

CITY COUNCIL
Alma Hernandez, Mayor
Jenalee Dawson, Mayor Pro Tem
Amit Pal, Councilmember
Parise Shepherd, Councilmember
Princess Washington, Councilmember



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 SUISUN CITY HOUSING AUTHORITY

TUESDAY, DECEMBER 2, 2025

6:30 PM

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

5:00 P.M. CLOSED SESSION 6:30 P.M. REGULAR MEETING

MEETINGS ARE HELD IN-PERSON, PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM

ZOOM MEETING INFORMATION:

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

MEETING ID: 820 1890 8242

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 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. – 822)

(Next City Council Res. No. 2025 – 137)

Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 06)

(Next Housing Authority Res. No. HA2025 – 11)

5:00 P.M CLOSED SESSION

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

CONFLICT OF INTEREST NOTIFICATION

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

PUBLIC COMMENT CLOSED SESSION

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and 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 comment period.)

CLOSED SESSION

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

1. CONFERENCE WITH LABOR NEGOTIATOR

A Closed Session will be held, Pursuant to Government Code Section 54957.6, to Conduct Labor Negotiations among:

Agency Negotiator: City Manager, Bret Prebula

Employee Organization:

SCEA (Suisun City Employees' Association);

SCPOA (Suisun City Police Officers Association);

SCPFA (Suisun City Professional Firefighters' Association);

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

Unrepresented Employees;

Temporary/Part-Time Employees.

RECESS TO CLOSED SESSION (City Manager Conference Room, City Hall)

6:30 RECONVENE OPEN SESSION

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

CLOSED SESSION REPORT

Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS (Informational items only.)

2. City Manager Update - (Prebula: Bprebula@suisun.com).

3. City Attorney Report - (Enright).

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.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

4. Presentation of Committee and Commission Updates
 - a. Recreation, Parks, Marina and Art Commission
 - b. Planning Commission
 - c. Environment and Climate Citizen Advisory Committee
5. Mayoral Appointments of Committees - (Hernandez: ahernandez@suisun.com):
 - a. Solano Transportation Authority (STA) Bicycle Advisory Committee

CONSENT CALENDAR

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

6. Council Adoption of Resolution No. 2025-__: Accepting the 2024 Sanitary Sewer and Storm Drain Lining Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project - (Vue: Nvue@suisun.com).
7. Council Adoption of Ordinance No. 821: An Ordinance of the City Council of the City of Suisun City, California Repealing Chapter 9.04 and Replacing in its Entirety with Restated Chapter 9.04 (Prohibition Against Unlawful Solicitation and Panhandling) to Title 9 (Public Peace, Morals and Welfare) of the Suisun City Municipal Code (*Introduced and Reading Waved on November 18, 2025*) - (City Attorney).

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

8. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on November 10, 2025 and November 18, 2025 – (Skinner: Clerk@suisun.com).

PUBLIC HEARING

GENERAL BUSINESS

9. Council Adoption of Resolution No. 2025 -__: Adopting Certain Findings and the Policy Directives to Implement the Sales and Use of Safe and Sane Fireworks for 2026 as Provided in Chapter 8.04 of the Suisun City Code - (Lopez: Bllopez@suisun.com).
10. Approval of the Annual Assessment Report and Consideration of Reauthorizing the Suisun City Historic Waterfront Improvement District - (Hull: Jhull@suisun.com)
 - a. Council Adoption of Resolution No. 2025-__: Approving the Annual Assessment Report for the Waterfront District Business Improvement District (BID).
 - b. Council Adoption of Resolution No. 2025-__: Declaring its Intent to Consider Reauthorizing the Suisun City Historic Waterfront Business Improvement District and the Assessment Levy for the District for Fiscal Year 2026 and Setting a Public Hearing

to Consider these Matters for December 16, 2025.

COUNCIL COMMENTS

REPORTS: (Informational items only)

11. Non-Discussion Items.

ADJOURNMENT

Public Access To Agenda Documents

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

Council/Agendas The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be 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. The City's reasonable accommodation policy is available for review on the City's website at 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;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Ashley Nash, Administrative Assistant II 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.

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AGENDA TRANSMITTAL

MEETING DATE: December 2, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Accepting the 2024 Sanitary Sewer and Storm Drain Lining Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.

FISCAL IMPACT: There is no impact to the General Fund from the 2024 Sanitary Sewer and Storm Drain Pipe Lining Project (Project). Funds are available within the Sewer Rehabilitation Fund (F88) and funds have also been set aside within the ARPA Fund (\$150,900).

STRATEGIC PLAN: Provide Good Governance and Enhance Environment.

BACKGROUND: On August 20, 2024, the City Council awarded the construction contract for the Project to Insituform Technologies, LLC, (Contractor) in the amount of \$1,408,106.

STAFF REPORT: This Project rehabilitated approximately 10,600 linear feet of sanitary sewer lines in the Old Town area and in the Whispering Bay Lane and Marina Boulevard neighborhood using the cured-in-place pipe (CIPP) lining method.

Originally, the project proposed installing a liner in one of the three storm drain lines crossing Highway 12 between Marina Boulevard and Village Drive; however, due to unforeseen field conditions, the liner could not be installed. Instead, the project replaced approximately 37 feet of deteriorated pipe at each of the three outfalls for a total of 111 feet of pipe replacement.

The City has received, reviewed, and approved the Contractor's final invoice for this Project. The final construction contract amount is \$1,239,254.45, which is \$309,562.15 under the construction contract budget of \$1,548,816.60.

Contractor has completed the Project in an acceptable satisfactory manner, and it is now appropriate to file the Notice of Completion (NOC) with the County for the Project. Staff recommends accepting the Project as complete and authorizing the City Manager to file and record the NOC with the County which will then start the five-year warranty period on the completed improvements associated with this Project.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2025-__: 2024 Sanitary Sewer and Storm Drain Lining Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.

DOCUMENTS ATTACHED:

1. Resolution No. 2025-__: Accepting the 2024 Sanitary Sewer and Storm Drain Lining Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.
2. Project Location Map.
3. Photos.

4. Notice of Completion.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Maribel De La Cruz,
Nouae Vue, Public Works Director
Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2025-__: Accepting the 2024 Sanitary Sewer and Storm Drain Lining Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.Â
2. Project Location Map.
3. Project Photos.
4. Notice of Completion

RESOLUTION NO. 2025-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE GREEN STORMWATER INFRASTRUCTURE PROJECT AS
COMPLETE AND AUTHORIZING THE CITY MANAGER TO RECORD THE
NOTICE OF COMPLETION FOR THE PROJECT**

WHEREAS, the 2024 Sanitary Sewer and Storm Drain Pipe Lining Project (“Project”) was undertaken to improve sewer system in the Old Town area and the Whispering Bay Lane/Marina Boulevard neighborhood; and

WHEREAS, the Project rehabilitated approximately 10,600 linear feet of sanitary sewer lines using the cured-in-place pipe (CIPP) lining method; and

WHEREAS, On August 20, 2024, the City Council awarded the construction contract for the Project to Insituform Technologies, LLC, (Contractor) in the amount of \$1,408,106 .

WHEREAS, the City has received, reviewed, and approved the Contractor’s final invoice, and the final construction contract amount is \$1,239,254.45, which is \$309,562.15 under the approved construction budget of \$1,548,816.60; and

WHEREAS, the Contractor has completed the Project in an acceptable and satisfactory manner, and it is now appropriate to file a Notice of Completion (NOC) with the County of Solano; and

WHEREAS, filing the Notice of Completion will initiate the five-year warranty period for the completed improvements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby accept the improvements completed for the 2024 Sanitary Sewer and Storm Drain Pipe Lining Project as complete and authorizes the City Manager to take all necessary actions to execute and record the Notice of Completion.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 2nd day of December 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 2nd day of December 2025.

Anita Skinner
City Clerk

Project Location Map



2024 Sanitary Sewer and Storm Drain Pipe Lining Project

Photos

Pre-Construction (sewer and storm drain)



Post-Construction (sewer and storm drain)



WHEN RECORDED MAIL TO:

Name Public Works Department
Street CITY OF SUISUN CITY
Address 701 CIVIC CENTER BLVD.
City & SUISUN CITY, CA 94585
State, Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

No Fee, per code 27283

NOTICE OF COMPLETION

A.P.N. _____

Notice is hereby given that:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is City of Suisun City
3. The full address of the undersigned is 701 Civic Center Blvd.
Suisun City, CA 94585
4. The nature of the title of the undersigned is: In fee. N/A
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")
5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are: **NONE**

NAMES

ADDRESSES

6. The names of the predecessors in the interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to: **NONE**

NAMES

ADDRESSES

(If no transfer made, insert "none.")

7. A work of improvement on the property hereinafter described was completed on: December 2, 2025
8. The name of the contractor, if any, for such work of improvement was Insituform Technologies, LLC.

(If no contractor for work of improvement as a whole, insert "none.")

9. The property on which said work of improvement was completed is in the City of Suisun City,
County of Solano, State of California, and is described as follows:
2025 Sanitary Sewer and Storm Drain Pipe Lining Project

10. The street address of said property is Various locations

11. I declare under penalty of perjury the foregoing is true and correct.

Signature of
owner named
in paragraph 2

Dated: _____

By Bret Prebula, City Manager

AGENDA TRANSMITTAL

MEETING DATE: December 2, 2025

AGENDA ITEM: Council Adoption of Ordinance No. 821: An Ordinance of the City Council of the City of Suisun City, California Repealing Chapter 9.04 and Replacing in its Entirety with Restated Chapter 9.04 (Prohibition Against Unlawful Solicitation and Panhandling) to Title 9 (Public Peace, Morals and Welfare) of the Suisun City Municipal Code (*Introduced and Reading Waved on November 18, 2025*).

