	\$	798.25	7536
0174-481-150	Peterson Ranch	1	1645 Youngstown Lane	498	\$	798.25	7536
0174-481-160	Peterson Ranch	1	1641 Youngstown Lane	499	\$	798.25	7536
0174-481-170	Peterson Ranch	1	1637 Youngstown Lane	500	\$	798.25	7536
0174-481-180	Peterson Ranch	1	1633 Youngstown Lane	501	\$	798.25	7536
0174-481-190	Peterson Ranch	1	1629 Youngstown Lane	502	\$	798.25	7536
0174-481-200	Peterson Ranch	1	1625 Youngstown Lane	503	\$	798.25	7536
0174-481-210	Peterson Ranch	1	1621 Youngstown Lane	504	\$	798.25	7536
0174-481-220	Peterson Ranch	1	1617 Youngstown Lane	505	\$	798.25	7536
0174-481-230	Peterson Ranch	1	1613 Youngstown Lane	506	\$	798.25	7536
0174-481-240	Peterson Ranch	1	1609 Youngstown Lane	507	\$	798.25	7536
0174-481-250	Peterson Ranch	1	1605 Youngstown Lane	508	\$	798.25	7536
0174-481-260	Peterson Ranch	1	1601 Youngstown Lane	509	\$	798.25	7536
0174-492-080	Peterson Ranch	1	1700 Carswell Lane	510	\$	798.25	7536
0174-492-070	Peterson Ranch	1	1704 Carswell Lane	511	\$	798.25	7536
0174-492-060	Peterson Ranch	1	1708 Carswell Lane	512	\$	798.25	7536
0174-492-050	Peterson Ranch	1	1712 Carswell Lane	513	\$	798.25	7536
0174-492-040	Peterson Ranch	1	1713 Westover Lane	514	\$	798.25	7536
0174-492-030	Peterson Ranch	1	1709 Westover Lane	515	\$	798.25	7536
0174-492-020	Peterson Ranch	1	1705 Westover Lane	516	\$	798.25	7536
0174-492-010	Peterson Ranch	1	1701 Westover Lane	517	\$	798.25	7536
0174-491-320	Peterson Ranch	1	1700 Westover Lane	518	\$	798.25	7536
0174-491-310	Peterson Ranch	1	1704 Westover Lane	519	\$	798.25	7536
0174-491-300	Peterson Ranch	1	1708 Westover Lane	520	\$	798.25	7536
0174-491-290	Peterson Ranch	1	1712 Westover Lane	521	\$	798.25	7536
0174-491-280	Peterson Ranch	1	1752 Carswell Court	522	\$	798.25	7536
0174-491-270	Peterson Ranch	1	1756 Carswell Court	523	\$	798.25	7536
0174-491-260	Peterson Ranch	1	1760 Carswell Court	524	\$	798.25	7536
0174-491-250	Peterson Ranch	1	1764 Carswell Court	525	\$	798.25	7536
0174-491-240	Peterson Ranch	1	1768 Carswell Court	526	\$	798.25	7536
0174-491-230	Peterson Ranch	1	1772 Carswell Court	527	\$	798.25	7536
0174-491-220	Peterson Ranch	1	1776 Carswell Court	528	\$	798.25	7536
0174-491-210	Peterson Ranch	1	1780 Carswell Court	529	\$	798.25	7536
0174-491-200	Peterson Ranch	1	1784 Carswell Court	530	\$	798.25	7536
0174-491-190	Peterson Ranch	1	1788 Carswell Court	531	\$	798.25	7536

0174-491-170	Peterson Ranch	1	1792 Carswell Court	532	\$	798.25	7536
0174-491-160	Peterson Ranch	1	1796 Carswell Court	533	\$	798.25	7536
0174-491-150	Peterson Ranch	1	1795 Carswell Court	534	\$	798.25	7536
0174-491-140	Peterson Ranch	1	1791 Carswell Court	535	\$	798.25	7536
0174-491-130	Peterson Ranch	1	1787 Carswell Court	536	\$	798.25	7536
0174-491-120	Peterson Ranch	1	1783 Carswell Court	537	\$	798.25	7536
0174-491-110	Peterson Ranch	1	1779 Carswell Court	538	\$	798.25	7536
0174-491-100	Peterson Ranch	1	1775 Carswell Court	539	\$	798.25	7536
0174-491-090	Peterson Ranch	1	1753 Carswell Court	540	\$	798.25	7536
0174-491-080	Peterson Ranch	1	1749 Carswell Court	541	\$	798.25	7536
0174-491-070	Peterson Ranch	1	1745 Carswell Court	542	\$	798.25	7536
0174-491-060	Peterson Ranch	1	1741 Carswell Lane	543	\$	798.25	7536
0174-491-050	Peterson Ranch	1	1737 Carswell Lane	544	\$	798.25	7536
0174-491-040	Peterson Ranch	1	1733 Carswell Lane	545	\$	798.25	7536
0174-491-030	Peterson Ranch	1	1729 Carswell Lane	546	\$	798.25	7536
0174-491-020	Peterson Ranch	1	1725 Carswell Lane	547	\$	798.25	7536
0174-491-010	Peterson Ranch	1	1721 Carswell Lane	548	\$	798.25	7536
0037-380-210	Summerwood	1	199 Sunshine Street	1	\$	798.25	7541
0037-380-200	Summerwood	1	195 Sunshine Street	2	\$	798.25	7541
0037-380-190	Summerwood	1	191 Sunshine Street	3	\$	798.25	7541
0037-380-180	Summerwood	1	187 Sunshine Street	4	\$	798.25	7541
0037-380-160	Summerwood	1	1173 Strawberry Lane	5	\$	798.25	7541
0037-380-270	Summerwood	1	1169 Strawberry Lane	6	\$	798.25	7541
0037-380-260	Summerwood	1	1165 Strawberry Lane	7	\$	798.25	7541
0037-380-250	Summerwood	1	1161 Strawberry Lane	8	\$	798.25	7541
0037-380-240	Summerwood	1	1157 Strawberry Lane	9	\$	798.25	7541
0037-380-230	Summerwood	1	1153 Strawberry Lane	10	\$	798.25	7541
0037-380-330	Summerwood	1	1149 Strawberry Lane	11	\$	798.25	7541
0037-380-320	Summerwood	1	1145 Strawberry Lane	12	\$	798.25	7541
0037-380-310	Summerwood	1	1141 Strawberry Lane	13	\$	798.25	7541
0037-380-300	Summerwood	1	1137 Strawberry Lane	14	\$	798.25	7541
0037-380-290	Summerwood	1	1133 Strawberry Lane	15	\$	798.25	7541
0037-370-310	Summerwood	1	1129 Strawberry Lane	16	\$	798.25	7541
0037-370-320	Summerwood	1	1125 Strawberry Lane	17	\$	798.25	7541
0037-370-330	Summerwood	1	1121 Strawberry Lane	18	\$	798.25	7541
0037-370-340	Summerwood	1	1117 Strawberry Lane	19	\$	798.25	7541
0037-370-350	Summerwood	1	1113 Strawberry Lane	20	\$	798.25	7541
0037-370-380	Summerwood	1	1109 Strawberry Lane	21	\$	798.25	7541
0037-370-390	Summerwood	1	1105 Strawberry Lane	22	\$	798.25	7541
0037-370-400	Summerwood	1	1101 Strawberry Lane	23	\$	798.25	7541
0037-370-270	Summerwood	1	197 Summertime Lane	24	\$	798.25	7536
0037-370-260	Summerwood	1	193 Summertime Lane	25	\$	798.25	7536
0037-370-250	Summerwood	1	189 Summertime Lane	26	\$	798.25	7536
0037-370-240	Summerwood	1	185 Summertime Lane	27	\$	798.25	7536
0037-370-230	Summerwood	1	181 Summertime Lane	28	\$	798.25	7536
0037-370-210	Summerwood	1	177 Summertime Lane	29	\$	798.25	7537
0037-370-200	Summerwood	1	173 Summertime Lane	30	\$	798.25	7538
0037-370-190	Summerwood	1	169 Summertime Lane	31	\$	798.25	7539
0037-370-180	Summerwood	1	165 Summertime Lane	32	\$	798.25	7540

0037-370-170	Summerwood	1	161 Summertime Lane	33	\$ 798.25	7541
0037-370-150	Summerwood	1	157 Summertime Lane	34	\$ 798.25	7542
0037-370-140	Summerwood	1	153 Summertime Lane	35	\$ 798.25	7543
0037-370-130	Summerwood	1	149 Summertime Lane	36	\$ 798.25	7544
0037-370-120	Summerwood	1	145 Summertime Lane	37	\$ 798.25	7545
0037-370-110	Summerwood	1	141 Summertime Lane	38	\$ 798.25	7546
0037-360-240	Summerwood	1	137 Summertime Lane	39	\$ 798.25	7536
0037-360-230	Summerwood	1	133 Summertime Lane	40	\$ 798.25	7536
0037-360-210	Summerwood	1	129 Summertime Lane	41	\$ 798.25	7536
0037-360-190	Summerwood	1	125 Summertime Lane	42	\$ 798.25	7536
0037-360-200	Summerwood	1	121 Summertime Lane	43	\$ 798.25	7536
0037-360-170	Summerwood	1	117 Summertime Lane	44	\$ 798.25	7536
0037-360-160	Summerwood	1	113 Summertime Lane	45	\$ 798.25	7536
0037-360-140	Summerwood	1	109 Summertime Lane	46	\$ 798.25	7536
0037-360-110	Summerwood	1	105 Summertime Lane	47	\$ 798.25	7536
0037-360-120	Summerwood	1	101 Summertime Lane	48	\$ 798.25	7536
0037-360-100	Summerwood	1	123 Sunshine Street	49	\$ 798.25	7536
0037-360-090	Summerwood	1	119 Sunshine Street	50	\$ 798.25	7536
0037-360-070	Summerwood	1	115 Sunshine Street	51	\$ 798.25	7536
0037-360-060	Summerwood	1	111 Sunshine Street	52	\$ 798.25	7536
0037-360-020	Summerwood	1	116 Sunshine Street	53	\$ 798.25	7536
0037-360-270	Summerwood	1	127 Sunshine Street	54	\$ 798.25	7356
0037-370-010	Summerwood	1	131 Sunshine Street	55	\$ 798.25	7356
0037-370-020	Summerwood	1	135 Sunshine Street	56	\$ 798.25	7356
0037-370-040	Summerwood	1	139 Sunshine Street	57	\$ 798.25	7541
0037-370-050	Summerwood	1	143 Sunshine Street	58	\$ 798.25	7541
0037-370-060	Summerwood	1	147 Sunshine Street	59	\$ 798.25	7541
0037-370-070	Summerwood	1	151 Sunshine Street	60	\$ 798.25	7541
0037-380-030	Summerwood	1	155 Sunshine Street	61	\$ 798.25	7541
0037-380-040	Summerwood	1	159 Sunshine Street	62	\$ 798.25	7541
0037-380-050	Summerwood	1	163 Sunshine Street	63	\$ 798.25	7541
0037-380-060	Summerwood	1	167 Sunshine Street	64	\$ 798.25	7541
0037-380-080	Summerwood	1	171 Sunshine Street	65	\$ 798.25	7541
0037-380-090	Summerwood	1	175 Sunshine Street	66	\$ 798.25	7541
0037-380-100	Summerwood	1	179 Sunshine Street	67	\$ 798.25	7541
0037-380-110	Summerwood	1	183 Sunshine Street	68	\$ 798.25	7541
0037-380-130	Summerwood	1	1170 Strawberry Lane	69	\$ 798.25	7541
0037-210-040	Cottonwood Creek Apts.	94	202 Railroad Avenue	N/A	\$ 28,138.10	7536
0173-670-320	Rick's Auto Spa	4,100 Sq Ft	1101 Anderson Drive	N/A	\$ 3,192.99	7536
0174-170-090	Four Seasons Storage	121,000 Sq Ft	1600 Petersen Road	N/A	\$ 96,587.93	7536
0032-061-020	Waterfront Hotel	64,200 Sq Ft	2 Harbor Center	N/A	\$ 51,087.83	7536
0032-141-150	Harbor Square	41,900 Sq Ft	700 Main Street	N/A	\$ 32,728.14	7536
0173-830-020	Walmart	185,600 Sq. Ft	350 Walters Road	N/A	\$ 147,675.67	7536
Total CFD No. 2					\$ 582,920.62	7536

