

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



CITY COUNCIL MEETING

**A G E N D A**  
**REGULAR MEETING OF THE SUISUN CITY COUNCIL,**  
**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE**  
**REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,**  
**AND HOUSING AUTHORITY**  
**TUESDAY, MAY 2, 2023**  
**6:30 PM**

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

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

*ZOOM MEETING INFORMATION:*

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

*MEETING ID:*

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

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

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

*(Next Ord. No. – 797)*

*(Next City Council Res. No. 2023 – 01)*

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

*(Next Housing Authority Res. No. HA2023 – 01)*

**ROLL CALL**

Council /Board Members

Pledge of Allegiance

Invocation

**CONFLICT OF INTEREST NOTIFICATION**

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

**REPORTS (Informational items only.)**

## PRESENTATION/APPOINTMENTS

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

National Police Week/Peace Officers Memorial Day

## **PUBLIC COMMENT**

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

## **COUNCIL COMMENTS**

## **CONSENT CALENDAR**

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

## **PUBLIC HEARING**

Public Hearing and Other Proceedings Related to Annexation No. 15 to Community Facilities District No. 2 (Municipal Services), for the Lawler Mixed-Use Project.

Hold Public Hearing and approve all three (3) Resolutions associated with this item.

Public Hearing and Other Proceedings Related to Annexation No. 16 to Community Facilities District No. 2 (Municipal Services), for the Marina Village Apartments Project.

Hold Public Hearing and authorize Resolutions and waive first reading of Ordinance.

## **GENERAL BUSINESS**

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

## **ADJOURNMENT**

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

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: <https://www.suisun.com/Government/City-Council/Agendas>

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

### **Accommodations**

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or [clerk@suisun.com](mailto:clerk@suisun.com). The City's reasonable accommodation policy is available for review on the City's website at [www.suisun.com/government/city-council/](http://www.suisun.com/government/city-council/), you may request an electronic copy or have a copy mailed to you.

Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

**Decorum**

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

**Ordinances**

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

**Certification Of Posting**

Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

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

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

**WHEREAS**, National Peace Officers Memorial Day (May 15<sup>th</sup> of each year) and National Police Week were established in 1962 by John F. Kennedy and a joint resolution of Congress to pay tribute to the local, State, and Federal law enforcement officers who serve and protect us with courage and dedication; and

**WHEREAS**, this year National Police Week will be recognized from May 14<sup>th</sup> to May 20<sup>th</sup>, 2023; and

**WHEREAS**, the members of the Suisun City Police Department play an integral role in safeguarding the rights and freedoms of the residents and visitors to Suisun City; and

**WHEREAS**, police officers throughout our community work tirelessly to protect and serve residents, enforce city laws, and continue to keep neighborhoods, schools, and families safe; and

**WHEREAS**, it is important that all community members know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of the Suisun City Police Department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

**WHEREAS**, members of the Suisun City Police Department unceasingly provide a vital public service and responded to 25,343 calls for service during the year 2022;

**NOW, THEREFORE**, I, Alma Hernandez, Mayor of the City of Suisun City, call upon all residents of Suisun City to observe the week of May 14-20, 2023, as:

**“NATIONAL POLICE WEEK”**

with appropriate observances and urge our citizens to join in commemorating the service of law enforcement officers, past and present, in our community and in communities across the nation.

I further call upon all residents of Suisun City to observe Monday, May 15, 2023, as:

**“PEACE OFFICERS MEMORIAL DAY”**

in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

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

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

ATTEST: \_\_\_\_\_

DATE: May 2, 2023

## AGENDA TRANSMITTAL

**MEETING DATE:** May 2, 2023

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### **CITY AGENDA ITEM:**

Public Hearing and Other Proceedings Related to Annexation No. 15 to Community Facilities District No. 2 (Municipal Services), for the Lawler Mixed-Use Project:

1. Council Adoption of Resolution No. 2023-\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
2. Council Adoption of Resolution No. 2023-\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
3. Council Introduction and Waive Reading of Ordinance No. \_\_\_: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

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### **FISCAL IMPACT:**

There would be an impact to the General Fund from this item. Once annexed into CFD#2, Lawler Mixed-Use will begin to contribute funds towards Safety Services such as police and fire. The annexation of the Lawler Mixed-Use into Community Facilities District No. 2 meets the fiscal criteria as established by Resolution No. 2005-69 Cost Recovery Policy for New Development, dated October 4, 2005. Community Facilities District #2 is intended to offset Municipal Service costs, including administrative costs, thereby reducing the negative fiscal impact of new development on the City's General Fund.

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**STRATEGIC PLAN:** Provide Good Governance and Ensure Public Safety.

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### **BACKGROUND:**

As part of the Lawler Mixed-Use project conditions of approval, the developer is required to mitigate the impact on City Services due to the new development. In accordance with the development conditions imposed on development project, the landowner is annexing to Community Facility District No. 2 to offset municipal service costs for police, fire, paramedics.

As the first step in the annexation process, the Resolution of Intention was brought before Council and

approved at the March 21, 2023, Council Meeting.

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**STAFF REPORT:**

The next steps in the legislative process for annexation of the Lawler Mixed-Use project into Community Facility District No. 2 include conducting the Public Hearing and the Hearing that are before you this evening. The final step involves the item coming back to Council as part of an Ordinance for Council’s approval at the May 16, 2023, Council Meeting.

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**STAFF RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt Resolution No. 2023-\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
  
2. Adopt Resolution No. 2023-\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
  
3. Council Introduction and Waive Reading of Ordinance No. \_\_\_: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

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**DOCUMENTS ATTACHED:**

1. Council Resolution No. 2023-\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
  
2. Council Resolution No. 2023-\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
  
3. Council Introduction and Waive Reading of Ordinance No. \_\_\_: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.
  
4. District Boundary Map.
  
5. PowerPoint Presentation.

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

Amanda Dum, Management Analyst II  
Nouae Vue, P.E., Public Works Director  
Greg Folsom, City Manager

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**ATTACHMENTS:**

[230502r\\_-\\_PH\\_-\\_Lawler\\_Mixed\\_Use\\_CFD\\_2\\_\\_Annex\\_15\\_-\\_Reso\\_Calling\\_Election\\_attachment\\_1.docx](#)  
[230502r - PH - Lawler Mixed Used CFD 2, Annex 15 - Reso Decl Results attachment 2.docx](#)  
[230502o - PH - Lawler Mixed Use CFD 2, Annex 15 - attachment 3.docx](#)  
[230502at - PH - Lawler Mixed Use CFD 2 Annexation #15 - Boundary Map attachment 4.pdf](#)  
[230502pp - PH - Lawler Mixed Use Annexation #15 CFD#2 PowerPoint attachment 5.pptx](#)

1 **RESOLUTION NO. 2023-**

2 **A RESOLUTION SUBMITTING ANNEXATION OF TERRITORY AND**  
3 **LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

4  
5 **Annexation No. 15 (Lawler Mixed-Use)**

6 **RESOLVED** by the City Council (the “Council”) of the City of Suisun City (the  
7 “City”), County of Solano, State of California, that:

8 **WHEREAS**, this Council, acting as legislative body of the City of Suisun City’s  
9 Community Facilities District No. 2 (Municipal Services) (the “CFD”) has adopted “A  
10 Resolution of Intention to Annex Territory to Community Facilities District and to Authorize  
11 the Levy of Special Taxes Therein” (the “Resolution of Intention to Annex”) stating its intention  
12 to annex certain territory (the “Annexation Territory”) to the CFD pursuant to the Mello Roos  
13 Community Facilities Act of 1982, Sections 53311 and following of the California Government  
14 Code (the “Act”);