FISCAL IMPACT: There is no fiscal impact related to the adoption of an ordinance prohibiting solicitation and panhandling throughout the City of Suisun. The ordinance will provide the Police Department and Code Enforcement with additional means to reduce solicitation and panhandling in public areas, including shopping centers, roadways, median strips, traffic intersections, gas stations, retail stores, restaurants, and bars.

STRATEGIC PLAN: Ensure Public Safety - Explore Options for Public Safety Service Provisions - Continuously improve the public safety, health, and welfare of the residents of Suisun City.

BACKGROUND: At the regular City Council meeting on November 18, 2025, the City Council introduced and waived reading of the subject ordinance. The Council increased the distance from financial institutions and automated teller machines from twenty-five (25) feet to fifty (50) feet.

Chapter 9.04 of the Suisun City Municipal Code presently makes it unlawful for any person to liter in or about any parking lot of a commercial business without the express or implied consent of the owner or person in lawful control of such business and or parking lot. This ordinance will provide detailed objective standards for law enforcement and code enforcement to enforce against soliciting and panhandling in public areas throughout the City, including, but not limited to, intersections, parking lots, businesses, gas stations, medians, and driveways.

STAFF REPORT:

The City's current loitering ordinance was adopted in 1983 and is limited to parking lots. Since 1983, loitering, solicitations, and panhandling have become a serious health and safety issue throughout the City and extremely disturbing and disruptive to residents and businesses, contributing to a loss of access to and enjoyment of public places, but also to an enhanced fear, intimidation, and disorder. The Ordinance provides transparent and objective standards for the enforcement of prohibition of soliciting in some regions of the City where the City has serious health and safety concerns of the solicitor and the public in general being distracting and impeding the safety of drivers and the public in being distracted from their duty to watch traffic which may result in automobile accidents, congestion and blockage of streets, and delay and obstruct the free flow of travel, all of which constitute substantial traffic safety problems.

Furthermore, soliciting and panhandling in front of businesses becomes extremely disturbing and disruptive to residents, and more importantly, the businesses, and contributes not only to the loss of access to and enjoyment of public places and businesses, but also to an enhanced sense of fear,

intimidation, and disorder. Solicitation in places where there is a “captive audience” in which it is difficult or impossible for the public to exercise their right to decline to listen to or avoid solicitation from others, is problematic, detracts from the rights of persons in the City to quietly enjoy public facilities and businesses, like gas stations, restaurants, retail stores, and bars and presents a risk to the health, safety and welfare of the public. This includes public transportation vehicles and their designated locations for stops, as well as gas stations.

Specifically, the Ordinance will prohibit the following:

1. *Financial institutions and automated teller machines (ATMs).* No person shall solicit or panhandle within fifty (50) feet of any entrance or exit of any financial institution during its business hours or within fifty (50) feet of any automated teller machine during the time it is available for customers’ use. When an automated teller machine is located within an automated teller machine facility, such distance shall be measured from the entrance or exit of the automated teller machine facility. No person shall solicit within an automated teller machine facility where a reasonable person would or should know that he or she does not have the permission to do so from the owner or other person lawfully in possession of such facility.
2. *Parking lots.* No person shall solicit or panhandle in any public parking lot or structure accessible to the general public, or within twenty (20) feet of the entrance or exit to such parking lot or parking structure.
3. *Supermarket, Retail store, Restaurant, or Bar.* No person shall solicit or panhandle within twenty (20) feet of the entrance to a supermarket, retail store, restaurant, or bar.
4. *Public transportation vehicles and stops.* No person shall solicit or panhandle in any public transportation vehicle or within fifty (50) feet of any designated or posted public transportation vehicle stop.
5. *Gasoline stations and fuel pumps.* No person shall solicit or panhandle from an operator or occupant of a motor vehicle while such vehicle is stopped in a gasoline station or at a fuel pump.
6. *Driveways accessing shopping center, retail, and business establishments.* No person shall solicit or panhandle from an operator or occupant traveling in a motor vehicle. No person shall solicit or panhandle from a vehicle that is located within twenty-five (25) feet of a driveway providing vehicular access to a shopping center, retail, or business establishment.
7. *Medians.*

(1) No person shall solicit or panhandle within twenty-five (25) feet of or on a median.

(2) No person shall loiter on a median.

(3) No person shall solicit or panhandle upon any median or in any manner or location that is inconsistent with the provisions of the California Vehicle Code Section 25520.5.

1. *Dining establishments.* No person shall solicit or panhandle in any outdoor dining area of any restaurant or other dining establishment serving food for immediate consumption.
2. *Pedestrian Foot Bridge.* No person shall solicit or panhandle on any public foot bridge, or within twenty (20) feet of the entrance or exit to a pedestrian foot bridge.

Each prohibition provides clear, specific parameters for each location, prohibiting soliciting and panhandling within a certain distance (20, 25, or 50 feet) from all solicitation and panhandling, regardless of the content or reason for the solicitation or panhandling. The Ordinance applies equally to all citizens of the community, whether they are individuals, businesses, or nonprofits.

The only exception is for panhandling or soliciting at gas stations. The Ordinance will prohibit solicitations and

panhandling on the entire premises of the gas station, given the unique nature of individuals being a “captive audience” while pumping or paying for fuel

STAFF RECOMMENDATION: Adoption of Ordinance No. ____; An Ordinance of the City Council of the City of Suisun City, California Repealing Chapter 9.04 and Replacing in its Entirety with Restated Chapter 9.04 (Prohibition Against Unlawful Solicitation and Panhandling) to Title 9 (Public Peace, Morals and Welfare) of the Suisun City Municipal Code.

DOCUMENTS ATTACHED:

1. Ordinance No. 821
2. Chapter 9.04

PREPARED BY:

Ashley Nash, Administrative Assistant

REVIEWED BY:

Patrick Enright, City Attorney

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Unlawful Solicitation Ordinance](#)

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ORDINANCE NO. 821

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, REPEALING CHAPTER 9.04 AND REPLACING IN ITS ENTIRETY WITH RESTATED CHAPTER 9.04 (PROHIBITION AGAINST UNLAWFUL SOLICITATION AND PANHANDLING) TO TITLE 9 (PUBLIC PEACE, MORALS AND WELFARE) OF THE SUISUN CITY MUNICIPAL CODE

SECTION 1. Chapter 9.04 of Title 9 of the Suisun City Municipal Code is hereby repealed and replaced in its entirety by the following:

CHAPTER 9.04. - PROHIBITION AGAINST UNLAWFUL SOLICITATION AND PANHANDLING

9.04.010. - Legislative Findings.

The City Council of the City of Suisun City hereby finds, determines and declares that:

- (1) Solicitations on roadway median strips, at traffic intersections, and in the public roadway is unsafe and hazardous for panhandlers, drivers, pedestrians, and the general public. Solicitations on roadway median strips, at traffic intersections, and in the public roadway increases the risk of drivers becoming distracted from their primary duty to watch traffic which may result in automobile accidents, congestion and blockage of streets, and delay and obstruction of the free flow of travel, all of which constitute substantial traffic safety problems.
- (2) Solicitations near driveways accessing shopping centers, retail, and business establishments is unsafe and hazardous for panhandlers, drivers, pedestrians and the general public. The location of the solicitor near the driveway compromises the solicitor's safety, impedes visibility, and impairs a driver's ability to safely enter and exist. Drivers also become distracted from their duty to watch traffic which may result in automobile accidents, congestion and blockage of streets, and delay and obstruction of the free flow of travel, all of which constitute substantial traffic safety problems.
- (3) An increase in panhandling and solicitation throughout the City has become extremely disturbing and disruptive to residents and businesses, and has contributed not only to the loss of access to and enjoyment of public places, but also to an enhanced sense of fear, intimidation and disorder.
- (4) Solicitation from people in places where they are a "captive audience" in which it is impossible or difficult for them to exercise their own right to decline to listen to or to avoid solicitation from others, is problematic, detracts from the rights of persons in the City to quietly enjoy public facilities and presents a risk to the health, safety and welfare of the public. Such places include public transportation vehicles and their designated locations for stops, as well as gasoline stations.
- (5) The presence of individuals who solicit money from persons at or near banks or automated teller machines is especially threatening and dangerous. Such activity often carries with it an implicit threat to both person and property. Restricting solicitation in

such places will provide a balance between the rights of solicitors and the rights of persons who wish to decline or avoid such solicitations, and will help avoid or diminish the threat of violence in such unwarranted and unavoidable confrontations.

- (6) The Council's intent in enacting this Chapter is not to interfere with the exercise of First Amendment rights of those engaged in solicitation on roadway median strips, at traffic intersections, and in the public roadway and lingering and loitering on the medians, but only to minimize the safety hazards of those in such areas, as well as the drivers and passengers in vehicles near these areas and in a manner to minimize those safety hazards.
- (7) The restrictions of this Chapter are content neutral and are narrowly tailored to serve a significant governmental interest, but still provide alternative avenues of communication.
- (8) The reasonable time, place and manner restrictions in this Chapter are to avoid the negative effects of panhandling and solicitation in unsafe places and will not unreasonably restrict free speech of people engaged in solicitation.

9.04.020. - Authority and purpose.

- A. This Chapter is adopted pursuant to the authority granted to the City of Suisun City in Article XI, Section 7 of the California Constitution.
- B. The purpose and intent of this Chapter is to protect public health, safety and the general welfare of people in the City of Suisun City and improve the quality of life and economic vitality of the City of Suisun City by imposing reasonable time, place, and manner restrictions on certain forms of solicitation while respecting the constitutional rights of free speech for all citizens as further described in the findings set forth in Section 9.04.010.
- C. The California Supreme Court has held that such regulation of solicitation does not violate the liberty of speech clause of the California Constitution in the case of *Los Angeles Alliance For Survival v. City of Los Angeles* (2000) 22 Cal. 4th 352.

9.04.030. - Applicability.

The provisions of this Chapter shall apply generally to all property throughout the City wherein any of the conditions specified in this Chapter are found to exist; provided, however, that any condition that constitutes a violation of this Chapter, but which is permitted or authorized under any local, state or federal law, shall not be deemed to violate this Chapter.