EXHIBIT C - FY 16

BUDGET ESTIMATE OVERVIEW - CFD No. 2 & TAX ZONES 1, 2, 3, 5 & 6

CITY OF CFD No. 2

	FY 15		FY 16 EST	
Beginning Balance	\$	-	\$	7,200.00
Total Est. Income	\$	393,400.00	\$	543,300.00
Total Est. Expenses	\$	393,400.00	\$	550,500.00
Ending Balance	\$	-	\$	-

TAX ZONE #1 - Amberwood

	FY 15		FY 16 EST	
Beginning Balance	\$	54,800.00	\$	58,800.00
Total Est. Income	\$	13,200.00	\$	13,600.00
Total Est. Expenses	\$	12,100.00	\$	12,300.00
Contingency	\$	55,900.00	\$	60,100.00
Ending Balance	\$	-	\$	-

TAX ZONE #2 - McClellan

	FY 15		FY 16 EST	
Beginning Balance	\$	9,700.00	\$	13,000.00
Total Est. Income	\$	3,900.00	\$	4,000.00
Total Est. Expenses	\$	2,900.00	\$	2,900.00
Contingency	\$	10,700.00	\$	14,100.00
Ending Balance	\$	-	\$	-

TAX ZONE #3 - Peterson Ranch

	FY 15		FY 16 EST	
Beginning Balance	\$	38,500.00	\$	43,500.00
Total Est. Income	\$	6,100.00	\$	6,300.00
Total Est. Expenses	\$	1,300.00	\$	1,300.00
Contingency	\$	43,300.00	\$	48,500.00
Ending Balance	\$	-	\$	-

TAX ZONE #5 - Summerwood

	FY 15		FY 16 EST	
Beginning Balance	\$	6,300.00	\$	6,500.00
Total Est. Income	\$	4,900.00	\$	5,300.00
Total Est. Expenses	\$	4,800.00	\$	4,900.00
Contingency	\$	6,400.00	\$	6,900.00
Ending Balance	\$	-	\$	-

TAX ZONE #6 - Walmart

		FY 15		FY 16 EST
Beginning Balance	\$	-	\$	-
Total Est. Income	\$	-	\$	23,800.00
Total Est. Expenses	\$	-	\$	22,600.00
Contingency	\$	-	\$	1,200.00
Ending Balance	\$	-	\$	-

AGENDA TRANSMITTAL

MEETING DATE: July 7, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's behalf with Michael Baker International (formerly known as PMC) for Planning Services.

FISCAL IMPACT: The contract to provide planning services for FY 15/16 shall not exceed \$100,000, and will be billed on a time-and-materials basis (similar to the contract with BKF for the City Engineer). This expense was anticipated in the FY2015-16 budget adopted on June 30, 2015.

BACKGROUND: As a result of the elimination of the Community Development Director position, as well as the reorganization that combined the Economic Development, Planning, and Housing Divisions into the Development Services Department, additional planning assistance has been needed. As part of the reorganization, it was anticipated that higher level planning support would be needed similar to the contract City Engineer position in the Building and Public Works Department, and that additional operational needs of the Planning Division would be monitored and adjusted accordingly depending on volume of work.

In February 2015, the City Council authorized a contract with Pacific Municipal Consultants (PMC) in an amount not to exceed \$50,000 for the remainder of FY 2014-15 and set to expire on June 30, 2015. PMC was purchased by Michael Baker International earlier this year. There have been no changes to the pricing, service level, or people as a result of the Michael Baker acquisition of PMC.

STAFF REPORT: Michael Baker International, formerly PMC, has provided contract planning services since February 2015. Typically, Michael Baker will have at least one staff person working in City Hall each week with additional staff available to work, as needed. Paul Junker has acted as the primary staff person from Michael Baker, providing higher-level planning expertise.

The ability of Michael Baker to scale its staffing, as well as its ability to provide a qualified executive level planner that has capacity to work directly with City staff (not simply administer the contract to farm out work to junior level staff) are primary factors behind the recommendation to extend the contract with Michael Baker, in addition to the quality of work and service Michael Baker has provided since February 2015. Mr. Junker would continue to work under the supervision of the Development Services Director, and it is anticipated Mr. Junker would continue to be at City Hall at least one day a week. This may change as workload changes.

PREPARED BY:

Jason D. Garben, Development Services Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, City Manager

S.P.

Using the FY 2015-16 contract as a base, staff is proposing a budget of \$100,000 and believes that the activities of the Planning Division can be completed within the budgeted amount. The City would be free to terminate the agreement at any time with a 30-day notice, and the needs beyond June 30, 2016, would be assessed as part of the FY 2016-17 budget process.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's behalf with Michael Baker International (formerly known as PMC) for Planning Services.

ATTACHMENTS:

1. Council Resolution No. 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's behalf with Michael Baker International (formerly known as PMC) for Planning Services.

RESOLUTION NO. 2015 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL
SERVICES AGREEMENT ON THE CITY'S BEHALF WITH MICHAEL BAKER
INTERNATIONAL (FORMERLY KNOWN AS PMC) FOR PLANNING SERVICES.**

WHEREAS, in May 2014, the Community Development Director position became vacant and a reorganization combining the Economic Development, Planning, and Housing Divisions into the Development Services Department took place; and

WHEREAS, on February 3, 2015, the City Council authorized the City Manager to execute a contract with Pacific Municipal Consultants for contract planning services in an amount not to exceed \$50,000; and

WHEREAS, as a result of the reorganization, it was anticipated that higher level planning support would be needed; and

WHEREAS, the City issued request proposals from qualified firms to provide contract planning services; and

WHEREAS, the City received proposals from eleven responsive and responsible professional planning firms and individuals; and

WHEREAS, City staff has interviewed six of the most qualified respondents; and

WHEREAS, Pacific Municipal Consultants (PMC) was selected as the most qualified firm for the City; and

WHEREAS, Pacific Municipal Consultants (PMC) was acquired by Michael Baker International, and is now known as Michael Baker International (Michael Baker); and

WHEREAS, Michael Baker, through its designated contract, would provide the City, on an as-needed basis, executive level planning services, planning department oversight, project specific planning tasks, and other planning services as necessary.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to negotiate and execute a Professional Services Agreement on behalf of the City with Michael Baker, for contract city planning services terminating June 30, 2016, not to exceed \$100,000 with the option to terminate at any time with a 30-day notice.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 7th of July 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 7th of July 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 7, 2015

CITY AGENDA ITEM: Elimination of the Remaining 2.5 Percent Pay Cut and Reduced Working Hours:

- a. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Employees' Association (SCEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
- b. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Management and Professional Employees' Association (SCMPEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
- c. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Police Officers' Association (SCPOA) and Authorizing the City Manager to Execute it on Behalf of the City; and
- d. Resolution No. 2015-___: Authorizing Unrepresented Executive Management and Confidential Employees to Receive Pay and Benefits Comparable to those Received by Represented Employees; and
- e. Resolution No. 2015-___: Amending the Salary Resolution No. 2015-81 to Adjust Salaries of Employees Covered by the Two Approved Memorandums of Understanding, as well as for Unrepresented Employees.

FISCAL IMPACT: This resolution would increase pay for all affected permanent full-time job classes by 2.5 percent. The adopted FY 2015-16 Annual Budget assumes that these adjustments would be approved by the City Council.

BACKGROUND: In July of 2012, the City Council and all permanent full-time employees agreed to certain concessions to address the impacts of the Great Recession and the State's elimination of the Redevelopment Agency. The across-the-board concessions applied to Executive Management, Confidential Management, Confidential Non-Management, Suisun City Management & Professional Employee's Association (SCMPEA), the Suisun City Employees' Association (SCEA), and the Suisun City Police Officers' Association (SCPOA) and included the following:

- A 5.0 percent pay cut throughout FY 2012-13 and FY 2013-14.
- A 2.5 percent pay cut during FY 2014-15.
- Freeze on cashing out Holiday Leave.
- Limit of 32 per year on cashing out Compensatory Time Off (or other paid leaves as identified in subsequent side letters).

PREPARED BY:
REVIEWED/APPROVED BY:

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

STAFF REPORT: With the adoption of the FY 2015-16 Annual Budget, the City Council directed staff to negotiate the return of the remaining one-half of the concessions to the employees. Staff has met and conferred in good faith with the three bargaining groups and reached tentative agreements with each that are generally consistent with the other groups:

- The pay cut would be reduced by the remaining 2.5%.
- Offsetting time off would be eliminated.
- All other provisions of the MOUs remain the same.

The bottom line is that with the Council's approval of the attached resolutions, all of the employees would have the remaining half of the concessions returned to them in the form of a pay increase of 2.5%, as well as the elimination of an offsetting amount of time off on a one-for-one basis. In other words, the time off equal to 2.5% of a fiscal year, as well as the remaining pay cut equal to a 2.5% cut would be eliminated. These bottom line provisions also apply to Executive Management and Confidential Employees. The elimination of the pay cut (in the form of vehicle allowance) also applies equally to Councilmembers.

RECOMMENDATION: It is recommended that the City Council adopt:

1. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Employees' Association (SCEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
2. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Management and Professional Employees' Association (SCMPEA) and Authorizing the City Manager to Execute it on Behalf of the City; and
3. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Police Officers' Association (SCPOA) and Authorizing the City Manager to Execute it on Behalf of the City; and
4. Resolution No. 2015-___: Authorizing Unrepresented Executive Management and Confidential Employees to Receive Pay and Benefits Comparable to those Received by Represented Employees; and
5. Resolution No. 2015-___: Amending the Salary Resolution No. 2015-81 to Adjust Salaries of Employees Covered by the Two Approved Memorandums of Understanding, as well as for Unrepresented Employees.

ATTACHMENTS:

1. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Employees' Association (SCEA) and Authorizing the City Manager to Execute it on Behalf of the City.
2. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Management and Professional Employees' Association (SCMPEA) and Authorizing the City Manager to Execute it on Behalf of the City.

3. Resolution No. 2015-___: Approving an Amendment to the Memorandum of Understanding (MOU) with the Suisun City Police Officers' Association (SCPOA) and Authorizing the City Manager to Execute it on Behalf of the City.
4. Resolution No. 2015-___: Authorizing Unrepresented Executive Management and Confidential Employees to Receive Pay and Benefits Comparable to those Received by Represented Employees.
5. Resolution No. 2015-___: Amending the Salary Resolution No. 2015-81 to Adjust Salaries of Employees Covered by the Two Approved Memorandums of Understanding, as well as for Unrepresented Employees.

RESOLUTION NO. 2014-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING AN AMENDMENT TO THE
MEMORANDUM OF UNDERSTANDING (MOU)
WITH THE SUISUN CITY EMPLOYEES' ASSOCIATION**

WHEREAS, the City has met and conferred in good faith with Suisun City Employees' Association and has agreed to amend the Memorandum of Understanding for the period from July 3, 2014, through December 31, 2015, to eliminate the 2.5 percent reduction in pay and reduction in hours worked.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun that the amended Memorandum of Understanding with the Suisun City Employees' Association is hereby approved; and that the City Manager is authorized to execute the MOU on the City's behalf.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 7th day of July, 2014 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July, 2015.

Linda Hobson, CMC
City Clerk

AMENDMENT NO. 1

The Memorandum of Understanding between the City of Suisun City and the Suisun City Police Officers' Association (hereinafter "Agreement") was signed on the 7th day of October, 2014, and it was entered into as of July 1, 2014, between the City of Suisun City, (hereinafter "City"), and the Suisun City Employees' Association, (hereinafter "SCEA").

Pursuant to Government Code Section 3500 *et seq.* and the City of Suisun City Employer/Employee Relations Resolution No. 74-33, the following represents Amendment No. 1 to the Agreement (hereinafter "Amendment") reached between the City and the SCEA, the terms of which will apply to current Employees effective July 3, 2015 through December 31, 2015.