15 **WHEREAS**, a copy of the Resolution of Intention to Annex, incorporating a description  
16 and map of the proposed boundaries of the Annexation Territory and stating the services (the  
17 “Services”) to be provided and the rate and method of apportionment of the special tax (the  
18 “Special Taxes”) to be levied within the Annexation Territory to pay for the Services, is on file  
19 with the City Clerk and the provisions thereof are fully incorporated herein by this reference as  
20 if fully set forth herein;

21 **WHEREAS**, on the date hereof, this Council held a noticed public hearing as required  
22 by the Act and the Resolution of Intention to Annex relative to the proposed annexation of the  
23 Annexation Territory to the CFD and the levy of special taxes in the Annexation Territory;

24 **WHEREAS**, at such hearing all interested persons desiring to be heard on all matters  
25 pertaining to the annexation of the Annexation Territory to the CFD and the levy of the Special  
26 Taxes within the Annexation Territory were heard and a full and fair hearing was held;

27 **WHEREAS**, prior to the time fixed for the hearing, written protests had not been filed  
28 against the proposed annexation of the Annexation Territory to the CFD by (i) 50% of more of  
the registered voters, or six registered voters, whichever is more, residing in the existing CFD,  
or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing  
in the Annexation Territory, (iii) owners of one-half or more of the area of land in the CFD not  
exempt from special taxes or (iv) owners of one-half or more of the area of land in the  
Annexation Territory not exempt from special taxes; and

**WHEREAS**, the Annexation Map of the captioned annexation has been filed with the  
City Clerk and recorded in the Solano County Recorder’s Office on April 10, 2023, in Book  
0026 at Page 69 of Maps of Assessment and Community Facilities Districts as Document  
Number 202300014777, which map shows the Annexation Territory.

1                   **NOW, THEREFORE, IT IS HEREBY ORDERED**, as follows:

2           **1. Prior Proceedings.** All prior proceedings taken by this Council with respect to  
3 the CFD and the proposed annexation of the Annexation Territory thereto have been duly  
4 considered and are hereby determined to be valid and in conformity with the Act, and the CFD  
5 has been validly established pursuant to the Act.

6           **2. Prior Resolutions.** The provisions of the Resolution of Intention to Annex and  
7 Resolution No. 2005-89, entitled "A Resolution of the Suisun City Council Forming  
8 Community Facilities District No. 2 (Municipal Services)" (the "Resolution of Formation"),  
9 previously adopted by this Council for the CFD, are by this reference incorporated herein, as if  
10 fully set forth herein.

11           **3. Voter Approval.** Pursuant to the provisions of the Act, the propositions of (i)  
12 the annexation of the Annexation Territory and (ii) the levy of the Special Taxes within the  
13 Annexation Territory shall be submitted to the voters of the Annexation Territory at an election  
14 called therefor as hereinafter provided.

15           **4. Electors Determined.** This Council hereby finds that fewer than 12 persons  
16 have been registered to vote within the Annexation Territory for each of the 90 days preceding  
17 the close of the hearing heretofore conducted and concluded by this Council for the purposes  
18 of these annexation proceedings. Accordingly, and pursuant to the Act, this Council finds that  
19 for purposes of these proceedings the qualified electors are the landowners within the  
20 Annexation Territory and that the vote shall be by said landowners, each having one vote for  
21 each acre or portion thereof such landowner owns in the Annexation Territory.

22           **5. Applicable Laws.** Pursuant the Act, the election shall be conducted by mail  
23 ballot under Section 4000 of the California Elections Code, provided, however, that for  
24 purposes of setting the date for the election, Sections 53326 and 53327 of the Act shall govern.

25           **6. Special Election Called.** On Tuesday, May 2, 2023, in in the City Hall, Council  
26 Chambers, 701 Civic Center Boulevard, Suisun City, California, a special election is hereby  
27 called to consider the measure described in the ballot referred to below. This Council hereby  
28 further finds that the provision of the Act requiring a minimum of 90 days to elapse before said  
election is for the protection of voters, that the voters have waived such requirement and the  
date for the election herein specified is established accordingly.

Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the provision and/or acquisition of the Services and the incidental costs thereof, all as defined in the Resolution of Intention to Annex and the Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual audit and report of the CFD.

29           **7. Election Official.** The City Clerk is hereby appointed as the election official to  
30 conduct the election and shall cause to be provided to each landowner in the Annexation  
Territory a ballot substantially in the form of Exhibit A hereto (the "Ballot"), which form is  
hereby approved. The City Clerk shall accept mailed or hand delivered Ballots of the qualified  
electors received prior to 5:30 o'clock p.m. on the date fixed above for the election.

**8. Effective.** This resolution shall take effect 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 2<sup>nd</sup> day of May 2023, by the following vote:

**AYES:** Councilmembers: \_\_\_\_\_  
**NOES:** Councilmembers: \_\_\_\_\_  
**ABSENT:** Councilmembers: \_\_\_\_\_  
**ABSTAIN:** Councilmembers: \_\_\_\_\_

**WITNESS** my hand and the seal of said City this 2<sup>nd</sup> day of May 2023.

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

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**EXHIBIT A**  
**CITY OF SUISUN CITY**  
**Community Facilities District No. 2**  
**(Municipal Services)**  
**Annexation No. 15 (Lawler Mixed-Use)**  
**OFFICIAL BALLOT**  
**SPECIAL TAX ANNEXATION ELECTION**

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Suisun City no later than 6:30 p.m. on Tuesday, May 2, 2023, either by mail or in person. The City Clerk’s office is located at 701 Civic Center Boulevard, Suisun City, California 94585.

To vote, mark a cross (X) on the voting line after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Suisun City and obtain another.

The amount of money to be raised annually by the levy of the special tax on the property to be annexed to Community Facilities District No. 2 (Municipal Services) is \$33,550.56 in 2022/23 dollars and the rate and duration of the tax to be levied is as set forth in the rate and method of apportionment of special tax for Community Facilities District No. 2 (Municipal Services).

**BALLOT MEASURE NO. 1:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to annex Annexation No. 15 (Lawler Mixed Use) to the CFD, as such territory is described in “A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors” adopted by the City Council of the City of Suisun City on May 2, 2023? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

YES: \_\_\_\_\_

NO: \_\_\_\_\_

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**BALLOT MEASURE NO. 2:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted by the City Council of the City of Suisun City on March 21, 2023? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

YES: \_\_\_\_\_

NO: \_\_\_\_\_

By execution in the space provided below, you also confirm your written waiver of the time limit pertaining to the conduct of the election and any requirement for analysis and arguments with respect to the ballot measure.

Assessor Parcel No(s).: 0173-670-390

0173-670-400

Acres: 2.80

Number of Votes: 3

SETARLEON LLC

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**6. Amendment to Notice of Lien.** Within 15 days of the date of this Resolution, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Solano an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

**7. Effective.** This resolution shall take effect 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 2<sup>nd</sup> day of May 2023, by the following vote:

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

**WITNESS** my hand and the seal of said City this 2<sup>nd</sup> day of May 2023.

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

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**EXHIBIT A**  
**CITY OF SUISUN CITY**  
**Community Facilities District No. 2**  
**(Municipal Services)**  
**Annexation No. 15 (Lawler Mixed-Use)**

**CANVASS AND STATEMENT OF RESULT OF ELECTION**

I hereby certify that on this date, I canvassed the returns of the election held on this date in the territory proposed for annexation to City of Suisun City Community Facilities District No. 2 (Municipal Services), which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory proposed to be annexed and the total number of votes cast for and against the measures are as follows and the totals as shown for and against the measures are full, true and correct:

**BALLOT MEASURE NO. 1:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to annex Annexation No. 15 (Lawler Mixed Use) to the CFD, as such territory is described in "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" adopted by the City Council of the City of Suisun City on May 2, 2023? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

Qualified Landowner Votes	Votes Cast	YES	NO
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**BALLOT MEASURE NO. 2:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted by the City Council of the City of Suisun City on March 21, 2023? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

<b>Qualified Landowner Votes</b>	<b>Votes Cast</b>	<b>YES</b>	<b>NO</b>
3			

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND** this \_\_ day of \_\_\_\_\_, 2023.

