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

A G E N D A

SPECIAL JOINT MEETING OF THE
SUISUN CITY COUNCIL AND PLANNING COMMISSION
FOLLOWED BY
REGULAR MEETING OF THE SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO
REDEVELOPMENT AGENCY, AND HOUSING AUTHORITY
TUESDAY, AUGUST 4, 2026
6:00 PM

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

.

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 810 1523 0096
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. – 829)
(Next City Council Res. No. 2026 – 97)
Next Suisun City Council Acting as Successor Agency Res. No. SA2026 - 06)
(Next Housing Authority Res. No. HA2026 – 07)
(Next Planning Commission Res. No. PC2026 – 02)

SPECIAL JOINT MEETING OF THE
SUISUN CITY COUNCIL AND PLANNING COMMISSION

CALL TO ORDER
Mayor Hernandez

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

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

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.)

REPORTS
1. Development Projects Update - (Caperton: Rcaperton@suisun.com).

ADJOURN JOINT MEETING

BREAK

REGULAR MEETING OF THE SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO
REDEVELOOMENT AGENCY, AND HOUSING AUTHORITY

CALL TO ORDER
Mayor Hernandez

ROLL CALL

APPROVAL OF REORDERING AGENDA

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.)

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

PRESENTATIONS/APPOINTMENTS

3. Approving Nomination for Appointment to the Solano Transportation Authority Pedestrain Advisory Committee - (Hernandez: Ahernandez@suisun.com).

4. Proclamation Proclaiming the Week of September 17-23, 2026 as "Constitution Week" - (Hernandez: ahernandez@suisun.com).

PUBLIC COMMENT

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

COUNCIL COMMENTS

(Comments are limited to no more than 3 minutes)

CONSENT CALENDAR

City Council

5. Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Execute the Lease Agreement Between the City of Suisun City and Bulldog Baseball & Softball Club for Field Use at the Lambrecht Sports Complex - (Downey: jdowney@suisun.com).

6. Council Adoption of Resolution No. 2026___: Authorizing the City Manager to Enter into a Lease Agreement on the City's Behalf with Flex Technology Group for the Citywide Multi-Function Copier Leasing and Maintenance Contract - (Vue: nvue@suisun.com).

7. Regulated Mobility Devices and Bicycle Facility Administrative Directive - (City Attorney)
    a. Council Adoption of Ordinance No. 829, An Ordinance of the City Council of the City of Suisun City, California, Repealing Chapter 10.40 of the Suisun City Municipal Code and Adding a New Chapter 10.42 (Regulated Mobility Devices) to Title 10 (Vehicles and Traffic) of the Suisun City Municipal Code (*Introduced and Reading Waived on July 7, 2026)*
    b. Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Issue Administrative Directive No. AD-27 (Bicycle Facility Inspection, Reporting, and Maintenance Prioritization)

8. Employer Paid CalPERS Contributions and Internal Revenue Code Section 414(h)(2) Compliance - (Penland: cpenland@suisun.com).
    a. Council Adoption of Resolution No. 2026-___: Paying and Reporting the Value of Employer Paid Contribution - CALPERS ID 2298323828.
    b. Council Adoption of Resolution No. 2026-___: Implementing the Provisions of Internal Revenue Code Section 414(H)(2) Relative to the California Public Employees' Retirement System Contributions for Eligible City Employees - CALPERS ID: 2298323828.

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

9 Accept the Investment Report for the Quarter Ending March 31, 2026 - (Luna: eluna@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency

10. Council/Agency Approval of June 2026 Accounts Payable and Payroll Warrants - (Luna: eluna@suisun.com)

PUBLIC HEARING

City Council

11. Public Hearing and Other Proceedings Related to Annexation No. 19 to Community Facilities District No. 2 (Municipal Services), for Suisun City Dental Project - (Vue: nvue@suisun.com).
    a. Council Adoption of Resolution No. 2026-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors
    b. Council Adoption of Resolution No. 2026-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien
    c. Council Introduction and Waive Reading of Ordinance No.___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory

GENERAL BUSINESS

City Council

12. Council Adoption of Resolution 2026-___: Awarding an Exclusive Solid Waste Collection and Management Services Franchise to Recology Vacaville Solano and Authorizing the City Manager to Execute a Franchise Agreement with Recology Vacaville Solano - (Vue: nvue@suisun.com).