Modifications to Article XLVI – Temporary Measures

Article XLVI shall be amended to read as follows:

ARTICLE XLVI – TEMPORARY MEASURES

1. **Temporary Measures.** The Parties agree that due to economic conditions, as well as actions by the State of California, that the City is forced to seek concessions from its Employees. The Parties recognize that the City could balance its budget by laying off Employees, but the Parties agree that it is preferable to rely on concessions that would ensure the Employees do not lose their jobs and that the community not suffer a more radical reduction in service delivery. The Parties have met and conferred in good faith and agreed to certain concessions, as well as certain recompense for these concessions. The Parties have also agreed to their preferences for unwinding these concessions as the fiscal situation improves. The Parties hereby declare that it is their mutual intention that these concessions be temporary and that they be unwound as soon as they can possibly be removed without fiscal harm to the City.
2. **Pay Cut.** The amounts set forth in Exhibit B reflect the elimination of the two and one-half percent (2.5%) reduction in Base Pay for all job classes that was in effect from July 6, 2014 through July 2, 2015.
3. **Personal Time Off.** In partial recompense for the pay cut agreed to by SCEA, the City hereby grants to the Employees Personal Time Off of up to 50 hours per fiscal year on the days designated in Exhibit C. Personal Time Off may not be accrued or cashed out; it must be taken on the designated dates. This provision expired on July 3, 2015.
4. **Unwinding Protocol.** The Parties agree that unwinding the Temporary Measures is subject to the meet and confer process as provided in the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq.*). The Parties also agree that the preferred unwinding protocol should proceed as follows:
 - A. **Restore Pay Cuts.** The Pay Cuts that were in effect between Jul6, 2014 and July 2, 2015, are hereby eliminated.

- B. Selectively Fill Vacant Positions. The second highest priority is the selective filling of some or all of the positions that are being held vacant. The Parties acknowledge that the City Council has established a policy that the filling of any vacancy must first be approved by the City Council.
- C. Relax Cash-Out Restrictions. In order to ensure that the agreed-upon Pay Cuts have the desired effect on the budget, the Parties understand and agree that the cashing out of paid leave needs to be restricted to 32 hours of CTO in December. After addressing Subsections 4.A. and 4.B. above, the Parties will meet and confer about relaxing the restrictions set forth in Section 7 of Article XVII and Section 5 of Article XXXVI as funding becomes available. Such discussions may occur within the context of discussions regarding Subsection 4.D. below.
- D. Provide COLAs. At such time as the fiscal situation has improved sufficiently, the Parties shall meet and confer on the cost-of-living adjustments (COLAs) that implement the Class and Compensation Study consistent with City Council policy direction within the limitations of the City's ability to pay.

Effective Date of Amendment No. 1

The effective date of this Agreement shall be July 3, 2015. All other provisions of the Agreement shall remain in full force and effect.

EXECUTED this ___ day of July 2015.

CITY OF SUISUN CITY

SUISUN CITY EMPLOYEES' ASSOCIATION

Suzanne Bragdon, City Manager Date

Amber Kent, SCEA President Date

Ronald C. Anderson, Jr., Chief Negotiator Date

Stephen Cutty, Chief Negotiator Date

Scott Corey Date

Anita Skinner Date

Date

Jeramy Samo Date

Tim Gonzales, Director, Region A, SEIU Date

John Sten-Mendez, Executive Director, SEIU Date

EXHIBIT B: Suisun City Employees' Association
Salary Schedule Effective July 3, 2015

Job Class	Range	A Step		B Step		C Step		D Step		E Step	
		Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly
Computer Technician	545	\$4,611	\$26.60	\$4,842	\$27.93	\$5,084	\$29.33	\$5,338	\$30.80	\$5,605	\$32.33
Building Inspector I/II-II	521	\$4,386	\$25.30	\$4,605	\$26.57	\$4,836	\$27.90	\$5,077	\$29.29	\$5,331	\$30.76
Public Works Inspector	570	\$4,386	\$25.30	\$4,605	\$26.57	\$4,836	\$27.90	\$5,077	\$29.29	\$5,331	\$30.76
Youth Services Specialist	590	\$4,092	\$23.61	\$4,297	\$24.79	\$4,511	\$26.03	\$4,737	\$27.33	\$4,974	\$28.70
Senior Com. & Rec. Technician	530	\$4,002	\$23.09	\$4,202	\$24.24	\$4,412	\$25.46	\$4,633	\$26.73	\$4,864	\$28.06
Building Inspector I/II-I	520	\$3,988	\$23.01	\$4,187	\$24.16	\$4,397	\$25.37	\$4,617	\$26.63	\$4,847	\$27.97
Housing Specialist I/II-II	561	\$3,731	\$21.53	\$3,918	\$22.60	\$4,113	\$23.73	\$4,319	\$24.92	\$4,535	\$26.16
Com. & Rec. Technician I/II-II	526	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,211	\$24.30	\$4,422	\$25.51
Housing Specialist I/II-I	560	\$3,554	\$20.50	\$3,732	\$21.53	\$3,918	\$22.61	\$4,114	\$23.74	\$4,320	\$24.92
Administrative Assistant II	511	\$3,554	\$20.50	\$3,732	\$21.53	\$3,918	\$22.61	\$4,114	\$23.74	\$4,320	\$24.92
Recreation Coordinator	580	\$3,465	\$19.99	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,212	\$24.30
Accounting Technician	508	\$3,452	\$19.92	\$3,625	\$20.91	\$3,806	\$21.96	\$3,996	\$23.05	\$4,196	\$24.21
Senior Account Clerk	505	\$3,452	\$19.92	\$3,625	\$20.91	\$3,806	\$21.96	\$3,996	\$23.05	\$4,196	\$24.21
Senior Maintenance Worker	568	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$23.83
Fleet Mechanic	555	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$23.83
Com. & Rec. Technician I/II-I	525	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$23.83
Administrative Assistant I	510	\$3,320	\$19.15	\$3,486	\$20.11	\$3,660	\$21.12	\$3,843	\$22.17	\$4,035	\$23.28
Rec. Prog. & Admin. Coordinator	581	\$3,320	\$19.15	\$3,486	\$20.11	\$3,660	\$21.12	\$3,843	\$22.17	\$4,035	\$23.28
Maintenance Worker I/II-II	566	\$3,237	\$18.68	\$3,399	\$19.61	\$3,569	\$20.59	\$3,747	\$21.62	\$3,935	\$22.70
Community Services Officer I/II-II	536	\$3,205	\$18.49	\$3,365	\$19.41	\$3,534	\$20.39	\$3,710	\$21.40	\$3,896	\$22.48
Account Clerk III	503	\$3,093	\$17.85	\$3,248	\$18.74	\$3,410	\$19.67	\$3,581	\$20.66	\$3,760	\$21.69
Maintenance Worker I/II-I	565	\$2,943	\$16.98	\$3,090	\$17.83	\$3,245	\$18.72	\$3,407	\$19.66	\$3,577	\$20.64
Bldg Maintenance Worker I/II-II	516	\$2,943	\$16.98	\$3,090	\$17.83	\$3,245	\$18.72	\$3,407	\$19.66	\$3,577	\$20.64
Community Services Officer I/II-I	535	\$2,912	\$16.80	\$3,058	\$17.64	\$3,210	\$18.52	\$3,371	\$19.45	\$3,540	\$20.42
Account Clerk I/II-II	501	\$2,812	\$16.22	\$2,953	\$17.03	\$3,100	\$17.89	\$3,255	\$18.78	\$3,418	\$19.72
Office Assistant	509	\$2,778	\$16.03	\$2,917	\$16.83	\$3,063	\$17.67	\$3,216	\$18.55	\$3,377	\$19.48
Bldg Maintenance Worker I/II-I	515	\$2,675	\$15.43	\$2,809	\$16.20	\$2,949	\$17.01	\$3,097	\$17.87	\$3,251	\$18.76
Account Clerk I/II-I	500	\$2,556	\$14.75	\$2,684	\$15.48	\$2,818	\$16.26	\$2,959	\$17.07	\$3,107	\$17.92

Bold denotes benchmark class

EXHIBIT C: PERSONAL TIME OFF

Pursuant to Article XLVI Section 3, Personal Time Off shall be provided as a partial recompense for concessions made by SCEA. Personal Time Off shall be provided as follows:

1. Employees Working 5/40 or 9/80 Schedules. Employees working either a 5/40 or 9/80 work schedule shall be granted paid leave for all scheduled work hours on the last working Friday of the first month of each quarter during the term of this Agreement, as well as the day before Christmas is observed and the day before New Year's Day is observed. During the Term of this Agreement these dates shall be the following: July 25, 2014; October 17, 2014; December 24, 2014; December 31, 2014; January 23, 2015; April 17, 2015; and July 24, 2015.
2. B&PW Employees Working Alternate 9/80 Schedules. Certain Employees in the Building & Public Works Department work a 9/80 schedule with alternate Fridays off from most Employees working a 9/80 schedule at City Hall. Those Employees working the Alternate 9/80 schedule shall be granted paid leave for all scheduled work hours on the second to last working Friday of the first month of each quarter during the term of this Agreement, as well as the day before Christmas is observed and the day before New Year's Day is observed. During the Term of this Agreement these dates shall be the following: July 18, 2014; October 10, 2014; December 24, 2014; December 31, 2014; January 16, 2015; April 10, 2015; and July 17, 2015.
3. SCPD Employees Working 4/10 Schedules. SCPD Employees working a 4/10 work schedule shall be granted paid leave for all scheduled work hours for one Workday at the end of a workweek in July, 2014; October 2014; December, 2014; January, 2015; April 2015, and July 2015. The affected Employees shall work with their supervisors to schedule their Personal Time Off days.

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING THE MEMORANDUM OF UNDERSTANDING (MOU)
WITH THE SUISUN CITY MANAGEMENT & PROFESSIONAL
EMPLOYEES' ASSOCIATION**

WHEREAS, the City has met and conferred in good faith with Suisun City Management & Professional Employees' Association and has agreed to amend the Memorandum of Understanding for the period from July 3, 2014, through December 31, 2015, to eliminate the 2.5 percent reduction in pay and reduction in hours worked.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun that the amended Memorandum of Understanding with the Suisun City Management & Professional Employees' Association is hereby approved; and that the City Manager is authorized to execute the MOU on the City's behalf.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 7th day of July, 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July, 2015.

Linda Hobson, CMC
City Clerk

AMENDMENT NO. 1

The Memorandum of Understanding between the City of Suisun City and the Suisun City Police Officers' Association (hereinafter "Agreement") was signed on the 7th day of October, 2014, and it was entered into as of July 1, 2014, between the City of Suisun City, (hereinafter "City"), and the Suisun City Management & Professional Employees' Association, (hereinafter "SCMPEA").

Pursuant to Government Code Section 3500 *et seq.* and the City of Suisun City Employer/Employee Relations Resolution No. 74-33, the following represents Amendment No. 1 to the Agreement (hereinafter "Amendment") reached between the City and the SCMPEA, the terms of which will apply to current Employees effective July 3, 2015 through December 31, 2015.

Modifications to Article XLVI – Temporary Measures

Article XLVI shall be amended to read as follows:

ARTICLE XLVI – TEMPORARY MEASURES

1. **Temporary Measures.** The Parties agree that due to economic conditions, as well as actions by the State of California, that the City is forced to seek concessions from its Employees. The Parties recognize that the City could balance its budget by laying off Employees, but the Parties agree that it is preferable to rely on concessions that would ensure the Employees do not lose their jobs and that the community not suffer a more radical reduction in service delivery. The Parties have met and conferred in good faith and agreed to certain concessions, as well as certain recompense for these concessions. The Parties have also agreed to their preferences for unwinding these concessions as the fiscal situation improves. The Parties hereby declare that it is their mutual intention that these concessions be temporary and that they be unwound as soon as they can possibly be removed without fiscal harm to the City.
2. **Pay Cut.** The amounts set forth in Exhibit A reflect the elimination of the two and one-half percent (2.5%) reduction in Base Pay for all job classes that was in effect from July 6, 2014 through July 2, 2015.
3. **Personal Time Off.** In partial recompense for the pay cut agreed to by SCEA, the City hereby grants to the Employees Personal Time Off of up to 50 hours per fiscal year on the days designated in Exhibit B. Personal Time Off may not be accrued or cashed out; it must be taken on the designated dates. This provision expired on July 3, 2015.
4. **Unwinding Protocol.** The Parties agree that unwinding the Temporary Measures is subject to the meet and confer process as provided in the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq.*). The Parties also agree that the preferred unwinding protocol should proceed as follows:
 - A. **Restore Pay Cuts.** The Pay Cuts that were in effect between July 6, 2014 and July 2, 2015, are hereby eliminated.