CITY OF SUISUN CITY

By: \_\_\_\_\_  
Anita Skinner, CMC, City Clerk



1 event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum  
2 Special Tax specified in the Rate and Method.

3 **SECTION FOUR:** All of the collections of the Special Tax shall be used as provided in the  
4 Act and in the Resolution of Formation, including, but not limited to, the payment of costs of  
5 the Services, the payment of the costs of the City in administering the CFD, and the costs of  
6 collecting and administering the Special Tax.

7 **SECTION FIVE:** The Special Tax shall be collected in the same manner as ordinary ad  
8 valorem taxes are collected and shall have the same lien priority, and be subject to the same  
9 penalties and the same procedure and sale in cases of delinquency as provided for ad valorem  
10 taxes; provided, however, that the Council may provide for other appropriate methods of  
11 collection by resolution(s) of the Council. The City Manager of the City (or the City  
12 Manager's designee) is hereby authorized and directed to provide all necessary information to  
13 the auditor/tax collector of the County of Solano in order to effect proper billing and  
14 collection of the Special Tax, so that the Special Tax shall be included on the secured property  
15 tax roll of the County of Solano for fiscal year 2022-23 and for each fiscal year thereafter, as  
16 set forth above, until no longer required to pay for the Services or until otherwise terminated  
17 by the City.

18 **SECTION SIX:** If for any reason any portion of this Ordinance is found to be invalid, or if  
19 the Special Tax is found inapplicable to any particular parcel within the CFD, including all  
20 territory annexed to the CFD prior to the date hereof, by a court of competent jurisdiction, the  
21 balance of this Ordinance and the application of the Special Tax to the remaining parcels  
22 within the CFD, including all territory annexed to the CFD prior to the date hereof, shall not  
23 be affected.

24 **SECTION SEVEN:** The Mayor shall sign this Ordinance and the City Clerk shall cause the  
25 same to be published immediately after its passage at least once in a newspaper of general  
26 circulation circulated in the City.

27 **SECTION EIGHT:** This Council affirms the provisions of Ordinance No. 684 except to the  
28 extent any terms of such Ordinance are inconsistent with the provisions of this Ordinance, in  
which case the terms of this Ordinance shall govern.

**SECTION NINE:** This Ordinance shall become effective (30) days following its passage and  
adoption and shall be published once within fifteen (15) days upon passage and adoption in a  
newspaper of general circulation in the City of Suisun City, County of Solano.

\* \* \* \* \*

1           **INTRODUCED** at a Regular Meeting of the City Council of the City of Suisun City  
2 duly held on Tuesday, the 2<sup>nd</sup> day of May 2023, by the following vote:

3 **AYES:**           Councilmembers: \_\_\_\_\_  
4 **NOES:**           Councilmembers: \_\_\_\_\_  
5 **ABSENT:**        Councilmembers: \_\_\_\_\_  
6 **ABSTAIN:**       Councilmembers: \_\_\_\_\_

7           **WITNESS** my hand and the seal of said City this 2<sup>nd</sup> day of May 2023.

8 \_\_\_\_\_  
9 Anita Skinner  
10 City Clerk

11           **PASSED AND ADOPTED** at a Regular Meeting of the City Council of the City of  
12 Suisun City duly held on Tuesday, the 16<sup>th</sup> day of May 2023, by the following vote:

13 **AYES:**           Councilmembers: \_\_\_\_\_  
14 **NOES:**           Councilmembers: \_\_\_\_\_  
15 **ABSENT:**        Councilmembers: \_\_\_\_\_  
16 **ABSTAIN:**       Councilmembers: \_\_\_\_\_

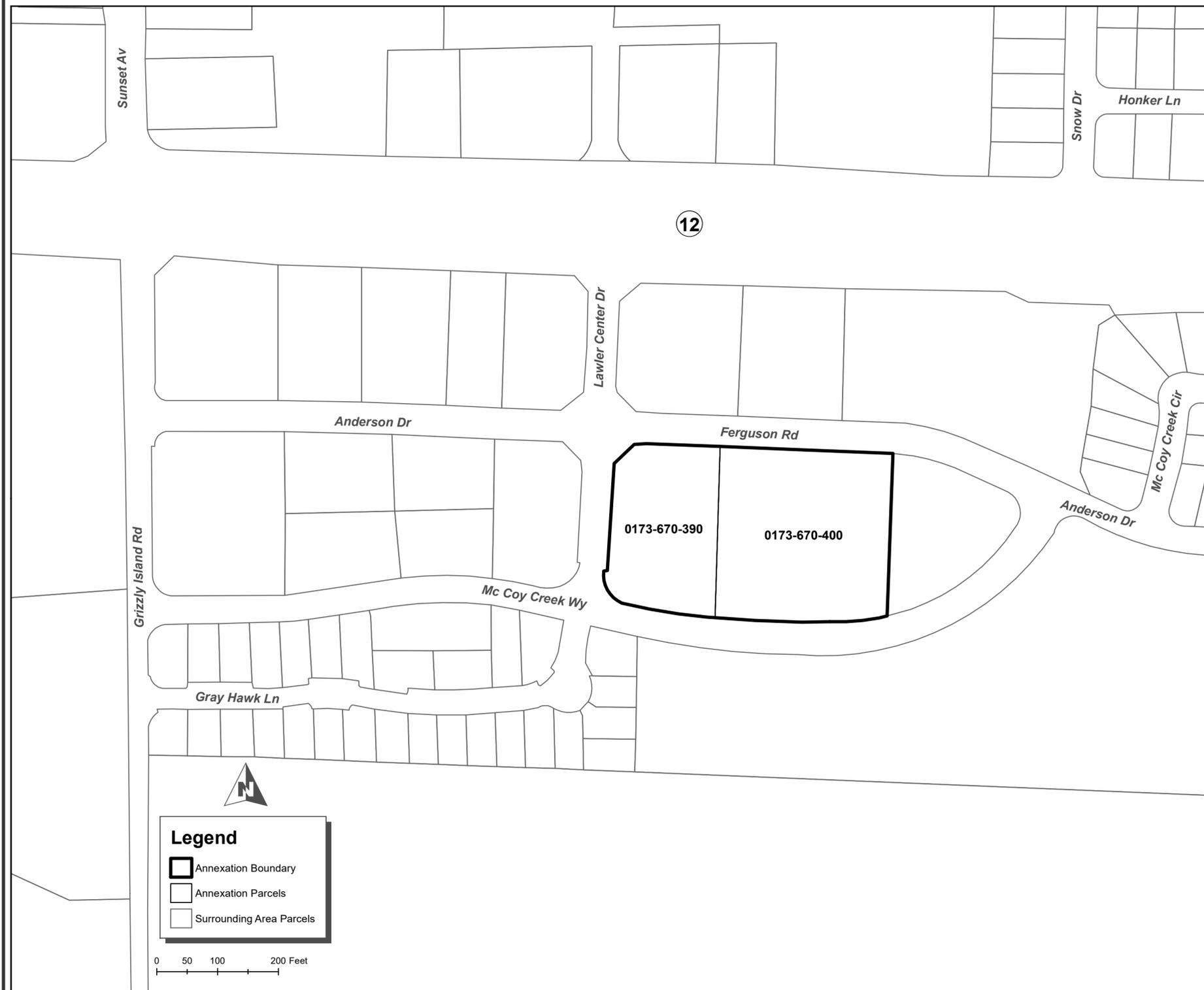
17           **WITNESS** my hand and the seal of said City this 16<sup>th</sup> day of May 2023.