9.04.040. - Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Automated teller machine or *ATM* means any electronic information processing device that accepts or dispenses cash in connection with a credit, deposit, or convenience account.

Automated teller machine facility means the area comprised of one (1) or more automated teller machines, and any adjacent space that is made available to banking customers after regular banking hours.

Bank means any member bank of the Federal Reserve System, and any bank, banking association, trust company, savings bank, or other banking institution organized or operated under the laws of the United States, and any bank the deposits of which are insured by the Federal Deposit Insurance Corporation.

Check cashing business means any person duly licensed as a check seller, bill payer, or prorater pursuant to California Financial Code Division 3 (Fin. Code Section 12000 *et seq.*) as may be amended.

Credit union means any federal credit union and any state-chartered credit union whose accounts are insured by the Administrator of the National Credit Union Administration.

Donation means a gift of money or other item of value.

Financial institution includes a bank, savings and loan associations, credit unions, and check-cashing businesses.

Linger on a median means remaining in a median longer than two (2) traffic signals cycles, except in an emergency or except where the median is specifically designated for pedestrians or equestrians.

Loiter on a median means standing or lingering in a median for any purpose other than to safely and lawfully cross the street, except in an emergency or except where the median is specifically designated for pedestrians or equestrians.

Median means a paved or planted area of public right-of-way that divides a street or highway according to the direction of travel.

Motor vehicle means any propelled vehicle or vehicle drawn by a power other than muscular power, other than a motorized wheelchair.

Panhandling means asking for money or objects of value, with the intention that the money or object be transferred at that time, and at that place. Panhandling shall include using the spoken, written, or printed word, bodily gestures signs, or other means with the purpose of obtaining an immediate donation of money or other thing of value.

Public place means a place to which the public or a substantial group of persons has access, and includes, without limitation, any street, highway, sidewalk, median, parking lot, plaza, shopping center, transportation facility, school, place of amusement, park, playground and any doorway, entrance, hallway, lobby and other portion of any business establishment, an apartment house or hotel not constituting a room or apartment designed for actual residence.

Public transportation vehicle means any vehicle, including a trailer bus, or train, designed, used or maintained for carrying ten (10) or more persons, including the driver; or a passenger vehicle designed for carrying fewer than ten (10) persons, including the driver; and used to carry passengers for hire.

Savings and loan association means any federal savings and loan association and any "insured institution" as defined in Section 401 of the National Housing Act, as amended, and any federal credit union as defined in Section 1752 of the Federal Credit Union Act, as amended.

Solicit or solicitation means to ask, beg, request or panhandle using spoken, written, or printed word, or bodily gestures, signs or other means with the purpose of obtaining an immediate donation of money or other thing of value or soliciting the sale of goods or services.

Solicitor means one who solicits as defined in this Section.

904.050. - Solicitations prohibited.

No person shall solicit or panhandle in any manner in any public place.

9.04.060. - All solicitations and panhandling prohibited at specified locations; lingering and loitering prohibited on medians.

- A. *Financial institutions and automated teller machines (ATMs).* No person shall solicit or panhandle within fifty (50) feet of any entrance or exit of any financial institution during its business hours or within fifty (50) feet of any automated teller machine during the time it is available for customers' use. When an automated teller machine is located within an automated teller machine facility, such distance shall be measured from the entrance or exit of the automated teller machine facility. No person shall solicit within an automated teller machine facility where a reasonable person would or should know that he or she does not have the permission to do so from the owner or other person lawfully in possession of such facility.
- B. *Parking lots.* No person shall solicit or panhandle in any public parking lot or structure accessible to the general public, or within twenty (20) feet of the entrance or exit to such parking lot or parking structure.
- C. *Supermarket, Retail store, Restaurant or Bar.* No person shall solicit or panhandle within twenty (20) feet of the entrance to a supermarket, retail store, restaurant or bar.
- D. *Public transportation vehicles and stops.* No person shall solicit or panhandle in any public transportation vehicle or within fifty (50) feet of any designated or posted public transportation vehicle stop.
- E. *Gasoline stations and fuel pumps.* No person shall solicit or panhandle from an operator or occupant of a motor vehicle while such vehicle is stopped in a gasoline station or at a fuel pump.
- F. *Driveways accessing shopping center, retail and business establishments.* No person shall solicit or panhandle from an operator or occupant traveling in a motor vehicle while such vehicle is located within twenty-five (25) feet of a driveway providing vehicular access to a shopping center, retail, or business establishment.
- G. *Medians.*
 - (1) No person shall solicit or panhandle within twenty-five (25) feet of or on a median.
 - (2) No person shall loiter on a median.
 - (3) No person shall solicit or panhandle upon any median or in any manner or location that is inconsistent with the provisions of the California Vehicle Code section 25520.5.
- H. *Dining establishments.* No person shall solicit or panhandle within twenty-five (25) feet in any outdoor dining area of any restaurant or other dining establishment serving food for immediate consumption.

- I. *Pedestrian Foot Bridge.* No person shall solicit or panhandle on any public foot bridge, or within twenty feet of the entrance or exit to a pedestrian foot bridge.

9.04.070. - Exemptions.

The provisions of Section 9.04.060 shall not be construed to prohibit:

- (1) The right to exercise protected free speech;
- (2) The lawful vending of goods and services;
- (3) Solicitations related to business authorized by or conducted by the property owner, business owner, or employees thereof on the premises;
- (4) Solicitations related to the lawful towing of a vehicle; or
- (5) Solicitations related to emergency repairs requested by the operator or other occupant of a motor vehicle.

9.04.080. - Penalty.

- A. *Administrative citations.* Any person who violates Sections 9.04.050 or 9.04.060 shall be guilty of violating the Suisun City Municipal Code and may be issued an administrative citation and be subject to the applicable punishments pursuant to Chapter 1.20 of Title 1 of the Suisun City Municipal Code.
- B. *Misdemeanor.* Any person who violates Sections 9.04.050 and 9.04.060 shall be guilty of a misdemeanor or infraction as provided in Chapter 1.08 of Title 1 of the Suisun City Municipal Code.
- C. *Non-exclusivity.* Nothing in this Chapter shall limit or preclude the enforcement of any other applicable laws or remedies available for violations of this Chapter, including, but not limited to, the enforcement provisions of Title 1 of the Suisun City Municipal Code.

9.04.090 Severability.

If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase, or clause thereof, irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

SECTION 2. Pursuant to the California Environmental Quality Act (“CEQA”) and CEQA Guidelines, the City Council hereby finds that this Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

SECTION 3. Publication and Effective Date.

This Ordinance shall be effective thirty (30) days following its adoption by the City Council.

A summary of this Ordinance shall, within fifteen (15) days after passage, be published in accordance with Government Code Section 36933 with the names of the City Council members voting for and against it.”

INTRODUCED at a regular meeting of the City Council of the City of Suisun City on the 18th day of November 2025, and

PASSED AND ADOPTED this 2nd day of December, 2025, by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

MAYOR ALMA HERNANDEZ

ATTEST:

CITY CLERK

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AGENDA TRANSMITTAL

MEETING DATE: December 2, 2025

AGENDA ITEM: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on November 10, 2025 and November 18, 2025.

FISCAL IMPACT: None

STRATEGIC PLAN: Provide Good Governance.

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

STAFF REPORT: Minutes of the City Council, Suisun City Council Acting as Successor Agency and Housing Authority held on November 10, 2025 and November 18, 2025, are submitted for your approval..

STAFF RECOMMENDATION: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on November 10, 2025 and November 18, 2025.

DOCUMENTS ATTACHED:

1. Minutes - November 10, 2025 Special Meeting of the City Council Closed Session
 2. Minutes - November 10, 2025 Special Meeting of the City Council-Successor Agency-Housing Authority
 3. Minutes - November 18, 2025 Regular Meeting of the City Council-Successor Agency-Housing Authority
-

PREPARED BY:

Anita Skinner, City Clerk

REVIEWED BY:

Bret Prebula, City Manager

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

- 1.. Minutes - November 10, 2025 Special City Council Closed Session
2. Minutes - November 10, 2025 Special Meeting of the City Council-Successor Agency-Housing Authority
3. Minutes - November 18, 2025 Regular Meeting of the City Council-Successor Agency-Housing Authority

CITY COUNCIL
Alma Hernandez, Mayor
Jenalee Dawson, Mayor Pro Tem
Amit Pal, Councilmember
Parise Shepherd, Councilmember
Princess Washington, Councilmember



CITY COUNCIL MEETING

AGENDA
SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF SUISUN CITY
CLOSED SESSION
MONDAY, NOVEMBER 10, 2025
5:00 PM

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

5:00 PM
Special City Council Closed Session: adjourn to

6:00 PM
Suisun-Solano Water Authority Board Meeting: adjourn to

6:30 PM
Special City Council Regular Session
(or immediately following the Suisun-Solano Water Authority Board Meeting)

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

ZOOM MEETING INFORMATION:
WEBSITE: <https://zoom.us/join>
MEETING ID: 835 0065 2956
CALL IN PHONE NUMBER: (707) 438-1720

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 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.)*

CALL TO ORDER

Mayor Hernandez called the meeting to order at 5:00pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Shepherd, Washington

ABSENT: Pal

CONFLICT OF INTEREST NOTIFICATION NONE

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

PUBLIC COMMENT NONE

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and 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 comment period.)

CLOSED SESSION

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

1. CONFERENCE WITH LABOR NEGOTIATOR

A Closed Session will be held, Pursuant to Government Code Section 54957.6, to Conduct Labor Negotiations among:

Agency Negotiator: City Manager, Bret Prebula

Employee Organization:

SCEA (Suisun City Employees' Association); SCPOA

(Suisun City Police Officers Association); SCPFA (Suisun

City Professional Firefighters' Association);

SCMPEA (Suisun City Management and Professional Employees'

Association); Unrepresented Employees;

Temporary/Part-Time Employees.