- B. Selectively Fill Vacant Positions. The second highest priority is the selective filling of some or all of the positions that are being held vacant. The Parties acknowledge that the City Council has established a policy that the filling of any vacancy must first be approved by the City Council.
- C. Relax Cash-Out Restrictions. In order to ensure that the agreed-upon Pay Cuts have the desired effect on the budget, the Parties understand and agree that the cashing out of paid leave needs to be restricted to 32 hours of Executive Leave in December. After addressing Subsections 4.A. and 4.B. above, the Parties will meet and confer about relaxing the restrictions set forth in Section 5 of Article XXXIII as funding becomes available. Such discussions may occur within the context of discussions regarding Subsection 4.D. below.
- D. Provide COLAs. At such time as the fiscal situation has improved sufficiently, the Parties shall meet and confer on the cost-of-living adjustments (COLAs) that implement the Class and Compensation Study consistent with City Council policy direction within the limitations of the City's ability to pay.

Effective Date of Amendment No. 1

The effective date of this Agreement shall be July 3, 2015. All other provisions of the Agreement shall remain in full force and effect.

EXECUTED this ___ day of July 2015.

CITY OF SUISUN CITY

SUISUN CITY MANAGEMENT &
PROFESSIONAL EMPLOYEES'
ASSOCIATION

Suzanne Bragdon, City Manager

Date

Kathy Lawton, President

Date

Ronald C. Anderson, Jr., Chief Negotiator

Date

John Kearns

Date

Date

Carmen Maio

Date

**EXHIBIT A: Suisun City Management & Professional Employees' Association
Salary Schedule Effective July 3, 2015**

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
Police Commander*	255	\$ 6,685	\$ 38.57	\$ 9,025	\$ 52.07
Assistant City Engineer*	210	\$ 6,433	\$ 37.12	\$ 8,685	\$ 50.11
Financial Services Manager*	225	\$ 5,587	\$ 32.23	\$ 7,542	\$ 43.51
Accounting Services Manager*	207	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Police Support Services Manager*	270	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Assistant/Associate Engineer- Associate*	221	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Fire Division Chief*	237	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Public Works Superintendent*	265	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Project Manager*	260	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Senior Accountant*	205	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Senior Building Inspector*	215	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Assistant/Associate Engineer-Assistant*	220	\$ 4,874	\$ 28.12	\$ 6,580	\$ 37.96
Assistant/Associate Planner-Associate*	251	\$ 4,647	\$ 26.81	\$ 6,274	\$ 36.20
Management Analyst I/II-II*	236	\$ 4,647	\$ 26.81	\$ 6,274	\$ 36.20
Housing Manager*	230	\$ 4,467	\$ 25.77	\$ 6,031	\$ 34.79
Info. Technology Systems Administrator*	275	\$ 4,467	\$ 25.77	\$ 6,031	\$ 34.79
Marketing Manager*	245	\$ 4,242	\$ 24.47	\$ 5,727	\$ 33.04
Accountant*	200	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Assistant/Associate Planner-Assistant*	250	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Management Analyst I/II-I*	235	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Marina Supervisor*	240	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Administrative Fire Captain*	201	\$ 3,757	\$ 17.52	\$ 5,072	\$ 23.65
Public Works Supervisor*	222	\$ 3,757	\$ 21.68	\$ 5,072	\$ 29.26
Sec to City Mgr/Dep City Clerk*	300	\$ 3,610	\$ 20.82	\$ 4,873	\$ 28.11
Marina/Waterfront Rec. Supervisor*	242	\$ 3,373	\$ 19.46	\$ 4,553	\$ 26.27
Recreation Supervisor*	241	\$ 3,373	\$ 19.46	\$ 4,553	\$ 26.27

Bold denotes benchmark class

***Exempt**

EXHIBIT B: PERSONAL TIME OFF

Pursuant to Section 3 of Article XLIII, Personal Time Off shall be provided as a partial recompense for concessions made by SCMPEA. Personal Time Off shall be provided as follows:

1. Employees Working 5/40 or 9/80 Schedules. Employees working either a 5/40 or 9/80 work schedule shall be granted paid leave for all scheduled work hours on the last working Friday of the first month of each quarter during the term of this Agreement, as well as the day before Christmas is observed and the day before New Year's Day is observed. During the Term of this Agreement these dates shall be the following: July 25, 2014; October 17, 2014; December 24, 2014; December 31, 2014; January 23, 2015; April 17, 2015; and July 24, 2015.
2. B&PW Employees Working Alternate 9/80 Schedules. Certain Employees in the Building & Public Works Department work a 9/80 schedule with alternate Fridays off from most Employees working a 9/80 schedule at City Hall. Those Employees working the Alternate 9/80 schedule shall be granted paid leave for all scheduled work hours on the second to last working Friday of the first month of each quarter during the term of this Agreement, as well as the day before Christmas is observed and the day before New Year's Day is observed. During the Term of this Agreement these dates shall be the following: July 18, 2014; October 10, 2014; December 24, 2014; December 31, 2014; January 16, 2015; April 10, 2015; and July 17, 2015.
3. SCFD Employees Working 4/49.5 Schedules. SCFD Employees working a 4/49.5 work schedule shall be granted paid leave for all scheduled work hours for one Workday at the end of a workweek in July, 2014; October 2014; December, 2014; January, 2015; April 2015; and July 2015. The affected Employees shall work with their supervisors to schedule their Personal Time Off days.

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING THE MEMORANDUM OF UNDERSTANDING (MOU)
WITH THE SUISUN CITY POLICE OFFICERS' ASSOCIATION**

WHEREAS, the City has met and conferred in good faith with Suisun City Police Officers' Association and has agreed to amend the Memorandum of Understanding for the period from July 3, 2014, through December 31, 2015 to eliminate the 2.5 percent Furlough.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun that the amended Memorandum of Understanding with the Suisun City Police Officers' Association is hereby approved; and that the City Manager is authorized to execute the MOU on the City's behalf.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 7th day of July, 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July, 2015.

Linda Hobson, CMC
City Clerk

AMENDMENT NO. 1

The Memorandum of Understanding between the City of Suisun City and the Suisun City Police Officers' Association (hereinafter "Agreement") was signed on the 7th day of October, 2014, and it was entered into as of July 1, 2014, between the City of Suisun City, (hereinafter "City"), and the Suisun City Police Officers' Association, (hereinafter "SCPOA").

Pursuant to Government Code Section 3500 *et seq.* and the City of Suisun City Employer/Employee Relations Resolution No. 74-33, the following represents Amendment No. 1 to the Agreement (hereinafter "Amendment") reached between the City and the SCPOA, the terms of which will apply to current Employees effective July 3, 2015 through December 31, 2015.

Modifications to Sections 1 and 2 of Article X – Hours of Work

Sections 1 and 2 of Article X – Hours of Work are hereby amended to read as follows:

1. **Workweek/Workday.** The following provisions apply to workweeks and Workdays:
 - A. For full-time Employees the normal workweek will be 40.0 hours of five consecutive days within any seven-day period, and the Workday will be 8.0 hours within any 24-hour period. This does not prohibit the City from extending the Workday or workweek pursuant to the Overtime provisions of this Agreement.
 - B. The workweek will begin on Friday at noon and end the following Friday at noon.
 - C. The Parties agree that if an Employee is assigned to a 4-10 alternative work schedule (hereinafter "AWS"), that Employee shall have a normal workweek of 40.0 hours or four consecutive days within any seven-day period, and the Workday will be 10.0 hours. Time worked in excess of 10.0 hours per day shall be subject to the Overtime provisions of this Agreement.
 - D. The Parties met and conferred regarding work hours and related Overtime provisions of a 3-12 AWS plan, and entered into a side letter dated November 14, 2012, which documents the understanding of the Parties regarding this AWS.
 - E. The Parties agree to meet and confer regarding work hours and related Overtime provisions of alternative work schedules such as the 9-80 AWS plan. A side letter will be utilized to document the understanding of the Parties regarding such an AWS.
2. **Overtime Pay.** For the purpose of Overtime and minimum time calculations, an Employee may not be paid twice for the same time period. If time periods overlap, the time shall be calculated as a continuous work period. The following applies to Overtime Pay:
 - A. The City agrees to compensate Employees scheduled for five days, 8.0 hours per day, in the workweek, or four days, 10.0 hours per day if assigned to a 4-10 AWS, at a rate of one and one-half times the Employees' regular rate (hereinafter "Overtime Rate") for each hour of work required in excess of their scheduled hours per Workday or 40.0 hours per workweek.
 - B. Employees shall be compensated at the applicable Overtime Rate for work assigned in excess of the regularly scheduled work hours.

- C. All time on paid leave status will be considered hours worked for the purpose of computing Overtime.
- D. Work schedules may be temporarily realigned for Employees attending Job-Related Training. Consistent with the realigned work schedule, Employees traveling to and from such training outside of those work hours, minus the time it would take to drive to and from their residence to the SCPD, shall be compensated by the City. The Employee shall receive written approval in advance for such compensated travel.

Modifications to Article XXV

Article XXV is amended to read as follows:

ARTICLE XXV – TEMPORARY MEASURES

1. **Temporary Measures.** The Parties agree that due to economic conditions, as well as actions by the State of California, that the City is forced to seek concessions from its Employees. The Parties recognize that the City could balance its budget by laying off Employees, but the Parties agree that it is preferable to rely on concessions that would ensure the Employees do not lose their jobs and that the community not suffer a more radical reduction in service delivery. The Parties have met and conferred in good faith and agreed to certain concessions, as well as certain recompense for these concessions. The Parties have also agreed to their preferences for unwinding these concessions as the fiscal situation improves. The Parties hereby declare that it is their mutual intention that these concessions be temporary and that they be unwound as soon as they can possibly be removed without fiscal harm to the City.
2. **Pay Cut.** The amounts set forth in Exhibit A reflect the elimination of the Pay Cut agreed to in the Agreement executed on July 19, 2012.
3. **Furlough.** The Furlough that was in place between July 19, 2012, and July 2, 2015, has been eliminated.
4. **Impact of Furlough on Overtime.** The Furlough that was in place between July 19, 2012, and July 2, 2015, has been eliminated.
5. **Unwinding Protocol.** The Parties agree that unwinding the Temporary Measures is subject to the meet and confer process as provided in the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq.*). The Parties also agree that the preferred unwinding protocol should proceed as follows:
 - A. **Restore Furloughs.** The Furlough that was in place between July 19, 2012, and July 2, 2015, has been eliminated.
 - B. **Selectively Fill Vacant Positions.** The second highest priority is the selective filling of some or all of the positions that are being held vacant. The Parties acknowledge that the City Council has established a policy that the filling of any vacancy must first be approved by the City Council.

- C. Relax Cash-Out Restrictions. In order to ensure that the agreed-upon Pay Cuts have the desired effect on the budget, the Parties understand and agree that the cashing out of paid leave needs to be restricted to 32 hours of CTO in December. After addressing Subsections 4.A. and 4.B. above, the Parties will meet and confer about relaxing the restrictions set forth in Section 4 of Article XII, Article XIII, and Section 1 of Article XXI as funding becomes available. Such discussions may occur within the context of discussions regarding Subsection 4.D. below.

Provide COLAs. At such time as the fiscal situation has improved sufficiently, the Parties shall meet and confer on the cost-of-living adjustments (COLAs) that implement the Class and Compensation Study consistent with City Council policy direction within the limitations of the City's ability to pay.

Article X Section 7 Subsection B Impact

SCPOA hereby waives the application of this Subsection for any Employee who may not receive a notice of at least five days of the schedule change occasioned by the elimination of the Furlough.

Effective Date of Amendment No. 1

The effective date of this Agreement shall be July 3, 2015. All other provisions of the Agreement shall remain in full force and effect.

EXECUTED this ___ day of July 2015.