18 \_\_\_\_\_  
19 Anita Skinner  
20 City Clerk

# Annexation Map No. 15 of City of Suisun City Community Facilities District No. 2 (Municipal Services)

## ATTACHMENT NO. 2

COUNTY OF SOLANO  
STATE OF CALIFORNIA



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER, 2005, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

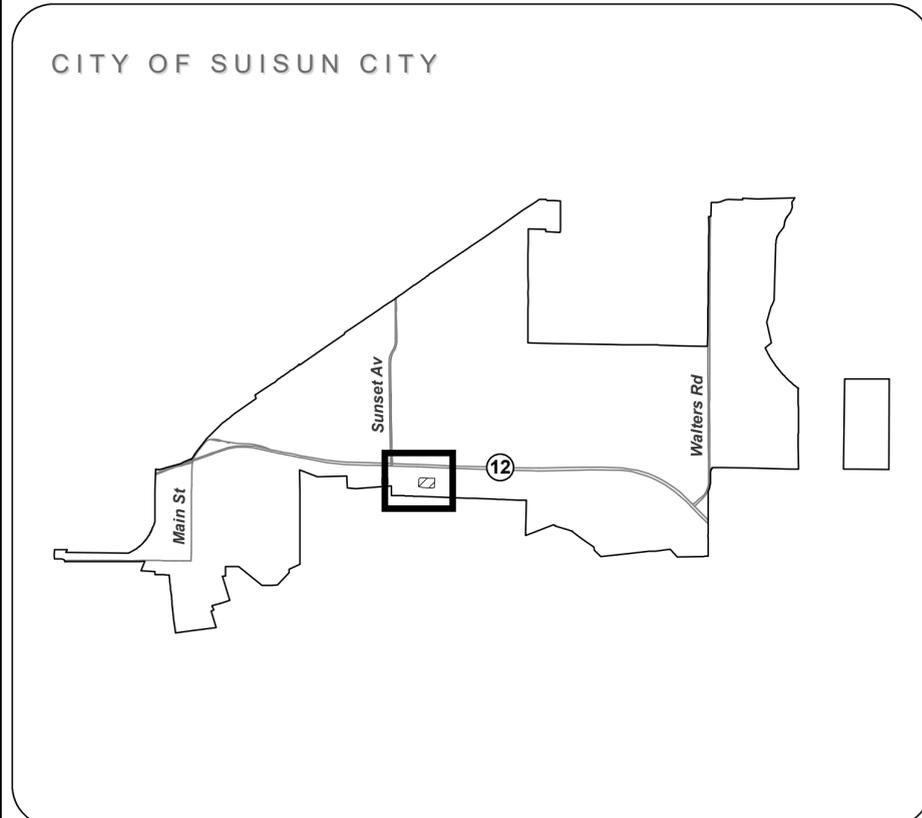
CITY CLERK \_\_\_\_\_

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 15 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_.

CITY CLERK \_\_\_\_\_

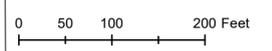
3. FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_.M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

COUNTY RECORDER,  
COUNTY OF SOLANO



**Legend**

- Annexation Boundary
- Annexation Parcels
- Surrounding Area Parcels



Source: Solano County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet



# Community Facilities District #2

**ANNEXATION #15**

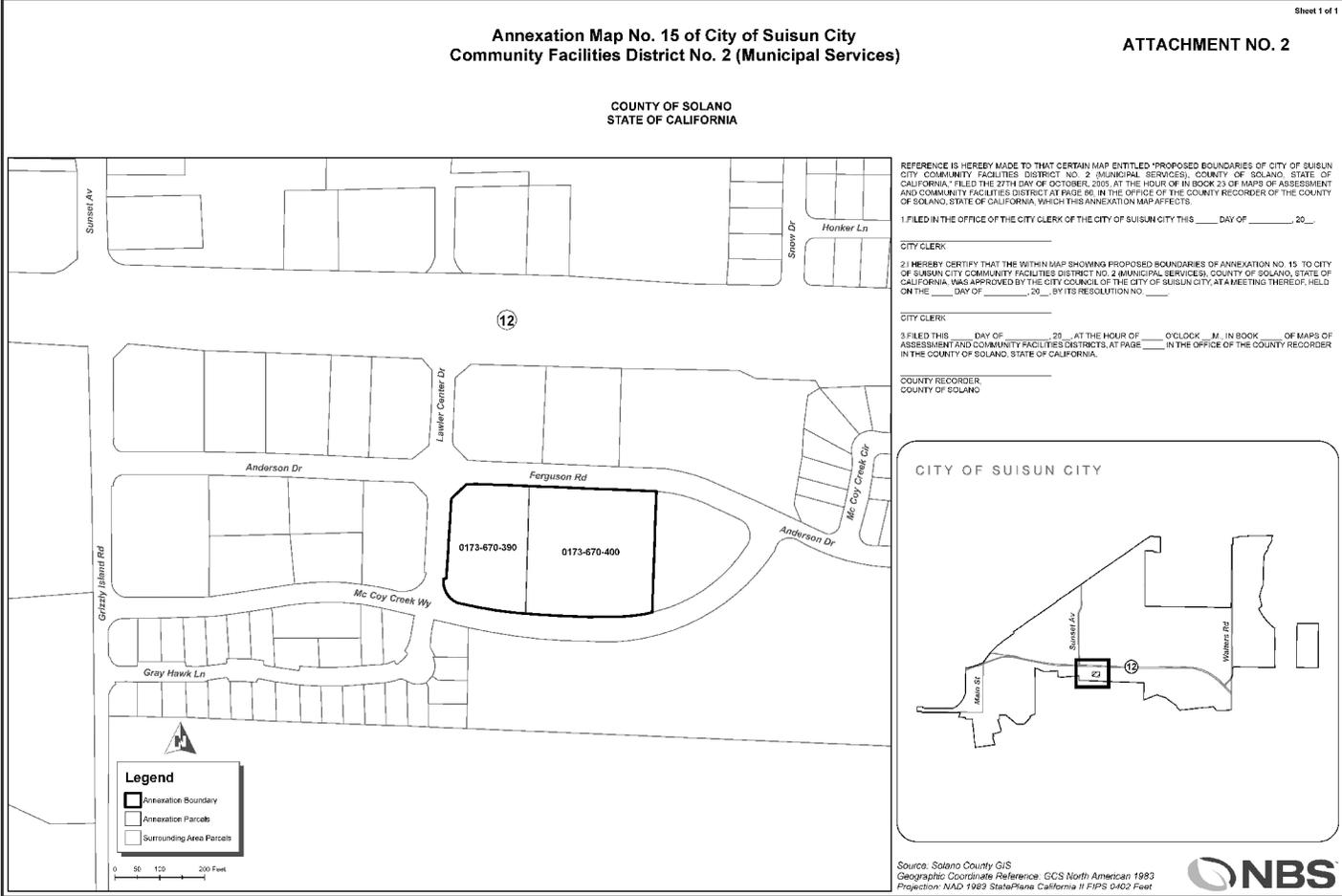
**LAWLER MIXED USE**

---

Public Hearing  
May 2, 2023



# Lawler Mixed Use Boundary Map



# Staff Recommendations

It is recommended that the City Council adopt the following:

- a. Adoption of Resolution No. 2023-\_\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
- a. Adoption of Resolution No. 2023-\_\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
- a. Council Introduction and Waive Reading of Ordinance No. \_\_\_\_: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

# Questions?

CONDUCT PUBLIC HEARING

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## AGENDA TRANSMITTAL

**MEETING DATE:** May 2, 2023

---

### **CITY AGENDA ITEM:**

Public Hearing and Other Proceedings Related to Annexation No. 16 to Community Facilities District No. 2 (Municipal Services), for the Marina Village Apartments Project:

1. Council Adoption of Resolution No. 2023-\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
2. Council Adoption of Resolution No. 2023-\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
3. Council Introduction and Waive Reading of Ordinance No. \_\_\_: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

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**FISCAL IMPACT:** There would be an impact to the General Fund from this item. Once annexed into CFD#2, Marina Village Apartments will begin to contribute funds towards Safety Services such as police and fire. The annexation of the Marina Village Apartments into Community Facilities District No. 2 meets the fiscal criteria as established by Resolution No. 2005-69 Cost Recovery Policy for New Development, dated October 4, 2005. Community Facilities District #2 is intended to offset Municipal Service costs, including administrative costs, thereby reducing the negative fiscal impact of new development on the City's General Fund.