RECESS TO CLOSED SESSION (City Manager Conference Room, City Hall) 5:02 pm

, There will be no reportable action from Closed Session

6:00 PM: Recess Special Closed Session Meeting to Suisun-Solano Water Authority Board Meeting

6:30 PM: Special City Council Regular Session Meeting (or Immediately Following the Suisun-Solano Water Authority Board Meeting)

ADJOURNMENT OF SPECIAL CITY COUNCIL REGULAR SESSION MEETING

The meeting adjourned to Closed Session at 7:23pm.

RECONVENE SPECIAL CITY COUNCIL CLOSED SESSION MEETING AT

7:23PM.

ADJOURNMENT OF SPECIAL CITY COUNCIL CLOSED SESSION MEETING

There being no further business the meeting was adjourned at 8:30 pm.

Anita Skinner, City Clerk

Alma Hernandez, Mayor
Jenalee Dawson, Mayor Pro Tem
Amit Pal, Councilmember
Parise Shepherd, Councilmember
Princess Washington, Councilmember



MINUTES

**SPECIAL 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
MONDAY, NOVEMBER 10, 2025
6:30 PM**

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

5:00PM

Special City Council Closed Session; adjourn to

6:00PM

Suisun-Solano Water Authority Board Meeting; adjourn to

6:30 PM

**Special City Council Regular Session
(or immediately following the Suisun-Solano Water Authority Board Meeting)**

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

ZOOM MEETING INFORMATION:

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

MEETING ID: 835 1743 5738

CALL IN PHONE NUMBER: (707) 438-1720

**REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 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. - 809)

(Next City Council Res. No. 2025 – 126)

(Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 06)

(Next Housing Authority Res. No. HA2025 – 10)

City Council Closed Session Meeting resumed at 6:13 pm, after adjournment of SSWA Board Meeting

CALL TO ORDER

Mayor Hernandez called the meeting to order at 6:33 pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Shepherd, Washington

ABSENT: Pal

PLEDGE OF ALLEGIANCE

Led by Vice Mayor Dawson.

INVOCATION

Given by Tom Alder

APPROVAL OF REORDERING OF AGENDA

Motion by Mayor Hernandez to approve agenda and seconded by Vice Mayor Dawson. Motion passed by the following vote:

PRESENT: Dawson, Hernandez, Shepherd, Washington

ABSENT: Pal

CONFLICT OF INTEREST NOTIFICATION None

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

PUBLIC COMMENT

(in accordance with Sec on 54956(a), public comments are limited to items on this closed session agenda, and 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 comment period.)

Thomas Scholl commented on the recall petition signature collecting on public property being denied and told it was illegal.

Donna LeBlanc asked Mr. Prebula to provide the contact info for the two shopping centers for residents to file complaints; comments on arrests made at the Heritage Park Shopping Center.

Michelle Chavez commented on RV parked on Railroad Avenue; comments on about creating an ordinance or agreement with the shopping centers.

Steve Olry commented on collecting signatures on public sidewalks and thanked the city attorney for clarification; comments on persons who OD on Sunset Avenue.

Sabine G read quotes Mayor Hernandez said in a previous survey.

Yakub Farrakhan commented on the increase water rates; free speech comments.

Bruce commented on California Forever,

Tom Alder commented on California Forever and 911 calls made to the Police Department and their slow response.

CONSENT CALENDAR

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

City Council

1. Accept the Investment Report for the Quarter Ending September 30, 2025 - (Deol: Ldeol@suisun.com).
2. Council Adoption of Resolution No. 2025-126: Accepting the Annual Comprehensive Financial Report (ACFR), the Report of Federal Awards in Accordance with OMB Circular A-133, and the Measure S General Transactions and Use Tax Audit for Fiscal Year 2023-2024 - (Deol: ldeol@suisun.com).
3. Council Adoption of Resolution No. 2025-127: Authorizing the City Manager to Execute a Contract with Sprinturf for Synthetic Turf Installation as Part of the Montebello Vista Park Revitalization Project - (Hull: jhull@suisun.com).
4. Approval of the Pintail Drive and Walters Road Mosaic Mural Project 6th Panel and Budget Adjustment - (Hull: Jhull@suisun.com).
 - a. Council Adoption of Resolution No. 2025-128: Approving the Recreation, Parks, Marina, and Art (RPMA) Commission and Staff Recommendation for City Council Approval of the Sixth Mosaic Panel for the Pintail Drive and Walters Road Mosaic Mural Project.
 - b. Council Adoption of Resolution No. 2025-129: Adopting the 5th Amendment to the Annual Appropriation Resolution No. 2025-64 to Appropriate Funds for the Pintail Drive and Walters Road Mosaic Mural Project.

Joint City Council / Housing Authority

5. Fiscal Year 2023-24 Year End Budget Amendments - (Deol: Ldeol@suisun.com).
 - a. Council Adoption of Resolution No. 2025-130: Adopting the 12th Amendment to the Annual Appropriation Resolution No. 2023-88 to Appropriate Funding in Various Programs Citywide to Meet Actual Fiscal Year 2023-24 Obligations Pursuant to Audit Determinations.
 - b. Housing Authority Board Adoption of Resolution No. HA 2025-10: Adopting the 1st Amendment to the Annual Appropriation Resolution No. HA 2023-01 to Appropriate Additional Funding to Meet Actual Fiscal Year 2023-24 Obligations Pursuant to Audit Determinations.

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

6. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on October 21, 2025 – (Skinner: Clerk@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency

7. Council/Agency Approval of October 2025 Accounts Payable and Payroll Warrants - (Deol: Ldeol@suisun.com).

Councilmember Washington asked for item 5 to be pulled.

Consent Calendar Item 1

Public Comment:

Donna LeBlanc asked if the City Treasurer had an opportunity to review the report?

Motion by Vice Mayor Dawson to approve Consent Calendar Items 1, 2, 3, 4, 6, 7 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Shepherd, Washington

NOES: None

ABSENT: Pal

Consent Calendar Item 5

Council Member Washington asked for explanation on funds that show a negative balance for clarification for the public.

Public Comment

Donna LeBlanc asked why we didn't know adjustments needed to be made prior to now?

Motion by Council Member Washington to approve Consent Calendar Item 5 and seconded by Vice Mayor Dawson. Motion passed by the following vote:

AYES: Dawson, Hernandez, Shepherd, Washington

NOES: None

ABSENT: Pal

COUNCIL COMMENTS

Councilmember Washington commented that in spite of personal issues that she is dealing with, she still shows up, responds to citizens' concerns but apologizes if she has been unresponsive.

Council Member Shepherd stated there is a disconnect between the residents and the council and hopes that we can all come together.

Mayor Hernandez thanked everyone for attending, voicing their concerns; budget workshops for mid-year budget.

City Attorney Patrick Enright stated the next meeting there would be a proposed ordinance to ban solicitation and panhandling at various spots throughout the city; started the initial process for an action on a property where we believe there's a squatter, and if there are other properties, I definitely want to know where they are; spoke on California Forever and the approval process.

ADJOURNMENT

Council adjourned to Special Closed Session meeting at 7:23pm.

Anita Skinner, City Clerk

CITY COUNCIL
MEETING

Alma Hernandez, Mayor Jenalee
Dawson, Mayor Pro Tem Amit
Pal, Councilmember Parise
Shepherd, Councilmember
Princess Washington,
Councilmember



CITY COUNCIL

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 SUISUN CITY HOUSING AUTHORITY
TUESDAY, NOVEMBER 18, 2025
5:30 PM**

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

**5:30 P.M. CLOSED SESSION
6:30 P.M. REGULAR MEETING**

MEETINGS ARE HELD IN-PERSON, PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM

ZOOM MEETING INFORMATION:

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

MEETING ID: : 878 6660 4814

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 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. – 809)

(Next City Council Res. No. 2025 – 131)

Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 06)

(Next Housing Authority Res. No. HA2025 – 11)



5:30 P.M CLOSED SESSION

CALL TO ORDER

Mayor Hernandez called the meeting to order at 5:30pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Shepherd, Washington, Pal (Teleconference)

ABSENT: None

The four council members voted to allow Councilmember Pal to participate via teleconference.

CONFLICT OF INTEREST NOTIFICATION NONE

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

PUBLIC COMMENT CLOSED SESSION None

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and 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 comment period.)

CLOSED SESSION

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

1. **PERSONNEL MATTERS**

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

RECESS TO CLOSED SESSION (City Manager Conference Room, City Hall)

Council entered into Closed Session at 5:33pm.

6:30 RECONVENE OPEN SESSION**CALL TO ORDER**

Mayor Hernandez called the meeting to order at 6:40pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Shepherd, Washington, Pal via teleconference

ABSENT: None

PLEDGE OF ALLEGIANCE

Led by Council Member Washington.

INVOCATION

Given by Clerk Skinner.

CLOSED SESSION REPORT

No report out items; Closed Session ended at 6:35pm.

APPROVAL OF REORDERING OF AGENDA

Council Member Washington moved Item 13 be moved after Presentations and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: None

Vice Mayor Dawson moved to have Proclamations ahead of Public Comments and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: None

CONFLICT OF INTEREST NOTIFICATION None

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

REPORTS (Informational items only.)

2. City Manager Update - (Prebula: Bprebula@suisun.com).

- Next 6 mos variety of projects on entrances to city will begin.
- Moving forward on AI initiatives.
- Public Works prepared for winter season; sand bag stations are in place.
- Parks and Recreation – new Christmas tree has been delivered.

3. City Attorney Report - (Enright).

Planning Commission will be discussing Norms and Procedures and social media platforms at their next meeting.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

4. Proclamation Proclaiming November 2025 Native American Heritage Month -
(Hernandez: Ahernandez@suisun.com) (Not Presented).

Mayor Hernandez read proclamation and presented by Vice Mayor Dawson to Alejandro Cabrera who thanked council.

Council Members thanked them for their partnership.