**CITY OF SUISUN CITY
REPRESENTATIVES:**

**SCPOA
REPRESENTATIVES:**

Suzanne Bragdon
City Manager

Dan Healy, President/Chief Negotiator
Suisun City Police Officers Association

Andrew White
Police Commander

Jose Martinez
Suisun City Police Officers Association

Ronald C. Anderson, Jr., Chief Negotiator
Assistant City Manager

EXHIBIT A: Suisun City Police Officers' Association
Salary Schedule Effective July 1, 2014

Job Class w/ Incentive &/or Assignment P	Range	A Step		B Step		C Step		D Step		E Step		F Step		G Step	
		Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly
Police Officer	400	\$ 4,667	\$26.93	\$4,900	\$28.27	\$5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	N/A	N/A	N/A	N/A
Police Officer w/ POST Int. Certificate	401	\$ 4,900	\$28.27	\$5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	N/A	N/A	N/A	N/A
Police Officer w/ POST Int. & Adv Certs	402	\$ 5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	N/A	N/A	N/A	N/A
Senior Police Officer	410	N/A	N/A	N/A	N/A	\$5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	N/A	N/A
Senior Police Officer w/ POST Int. Cert.	411	N/A	N/A	N/A	N/A	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	N/A	N/A
Senior Police Officer w/ POST Int. & Adv	412	N/A	N/A	N/A	N/A	\$5,673	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	\$6,567	\$37.89	N/A	N/A
Master Police Officer	420	N/A	N/A	N/A	N/A	\$5,145	\$29.68	\$5,402	\$31.17	\$5,672	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08
Master Police Officer w/ POST Int. Cert.	421	N/A	N/A	N/A	N/A	\$5,402	\$31.17	\$5,672	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	\$6,566	\$37.88
Master Police Officer w/ POST Int. & Adv	422	N/A	N/A	N/A	N/A	\$5,672	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	\$6,566	\$37.88	\$6,895	\$39.78
Police Sergeant	450	\$ 5,812	\$33.53	\$6,103	\$35.21	\$6,408	\$36.97	\$6,728	\$38.82	\$7,065	\$40.76	N/A	N/A	N/A	N/A
Police Sergeant w/ POST Int. Certificate	451	\$ 6,103	\$35.21	\$6,408	\$36.97	\$6,728	\$38.82	\$7,065	\$40.76	\$7,418	\$42.79	N/A	N/A	N/A	N/A
Police Sergeant w/ POST Int. & Adv.	452	\$ 6,408	\$36.97	\$6,728	\$38.82	\$7,065	\$40.76	\$7,418	\$42.79	\$7,789	\$44.93	N/A	N/A	N/A	N/A
Master Police Sergeant	460	N/A	N/A	N/A	N/A	\$7,065	\$40.76	\$7,418	\$42.79	\$7,789	\$44.93	\$8,178	\$47.18	\$8,587	\$49.54

Bold denotes benchmark class

RESOLUTION NO. 2014-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING UNREPRESENTED EXECUTIVE MANAGEMENT AND
CONFIDENTIAL EMPLOYEES TO RECEIVE PAY AND BENEFITS
COMPARABLE TO THOSE RECEIVED BY REPRESENTED EMPLOYEES**

WHEREAS, on July 5, 1994, the City Council adopted Resolution No. 94-46 which authorized the City Manager to adjust comparable management compensation by the same factors as those agreed to by the Suisun City Police Officers' Association and the Suisun City Employees' Association; and

WHEREAS, on May 8, 2008, the various management and professional Employees sought and received recognition as the Suisun City Management & Professional Employees' Association pursuant to Resolution No. 74-33; and

WHEREAS, on August 19, 2014, the City Council approved the adjustment of the pay and benefits of Executive Management Employees and Confidential Employees comparable to the adjustments contained in the applicable memorandum of understanding; and

WHEREAS, Executive Management Employees and Confidential Employees continue to be unrepresented; and

WHEREAS, the City Council is desirous of extending comparable pay and benefits to unrepresented Executive Management and Confidential Employees.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to adjust the pay and benefits of Executive Management Employees and Confidential Employees comparable to the adjustments contained in the applicable memorandum of understanding consistent with Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 7th day of July, 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July, 2015.

Linda Hobson, CMC
City Clerk

EXHIBIT A: Pay and Benefits for Executive Management Employees and Confidential Employees

1. **Executive Management Employees.** All Employees listed in Section 1 of Exhibit A of the Salary Resolution, as well as the Police Chief shall be considered Executive Management Employees. Executive Management Employees serve at the will of the City Manager. Executive Management Employees may enter into individual employment contracts with the City. In the event that there are provisions in such contracts that are inconsistent with the provisions of this Resolution, the provisions of the individual contracts shall apply. Except as provided in this Exhibit, all of the provisions of the Memorandum of Understanding (MOU) between the City and the Suisun City Management & Professional Employees' Association (hereinafter "SCMPEA") shall be applicable to Executive Management Employees.
2. **Confidential-Non-Management Employees.** The following positions are hereby designated as Confidential-Management Employees:

Administrative Assistant II in the Police Department

Except as provided in this Exhibit, all of the provisions of the MOU between the City and the Suisun City Employee's Association (hereinafter "SCEA").
3. **Personnel Rules and Regulations.** Administrative Directive – AD7 contains the City's Personnel Rules and Regulations (hereinafter "Rules"). As provided therein, these Rules apply to all City Employees including those covered by this Resolution.
4. **Salary.** All Employees covered by this Resolution shall receive a salary consistent with the Salary Resolution as may be amended from time to time by the City Council. Any adjustments to Executive Management Employees salaries will be made in the same manner as those adjustments applied to Employees represented by SCMPEA. Any adjustments to Confidential-Non-Management Employees salaries will be made in the same manner as those adjustments applied to Employees represented by SCEA.
5. **Deferred Compensation.** The City shall match employee contributions to deferred compensation of up to \$140.00 per pay period for Executive Management Employees and up to \$93.00 per pay period for Confidential Employees.
6. **Exempt Designation.** Employees who are designated as "Exempt" in Exhibit A of the Salary Resolution shall not be entitled to Overtime pay.
7. **Non-Exempt Employees.** Employees who not designated as "Exempt" in Exhibit A of the Salary Resolution shall be "Non-Exempt", and they shall be entitled to receive Overtime pay.

8. Uniform Allowance. Annually on or before the dates indicated, the City shall pay those Employees required to wear uniforms in the performance of their duties as follows:

<u>Job Class</u>	<u>3/15</u>	<u>9/15</u>
Police Chief	\$500.00	\$500.00
Fire Chief	350.00	350.00

9. Payment of SDI Premiums. SDI premiums shall be paid in full by the City on behalf of all Employees covered by this Resolution.

10. Flexible Benefit Options. Employees covered by this Resolution shall be eligible to receive a Flexible Benefit Credit of \$473.00 per month. The Flexible Benefit Credit may be allocated as provided in the applicable MOU.

11. City Councilmember 2.5% Pay Increase. Employee concessions in place between July 6, 2014 and July 3, 2015, applicable to all represented and unrepresented Employees were calculated based on a 2.5% increase in salary. State law prohibits adjusting the salaries of councilmembers during their terms, so the City Council's equitable share of the across-the-board concession has been calculated based on salaries, but applied as a reduction in Vehicle Allowance. Accordingly, Resolution No. 2007-97 is hereby amended to restore the following Vehicle Allowances per month:

Mayor	\$425.00
Mayor Pro Tempore	390.00
Councilmember	390.00

12. Other Sections Applicable to City Councilmembers. Sections 3, 5, and 10 of this Resolution shall apply to City Councilmembers.

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AMENDING THE SALARY RESOLUTION NO. 2015-__ TO ADJUST SALARIES OF
EMPLOYEES COVERED BY THE THREE APPROVED MEMORANDUMS OF
UNDERSTANDING, AS WELL AS FOR UNREPRESENTED EMPLOYEES**

WHEREAS, on June 30, 2015, the City Council adopted the Salary Resolution for Fiscal Year 2015-16; and

WHEREAS, on June 30, 2015, the City Council adopted the FY 2015-16 Annual Budget that assumes the elimination of the remaining 2.5 percent pay cut; and

WHEREAS, on July 7, 2015, the City Council approved amendments with the current agreements with the bargaining groups to effectuate the changes necessary to eliminate the 2.5 percent pay cut; and

WHEREAS, the attached revised Exhibit A would implement those adjustments for FY 2015-16; and

WHEREAS, these adjustments have been agreed to by the applicable Recognized Employee Organizations regarding Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of City of Suisun City that the consolidated Salary Resolution, attached as Exhibit A, shall be and is hereby adopted and it shall take effect on July 3, 2015, and it shall remain in effect unless or until it is amended by Resolution of the City Council of the City of Suisun City. All previously adopted Resolutions that may be in conflict with this Resolution are hereby rescinded.

BE IT FURTHER RESOLVED that the amounts indicated as monthly compensation are for comparison purposes only. The hourly compensation amounts indicated shall be the basis for compensation for all job classes listed in Exhibit A. Temporary employees may be compensated at the hourly rate for any applicable job class listed in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, duly held on the 7th day of July 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July 2015.

Linda Hobson, CMC
City Clerk

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 1 - Executive Management

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
City Manager*	100	\$ 10,210	\$ 58.91	\$ 13,784	\$ 79.52
Assistant City Manager/Admin. Services*	105	\$ 8,533	\$ 49.23	\$ 11,519	\$ 66.46
Building & Public Works Director*	123	\$ 7,520	\$ 43.38	\$ 10,152	\$ 58.57
Public Works Director/City Engineer*	120	\$ 7,520	\$ 43.38	\$ 10,152	\$ 58.57
Community Development Director*	130	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Development Services Director*	128	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Economic Development Director*	125	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Chief Building Official*	135	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Recreation & Community Services Director*	140	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Fire Chief*	115	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 2 - Police Management

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Monthly	Hourly
Police Chief*	110	\$ 7,520	\$ 43.38	\$ 10,152	\$ 58.57
Police Commander*	255	\$ 6,685	\$ 38.57	\$ 9,025	\$ 52.07

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 3 - Professional/Technical

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
Assistant City Engineer*	210	\$ 6,433	\$ 37.12	\$ 8,685	\$ 50.11
Financial Services Manager*	225	\$ 5,587	\$ 32.23	\$ 7,542	\$ 43.51
Accounting Services Manager*	207	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Police Support Services Manager*	270	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Assistant/Associate Engineer- Associate*	221	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Fire Division Chief*	237	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Public Works Superintendent*	265	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Project Manager*	260	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Senior Accountant*	205	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Senior Building Inspector*	215	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Assistant/Associate Engineer-Assistant*	220	\$ 4,874	\$ 28.12	\$ 6,580	\$ 37.96
Assistant/Associate Planner-Associate*	251	\$ 4,647	\$ 26.81	\$ 6,274	\$ 36.20
Management Analyst I/II-II*	236	\$ 4,647	\$ 26.28	\$ 6,274	\$ 36.20
Housing Manager*	230	\$ 4,467	\$ 25.77	\$ 6,031	\$ 34.79
Info. Technology Systems Administrator*	275	\$ 4,467	\$ 25.77	\$ 6,031	\$ 34.79
Marketing Manager*	245	\$ 4,242	\$ 24.47	\$ 5,727	\$ 33.04
Accountant*	200	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Assistant/Associate Planner-Assistant*	250	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Management Analyst I/II-I*	235	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Marina Supervisor*	240	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Administrative Fire Captain*	201	\$ 3,757	\$ 17.52	\$ 5,072	\$ 23.65
Public Works Supervisor*	222	\$ 3,757	\$ 21.68	\$ 5,072	\$ 29.26
Sec to City Mgr/Dep City Clerk*	300	\$ 3,705	\$ 21.38	\$ 5,002	\$ 28.86
Marina/Waterfront Rec. Supervisor*	242	\$ 3,373	\$ 19.46	\$ 4,553	\$ 26.27
Recreation Supervisor*	241	\$ 3,373	\$ 19.46	\$ 4,553	\$ 26.27