---

**STRATEGIC PLAN:** Provide Good Governance and Ensure Public Safety.

---

### **BACKGROUND:**

As part of the Marina Village Apartments project conditions of approval, the developer is required to mitigate the impact on City Services due to the new development. In accordance with the development conditions imposed on development project, the landowner is annexing to Community Facility District No. 2 to offset municipal service costs for police, fire, paramedics.

As the first step in the annexation process, the Resolution of Intention was brought before Council and approved at the March 21, 2023, Council Meeting.

---

**STAFF REPORT:**

The next steps in the legislative process for annexation of the Marina Village Apartments project into Community Facility District No. 2 include conducting the Public Hearing and the Hearing that are before you this evening. The final step involves the item coming back to Council as part of an Ordinance for Council’s approval at the May 16, 2023, meeting.

---

**STAFF RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt Resolution No. 2023-\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
2. Adopt Resolution No. 2023-\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
3. Council Introduction and Waive Reading of Ordinance No. \_\_\_: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

---

**DOCUMENTS ATTACHED:** 1. Council Resolution No. 2023-\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and

2. Council Resolution No. 2023-\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
3. Council Introduction and Waive Reading of Ordinance No. \_\_\_: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.
4. District Boundary Map.
5. PowerPoint Presentation.

---

**PREPARED BY:**

Amanda Dum, Management Analyst II

**REVIEWED BY:**

Nouae Vue, P.E., Public Works Director

**APPROVED BY:**

Greg Folsom, City Manager

---

**ATTACHMENTS:**

- 230502pp - PH - Marina Village Apts. Annexation #16 CFD#2 PowerPoint attachment 5.pptx
- 230502r - PH - Marina Village Apts. CFD 2, Annex 16 - Reso Calling Election attachment 1.docx
- 230502r - PH - Marina Village CFD 2, Annex 16 - Reso Decl Results attachment 2.docx
- 230502o - PH - Marina Village CFD 2, Annex 16 - Ordinance attachment 3.docx
- 230502at - PH - Marina Village Apts. CFD 2 Annexation #16 - Annexation Map attachment 4.pdf
- 230502pp - PH - Marina Village Apts. Annexation #16 CFD#2 PowerPoint attachment 5.pptx

# Community Facilities District #2

**ANNEXATION #16**

**MARINA VILLAGE APARTMENTS**

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Public Hearing  
May 2, 2023

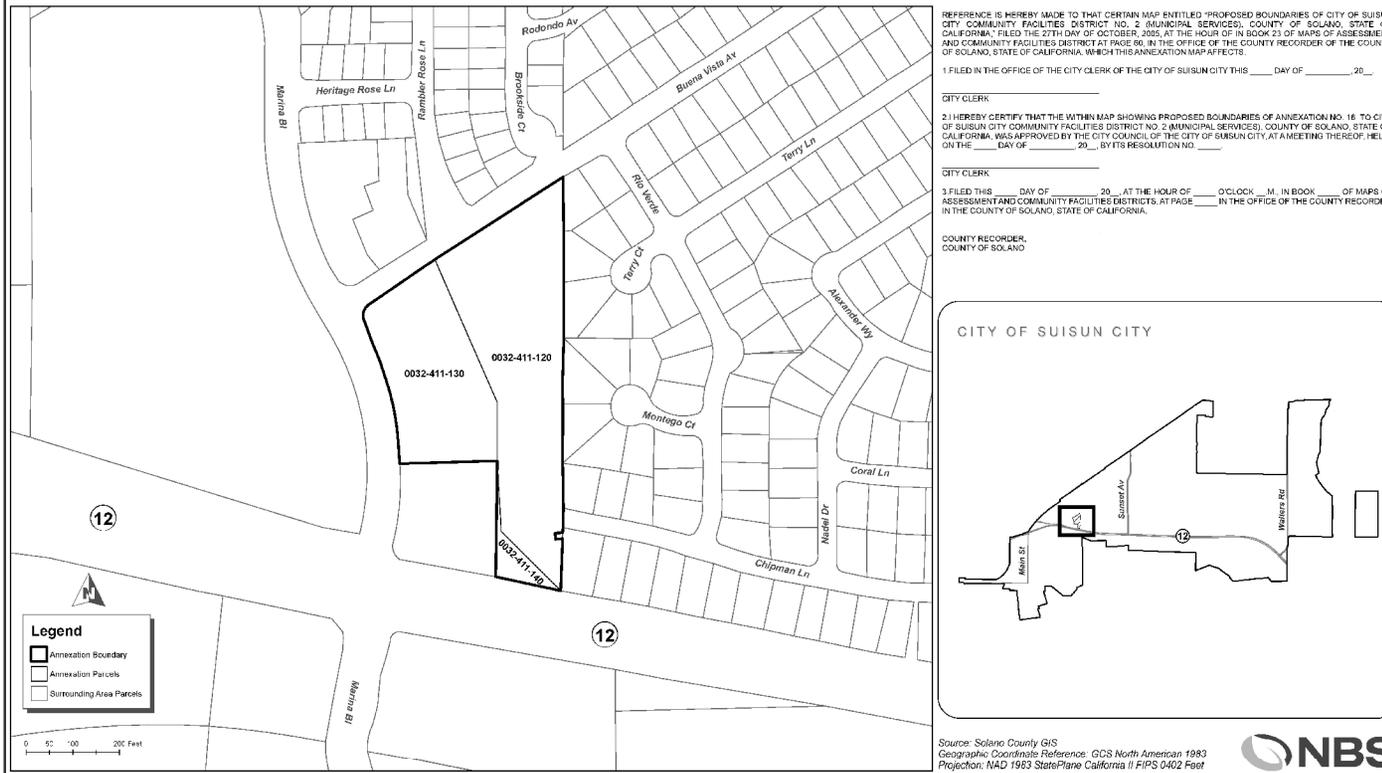


# Marina Village Apts. Boundary Map

Annexation Map No. 16 of City of Suisun City  
Community Facilities District No. 2 (Municipal Services)

ATTACHMENT NO. 2

COUNTY OF SOLANO  
STATE OF CALIFORNIA



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER, 2002, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

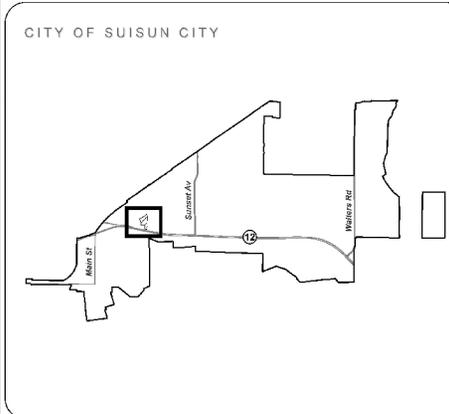
CITY CLERK

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 16 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_\_.