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.)

Michelle Chavez commented on garbage cans being left in the street; expired vehicle registrations.

George Burket voiced concerns on California Forever proposed annexation and employee negotiation contracts.

Steve Olry commented on three overdose victims today along Sunset Avenue; attended the Board of Supervisors meeting and the disrespect shown by city representatives.

Gary Gale commented that the council in April, said they were working hard to build trust and would be transparent, feels that has been put on the back burner; in July flag taken down from top of City Hall and has yet to be replaced, asked when will it be back; commented there are no updates on the fishing pier project; unlicensed motorized golf carts, ice cream vendors.

Chuck Phillips commented it is the council's job to improve quality of life; there is no transparency, illegal business; Measure S comments; water supply smells like chlorine.

James Berg commented on law firm evaluation in tonight's closed session; election code being up to interpretation by city attorneys; comments on Ms. Shepherd not submitting financial statements; political comments.

On line

Barbara Craig commented on vehicle break-ins in downtown area; water being used from private residences by homeless; encampments end of Sac; Measure S comments; all energy going into California Forever.

Donna LeBlanc wished everyone a Happy Thanksgiving; food give away at Walmart hosted by Ruth Forney.

PRESENTATIONS

5. Citywide Departmental Accomplishments Summary (2023–2025)

Departments presented their top 5 accomplishments.

Council comments.

On Line

Donna LeBlanc expressed her appreciation for staff and what they do.

GENERAL BUSINESS

13. Council Introduction and Waive Reading of Ordinance No. 809; An Ordinance of the City Council of the City of Suisun City, California Repealing Chapter 9.04 and Replacing in its Entirety with Restated Chapter 9.04 (Prohibition Against Unlawful Solicitation and Panhandling) to Title 9 (Public Peace, Morals and Welfare) of the Suisun City Municipal Code - (City Attorney).

City Attorney Enright presented the report.

Brief recess as Zoom meeting is brought back on line. 8:19pm to 8:23pm

Council asked clarifying questions.

Vice Mayor Dawson requested increase (ATM's) from 25 feet to 50 feet.

Council Member Pal suggested businesses hand out cards with resource info.

PUBLIC COMMENT

Mr. Russo commented this places a restriction on freedom of speech, believes it is a restriction of recall efforts.

Steve Olry expects this will be weaponized; make it impossible for anyone to protest.

Michael Jefferson this may impact our ability of freedom of speech.

George Burket commented the bigger problem is people loitering in the downtown area;

On Line

Donna LeBlanc understands this is to prevent the homeless from panhandling the residents but can't use the term homeless.

Council discussion and consensus

Financial (atm's) increase to 50 feet

add the "aggressive" language

Motion by Vice Mayor Dawson to introduce Ordinance 809 and seconded by Council Member Shepherd. Motion passed by the following vote

AYES: Dawson, Hernandez, Pal, Shepherd

NOES: None

ABSENT: None

ABSTAIN: Washington

CONSENT CALENDAR

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

6. Council Adoption of Resolution No. 2025-131: Approving the Memorandum of Understanding Between the City of Suisun City and the Suisun City Management and Professional Employees' Association (SCMPEA) for the Period of July 1, 2025 through June 30, 2027 - (Penland: Cpenland@suisun.com).
7. Council Adoption of Resolution No. 2025-132: Approving the Memorandum of Understanding Between the City of Suisun City and the Suisun City Police Officers' Association (SCPOA) for the Period of July 1, 2025 through June 30, 2027 - (Penland: cpenland@suisun.com).
8. Council Adoption of Resolution No. 2025-133 Amending the Citywide Salary Schedule to Reflect Base Wage Adjustments Implemented Under Successor Memoranda of Understandings for Employees Represented by the SCMPEA, SCPOA and SCPFA - (Penland: cpenland@suisun.com).
9. Council Adoption of Resolution No. 2025-134 Declaring Assessor's Parcel Numbers (APNs) 0032-141-170 and 0032-141-180 Exempt Surplus Lands Under the Surplus Land

Act (SLA) (Government Code sections 54220 et seq.) - (Caperton: Rcaperton@suisun.com).

10. Council Adoption of Resolution No. 2025 - 135: Accepting the 2024 Annual Progress Report of the Suisun City General Plan and Housing Element - (Kearns: Jkearns@suisun.com).
11. Council Introduction and Waive First Reading of Ordinance No. 810: Repealing and Replacing Chapter 15.04 (Permits-Uniform Code) of Title 15 (Buildings and Construction) of the Suisun City Municipal Code, and Adopting by Reference Part 1 Administrative Code, Part 2 Building Code, Part 2.5 Residential Code, Part 3 Electrical Code, Part 4 Mechanical Code, Part 5 Plumbing Code, Part 6 Energy Code, Part 7 Wildland-Urban Interface Code, Part 8 Historical Building Code, Part 9 Fire Code, Part 10 Existing Building Code, Part 11 Green Building Code, Part 12 Referenced Standards Code, Including Related Appendices, as Identified, Of The California Code Of Regulations Title 24, 2025 Edition Of The California Building Standards Code, Together With Certain Additions, Insertions, Deletions And Changes Thereto, And Making A Determination Of Exemption Under The California Environmental Quality Act - (Caperton: Rcaperton@suisun.com).
12. Council Adoption of Resolution No. 2025-136 Authorizing the Chief of Police, or his Designee, to Execute a Contract to Apply for, Participate, and Receive Funding through the Boating Safety and Enforcement Financial Aid Program from the California Department of Boating and Waterways for Fiscal Year 2026/2027 - (Roth: Aroth@suisun.com).

Item 10

Steve Olry feels city is following Sacramento regarding Housing Element; feels we are going to end up with a bunch of rentals;

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

AYES: Dawson, Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: None

PUBLIC HEARING

COUNCIL COMMENTS

Council Member Washington commented on her dog being killed in the backyard; Red Kettle campaign success; apologized for personal beliefs that may conflict with process; daughter participated in Veteran's Day parade.

Council Member Shepherd commended Council Member Washington for being candid; wished everyone a Happy Thanksgiving.

Vice Mayor Dawson commented on a food give away on Saturday, at Walmart 11-2pm; Operation Gobble Gobble at fairgrounds; thank you to City of Fairfield for the Veteran's Day Parade; DAR event tomorrow; CAPSolano, Chamber of Commerce; next Monday Sewer District meeting; thanked the mayor for extending the invite to join the Chief Solano Chapter Daughters of American Revolution to honor our Solano County for their 50th anniversary of the Vietnam War, to honor the veterans; Happy Thanksgiving.

Council Member Pal sidewalk repairs comments, asked City Manager to look into what other cities are doing so this issue can be addressed; improvements striping/safety measures at Dan O Root School update at the next meeting.

Mayor Hernandez commented on the Vietnam 50th anniversary; thank you to all who helped to navigate during the shutdown; joint food drive with Contra Costa and Solano County Food Banks, and if anyone is available, volunteers are needed; thank you for staying engaged and participating;

REPORTS: (Informational items only)

14. Non-Discussion Items.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:40pm.

Anita Skinner, City Clerk

AGENDA TRANSMITTAL

MEETING DATE: December 2, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Adopting Certain Findings and the Policy Directives to Implement the Sales and Use of Safe and Sane Fireworks for 2026 as Provided in Chapter 8.04 of the Suisun City Code.

FISCAL IMPACT: Failure to approve the proposed resolution could result in the loss of approximately \$65,671 to fund the 2026 Fourth of July Celebration, as well as \$21,388 for fire prevention, fire education, fire investigation, and fire code enforcement associated with fireworks use.

BACKGROUND: This is an annual resolution to regulate the sales of Safe and Sane Fireworks. Specifically, certain dates and times are required to be specified in a City Council Resolution.

In 2013, Title 8, Chapter 8.04 – (“Fireworks.”) was modified to ensure that future Safe and Sane Fireworks sales periods may be approved by resolution without the need for technical changes every year to the City Ordinance.

STAFF REPORT: For one week, beginning June 28th at noon, non-profit groups are allowed to sell Safe and Sane Fireworks until July 4th at 9pm. This year fireworks booths saw a decrease in sales. Overall sales of Safe and Sane Fireworks increased by 0.9% from the previous year. An initial inspection was conducted at each booth and periodical spot checks were conducted by Fire Prevention personnel. No incidents were reported by any of the non-profit groups. In accordance with the wholesaler agreement, you will find an attachment with the breakdown of the non-profit group’s payments and the monies remitted to the City.

The attached Resolution provides the applicable dates for applying the Fireworks Ordinance to the 2026 season. These changes are made to accommodate the 2026 calendar year and include the following:

- The dates for accepting applications will be January 1st through January 31st.
- The date for the lottery, if needed, will be February 11th at 10:00 AM via web meeting platform.
- The no later than date for execution of the Fireworks Wholesaler Distribution Agreement is May 1st.
- The no later than date for the Wholesaler Public Education Plan is May 31st.
- All unsold fireworks and accompanying litter shall be cleared from the sites no later than July 6th.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2025-__: Adopting Certain Findings and the Policy Directives to Implement the Sales and Use of Safe and Sane Fireworks for 2026 as provided in Chapter 8.04 of the Suisun City Code.