Bold denotes benchmark class

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 5 - General City Service

Job Class	Range	A Step		B Step		C Step		D Step		E Step	
		Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly
Computer Technician	545	\$4,611	\$26.60	\$4,842	\$27.93	\$5,084	\$29.33	\$5,338	\$30.80	\$5,605	\$ 32.33
Building Inspector I/II-II	521	\$4,386	\$25.30	\$4,605	\$26.57	\$4,836	\$27.90	\$5,077	\$29.29	\$5,331	\$ 30.76
Public Works Inspector	570	\$4,386	\$25.30	\$4,605	\$26.57	\$4,836	\$27.90	\$5,077	\$29.29	\$5,331	\$ 30.76
Youth Services Specialist	590	\$4,092	\$23.61	\$4,297	\$24.79	\$4,511	\$26.03	\$4,737	\$27.33	\$4,974	\$ 28.70
Senior Com. & Rec. Technician	530	\$4,002	\$23.09	\$4,202	\$24.24	\$4,412	\$25.46	\$4,633	\$26.73	\$4,864	\$ 28.06
Building Inspector I/II-I	520	\$3,988	\$23.01	\$4,187	\$24.16	\$4,397	\$25.37	\$4,617	\$26.63	\$4,847	\$ 27.97
Housing Specialist I/II-II	561	\$3,731	\$21.53	\$3,918	\$22.60	\$4,113	\$23.73	\$4,319	\$24.92	\$4,535	\$ 26.16
Com. & Rec. Technician I/II-II	526	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,211	\$24.30	\$4,422	\$ 25.51
Housing Specialist I/II-I	560	\$3,554	\$20.50	\$3,732	\$21.53	\$3,918	\$22.61	\$4,114	\$23.74	\$4,320	\$ 24.92
Administrative Assistant II	511	\$3,554	\$20.50	\$3,732	\$21.53	\$3,918	\$22.61	\$4,114	\$23.74	\$4,320	\$ 24.92
Recreation Coordinator	580	\$3,465	\$19.99	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,212	\$ 24.30
Accounting Technician	508	\$3,452	\$19.92	\$3,625	\$20.91	\$3,806	\$21.96	\$3,996	\$23.05	\$4,196	\$ 24.21
Senior Account Clerk	505	\$3,452	\$19.92	\$3,625	\$20.91	\$3,806	\$21.96	\$3,996	\$23.05	\$4,196	\$ 24.21
Senior Maintenance Worker	568	\$3,398	\$19.61	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$ 23.83
Fleet Mechanic	555	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$ 23.83
Com. & Rec. Technician I/II-I	525	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$ 23.83
Administrative Assistant I	510	\$3,320	\$19.15	\$3,486	\$20.11	\$3,660	\$21.12	\$3,843	\$22.17	\$4,035	\$ 23.28
Rec. Prog. & Admin. Coordinator	581	\$3,320	\$19.15	\$3,486	\$20.11	\$3,660	\$21.12	\$3,843	\$22.17	\$4,035	\$ 23.28
Maintenance Worker I/II-II	566	\$3,237	\$18.68	\$3,399	\$19.61	\$3,569	\$20.59	\$3,747	\$21.62	\$3,935	\$ 22.70
Community Services Officer I/II-II	536	\$3,205	\$18.49	\$3,365	\$19.41	\$3,534	\$20.39	\$3,710	\$21.40	\$3,896	\$ 22.48
Account Clerk III	503	\$3,093	\$17.84	\$3,248	\$18.74	\$3,410	\$19.67	\$3,581	\$20.66	\$3,760	\$ 21.69
Maintenance Worker I/II-I	565	\$2,943	\$16.98	\$3,090	\$17.83	\$3,245	\$18.72	\$3,407	\$19.66	\$3,577	\$ 20.64
Bldg Maintenance Worker I/II-II	516	\$2,943	\$16.98	\$3,090	\$17.83	\$3,245	\$18.72	\$3,407	\$19.66	\$3,577	\$ 20.64
Community Services Officer I/II-I	535	\$2,912	\$16.80	\$3,058	\$17.64	\$3,210	\$18.52	\$3,371	\$19.45	\$3,540	\$ 20.42
Account Clerk I/II-II	501	\$2,812	\$16.22	\$2,953	\$17.03	\$3,100	\$17.89	\$3,255	\$18.78	\$3,418	\$ 19.72
Office Assistant	509	\$2,778	\$16.03	\$2,917	\$16.83	\$3,063	\$17.67	\$3,216	\$18.55	\$3,377	\$ 19.48
Bldg Maintenance Worker I/II-I	515	\$2,675	\$15.43	\$2,809	\$16.20	\$2,949	\$17.01	\$3,097	\$17.87	\$3,251	\$ 18.76
Account Clerk I/II-I	500	\$2,556	\$14.75	\$2,684	\$15.48	\$2,818	\$16.26	\$2,959	\$17.07	\$3,107	\$ 17.92

Bold denotes benchmark class

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: June 30, 2015

Section 6 - Temporary/Hourly

Job Class	Range	A	B	C	D	E
Traffic Engineer - Temp	959	\$85.00				
Economic Development Consultant	956	\$65.00				
Background Investigator	955	\$49.92				
Assistant Engineer - Temp	900	\$19.05	\$20.00	\$21.00	\$22.05	\$23.15
Police Officer - Temp	905	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Firefighter - Temp	910	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Maintenance Worker II - Temp	916	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Computer Systems Specialist	917	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Financial Services Specialist	918	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Planning Specialist	919	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Public Works Specialist	914	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Communications & Records Tech I - Temp	920	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Administrative Assistant I - Temp	925	\$15.44	\$16.21	\$17.02	\$17.87	\$18.76
Community Services Officer I/II-I - Temp	930	\$14.79	\$15.53	\$16.31	\$17.13	\$17.98
Maintenance Worker I - Temp	915	\$14.79	\$15.53	\$16.31	\$17.13	\$17.98
Recreation Specialist Supervisor	939	\$13.95	\$14.65	\$15.38	\$16.15	\$16.96
Building Maintenance Worker I/II-I - Temp	914	\$13.45	\$14.12	\$14.83	\$15.57	\$16.35
Office Assistant - Temp	926	\$12.68	\$13.32	\$13.98	\$14.68	\$15.42
Recreation Specialist III	937	\$12.68	\$13.32	\$13.98	\$14.68	\$15.42
Recreation Specialist II	936	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Financial Services Intern	951	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Planning Intern	945	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Public Works Intern	949	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Computer Systems Intern	950	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Recreation Specialist I	935	\$10.48	\$11.00	\$11.55	\$12.13	\$12.74
Recreation Leader/Building Attendent III	943	\$9.68	\$10.16	\$10.67	\$11.21	\$11.77
Recreation Leader/Building Attendent II	942	\$8.80	\$9.24	\$9.70	\$10.19	\$10.70

AGENDA TRANSMITTAL

MEETING DATE: July 7, 2015

CITY/AGENCY AGENDA ITEM: Authorizing the City Manager/Executive Director to Execute a Loan Agreement between the City of Suisun City and the Successor Agency to the Former Redevelopment Agency of the City of Suisun City.

- a. **Council** Adoption of Resolution No. 2015-___: Authorizing Execution of a Loan Agreement between the City of Suisun City and the Suisun City Redevelopment Agency Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.
- b. **Agency** Adoption of Resolution No. SA 2015-___: Authorizing the Execution of a Loan Agreement with the City of Suisun City Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.

FISCAL IMPACT: The City would advance funds from General Fund Reserves that would ultimately be paid back through the Successor Agency through Recognized Obligation Payment Schedule (ROPS) process.

BACKGROUND: The Successor Agency (the Agency) is expecting an Equity Participation payment of \$500,000 relating to the One Harbor Center office building pursuant to the terms of a Disposition and Development Agreement (DDA) dated September 19, 2000 (amended December 19, 2000). The individual parties have indicated that payment will be made on July 6, 2015. However, as a precautionary measure, if the Equity Participation Payment is not paid to the Agency pursuant to the terms of the DDA, it may be necessary for the Agency to take action in order to collect the Equity Participation Payment. This loan agreement with the City would provide funding to the Successor Agency from the City, and create a mechanism for the City to be repaid by the Successor Agency through the ROPS process.

STAFF REPORT: Health and Safety Code Section 34173(h), authorizes the City to loan funds to the Successor Agency for administrative costs, enforceable obligations, or project related expenses at the City's discretion, and that such loan must be reflected on the Successor Agency's ROPS, which is subject to the approval of the Successor Agency's Oversight Board.

Although not anticipated, if it became necessary for the Agency to take action to collect the Equity Participation Payment associated with the One Harbor Center office building, this resolution would provide the City Manager and Executive Director with the authority to execute a loan agreement between the City and Agency for expenses associated with the collection of the Equity Participation payment. This would provide the City with the protection to be repaid for any funds advanced to the Successor Agency relating the collection of the Equity Participation Agreement, and would initiate the process necessary for the Successor Agency to be able to collect the funds to repay the City as an enforceable obligation on the ROPS.

PREPARED BY:

Jason Garben, Economic Development Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, City Manager/Executive Director

Should the Equity Participation Payment be made by the July 6, 2015 deadline, as is expected, adoption of these resolutions would not be necessary.

STAFF RECOMMENDATION: If the Equity Participation Payment is not received by July 6, 2015, it is recommended that the City Council/Agency adopt the following resolutions:

1. **Council Resolution No. 2015-___:** Authorizing Execution of a Loan Agreement between the City of Suisun City and the Suisun City Redevelopment Agency Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.
2. **Agency Resolution No. SA 2015-___:** Authorizing the Execution of a Loan Agreement with the City of Suisun City Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.

ATTACHMENTS:

1. **Council Resolution No. 2015-___:** Authorizing Execution of a Loan Agreement between the City of Suisun City and the Suisun City Redevelopment Agency Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.
2. **Agency Resolution No. RA 2015-___:** Authorizing the Execution of a Loan Agreement with the City of Suisun City Regarding Collection of Equity Participation Payment Associated with the One Harbor Center Office Property.

RESOLUTION NO. 2015 - ____

**A RESOLUTION OF THE CITY OF SUISUN CITY COUNCIL AUTHORIZING
EXECUTION OF A LOAN AGREEMENT BETWEEN THE CITY OF SUISUN CITY
AND THE SUISUN CITY REDEVELOPMENT AGENCY REGARDING
COLLECTION OF EQUITY PARTICIPATION PAYMENT ASSOCIATED WITH
THE ONE HARBOR CENTER OFFICE PROPERTY**

WHEREAS, the Redevelopment Agency of the City of Suisun City (the "Former Agency") was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the Health and Safety Code of the State (the "Redevelopment Law"); and

WHEREAS, pursuant to Section 34172(a) of the California Health and Safety Code (unless otherwise noted, all Section references hereinafter being to such Code), the Former Agency has been dissolved and no longer exists as a public body, corporate and politic, and pursuant to Section 34173, the City of Suisun City has become the successor entity to the Former Agency (the "Successor Agency"); and

WHEREAS, the Dissolution Law, in particular Section 34173(h), authorizes the City to loan funds to the Successor Agency for administrative costs, enforceable obligations, or project related expenses at the City's discretion, and that such loan must be reflected on the Successor Agency's ROPS, which is subject to the approval of the Successor Agency's Oversight Board; and, Sections 34178 and 34180 also authorize certain contracts to be entered into between the Successor Agency and the City, as its sponsoring community; and

WHEREAS, relying on this authority, the City and Successor Agency desire to enter into and by this Resolution to approve the Section 34173(h) Loan Agreement that would provide the Successor Agency with funds necessary to collect an Equity Participation Payment associated with the One Harbor Center office building in accordance with the Disposition and Development Agreement (DDA) dated September 19, 2000 (amended December 19, 2000).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City, as follows:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The City authorizes the City Manager to take all action necessary to execute the Loan Agreement.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 7th day of July 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July 2015.

Donna Pock, CMC
Deputy Clerk

RESOLUTION NO. SA 2015-__

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT WITH THE CITY OF SUISUN CITY REGARDING THE COLLECTION OF AN EQUITY PARTICIPATION PAYMENT ASSOCIATED WITH THE ONE HARBOR CENTER OFFICE PROPERTY

WHEREAS, the Redevelopment Agency of the City of Suisun City (the "Former Agency") was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the Health and Safety Code of the State (the "Redevelopment Law"); and

WHEREAS, a redevelopment plan for the "Suisun City Redevelopment Project" in the City of Suisun City, California, was adopted in compliance with all requirements of the Redevelopment Law; and

WHEREAS, pursuant to Section 34172(a) of the California Health and Safety Code (unless otherwise noted, all Section references hereinafter being to such Code), the Former Agency has been dissolved and no longer exists as a public body, corporate and politic, and pursuant to Section 34173, the City of Suisun City has become the successor entity to the Former Agency (the "Successor Agency"); and

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the affected taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

WHEREAS, Section 34177(a) permits the Successor Agency to make payments due for enforceable obligations; and

WHEREAS, Section 34177(1) requires the Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period that lists its Enforceable Obligations; and

WHEREAS, the Dissolution Law, in particular Section 34173(h), authorizes the City to loan funds to the Successor Agency for administrative costs, enforceable obligations, or project related expenses at the City's discretion, and that such loan must be reflected on the Successor Agency's ROPS, which is subject to the approval of the Successor Agency's Oversight Board; and, Sections 34178 and 34180 also authorize certain contracts to be entered into between the Successor Agency and the City, as its sponsoring community; and

WHEREAS, relying on this authority, the City and Successor Agency desire to enter into and by this Resolution to approve the Section 34173(h) Loan Agreement that would provide the Successor Agency with funds necessary to collect an Equity Participation Payment associated with the One Harbor Center office building in accordance with the Disposition and Development Agreement (DDA) dated September 19, 2000 (amended December 19, 2000).