CITY CLERK

3. FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

COUNTY RECORDER,  
COUNTY OF SOLANO



Source: Solano County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet



# Staff Recommendations

It is recommended that the City Council adopt the following:

- a. Adoption of Resolution No. 2023-\_\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
- a. Adoption of Resolution No. 2023-\_\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
- a. Council Introduction and Waive Reading of Ordinance No. \_\_\_\_: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

# Questions?

CONDUCT PUBLIC HEARING

---

1 **RESOLUTION NO. 2023-**

2 **A RESOLUTION SUBMITTING ANNEXATION OF TERRITORY AND**  
3 **LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

4  
5 **Annexation No. 16 (Marina Village Apartments)**

6 **RESOLVED** by the City Council (the “Council”) of the City of Suisun City (the  
7 “City”), County of Solano, State of California, that:

8 **WHEREAS**, this Council, acting as legislative body of the City of Suisun City’s  
9 Community Facilities District No. 2 (Municipal Services) (the “CFD”) has adopted “A  
10 Resolution of Intention to Annex Territory to Community Facilities District and to Authorize  
11 the Levy of Special Taxes Therein” (the “Resolution of Intention to Annex”) stating its  
intention to annex certain territory (the “Annexation Territory) to the CFD pursuant to the  
Mello Roos Community Facilities Act of 1982, Sections 53311 and following of the  
California Government Code (the “Act”);

12 **WHEREAS**, a copy of the Resolution of Intention to Annex, incorporating a  
13 description and map of the proposed boundaries of the Annexation Territory and stating the  
14 services (the “Services”) to be provided and the rate and method of apportionment of the  
15 special tax (the “Special Taxes”) to be levied within the Annexation Territory to pay for the  
Services, is on file with the City Clerk and the provisions thereof are fully incorporated herein  
by this reference as if fully set forth herein;

16 **WHEREAS**, on the date hereof, this Council held a noticed public hearing as required  
17 by the Act and the Resolution of Intention to Annex relative to the proposed annexation of the  
Annexation Territory to the CFD and the levy of special taxes in the Annexation Territory;

18 **WHEREAS**, at such hearing all interested persons desiring to be heard on all matters  
19 pertaining to the annexation of the Annexation Territory to the CFD and the levy of the  
20 Special Taxes within the Annexation Territory were heard and a full and fair hearing was  
held;

21 **WHEREAS**, prior to the time fixed for the hearing, written protests had not been filed  
22 against the proposed annexation of the Annexation Territory to the CFD by (i) 50% of more  
23 of the registered voters, or six registered voters, whichever is more, residing in the existing  
24 CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more,  
residing in the Annexation Territory, (iii) owners of one-half or more of the area of land in the  
CFD not exempt from special taxes or (iv) owners of one-half or more of the area of land in  
the Annexation Territory not exempt from special taxes; and

25 **WHEREAS**, the Annexation Map of the captioned annexation has been filed with the  
26 City Clerk and recorded in the Solano County Recorder’s Office on April 7, 2023, in Book  
27 0026 at Page 68 of Maps of Assessment and Community Facilities Districts as Document  
Number 202300014358, which map shows the Annexation Territory.

28

1                   **NOW, THEREFORE, IT IS HEREBY ORDERED**, as follows:

2           **1. Prior Proceedings.** All prior proceedings taken by this Council with respect to  
3 the CFD and the proposed annexation of the Annexation Territory thereto have been duly  
4 considered and are hereby determined to be valid and in conformity with the Act, and the  
5 CFD has been validly established pursuant to the Act.

6           **2. Prior Resolutions.** The provisions of the Resolution of Intention to Annex and  
7 Resolution No. 2005-89, entitled “A Resolution of the Suisun City Council Forming  
8 Community Facilities District No. 2 (Municipal Services)” (the “Resolution of Formation”),  
9 previously adopted by this Council for the CFD, are by this reference incorporated herein, as  
10 if fully set forth herein.

11           **3. Voter Approval.** Pursuant to the provisions of the Act, the propositions of (i)  
12 the annexation of the Annexation Territory and (ii) the levy of the Special Taxes within the  
13 Annexation Territory shall be submitted to the voters of the Annexation Territory at an  
14 election called therefor as hereinafter provided.

15           **4. Electors Determined.** This Council hereby finds that fewer than 12 persons  
16 have been registered to vote within the Annexation Territory for each of the 90 days  
17 preceding the close of the hearing heretofore conducted and concluded by this Council for the  
18 purposes of these annexation proceedings. Accordingly, and pursuant to the Act, this Council  
19 finds that for purposes of these proceedings the qualified electors are the landowners within  
20 the Annexation Territory and that the vote shall be by said landowners, each having one vote  
21 for each acre or portion thereof such landowner owns in the Annexation Territory.

22           **5. Applicable Laws.** Pursuant the Act, the election shall be conducted by mail  
23 ballot under Section 4000 of the California Elections Code, provided, however, that for  
24 purposes of setting the date for the election, Sections 53326 and 53327 of the Act shall  
25 govern.

26           **6. Special Election Called.** On Tuesday, May 2, 2023, in in the City Hall,  
27 Council Chambers, 701 Civic Center Boulevard, Suisun City, California, a special election is  
28 hereby called to consider the measure described in the ballot referred to below. This Council  
hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse  
before said election is for the protection of voters, that the voters have waived such  
requirement and the date for the election herein specified is established accordingly.

Under Section 50075.1 of the Government Code, the following accountability  
provisions shall apply to the special taxes: (a) the provision and/or acquisition of the Services  
and the incidental costs thereof, all as defined in the Resolution of Intention to Annex and the  
Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be  
applied only to the specific purposes identified in (a) above; (c) there shall be created special  
account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be  
caused to be prepared an annual audit and report of the CFD.

**7. Election Official.** The City Clerk is hereby appointed as the election official to  
conduct the election and shall cause to be provided to each landowner in the Annexation  
Territory a ballot substantially in the form of Exhibit A hereto (the “Ballot”), which form is  
hereby approved. The City Clerk shall accept mailed or hand delivered Ballots of the qualified  
electors received prior to 5:30 o'clock p.m. on the date fixed above for the election.

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8. **Effective.** This resolution shall take effect 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 2<sup>nd</sup> day of May 2023, by the following vote:

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

**WITNESS** my hand and the seal of said City this 2<sup>nd</sup> day of May 2023.

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

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**EXHIBIT A**  
**CITY OF SUISUN CITY**  
**Community Facilities District No. 2**  
**(Municipal Services)**  
**Annexation No. 16 (Marina Village Apartments)**  
**OFFICIAL BALLOT**  
**SPECIAL TAX ANNEXATION ELECTION**

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Suisun City no later than 6:30 p.m. on Tuesday, May 2, 2023, either by mail or in person. The City Clerk’s office is located at 701 Civic Center Boulevard, Suisun City, California 94585.

To vote, mark a cross (X) on the voting line after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Suisun City and obtain another.

The amount of money to be raised annually by the levy of the special tax on the property to be annexed to Community Facilities District No. 2 (Municipal Services) is \$56,629.44 in 2022/23 dollars and the rate and duration of the tax to be levied is as set forth in the rate and method of apportionment of special tax for Community Facilities District No. 2 (Municipal Services).

**BALLOT MEASURE NO. 1:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to annex Annexation No. 16 (Marina Village Apartments) to the CFD, as such territory is described in “A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors” adopted by the City Council of the City of Suisun City on May 2, 2023? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

YES: \_\_\_\_\_  
NO: \_\_\_\_\_

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**BALLOT MEASURE NO. 2:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted by the City Council of the City of Suisun City on March 21, 2023? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

YES: \_\_\_\_\_

NO: \_\_\_\_\_

By execution in the space provided below, you also confirm your written waiver of the time limit pertaining to the conduct of the election and any requirement for analysis and arguments with respect to the ballot measure.