DOCUMENTS ATTACHED:

1. Resolution No. 2025-__: Adopting Certain Findings and the Policy Directives to Implement the Sales and Use of Safe and Sane Fireworks for 2026 as Provided in Chapter 8.04 of the Suisun

- City Code.
2. 2025 Fireworks Presentation
 3. Fireworks Sales Breakdown of Payments

PREPARED BY:	Jose Colin, Fire Marshal
REVIEWED BY:	Brad L. Lopez, Fire Chief
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. [2025 Fireworks Resolution.docx](#)
2. [2025 Fireworks Presentation](#)
3. [Fireworks Sales Breakdown of Payments](#)

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ADOPTING CERTAIN FINDINGS AND THE POLICY DIRECTIVES TO IMPLEMENT THE SALES AND USE OF SAFE AND SANE FIREWORKS FOR 2026 AS PROVIDED IN CHAPTER 8.04 OF THE SUISUN CITY CODE

WHEREAS, the Suisun City Code has been amended to permit the sales of Safe and Sane Fireworks, and to regulate other fireworks-related activities; and

WHEREAS, the sale of Safe and Sane Fireworks has benefitted the City of Suisun City by providing local Nonprofit Organizations who work for the benefit of the community with an opportunity to raise funds; and

WHEREAS, the City Council deems it necessary to adopt Certain Findings for the sale and use of Safe and Sane Fireworks; and

WHEREAS, the City Council deems it necessary to adopt Policy Directives for the sales and use of Safe and Sane Fireworks.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby finds that Fireworks stands are categorically exempt from the California Environmental Quality Act (“CEQA”) under CEQA Guidelines section 15311 as minor accessory structures appurtenant to existing commercial, industrial, or institutional facilities; and

BE IT FURTHER RESOLVED that the City Council of the City of Suisun City hereby adopts the following Policy Directives:

1. City Manager to Administer Fireworks Program. The City Manager is hereby directed to administer the Suisun City Fireworks Program; the City Council of the City of Suisun City authorizes the City Manager to execute any and all necessary documents pertaining to implementation of the Sales and the Use of Safe and Sane Fireworks in the City Suisun City.

2. Number of Permits. Three (3) Fireworks Sales Permits will be made available for the sale of Safe and Sane Fireworks in the City of Suisun City.

3. Filing Application for Fireworks Sales. Applications will be accepted from January 1, 2025 through January 31, 2025 until 5:00 pm.

4. Permittee Selection Process. The process for selection of permittees to hold and use Fireworks Sales Permits shall be consistent with the following policy directives:

a. Only Qualified Applicants, as that term is defined in section 8.04.010 of the Suisun City Code, shall be eligible to submit an application for a permit. Applicants are qualified on the basis of the following criteria:

i. Organizations that have proved they are qualified by documentation of charitable nonprofit status with the State and IRS 501(c)(3). The

organization bylaws or Articles of incorporation shall state organized for a charitable, educational, religious, or scientific purposes, and a nonprofit organization.

- ii. Charitable organizations “Primarily Serving Suisun City Residents and Businesses,” as that phrase is defined in the Municipal Code, and are organized primarily to benefit youth, schools, veterans, or local businesses in Suisun City shall be given preference in the first lottery drawing.
 - iii. The organization has at least 10 members that will staff the booth and a plan to keep the booth open for the full sales period.
 - iv. Organizations with less than 10 members shall produce an agreement with another nonprofit organization for a joint application.
- b. The lottery shall take place at a time, place, and manner determined by the Fire Chief in accordance with the administrative rules and procedures adopted by the Fire Chief. In 2025, the lottery will be held on February 11th, at 10:00 am via online meeting platform.
- i. If three (3) or more organizations with the above preference apply, these organizations will be drawn in a lottery to determine selection for available permits.
 - ii. After the authorized number of permits has been awarded, the remaining qualified applicants shall be drawn in a second lottery as alternates. Each alternate, according to the order drawn, shall be offered a permit if one of the original permittees cannot meet the requirements of this Chapter or if a permittee voluntarily surrenders its permit.

5. Fireworks Wholesaler—Distribution Agreement.

- a. All fireworks wholesalers who seek to do business in the City and supply a contract with applicants for fireworks booth permits in the city shall enter into and execute a fireworks wholesaler distribution agreement with the City no later than May 1st, 2026.

6. Fireworks Wholesaler Public Education Plan.

- a. Each fireworks distributor/wholesaler supplying one or more nonprofit organizations who are permittees under this chapter, shall submit a public education plan to the City by no later than 5:00 pm on May 31st, 2026.

7. Locations of Fireworks Stands. Fireworks stand locations will be approved by the City Manager.

8. Fireworks Stands. Fireworks stands may be put in place by the permittee no earlier than 8:00 a.m. on June 20, 2026.

Signs for fireworks sales shall be displayed no earlier than seven (7) days before the approved start of sales, June 28, 2026, and must be removed four (4) days after the fireworks sales period ends July 8, 2026.

All unsold fireworks and accompanying litter shall be cleared from the location by 5:00 p.m. two (2) days after the fireworks sales period ends, July 6, 2026.

The fireworks stand shall be removed from the temporary location by 12:00 p.m. on July 12, 2026.

9. Permissible Hours of Sale. Dates and hours of the sale of "Safe and Sane Fireworks" shall begin no earlier than 12:00 noon on June 28 and shall not continue after 9:00 pm on July 4 of the same year. Sale of fireworks shall be permitted only from 12:00 noon to 9:00 pm on June 28 and from 9:00 am to 9:00 pm daily June 29 through July 4.

10. Permissible hours of use. It shall be unlawful to discharge any "Safe and Sane Fireworks" except during the hours of 9:00 am to 10:00 pm June 28 through July 5, 2026.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council duly noticed and held on the 2nd day of December 2026 by the following vote:

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

WITNESS my hand and the seal of said City this 2nd day of December 2025.

Anita Skinner, CMC
City Clerk



2025 NON-PROFIT GROUP FUNDRAISER

APPLICANTS

Suisun America Little League

Crystal Music Boosters

Alooma Temple No. 212

Dan O. Root PTA

Wahiawa Kajukenbo Foundation

RAFFLE

Suisun American Little
League

Dan O. Root PTO

Alooma Temple #212

SALES

Description	Suisun American Little League	Dan O. Root PTO	Aloooma Temple #212	Totals
Net Sales	\$68,385.73	\$44,536.83	\$39,806.63	\$152,729
Regulatory Fees	-\$9,643.26	-\$6,033.54	-\$5,711.20	- \$21,388
Gross Proceeds*	\$58,742.47	\$38,503.29	\$34,095.43	\$131,341
*50 % Split with City of Suisun City				Totals
Nonprofit 50%	\$29,731	\$19,252	\$17,048	\$65,671
Suisun City 50%	\$29,731	\$19,252	\$17,048	\$65,671

ANNUAL PROCEEDS





1.0 % proceed increase



Continued updating educational materials



Continued public messaging regarding the use of Safe and Sane Fireworks



Adoption of resolution will result in approximately \$65,600 each for non-profits and City 2026 July 4 event.

SUMMARY

2025 Fireworks Sales Breakdown of Payments by Non-Profit Groups

Description	Suisun American Little League	Dan O. Root PTO	Alooma Temple #212	Totals
Net Sales	\$68,386	\$44,537	\$39,808	\$152,731
Regulatory Fees	-\$9,643	-\$6,034	-\$5,711	- \$21,388
Gross Proceeds	\$58,742	\$38,503	\$34,096	\$131,341
50 % Split with City of Suisun City				Totals
Nonprofit 50%	\$29,371	\$19,252	\$17,048	\$65,034
Suisun City 50%	\$29,371	\$19,252	\$17,048	\$65,034

AGENDA TRANSMITTAL

MEETING DATE: December 2, 2025

AGENDA ITEM: Approval of the Annual Assessment Report and Consideration of Reauthorizing the Suisun City Historic Waterfront Improvement District:

- a. Council Adoption of Resolution No. 2025-___: Approving the Annual Assessment Report for the Waterfront District Business Improvement District (BID).
- b. Council Adoption of Resolution No. 2025-___: Declaring its Intent to Consider Reauthorizing the Suisun City Historic Waterfront Business Improvement District and the Assessment Levy for the District for Fiscal Year 2026 and Setting a Public Hearing to Consider these Matters on December 16, 2025.

FISCAL IMPACT: Reauthorization of the BID assessments have no fiscal impact on the City General Fund as these assessments are paid by the businesses within the District.

STRATEGIC PLAN: Revitalize the Downtown Waterfront District.

BACKGROUND: Per City Ordinance No. 667, enacted April 18, 2003, the Main Street Waterfront Business Improvement District, commonly known as the Suisun City Historic Waterfront Business Improvement District (the “District”), was established. The District is a 501(c)(3) non-profit organization created at the request of downtown merchants to promote improved business conditions and marketing of downtown Suisun City. Under procedures described in the California Streets and Highways Code, the City, on behalf of the District, levies assessments on those businesses within the District area (see attached map) for use in various marketing and improvement activities, as determined beneficial by the District board. Each year since 2003, the Council has reauthorized the continued operation of the District.

STAFF REPORT: The formation and continuation of the Waterfront District Business Improvement District is identified in the California Streets and Highways Code and specifically through the Parking and Business Improvement Area Law of 1989 (Section 36500). Approval of the attached resolutions would be the first step in the annual process to consider renewal of the District. The second resolution provides notice to all businesses located within the District that the City Council will consider reauthorizing the assessment that funds the District. The attachments to the resolution describe the boundaries of the District, the amount of the assessment by business type and benefit zone, and the types of improvements and services on which the funds can be used.

Additionally, the resolution informs business owners of the process for lodging a protest against renewal of the District and sets December 16, 2025 as the date on which the public hearing will be held to hear such protests. State law requires that the public hearing noticed by the attached resolution be held at not less than 10 days after the adoption of the Resolution of Intent. A copy of this resolution will be published in the Daily Republic and mailed to each business within the District, as required by State Law.

The District has submitted its budget information to staff. The District operates under a calendar year

system which is January 1st through December 31st of each year. Copies of the budget have been provided to the City Council and the Administrative Services Department. The budget is also available for public review through the City Clerk's Office. The financial information will be reviewed by staff prior to the Public Hearing, and a statement of adequacy will be provided at that time.