1 **NOW, THEREFORE, BE IT RESOLVED** by the City Council Acting as Successor
2 Agency to the Redevelopment Agency of the City of Suisun City, as follows:

3 **Section 1.** The foregoing recitals are incorporated into this Resolution by this reference, and
4 constitute a material part of this Resolution.

5 **Section 2.** The Successor Agency authorizes the Executive Director to execute the Loan
6 Agreement.

7 **Section 3.** The Successor Agency approves inclusion of the 34173(h) Loan Agreement as an
8 enforceable obligation on each ROPS until the Loan is repaid in full, commencing with ROPS
9 15-16B for the fiscal period January 1, 2016 to July 31, 2016. In addition, the Successor
10 Agency requests that the Oversight Board to review and approve the 34173(h) Loan
11 Agreement.

12 **PASSED AND ADOPTED** at a regular meeting of the City Council Acting as
13 Successor Agency to the Redevelopment Agency of the City of Suisun City duly held on
14 Tuesday, the 7th day of July 2015, by the following vote:

15 AYES:	Boardmembers:	_____
16 NOES:	Boardmembers:	_____
17 ABSENT:	Boardmembers:	_____
18 ABSTAIN:	Boardmembers:	_____

19 **WITNESS** my hand and the seal of said City this 7th day of July 2015.

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Donna Pock, CMC
Deputy Secretary

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, JUNE 30, 2015

5:00 P.M.

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

TELECONFERENCE NOTICE

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

ROLL CALL

Mayor Pro Tem / Vice-Chairman Wilson called the meeting to order at 5:00 PM with the following Council / Board Members present: Day, Segala, Wilson, and Sanchez. Council / Board Member Hudson was absent.

PUBLIC COMMENT None

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

CONFLICT OF INTEREST NOTIFICATION

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

Council Member Day reported conflict of interest with Item 6.

CLOSED SESSION

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

City Council

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant Exposure to litigation pursuant to Government Code Section 54956.9(b): Two potential cases.

2. CONFERENCE WITH LABOR NEGOTIATOR

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

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

3. CONFERENCE WITH LABOR NEGOTIATOR

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

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

4. CONFERENCE WITH LABOR NEGOTIATOR

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

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

Joint City Council / Suisun City Council Acting as Successor Agency**5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Name of Case: City of Suisun City v. State of California, Department of Finance, et al; Case #34-2013-00146458.

6. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of case: Main Street West v. Suisun City Council Acting as Successor Agency to the Redevelopment Agency of the City of Suisun City Case # FCS043017

5:01 PM – Mayor Sanchez recessed the Council to Closed Session.

5:53 PM – Council / Board Member Hudson arrived,

CONVENE OPEN SESSION

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

6:58 PM – Mayor Sanchez reconvened the Council and announced no decisions had been made in Closed Session.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 6:58 PM.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, AND HOUSING AUTHORITY TUESDAY, JUNE 30, 2015 7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

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

Pledge of Allegiance was led by Council Member Wilson.

Invocation was given by City Manager Bragdon

PUBLIC COMMENT

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

George Guynn stated citizens wishing to speak at Council meetings could not be required to fill out a speaker card. Mayor Sanchez replied during the twenty years that he had served, no one had ever been denied the right to speak.

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Board Members

Council Member Day advised a high risk sex offender was scheduled to be placed in Tolenas and hearings were being held on July 1 at 6:30 PM at Tolenas school and July 15 at 9:00 AM in Superior Court and asked for people to go to the hearings to protest the placement; and invited everyone to attend the 4th of July event on the waterfront.

Council Member Segala reported the bus routes had been changed to include WalMart stops starting July 1 and expressed concern about illegal fireworks.

Council Member Hudson reported attending the League of California Cities Executive Forum, invited everyone to the 4th of July event, and asked everyone to be safe.

Council Member Wilson invited everyone to attend the 4th and to be safe.

Mayor Sanchez reported attending the League conference and stated a signed letter had been sent to the Superior Court judge opposing the placement of the sex offender.

2. City Manager/Executive Director/Staff

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Solano Transportation Authority Presentation on the 2015 Solano Rail Facilities Plan – (Garben).

Robert McCall reported on the future plans of Solano Rail Facilities.

CONSENT CALENDAR

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

City Council

4. Council Adoption of Resolution No. 2015-78: Authorizing the City Manager to Execute an Agreement with John “Mick” Jessop for a Specified Work Program to be Completed by December 1, 2015 – (Anderson).
5. Council Adoption of Ordinance No. 730: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Introduced and Reading Waived on June 23, 2015) – (Kasperson).
6. Council Adoption of Ordinance No. 731: Levying Special Tax within Community Facilities District No. 3 (Municipal Services) - (Introduced and Reading Waived on June 23, 2015) – (Anderson).

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

7. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on June 23, 2015 – (Hobson).
8. Fiscal Year 2015-16 Annual Budget Adoption- (Anderson/Garben)
 - a. Council Adoption of Resolution No. 2015-__: Adopting the Annual Budget for Fiscal Year 2015-16; and
 - b. Agency Adoption of Resolution No. SA 2015-__: Adopting the Annual Budget for Fiscal Year 2015-16; and
 - c. Authority Adoption of Resolution No. HA 2015-__: Adopting the Annual Budget for Fiscal Year 2015-16; and
 - d. Council Adoption of Resolution No. 2015-__: Adopting the Appropriations Limit for Fiscal Year 2015-16; and
 - e. Council Adoption of Resolution No. 2015-__: Adopting the Salary Resolution for Fiscal Year 2015-16.

Mayor Sanchez moved Item 8 to General Business.

Council Member Day reported conflict of interest with Item 9 and requested it be moved to the end of the General Business.

Motioned by Council / Board Member Wilson and seconded by Council / Board Member Hudson to approve Consent Calendar Items 4-7. Motion carried unanimously by the members present and by the following roll call vote:

AYES: Council / Board Members Hudson, Segala, Wilson, Sanchez

ABSENT: Council / Board Member Day

GENERAL BUSINESS

City Council

8. Fiscal Year 2015-16 Annual Budget Adoption- (Anderson/Garben)

- f. Council Adoption of Resolution No. 2015-79: Adopting the Annual Budget for Fiscal Year 2015-16; and**
- g. Agency Adoption of Resolution No. SA 2015-01: Adopting the Annual Budget for Fiscal Year 2015-16; and**
- h. Authority Adoption of Resolution No. HA 2015-03: Adopting the Annual Budget for Fiscal Year 2015-16; and**
- i. Council Adoption of Resolution No. 2015-80: Adopting the Appropriations Limit for Fiscal Year 2015-16; and**
- j. Council Adoption of Resolution No. 2015-81: Adopting the Salary Resolution for Fiscal Year 2015-16.**

Motioned by Council / Board Member Segala and seconded by Council / Board Member Day to adopt Council Resolutions No. 2015-79, No 2015-80, and No. 2015-81, Successor Agency Resolution No. 2015-01, and Housing Authority Resolution No. 2015-03. Motion carried unanimously by the following roll call vote:

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

9. Council Discussion and Direction: Consideration of a Master Tenant/Operator for the Harbor Theater – (Bragdon/Kasperson).

Mayor Sanchez moved this item to the end of the meeting.

10. Discussion and Direction Regarding Proposed Change in Commercial Use to a Live/Work Residential Concept in the McCoy Development (Grayhawk) Consistent with the Revenue-Based Land Use Policy – (Garben).

Council was in favor of the project and directed staff to proceed with the concept.

11. Discussion and Direction: Consider Directing Staff to Return to Council with a Resolution to Adopt Rosenberg's Rules of Order and to Prepare and Conduct a Training Session – (Taylor).

Council directed staff to prepare and conduct a training session and the Council would choose the sections that would be approved.

Council Member Day left the meeting due to a conflict of interest.

9. Council Discussion and Direction: Consideration of a Master Tenant/Operator for the Harbor Theater – (Bragdon/Kasperson).

Council was in favor of Creative Arts Collective proposal and directed the City Manager to negotiate terms of the lease.

PUBLIC HEARINGS

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 8:46 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: July 7, 2015

CITY AGENDA ITEM: PUBLIC HEARING: Potential Expansion of the Montebello Vista Maintenance Assessment District (MAD) and Enhancement of the Levy to Improve Service Delivery:

- a. Council Adoption of Resolution No. 2015-__: Declaring the Results of the Assessment Ballot Tabulation, Approving the Engineer's Report, Increasing Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, Ordering Maintenance Work Therein, Confirming the Diagram and Assessments, and Providing for the Levy of an Annual Assessment Therein; **OR**
 - b. Council Adoption of Resolution No. 2015-__: Declaring the Results of the Assessment Ballot Tabulation for the Montebello Vista Maintenance Assessment District, Determining the Existence of a Majority Protest, and Abandoning the Proceedings to Increase Such Assessments Therein.
-

FISCAL IMPACT: There are insufficient funds received annually in the Montebello Vista Maintenance Assessment District (MAD) to cover routine expenses. In Fiscal Year 2014-15 staff requested a loan from the General Fund to cover the costs of a District-wide vote in the Montebello Vista District to expand the MAD to include all homes within the District and increase the annual assessment amount for each homes (equivalent dwelling unit). If the vote to form a new District boundary is approved, the MAD will see an increase in revenue and an improvement in services to the residents within the District. If the vote does not pass, to bring the District's budget towards balance expenses will be cut services to the park and close the park.

BACKGROUND: During the annual review process for all MAD's in the City, Staff asked Council to approve a loan to Montebello Vista. With those funds, Staff hired a consultant to research and create a Special vs. General Benefit Analysis report. This report researched and confirmed what costs were reasonable to include as charges to the District at various Levels of Service. Staff then hired the same consultant to start the Initiation Process which includes the creation of a Preliminary Engineer's Report for Montebello Vista and the mailing of ballots to all property owners within the Montebello Vista subdivision, including those that are not currently within the existing District's boundary.

STAFF REPORT: At the May 5, 2015 Council meeting, the Council approved initiating the voting process and authorized the creation of an Engineer's Report for the District. At the same meeting the Council also set the date and time for the opening of ballots. A vote to create a new District boundary is being attempted due to the fact that the MAD's budget has been running in the red for several years.

Ballots will be opened and read by the City Clerk tonight, at the July 7, 2015 Council meeting. Results of the vote are to be read aloud. The purpose of the vote is to accomplish the assessment

PREPARED BY:

Amanda Dum, Management Analyst I

REVIEWED/APPROVED BY:

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

5/3

of a new levy to enhance revenues that is equal to the regular and standard maintenance tasks for the District, as well as to change the District boundaries so that all of the 685 homes within the subdivision are within the District pay their fair share of the costs to maintain the neighborhood amenities supported by the district.

If a majority protest does not exist, meaning there are more “yes” returned ballots than “no” returned ballots, then the vote will be approved and a new District will be formed and levied at the new rate. A repayment program will be established so that the District will repay the General Fund and the district’s budget brought out of the red.

If a majority protest does exist, meaning there are more “no” returned ballots than “yes” returned ballots, the District will remain as is with the existing boundaries and existing levy amount. Staff would work within the District’s existing budget to cut costs, primarily water to the park and staff time to the District, such that the General Fund can begin to be reimbursed and the District can be brought out of the red.