Assessor Parcel No(s).: 0032-411-120

0032-411-130

0032-411-140

Acres: 5.11

Number of Votes: 6

MARINA VILLAGE SUISUN PTRS LP

By:

Name:

Its: \_\_\_\_\_



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**6. Amendment to Notice of Lien.** Within 15 days of the date of this Resolution, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Solano an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

**7. Effective.** This resolution shall take effect 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 2<sup>nd</sup> day of May 2023, by the following vote:

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

**WITNESS** my hand and the seal of said City this 2<sup>nd</sup> day of May 2023.

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

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**EXHIBIT A**  
**CITY OF SUISUN CITY**  
**Community Facilities District No. 2**  
**(Municipal Services)**

**Annexation No. 16 (Marina Village Apartments)**

**CANVASS AND STATEMENT OF RESULT OF ELECTION**

I hereby certify that on this date, I canvassed the returns of the election held on this date in the territory proposed for annexation to City of Suisun City Community Facilities District No. 2 (Municipal Services), which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory proposed to be annexed and the total number of votes cast for and against the measures are as follows and the totals as shown for and against the measures are full, true and correct:

**BALLOT MEASURE NO. 1:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to annex Annexation No. 16 (Marina Village Apartments) to the CFD, as such territory is described in "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" adopted by the City Council of the City of Suisun City on May 2, 2023? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

Qualified Landowner Votes	Votes Cast	YES	NO
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**BALLOT MEASURE NO. 2:** *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted by the City Council of the City of Suisun City on March 21, 2023? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

<b>Qualified Landowner Votes</b>	<b>Votes Cast</b>	<b>YES</b>	<b>NO</b>
6			

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND** this \_\_ day of \_\_\_\_\_, 2023.

CITY OF SUISUN CITY

By: \_\_\_\_\_  
Anita Skinner, CMC, City Clerk



1 event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum  
2 Special Tax specified in the Rate and Method.

3 **SECTION FOUR:** All of the collections of the Special Tax shall be used as provided in the  
4 Act and in the Resolution of Formation, including, but not limited to, the payment of costs of  
5 the Services, the payment of the costs of the City in administering the CFD, and the costs of  
6 collecting and administering the Special Tax.

7 **SECTION FIVE:** The Special Tax shall be collected in the same manner as ordinary ad  
8 valorem taxes are collected and shall have the same lien priority, and be subject to the same  
9 penalties and the same procedure and sale in cases of delinquency as provided for ad valorem  
10 taxes; provided, however, that the Council may provide for other appropriate methods of  
11 collection by resolution(s) of the Council. The City Manager of the City (or the City  
12 Manager's designee) is hereby authorized and directed to provide all necessary information to  
13 the auditor/tax collector of the County of Solano in order to effect proper billing and  
14 collection of the Special Tax, so that the Special Tax shall be included on the secured property  
15 tax roll of the County of Solano for fiscal year 2022-23 and for each fiscal year thereafter, as  
16 set forth above, until no longer required to pay for the Services or until otherwise terminated  
17 by the City.

18 **SECTION SIX:** If for any reason any portion of this Ordinance is found to be invalid, or if  
19 the Special Tax is found inapplicable to any particular parcel within the CFD, including all  
20 territory annexed to the CFD prior to the date hereof, by a court of competent jurisdiction, the  
21 balance of this Ordinance and the application of the Special Tax to the remaining parcels  
22 within the CFD, including all territory annexed to the CFD prior to the date hereof, shall not  
23 be affected.

24 **SECTION SEVEN:** The Mayor shall sign this Ordinance and the City Clerk shall cause the  
25 same to be published immediately after its passage at least once in a newspaper of general  
26 circulation circulated in the City.

27 **SECTION EIGHT:** This Council affirms the provisions of Ordinance No. 684 except to the  
28 extent any terms of such Ordinance are inconsistent with the provisions of this Ordinance, in  
which case the terms of this Ordinance shall govern.

**SECTION NINE:** This Ordinance shall become effective (30) days following its passage and  
adoption and shall be published once within fifteen (15) days upon passage and adoption in a  
newspaper of general circulation in the City of Suisun City, County of Solano.

\* \* \* \* \*



# Annexation Map No. 16 of City of Suisun City Community Facilities District No. 2 (Municipal Services)

## ATTACHMENT NO. 2

COUNTY OF SOLANO  
STATE OF CALIFORNIA



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER, 2005, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

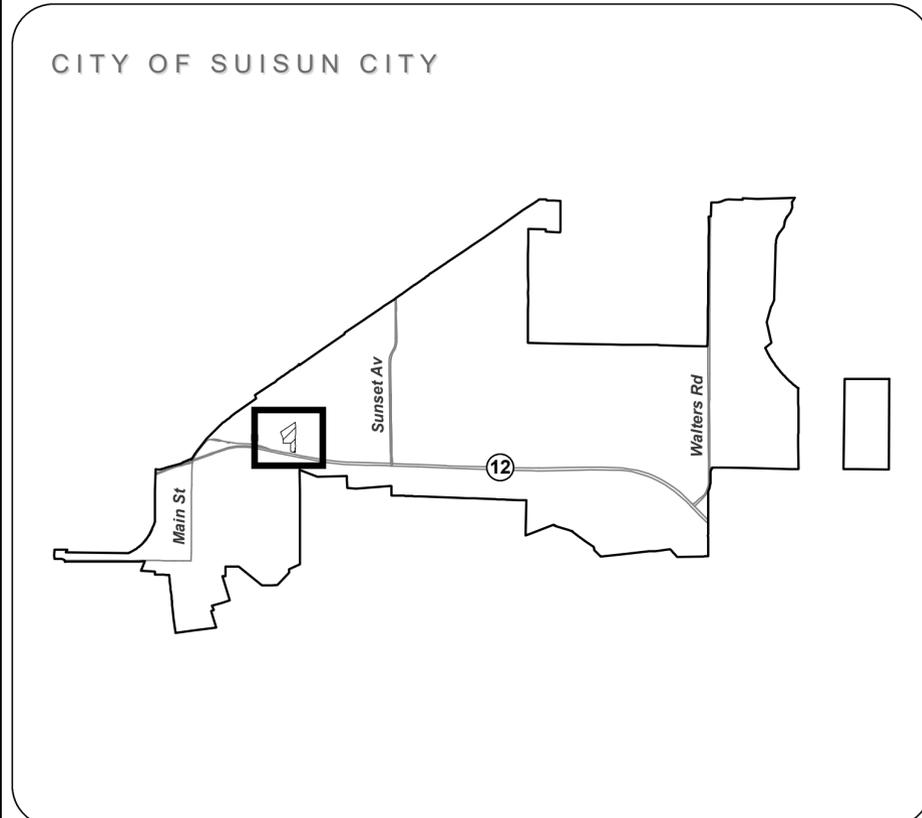
CITY CLERK

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 16 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_.

CITY CLERK

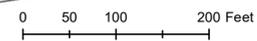
3. FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_.M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