Joint City Council / Housing Authority

13. Receive Housing Authority and City Council Feedback and Direction to Issue a Request for Qualifications and Proposal (RFQ/P) for the Sale of Approximately 4.19 Acres of Property (APNs 0030-295-030, 0032-230-280, and 0032-230-310) Owned by the City of Suisun City, and Approximately 29.98 Acres of Property (APNs 0032-230-290, and 0032-230-370) Owned by the Suisun City Housing Authority Located Generally at the Northwest Corner of Marina Boulevard and Highway 12, and Determining that the Action is Exempt from the California Environmental Quality Act (CEQA) - (Caperton: rcaperton@suisun.com).

COUNCIL UPDATES

INFORMATIONAL REPORTS

ADJOURNMENT

Public Access To Agenda Documents
A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council/Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: https://www.suisun.com/Government/City-Council/Agendas The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations
If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. 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, Management Analyst 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.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Development Projects Update.

FISCAL IMPACT: The economic benefits associated with each project would vary based on its land use and development type, including increased property tax revenues and increased sales tax revenues from non-residential developments.

STRATEGIC PLAN: Community Appeal; Sustainability and Stewardship; and Community Vibrancy.

BACKGROUND: As part of the City's ongoing efforts to keep the community informed, this report provides a high-level overview of development activity within Suisun City. The projects identified herein include developments that are currently entitled and/or under construction, under review, or anticipated for near-term submittal.

This report is intended for informational purposes only. Many of the projects discussed remain in the early stages of the development review process, and staff has not yet completed a comprehensive analysis of all applicable issues and considerations. As a result, detailed discussion of individual projects would be premature at this time.

Comprehensive project information, including staff analysis and recommendations, will be presented to the appropriate review and decision-making bodies once a thorough evaluation has been completed. Accordingly, it would be inappropriate to provide detailed comments or project-specific positions that could be construed as prejudging any proposal before the formal review process has been concluded.

STAFF REPORT: This section includes a list of current and upcoming development projects under review or consideration by City Staff. Each listing includes basic information such as location, property owner or applicant, status, and a project description. In cases where no formal application has been submitted, the project description is marked as "To Be Determined (TBD)" to avoid speculation about potential uses or design details. While this list is not exhaustive, it reflects the range and volume of development activity occurring across the city. It also offers insight into the work being undertaken by Staff and City leadership to implement the vision of the General Plan and the Waterfront District Specific Plan. The projects vary by type and scope, encompassing:

- Residential developments
- Commercial uses
- Mixed-use developments
- Industrial projects

Entitled and/or Under Construction Projects

The following list identifies projects that have an approved planning entitlement and/or building permit.

1. ***Awanta (400 Main St.):*** *20-unit two-story multi-family project.*

   Property Owner and/or Applicant: Sunfield Development, LLC.
   Land Use Designation: Waterfront District Specific Plan.
   Zoning: Commercial/Office/Residential (C/O/R).
   Approval Date: August 2025 (City Council).
   Current Status: Building permits under review.

2. ***Lotz Residences (NE corner of Civic Center Blvd. and Lotz Way):*** *16 single-family residential unit project w/ an Accessory Dwelling Unit (ADU) above garages.*

   Property Owner and/or Applicant: Ashria, LLC.
   Land Use Designation: Waterfront District Specific Plan.
   Zoning: Residential Medium-Density (RMD).
   Approval Date: June 2022 (Planning Commission).
   Current Status: Under construction.

3. ***Almond Garden Apartments (707-815 Almond St.):*** *97-unit three-story affordable multi-family project.*

   Property Owner and/or Applicant: Ashria, LLC.
   Land Use Designation: Waterfront District Specific Plan.
   Zoning: Residential High-Density (RHD).
   Approval Date: January 2024 (Planning Commission); Appeal denied March 2024 (City Council).
   Current Status: Under construction.

4. ***Dutch Bros. (North of Highway 12 & East of Sunset Center):*** *1,025 square foot drive-thru coffee business.*

   Property Owner and/or Applicant: Hilbers Inc.
   Land Use Designation: Commercial Mixed Use.
   Zoning: Commercial Mixed Use (CMU).
   Approval Date: Site Plan/Architectural Review November 2025 (Planning Commission); Tentative Map/Planned Unit Development December 2025 (City Council).
   Current Status: Under construction.