The Suisun City Historic Waterfront Business Improvement District (SCHWBID) submits its 2025 Annual Report, highlighting a year of continued transition focused on stabilizing operations, rebuilding participation, and shifting from event production toward marketing and business promotion. Despite not implementing the marketing plan proposed earlier in the year, the BID successfully delivered key events such as the Mother's Day Artisan Fair and Restaurant Week, while maintaining essential administrative functions to ensure financial and operational continuity. Looking ahead, the BID plans to implement a new marketing strategy in 2026 and transition from monthly to quarterly meetings to better accommodate small business owners and allow more efficient planning. The BID remains committed to supporting Suisun City's waterfront business community and will continue collaborating with City leaders and seeking additional partnership opportunities to strengthen the downtown business environment.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Council Adoption of Resolution No. 2025-__: Approving the Annual Assessment Report for the Waterfront District Business Improvement District (BID).
2. Council Adoption of Resolution No. 2025-__: Declaring its Intent to Consider Reauthorizing the Suisun City Historic Waterfront Business Improvement District and the Assessment Levy for the District for Fiscal Year 2026 and Setting a Public Hearing to Consider these Matters for December 16, 2025.

DOCUMENTS ATTACHED:

1. Resolution No. 2025-__: Approving the Annual Assessment Report for the Waterfront District Business Improvement District.
2. Resolution No. 2025-__: Declaring its Intent to Consider Reauthorizing the Suisun City Historic Waterfront Business Improvement District and the Assessment Levy for the District for Fiscal Year 2025 and Setting a Public Hearing to Consider these Matters for December 16, 2025.
3. Proposed 2026 Budget with Adopted 2025 Budget and Actuals
4. Suisun City Historic Waterfront Business Improvement Districts Annual Report
5. Power Point Presentation - Resolution of Intent to Reauthorize Waterfront District BID
6. Exhibit A - Boundary Map
7. Exhibit B - Purpose and Use of Benefit Assessments
8. Exhibit C - Establishment of Benefit Assessment

PREPARED BY:

Janet Hull, Recreation, Parks and Marina Director

REVIEWED BY:

Janet Hull, Recreation, Parks and Marina Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Reso No. ____ - Approving the Annual Assessment Report for the Waterfornt District Business Improvement District](#)
2. [Reso No. 2025 Declaring Intent to Consider reauthorizing the SCHWBID and the Assessment Levy for the District for the Fiscal Year of 2026.docx](#)

3. Proposed 2026 Budget with Adopted 2025 Budget and Actuals
4. Suisun City Historic Waterfront Business Improvement District Annual Report
5. Power Point Presentation - Resolution of Intent to Reauthorize the Waterfront District BID
6. EXHIBIT A - Boundary Map
7. EXHIBIT B - Purpose of Use and Benefit Assessments
8. EXHIBIT C - Establish of Benefit Assessments

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE ANNUAL ASSESSMENT REPORT FOR THE WATERFRONT DISTRICT BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council has passed Ordinance No 667 establishing the Main Street-Waterfront Business Improvement District, commonly known as the Suisun City Historic Waterfront Business Improvement District (District); and

WHEREAS, said Ordinance requires the District to present its annual budget to the City of Suisun City for review and approval; and

WHEREAS, the City Council of the City of Suisun City has reviewed the proposed District budget and Assessment Report; and

WHEREAS, the City Council desires to promote the District to insure the success of the projects and programs of the District.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby approve the Assessment Report as presented.

BE IT FURTHER RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to take all appropriate and necessary actions to ensure implementation of this Resolution.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 2nd day of December 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 2nd day of December 2025.

Anita Skinner
City Clerk

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY DECLARING ITS INTENT TO CONSIDER REAUTHORIZING THE SUISUN CITY HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT AND THE ASSESSMENT LEVY FOR THE DISTRICT FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING TO CONSIDER THESE MATTERS FOR DECEMBER 16, 2025

WHEREAS, the California Streets and Highways Code Section 365200 et seq. authorizes cities to establish parking and business improvement areas for the purpose of promoting economic revitalization and physical maintenance of business districts in order to create jobs, attract new business and prevent erosion of the business district; and

WHEREAS, the Main Street-Waterfront Business Improvement District, commonly known as the Suisun City Historic Waterfront Business Improvement District, was formed at the request of the Main Street-Waterfront Business Improvement District Formation Committee (Committee) by City Council adoption of City Ordinance No. 667 on April 18, 2003; and

WHEREAS, at the request of the Committee, Ordinance No. 667 established an annual special assessment on all businesses within the Main Street-Waterfront Business Improvement District, commonly known as the Suisun City Historic Waterfront Business Improvement District, (District), which said assessment must be renewed annually by City Council; and

WHEREAS, the Main Street-Waterfront Business Improvement District Board of Directors (Board) has requested the that Suisun City Council renew the special assessment on all business within the BID; and

WHEREAS, renewal of the special assessment may occur only after City Council conducts a noticed public hearing pursuant to the Parking and Business Improvement District Area Law of 1989, Part 6 (commencing with Section 36500) of Division 18 of the California Streets and Highways Code.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Suisun City does hereby determine that:

1. The recitals set forth herein are true and correct.
2. The City Council does, at the request of the Board, and pursuant to the California Streets and Highways Code, declare its intent to consider reauthorizing and renewing the “Main Street-Waterfront Business Improvement District” (District).
3. The boundaries of the entire area to be included in the District, and the boundaries of each separate benefit zone within the District, are set forth in the Map, EXHIBIT A, incorporated herein by reference. A true and correct copy of the map is on file with the City Clerk of the City of Suisun City.
4. The types of improvements and activities proposed to be funded by the levy of assessments on business in the District are in EXHIBIT B hereto and incorporated by reference.
5. The City Council intends to consider reauthorizing the District and renewing the levy of an annual benefit fee on businesses in the District to pay for selected improvements and activities of the District.
6. All funds of the District shall be expended on improvements and activities within the District.
7. The method and the basis for levying the benefit fee on all the businesses within the District are set forth in the EXHIBIT C hereto, incorporated herein by reference.

8. The Annual Benefit fees shall be incorporated into the City Business License fee for those businesses within the District and shall be due and payable as part of obtaining the required City Business License pursuant to City Code Title 5.
9. A public hearing to consider re-authorization of the District is hereby set for **December 16, 2025, at 6:30 p.m.** before the City Council of the City of Suisun City, at the City Council Chambers at 701 Civic Center Blvd., Suisun City, CA 94585.
10. At the public hearing, the testimony of all interested persons, for or against the establishment of the District, interested in matters concerning the boundaries of the District, the areas of benefit within the District and the assessments to be levied, will be heard.
11. A protest against the District, or any aspect of it, may be made orally or in writing. An oral protest shall be made at the said public hearing. To count in the majority protest against the District, a protest must be in writing. A written protest may be withdrawn from record at any time before the conclusion of the public hearing. Each written protest shall contain a written description of the business in which the person signing the protest is interested, sufficient to identify the business, and its address. If the person signing the protest is not shown on the official records of the City of Suisun City as the owner of the business, then the protest shall contain or be accompanied by written evidence that the person is the owner of the business. Any written protest as to the regularity or sufficiency of the proceedings shall be in writing and clearly state the irregularity or defect to which objection is made.
12. If, at the conclusion of the public hearing, there are of record, written protest by the owners of the businesses within the District that will pay fifty percent (50%) or more of the total assessments of the entire District, no further proceedings to create the District shall occur. New proceedings to reauthorize and renew the District and levy the benefit assessment fee shall not be undertaken again for a period of at least one (1) year from the date of the finding of the majority written protest by the City Council. If the majority written protest is only as to an improvement or activity proposed, then that type of improvement or activity shall not be included in the District.
13. Further information regarding the proposed Main Street-Waterfront Business Improvement District may be obtained from the City Clerk of the City of Suisun City, at Suisun City Hall, 701 Civic Center Blvd., Suisun City, CA, and or by calling (707) 421-7309.
14. The City Clerk is instructed to provide notice of the public hearing as follows:
 - a. Publish this Resolution of Intention in a newspaper of general circulation in the City of Suisun City once, at least ten (10) days before the hearing.
 - b. Mail a complete copy of this Resolution of Intention to each and every business owner in the District within seven (7) days of the adoption of this Resolution by the City Council.
15. This Resolution is effective on its adoption.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 2nd day of December 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 2nd day of December 2025.

Anita Skinner
City Clerk

Suisun Historic Waterfront BID						
2026 Budget DRAFT						
				2025 Adopted Budget	Actual 1-1-25 10-31-25	2026 Proposed Budget
Ordinary Income/Expense						
Income						
REVENUE						
Mothers Day Income				9,000.00		9,000.00
Business Assessments				9,000.00		9,000.00
Total REVENUE				18,000.00		18,000.00
Transfer from reserve						
Total Income				18,000.00		18,000.00
Expense						
Advertising Expense						
Electronic Media				500.00		500.00
Print Media				1,200.00		500.00
Social Media Campaigns				800.00		3,000.00
Marketing Program				1,000.00		1,000.00
Total Advertising Expense				3,500.00		5,000.00
Event Expenses						
Art Wine/Other Event Expenses				0.00		0.00
Mothers Day Craft Faire				6,000.00		5,000.00
Restaurant Week (under marketing)				1,500.00		
BID Mixer/Quarterly meetings				500.00		500.00
Total Event Expenses				8,000.00		5,500.00
Operating Expenses						
Accounting Fees				2,500.00		2,500.00
Bank Charges				100.00		100.00
Contract Labor				0.00		0.00
Insurance				3,000.00		3,000.00
Miscellaneous Expenses (banners, etc)				500.00		500.00
Office Supplies/Constant Contact				1,000.00		1,000.00
Postage, shipping, delivery				100.00		100.00
Tax Preparation				800.00		800.00
Taxes						
Web Hosting & Upgrades				400.00		400.00
Total Operating Expenses				8,400.00		8,400.00
Beautification - Cleanup				0.00		0.00
Total Expense				19,900.00		18,900.00
Net Ordinary Income				-1,900.00		-900.00

SUISUN CITY HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT

2025 ANNUAL REPORT TO THE CITY COUNCIL

Submitted to City of Suisun City staff on November 13, 2025.