COUNTY RECORDER,  
COUNTY OF SOLANO



**Legend**

- Annexation Boundary
- Annexation Parcels
- Surrounding Area Parcels



Source: Solano County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet



# Community Facilities District #2

**ANNEXATION #16**

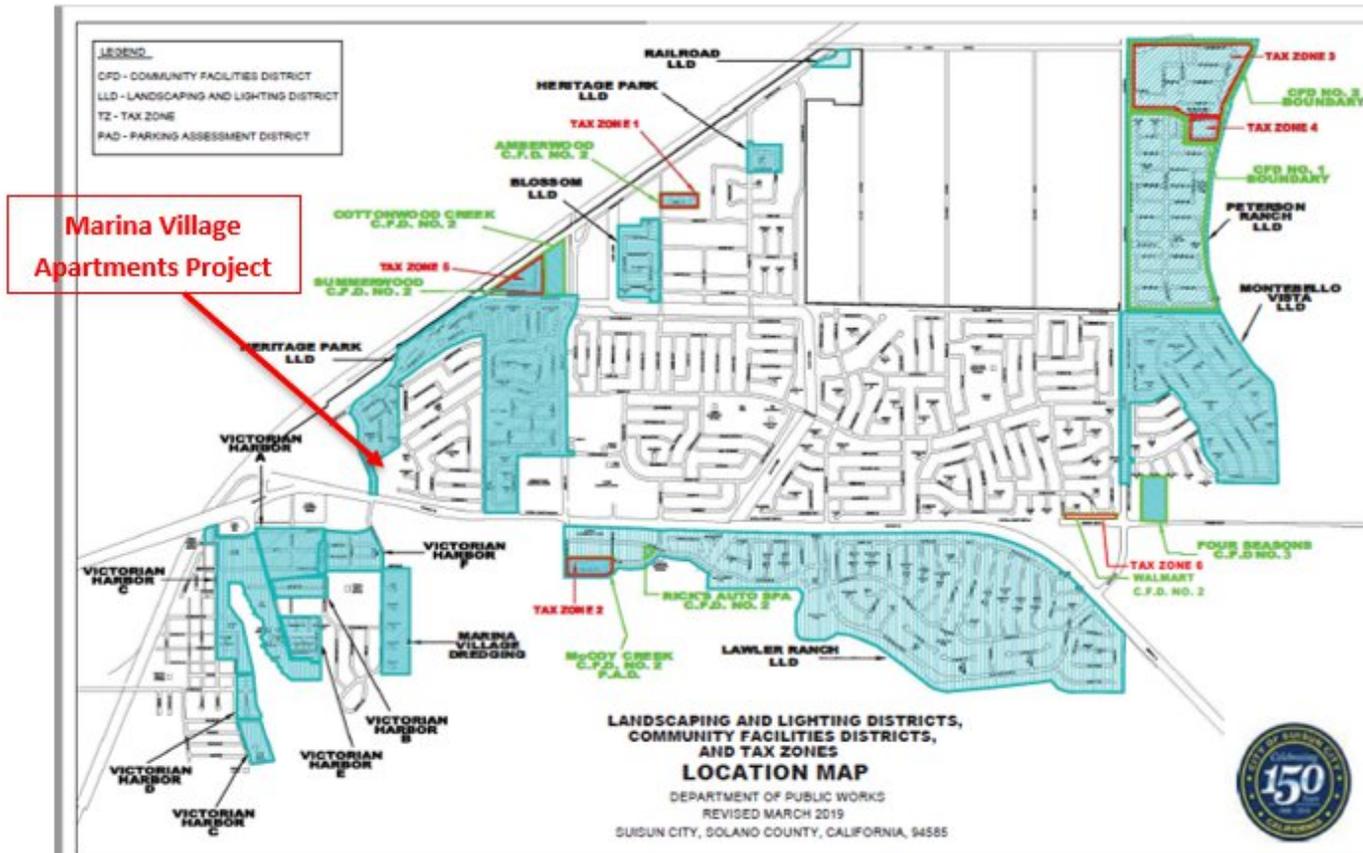
**MARINA VILLAGE APARTMENTS**

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Public Hearing  
May 2, 2023

# Community Facilities District #2 – City-Wide

Majority of revenue from District goes to Safety Services (Police & Fire)

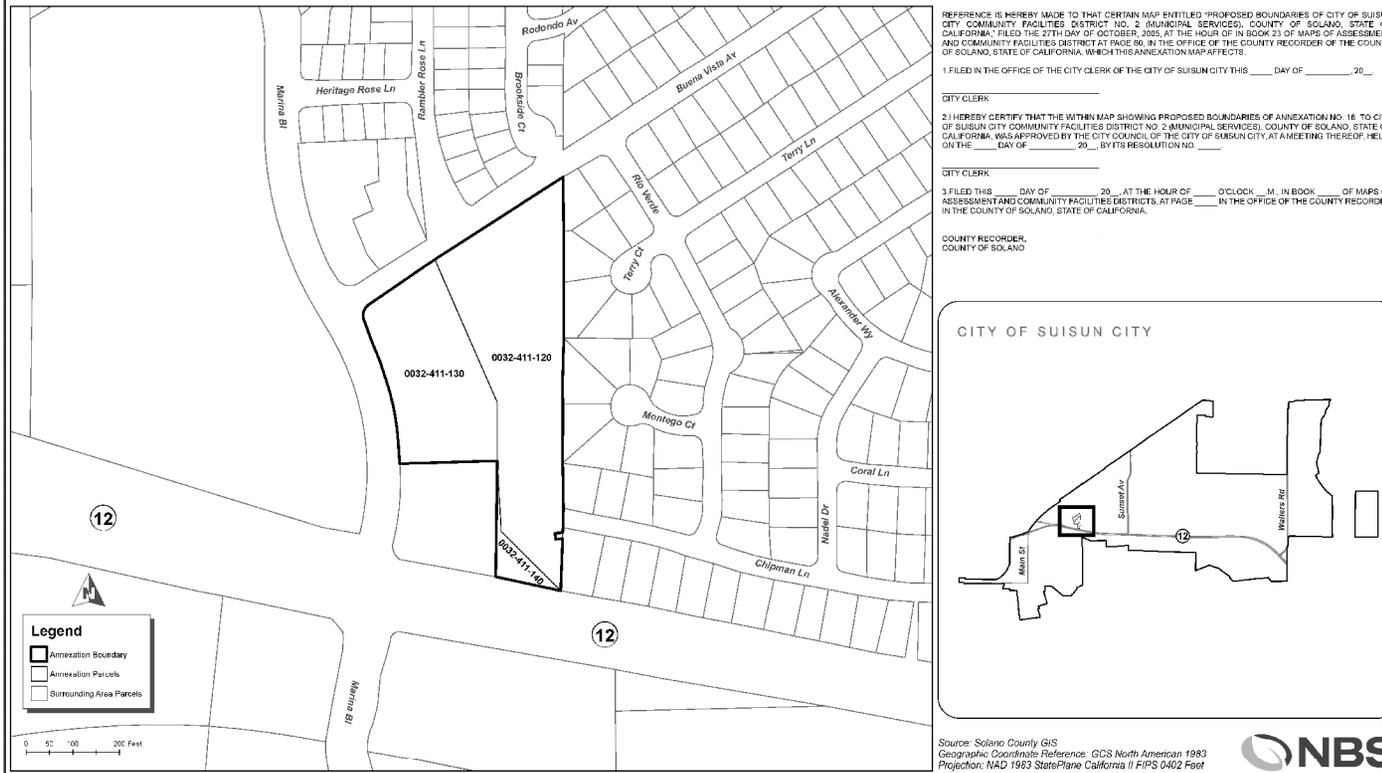


# Marina Village Apts. Boundary Map

Annexation Map No. 16 of City of Suisun City  
Community Facilities District No. 2 (Municipal Services)

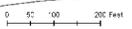
ATTACHMENT NO. 2

COUNTY OF SOLANO  
STATE OF CALIFORNIA



**Legend**

- Annexation Boundary
- Annexation Parcels
- Surrounding Area Parcels



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY - COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER, 2002, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY CLERK

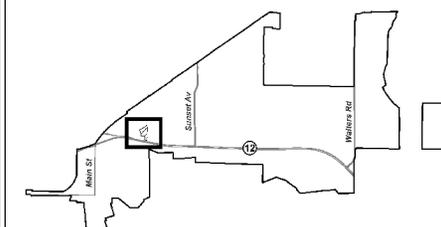
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CITY CLERK

3. FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

COUNTY RECORDER,  
COUNTY OF SOLANO

CITY OF SUISUN CITY



Source: Solano County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet



# Staff Recommendations

It is recommended that the City Council adopt the following:

- a. Adoption of Resolution No. 2023-\_\_\_\_: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
- a. Adoption of Resolution No. 2023-\_\_\_\_: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
- a. Council Introduction and Waive Reading of Ordinance No. \_\_\_\_: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

# Questions?

CONDUCT PUBLIC HEARING

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