5. ***McCoy Creek Mixed-Use (1220 & 1240 McCoy Creek Way):*** *31-unit two-story multi-family project with 1,645 square feet of non-residential space.*

   Property Owner and/or Applicant: Canlas Development, LLC.
   Land Use Designation: Commercial Mixed Use.
   Zoning: Commercial Mixed Use (CMU).
   Approval Date: November 2025 (City Council).
   Current Status: Building permits under review.

6. ***Senior Center Site Sale & Redevelopment (318 Merganser Dr.):*** *Surplus property sold to Ted Caldwel for an addition of 6 to 9 senior living units.*

   Property Owner and/or Applicant: TCC Properties.
   Land Use Designation: Higher Density Residential.
   Zoning: Residential High-Density 2 (RH2).
   Approval Date: December 2025 (City Council).
   Current Status: Building permits forthcoming.

Under Review / In Process Projects

The following list identifies projects that have are currently under review for entitlement(s).

7. ***Olive Tree Ranch (Between Humphrey Dr. & Olive Ave., South of Railroad Ave. & E. Tabor Ave.):*** *74 single-family residential units on approximately 10 acres of land.*

   Property Owner and/or Applicant: Suisun Investments, LLC.
   Land Use Designation: Commercial Mixed Use and Residential Medium-Density.
   Zoning: Commercial Services and Fabricating (CSF) and Residential Medium-Density (RMD).
   Current Status: Planning entitlements under review.

8. ***Suisun Logistics Center (East of Walters Rd. & South of Petersen Rd.):*** *2.1 million square feet of warehousing/logistics building space on 120 acres.*

   Property Owner and/or Applicant: Buzz Oates Construction.
   Land Use Designation: Special Planning Area (existing) / Commercial Mixed Use (proposed).
   Zoning: Not yet prezoned / Commercial Services and Fabricating (CSF) and Open Space (OS) (proposed).
   Current Status: Planning entitlements under review.

9. ***Highway 12 Logistics Center (South of Highway 12 at Pennsylvania Ave.):*** *1.28 million square feet of Warehousing/Logistics building space on 63.7 acres.*

   Property Owner and/or Applicant: Buzz Oates Construction.
   Land Use Designation: Commercial Mixed Use.

Zoning: Prezoned as Commercial Services and Fabricating (CSF) and Open Space (OS).
Approval Date: November 2024 (City Council).
Current Status: Project Entitled and Environmental Impact Report certified by City Council. December 2024. Submittal to LAFCO for annexation forthcoming.

10. ***Lionext Parcels (Multiple parcels downtown near the marina):*** *39 multi-family units and 4,571 square feet of commercial/office/restaurant space.*

    Property Owner and/or Applicant: Lionext Inc.
    Land Use Designation: Waterfront District Specific Plan.
    Zoning: Main Street Mixed Use (MSMU) and Downtown Mixed Use (DMU).
    Current Status: Planning entitlements under review.

11. ***Cannabissary (South of Railroad Ave. & West of Humphrey Dr.):*** *2,494 square foot retail cannabis dispensary.*

    Property Owner and/or Applicant: Verna Schuetter.
    Land Use Designation: Commercial Mixed Use.
    Zoning: Commercial Services and Fabricating (CSF).
    Current Status: September 2024 (Planning Commission recommended approval to Council), City Council tentative, Winter 2026.

<u>Upcoming Projects</u>

The following list identifies projects that have not yet been submitted, but that are anticipated to submit for entitlements within the next year.

12. ***34-Acre Site (NW corner of Highway 12 & Marina Blvd.):*** *To be determined.*

    Property Owner and/or Applicant: Suisun City Housing Authority and City of Suisun City.
    Land Use Designation: Waterfront District Specific Plan.
    Zoning: Downtown Commercial (DC).
    Current Status: Deemed surplus land October 2025 (City Council). Request for Qualifications/Proposals forthcoming August 2026.

13. ***California Forever Infill Parcels (Multiple parcels along Main St. and Solano Ave.):*** *To be determined.*

    Property Owner and/or Applicant: Suisun City Successor Agency.
    Land Use Designation: Waterfront District Specific Plan.
    Zoning: Main Street Mixed Use (MSMU).
    Current Status: Purchase and Sale Agreements approved May 2026 (Council). Development agreement forthcoming.

14. ***Parcel 13 (West of Civic Center Blvd. and South of Driftwood Ave.):*** *To be determined.*

    Property Owner and/or Applicant: Ashria, LLC.
    Land Use Designation: Waterfront District Specific Plan.
    Zoning: Commercial/Office/Residential (C/O/R).
    Status: Application not yet submitted.