RECOMMENDATION: It is recommended that the City Council:

1. Open the Public Hearing; and
2. Receive Testimony; and
3. Close the Public Hearing; and
4. Ask the City Clerk to canvass the ballots; and
5. Ask the City Clerk to read the results aloud; and either
6. Adopt Resolution No. 2015-__: Declaring the Results of the Assessment Ballot Tabulation, Approving the Engineer’s Report, Increasing Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, Ordering Maintenance Work Therein, Confirming the Diagram and Assessments, and Providing for the Levy of an Annual Assessment Therein; **OR**
7. Adopt Resolution No. 2015-__: Declaring the Results of the Assessment Ballot Tabulation for the Montebello Vista Maintenance Assessment District, Determining the Existence of a Majority Protest, and Abandoning the Proceedings to Increase Such Assessments Therein

ATTACHMENTS:

1. Resolution No. 2015-__: Declaring the Results of the Assessment Ballot Tabulation, Approving the Engineer’s Report, Increasing Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, Ordering Maintenance Work Therein, Confirming the Diagram and Assessments, and Providing for the Levy of an Annual Assessment Therein.
 2. Resolution No. 2015-__: Declaring the Results of the Assessment Ballot Tabulation for the Montebello Vista Maintenance Assessment District, Determining the Existence of a Majority Protest, and Abandoning the Proceedings to Increase Such Assessments Therein.
 3. Preliminary Engineer’s Report Montebello Vista (Due to size, these are available in the City Clerk’s Office).
-

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DECLARING THE RESULTS OF THE ASSESSMENT BALLOT TABULATION,
APPROVING THE ENGINEER'S REPORT, INCREASING ASSESSMENTS AND
INCLUSION OF ADDITIONAL PROPERTY FOR THE MONTEBELLO VISTA
MAINTENANCE ASSESSMENT DISTRICT, ORDERING MAINTENANCE WORK
THEREIN, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND PROVIDING
FOR THE LEVY OF AN ANNUAL ASSESSMENT THEREIN**

WHEREAS, by previous Resolution, the City Council of the City of Suisun City ("City") State of California, under the Landscaping and Lighting Act of 1972 ("1972 Act") (California Streets and Highways Code section 22500 *et seq.*) formed a special assessment district known and designated as "Montebello Vista Maintenance Assessment District", (hereafter referred to as the "District"); and

WHEREAS, on May 5, 2015, by Resolution No. 2015-45, the City Council initiated proceedings to increase the assessments within the proposed District to pay for the increased costs of servicing and maintaining certain improvements pursuant to terms and provisions of the 1972 Act, Article XIII D of the Constitution of the State of California ("Article XIII D") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 *et seq.*) (the "Omnibus Act" and, together with the 1972 Act and Article XIII D, the "Assessment Law"); and

WHEREAS, the City Council did order and subsequently receive an Assessment Engineer's Report (hereafter referred to as the "Engineer's Report") prepared by NBS in accordance with the Assessment Law; and

WHEREAS, the Engineer's Report has been made a part of the record of these proceedings and is on file in the office of the City Clerk of the City (the "City Clerk"); and

WHEREAS, on May 5, 2015 by Resolution No. 2015-48, the City Council (a) set the time and place for conducting a public hearing for the purpose of hearing protests to the proposed maintenance and servicing of the improvements and the assessments proposed to be levied on land within the proposed District and (b) ordered that the record owner of each parcel proposed to be assessed have the right to submit an assessment ballot in favor of or in opposition to the assessment proposed to be levied on such parcel; and

WHEREAS, notices of such hearing, accompanied by assessment ballot materials, were regularly mailed to each such record owner in the time, form and manner required by the Assessment Law, a full hearing has been given, and at this time all assessment ballots submitted and not withdrawn pursuant to the Assessment Law have been tabulated by the tabulation official appointed by the City (the "Tabulation Official"), all in the manner provided by the Assessment Law; and

WHEREAS, the Tabulation Official has prepared and submitted to this legislative body a Certificate of Tabulation Official and Statement of Assessment Ballots Submitted (the "Certificate of the Tabulation Official"), a copy of which is attached as Exhibit A hereto and incorporated herein by this reference, which reflects the results of the tabulation of the assessment ballots submitted and not withdrawn; and

WHEREAS, this City Council is now satisfied with the assessments and all matters contained in the Engineer's Report as submitted.

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

1. The above recitals are all true and correct and made an operative part of this Resolution.
2. The City Council hereby finds and determines that the procedures for the consideration of the increase in assessments, inclusion of additional territory, and the levy of annual assessments within the District have been undertaken in accordance with the Assessment Law.
3. The Engineer's Report, as now submitted, is hereby approved and such Report shall stand as the report as required by the Assessment Law for all future proceedings for this District.
4. Assessment ballots were mailed, as required by the Assessment Law, to the record owners of all properties proposed to be assessed within the District. The assessment ballots that were completed and received by the City Clerk, prior to the close of the Public Hearing, have been tabulated in accordance with the procedures established under the Assessment Law and the results of such tabulation have been submitted to this City Council.
5. This City Council hereby finds that the assessment ballots submitted, and not withdrawn, in favor of the levy of assessments exceed the assessment ballots submitted, and not withdrawn, in opposition to such levy as weighted by assessment amount in accordance with the Assessment Law. Therefore, no majority protest to the levy of the proposed assessments within the District has been found to exist.
6. The City Council hereby orders the increase in the assessments and inclusion of additional territory as set forth in the Engineer's Report.
7. Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments to be levied for Fiscal Year 2015-16.
 - a. The proportionate special benefit derived by each assessable parcel from the maintenance and servicing of the improvements has been determined in relationship to the entirety of the cost of such maintenance and service expenses.
 - b. The assessments do not exceed the reasonable cost of the proportional special benefits conferred on each parcel.
 - c. Only special benefits have been assessed, and the general benefits have been separated from the special benefits.
 - d. All publically owned parcels within the District that derive special benefits from the maintenance and servicing of the improvements have been assessed for such special benefits.
8. The assessments for the District contained in the Engineer's Report for Fiscal Year 2015-16 are hereby confirmed and levied upon the respective lots or parcels within the District as set forth in said Engineer's Report. Subsequent annual assessments, in amounts not to exceed an established maximum annual assessment may be confirmed and levied without further assessment ballot proceedings pursuant to the Assessment Law. Each fiscal year, beginning

Fiscal Year 2016-17, the maximum amount of each assessment may be increased by the formula contained in the Engineer's Report without further compliance with the assessment ballot procedures required under the Assessment Law.

9. The public interest and convenience requires and this legislative body does hereby order the maintenance work to be made and performed as set forth in the Engineer's Report.
10. The diagram and assessments shall be filed in the Office of the City Clerk. Said diagram and assessments, and the certified copy thereof, shall be open for public inspection.
11. The City Clerk is hereby ordered and directed to immediately file by no later than the third Monday in August 2015 a certified copy of the diagram and assessment with the County Auditor.
12. After the filing of the diagram and assessment, the County Auditor shall enter onto the County assessment roll opposite each lot or parcel of land, the amount assessed thereon as shown in the assessment.
13. The assessments shall be collected at the same time and in the same manner as County secured taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection of the assessments.
14. The assessments as above confirmed and levied for these proceedings will provide revenue to finance the maintenance of authorized improvements in the fiscal year commencing July 1, 2015, and ending June 30, 2016.
15. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 7th day of July 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July 2015.

Donna Pock, CMC
 Deputy City Clerk

**Certificate of Tabulation Official
and
Statement of Assessment Ballots Submitted**

The undersigned, the duly authorized tabulation official appointed by the City Council of the City of Suisun City, DOES HEREBY CERTIFY that pursuant to the provisions of Article XIII D of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following), I did tabulate the assessment ballots timely submitted and not withdrawn in the assessment ballot proceedings pertaining to the Montebello Vista Maintenance Assessment District.

Total assessment ballots distributed	685
Total assessment ballots received	
Total assessment ballots invalidated	
Assessment ballots received <u>in favor</u> of the proposed assessment	
Weighted value of assessment ballots received <u>in favor</u> of the proposed assessment	
Percent of assessment ballots received <u>in favor</u> of the proposed assessment	
Assessment ballots received <u>in opposition</u> to the proposed assessment	
Weighted value of assessment ballots received <u>in opposition</u> to the proposed assessment	
Percent of assessment ballots received <u>in opposition</u> to the proposed assessment	

This certification is executed this _____ day of _____, 2015 in _____,
California.

By: _____

Title: _____

RESOLUTION NO. 2015-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY DECLARING THE RESULTS OF THE ASSESSMENT BALLOT TABULATION FOR THE MONTEBELLO VISTA MAINTENANCE ASSESSMENT DISTRICT, DETERMINING THE EXISTENCE OF A MAJORITY PROTEST AND ABANDONING THE PROCEEDINGS TO INCREASE SUCH ASSESSMENTS THEREIN

WHEREAS, by previous Resolution, the City Council of the City of Suisun City ("City") State of California, under the Landscaping and Lighting Act of 1972 ("1972 Act") (California Streets and Highways Code section 22500 *et seq.*) formed a special assessment district known and designated as "Montebello Vista Maintenance Assessment District", (hereafter referred to as the "District"); and

WHEREAS, on May 5, 2015, by Resolution No. 2015-45, the City Council initiated proceedings to increase the assessments within the proposed District to pay for the increased costs of servicing and maintaining certain improvements pursuant to terms and provisions of the 1972 Act, Article XIII D of the Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 *et seq.*) (the "Omnibus Act" and, together with the 1972 Act and Article XIID, the "Assessment Law"); and,

WHEREAS, on May 5, 2015, by Resolution No. 2015-48, the City Council (a) set the time and place for conducting a public hearing for the purpose of hearing protests to the proposed maintenance and servicing of the improvements and the assessments proposed to be levied on land within the proposed District and (b) ordered that the record owner of each parcel proposed to be assessed have the right to submit an assessment ballot in favor of or in opposition to the assessment proposed to be levied on such parcel; and,

WHEREAS, notices of such hearing, accompanied by assessment ballot materials, were regularly mailed to each such record owner in the time, form and manner required by the Assessment Law, a full hearing has been given, and at this time all assessment ballots submitted pursuant to the Assessment Law have been tabulated by the tabulation official appointed by the City (the "Tabulation Official"), all in the manner provided by the Assessment Law; and,

WHEREAS, the Tabulation Official has prepared and submitted to this legislative body a Certificate of Tabulation Official and Statement of Assessment Ballots Submitted (the "Certificate of the Tabulation Official"), a copy of which is attached as Exhibit A hereto and incorporated herein by this reference, which reflects the results of the tabulation of the assessment ballots submitted and not withdrawn; and,

WHEREAS, at this time, based upon the Certificate of Tabulation Official, this City Council hereby determines that the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessments and weighted as required by the Assessment Law exceed the assessment ballots submitted, and not withdrawn, in favor of the proposed assessments and similarly weighted and, therefore, a majority protest pursuant to the Assessment Law does exist; and,

WHEREAS, as a result of the existence of such majority protest, the Assessment Law prohibits this City Council from increasing the assessments within the District and levying the proposed assessments therein; and,

WHEREAS, as the further result of the existence of such majority protest, this City Council desires to abandon the proceedings to increase the proposed assessments within the District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City orders as follows:

1. The above recitals are all true and correct and made an operative part of this Resolution.
2. The assessment ballots submitted, and not withdrawn, pursuant to the Assessment Law in opposition to the proposed assessments and weighted as required by the Assessment Law exceed the assessment ballots submitted, and not withdrawn, in favor of the proposed assessments and similarly weighted and it is therefore determined pursuant to Assessment Law that a majority protest does exist.
3. As a result of the existence of a majority protest to the levy of increased assessments within the District that prohibits this City Council from levying assessments at an increased rate therein as proposed, this City Council hereby orders that all proceedings to increase the assessments as proposed be abandoned.
4. As a result of the existence of the majority protest and the abandonment of the proceedings to increase assessments, the District's existing assessments shall remain in full force and effect and the City may continue to levy assessments within existing District as authorized pursuant to the Assessment Law.
5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 7th day of July 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 7th day of July 2015.

Donna Pock, CMC
Deputy City Clerk

Exhibit A

**Certificate of Tabulation Official
and
Statement of Assessment Ballots Submitted**

STATE OF CALIFORNIA)
COUNTY OF SOLANO) ss.
CITY OF SUISUN CITY)

The undersigned, the duly authorized tabulation official appointed by the City Council of the City of Suisun City, DOES HEREBY CERTIFY that pursuant to the provisions of Article XIII D of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following), I did tabulate the assessment ballots timely submitted and not withdrawn in the assessment ballot proceedings pertaining to the Montebello Vista Maintenance Assessment District.

I FURTHER CERTIFY that this Statement of Assessment Ballots Received shows the assessment ballots submitted in favor of the proposed assessment and the assessment ballots submitted in opposition to the proposed assessment, each total weighted according to the financial obligation of the affected properties for which the assessment ballots were submitted.

Total assessment ballots distributed	685
Total assessment ballots received	
Total assessment ballots invalidated	
Assessment ballots received <u>in favor</u> of the proposed assessment	
Weighted value of assessment ballots received <u>in favor</u> of the proposed assessment	
Percent of assessment ballots received <u>in favor</u> of the proposed assessment	
Assessment ballots received <u>in opposition</u> to the proposed assessment	
Weighted value of assessment ballots received <u>in opposition</u> to the proposed assessment	
Percent of assessment ballots received <u>in opposition</u> to the proposed assessment	

This certification is executed this _____ day of _____, 2015 in _____, California.

By: _____

Title: _____