Greetings Mayor, Suisun City Council Members, and City Staff:

The Suisun City Historic Waterfront Business Improvement District (SCHWBID) is pleased to submit this annual report to the City Council. The report includes the following:

- SCHWBID End of Year Report 2025 – Recaps our activities for 2025 and outlines future plans for 2026
- Proposed 2026 SCHWBID Budget

SCHWBID End of the Year Report 2025

The 2025 year continued as a period of transition for both the City of Suisun and the SCHWBID. The BID continued to focus on stabilizing its operations, rebuilding participation, and shifting emphasis from event production toward marketing and business promotion.

Although the marketing plan presented earlier in the year was not implemented, the BID maintained its presence through successful events and continued administrative management.

Accomplishments:

- Mother's Day Artisan Fair: The BID successfully hosted its annual Mother's Day event, which remains a signature waterfront tradition drawing residents and visitors to downtown Suisun City.
- Restaurant Week: The BID sponsored and promoted Restaurant Week, highlighting the city's downtown dining scene and encouraging support for local eateries.
- Administrative Operations: The BID maintained essential administrative functions, including accounting, insurance, and compliance with City requirements, ensuring financial accountability and continuity.

Looking Ahead to 2026

The upcoming year will serve as the next step in the BID's transition. The Board plans to develop and implement a focused marketing strategy designed to strengthen business visibility, attract visitors, and better support downtown merchants.

Additionally, the BID will transition from a monthly to a quarterly meeting model beginning in 2026. This change reflects the reality that many Board members are small business owners with limited availability, and quarterly meetings will allow more time for planning, coordination, and execution between sessions while maintaining compliance and oversight.

The SCHWBID remains committed to supporting Suisun City's waterfront business community and looks forward to working closely with the City Council, City Manager's Office, and the Recreation, Parks, and Marina Department to build a stronger and more sustainable future for the district. In addition, the BID will be exploring new opportunities to partner with local organizations, community groups, and regional stakeholders to enhance marketing efforts and strengthen the downtown business environment.



SCWBID Annual Assessment & Reauthorization

City Council Meeting – December 2, 2025

Presented by: Janet Hull

Background

- BID established in 2003 under City Ordinance No. 667
- Purpose: Support business activity and improvements to enhance Downtown Suisun City
- Annual reauthorization required per State law
- Funded through business assessments within the district

Annual Procedural Requirements

- Council must approve Annual Assessment Report
- Council adopts Resolution of Intent to Reauthorize BID
- Public hearing scheduled for December 16, 2025
- Notice mailed and published as required by State law

2025 BID Activity Summary

- Continued transition year for BID
- Mother's Day Artisan Fair successfully held
- Restaurant Week promoted and supported
- Maintained core administrative operations
- Marketing plan not implemented due to limited capacity

Direction for 2026

- Implement BID marketing strategy
- Transition to quarterly meetings
 - Better accommodates business owner schedules
 - Supports more effective planning
- Seek additional partnership opportunities
- Continue support for downtown revitalization

Staff Recommendation

It is recommended that the City Council:

- Adopt Resolution No. 2025-__: Approving the Annual Assessment Report for the Waterfront District Business Improvement District.
- Adopt Resolution No. 2025-__: Declaring its Intent to Consider Reauthorizing the Suisun City Historic Waterfront Business Improvement District and the Assessment Levy for the District for Fiscal Year 2026, and Setting a Public Hearing to Consider these Matters for December 16, 2025.

Questions?

EXHIBIT A (3)

**PROPOSED SUISUN CITY DOWNTOWN - WATERFRONT
BUSINESS IMPROVEMENT DISTRICT (BID)
BOUNDARY MAP**

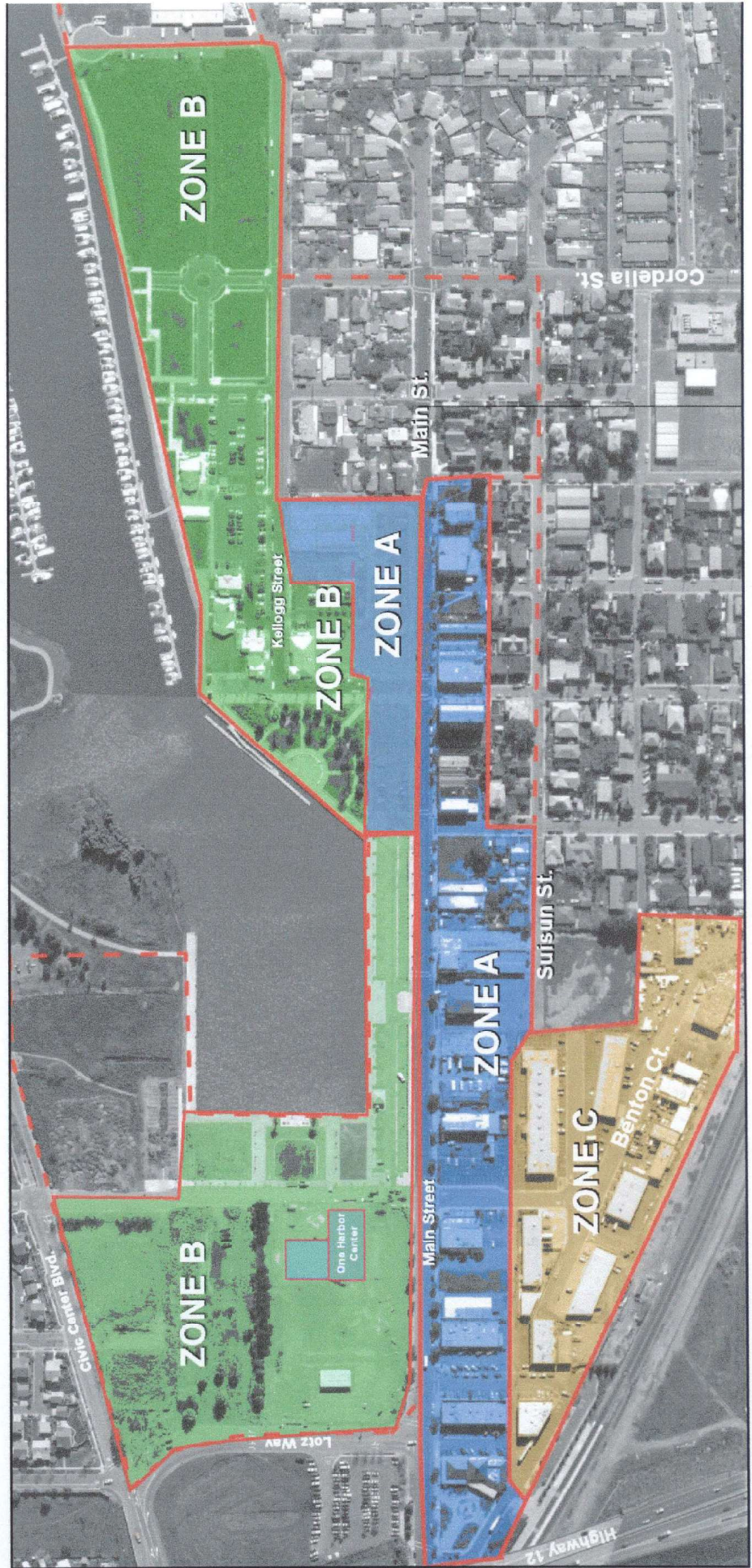


EXHIBIT B

3.40.060 Purpose and use of benefit assessments.

The types of improvements and activities proposed to be funded by the levy of assessments on businesses in the district are as follows:

- A. The acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following improvements:
 - 1. Benches;
 - 2. Trash receptacles;
 - 3. Decorations;
 - 4. Facade improvements;
 - 5. Permanent landscaping.
- B. Activities including but not limited to the following:
 - 1. Promotion of public events which benefit businesses in the area and which take place on or in public places within the area;
 - 2. Furnishing of music in any public place in the area;
 - 3. Activities which benefit businesses located and operating in the area, including but not limited to commercial shopping and promotional programs.

(Ord. 667 § 1(part), 2003)

EXHIBIT C

3.40.050 Establishment of benefit assessment.

All businesses, trades, and professions located within the district boundaries shown on Exhibit "A" shall, commencing on January 1, 2021, pay an annual benefit assessment to the district in the following amounts:

DISTRICT ASSESSMENT FORMULA
Proposed 2021 Benefit Fee Formula Matrix:

Type of Business	Assessment Amount
Retailers and Restaurants	\$200.00
Service and Professional Businesses	\$100.00
*Personal Services (such as hair dressers, barbers, massage therapists, manicurists/pedicurists, etc.)	\$25.00
*Commercial Cannabis Businesses	\$1,000.00
Lodging	\$10.00 per room
Financial Institutions	\$500.00

* Commencing February 5, 2021.

Business Type Definitions:

"Commercial cannabis business" means any retail or non-retail commercial operation that is licensed under the city's commercial cannabis ordinance.

"Financial institutions" means banking and savings and loan institutions as well as credit unions, etc.

"Lodging" means renting rooms by the day or week to community visitors.

"Personal services" means individuals/businesses that have their own business license and rent "stalls" or space within a building to provide personal services, such as hair dressers, barbers, massage therapists, and manicurists/pedicurists.

"Professional businesses" means architects, engineers, attorneys, dentists, doctors, accountants, optometrists, realtors, insurance offices, mortgage brokers and most other businesses that require advanced and/or specialized licenses and/or advanced academic degrees.

"Retail" and "restaurant" means businesses that buy and resell goods, examples are clothing stores, shoe stores, office supplies as well as businesses that sell prepared foods and drinks.

"Service businesses" means businesses that sell services. Examples are beauty and barber shops, repair shops, most automotive-oriented businesses, entertainment businesses such as theaters, etc.

(Ord. 667 § 1(part), 2003)

(Ord. No. 775, § 2, 11-17-2020; Ord. No. 778, § 2, 1-5-2021)