15. ***Caltrans Lot Swap (South of Highway 12 between Main St. & Civic Center Blvd.):*** *To be determined.*

    Property Owner and/or Applicant: State of California.
    Land Use Designation: Waterfront District Specific Plan.
    Zoning: Downtown Mixed Use (DMU).
    Current Status: City is in discussions with Caltrans.

Environmental Review

The Development Services Director has determined that the recommendation described in this Staff Report is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c).

STAFF RECOMMENDATION: Staff recommends that the Planning Commission and City Council receive a report providing an overview of development activity within Suisun City.

DOCUMENTS ATTACHED:
1. PowerPoint

PREPARED BY: Ricky Caperton, AICP, Development Services Director
REVIEWED BY: Ricky Caperton, AICP, Development Services Director
APPROVED BY: Bret Prebula, City Manager

Suisun City Infill Development

AUGUST 4, 2026 | CITY COUNCIL

1

Development Project Snapshot

Entitled or Under Construction

- Awanta (400 Main St.)
- Lotz Residences (NE corner of Civic Center Blvd. & Lotz Way)
- Almond Garden Apartments (707-815 Almond St.)
- Dutch Bros. (North of Hwy 12 & East of Sunset Center)
- McCoy Creek Mixed-Use (1220 & 1240 McCoy Creek Way)
- Senior Center Site Sale & Redevelopment (318 Merganser Dr.)

Under Review or In Process

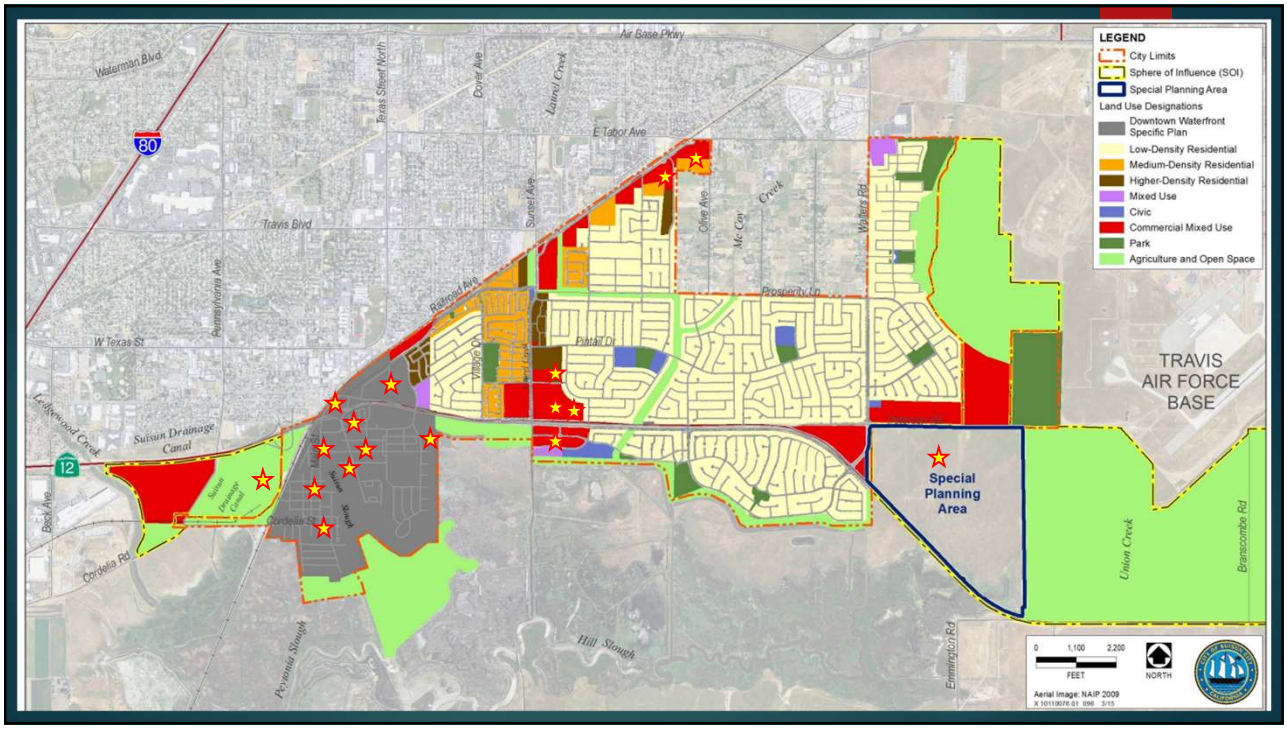
- Olive Tree Ranch (Between Humphrey Dr. & Olive Ave, South of Railroad Ave. & E. Tabor Ave.)
- Suisun Logistics Center (East of Walters Rd. & South of Petersen Rd.)
- Highway 12 Logistics Center (South of Hwy 12 at Pennsylvania Ave.)
- Lionext Parcels (Multiple parcels downtown near the marina)
- Cannabissary (South of Railroad Ave. & West of Humphrey Dr.)

Upcoming Projects

- 34-Acre Site (NW corner of Hwy 12 & Marina Blvd.
- California Forever Infill Parcels (Multiple parcels along Main Street)
- Parcel 13 (West of Civic Center Blvd. and South of Driftwood Ave.)
- Caltrans Lot Swap (South of Hwy 12 between Main St. & Civic Center Blvd.)



2


LEGEND
City Limits
Sphere of Influence (SOI)
Special Planning Area
Land Use Designations
Downtown Waterfront Specific Plan
Low-Density Residential
Medium-Density Residential
Higher-Density Residential
Mixed Use
Civic
Commercial Mixed Use
Park
Agriculture and Open Space
TRAVIS AIR FORCE BASE
Special Planning Area
Air Base Pkwy
Waterman Blvd
E Tabor Ave
Travis Blvd
W Texas St
Suisun Drainage Canal
Cordelia Rd
Hill Slough
Union Creek
Branscombe Rd
Emmington Rd
Walters Rd
Prosperity Dr
Patial Dr
Cordelia St
0 1,100 2,200
FEET
NORTH
Aerial Image: NAIP 2009

3


Entitled and/or Under Construction

4

Awanta
(400 Main Street)
20-unit two-story multi-family project.

- **Property Owner and/or Applicant:** Sunfield Development, LLC.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Commercial/Office/Residential (C/O/R).
- **Approval Date:** August 2025 (City Council).
- **Current Status:** Building permits under review.



5

LOTZ RESIDENCES
(NE CORNER OF CIVIC CENTER BLVD. AND LOTZ WAY)
16 single-family residential unit project w/ an Accessory Dwelling Unit (ADU) above garages.

- **Property Owner and/or Applicant:** Ashria, LLC.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Residential Medium-Density (RMD).
- **Approval Date:** June 2022 (Planning Commission).
- **Current Status:** Under construction.



6

ALMOND GARDEN APARTMENTS
(707-815 ALMOND STREET)
97-unit three-story affordable multi-family project.

- **Property Owner and/or Applicant:** Ashria, LLC.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Residential High-Density (RHD).
- **Approval Date:** January 2024 (Planning Commission); Appeal denied March 2024 (City Council).
- **Current Status:** Under construction.



7

DUTCH BROS.
(NORTH OF HIGHWAY 12 & EAST OF SUNSET CENTER)
1,025 square foot drive thru coffee business.

- **Property Owner and/or Applicant:** Hilbers Inc.
- **Land Use Designation:** Commercial Mixed Use.
- **Zoning:** Commercial Mixed Use (CMU).
- **Approval Date:** November 2025 (Planning Commission) / December 2025 (City Council).
- **Current Status:** Under construction.



8

MCCOY CREEK MIXED-USE (1220 & 1240 MCCOY CREEK WAY)

31-unit two-story multi-family project with 1,645 square feet of non-residential space.

- **Property Owner and/ or Applicant:** Canlas Development, LLC.
- **Land Use Designation:** Commercial Mixed Use.
- **Zoning:** Commercial Mixed Use (CMU).
- **Approval Date:** November 2025 (City Council).
- **Current Status:** Building permits under review.



9

SENIOR CENTER SITE SALE & REDEVELOPMENT (318 MERGANSER DR.)

Surplus property sold to Ted Caldwell for an addition of 6 to 9 senior living units.

- **Property Owner and/ or Applicant:** TCC Properties.
- **Land Use Designation:** Higher Density Residential.
- **Zoning:** Residential High-Density 2 (RH2).
- **Approval Date:** December 2025 (City Council).
- **Current Status:** Building permits forthcoming.



10



11

OLIVE TREE RANCH
(BETWEEN HUMPHREY DR. & OLIVE AVE., SOUTH OF RAILROAD AVE. & E. TABOR AVE.)
74 single-family residential units on approximately 10 acres of land.

- **Property Owner and/ or Applicant:** Suisun Investments, LLC.
- **Land Use Designation:** Commercial Mixed Use and Residential Medium-Density.
- **Zoning:** Commercial Services and Fabricating (CSF) and Residential Medium-Density (RMD).
- **Current Status:** Planning entitlements under review.



12

SUISUN LOGISTICS CENTER
(EAST OF WALTERS RD. & SOUTH OF PETERSEN RD.)
2.1 million square feet of warehousing/logistics building space on 120 acres.

- **Property Owner and/or Applicant:** Buzz Oates Construction.
- **Land Use Designation:** Special Planning Area (existing) / Commercial Mixed Use(proposed).
- **Zoning:** Not yet pre zoned / Commercial Services and Fabricating (CSF) and Open Space (OS) (proposed).
- **Current Status:** Planning entitlements under review.



13

HIGHWAY 12 LOGISTICS CENTER
(SOUTH OF HIGHWAY 12 AT PENNSYLAVANIA AVE.)
1.28 million square feet of warehousing/logistics building space on 63.7 acres.

- **Property Owner and/or Applicant:** Buzz Oates Construction.
- **Land Use Designation:** Commercial Mixed Use.
- **Zoning:** Prezoned as Commercial Services and Fabricating (CSF) and Open Space (OS).
- **Approval Date:** November 2024 (City Council).
- **Current Status:** Project Entitled and Environmental Impact Report certified by City Council December 2024. Submittal to LAFCO for annexation forthcoming.

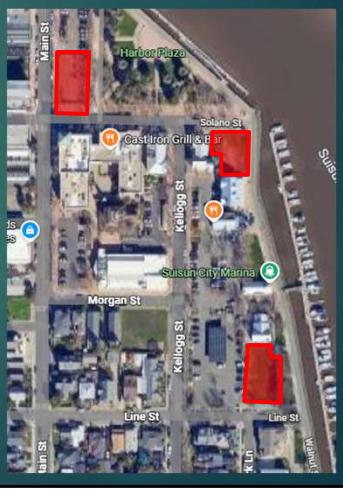


14

LIONEXT PARCELS
(MULTIPLE PARCELS DOWNTOWN NEAR THE MARINA)

39 multi-family units and 4,571 square feet of commercial/office/restaurant space.

- **Property Owner and/or Applicant:** Lionext Inc.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Main Street Mixed Use (MSMU) and Downtown Mixed Use (DMU).
- **Current Status:** Planning entitlements under review.



15

CANNABISSARY
(SOUTH OF RAILROAD AVE. & WEST OF HUMPHREY DR.)

2,494 square foot retail cannabis dispensary.

- **Property Owner and/ or Applicant:** Verna Schuetter.
- **Land Use Designation:** Commercial Mixed Use.
- **Zoning:** Commercial Services and Fabricating (CSF).
- **Current Status:** September 2024 (Planning Commission recommended approval to Council), City Council tentative, Winter 2026.



16



17

34-ACRE SITE
(NW CORNER OF HIGHWAY 12 & MARINA BLVD.)
To be determined.

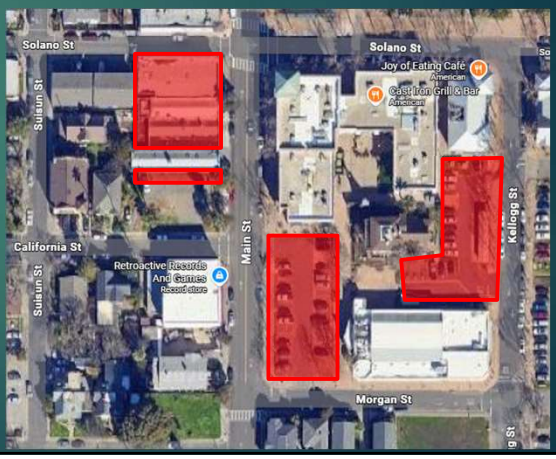
- **Property Owner and/or Applicant:** Suisun City Housing Authority and City of Suisun City.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Downtown Commercial (DC).
- **Current Status:** Deemed surplus land October 2025 (City Council). Request for Qualifications/Proposals forthcoming August 2026.



18

CALIFORNIA FOREVER INFILL PARCELS
(MULTIPLE PARCELS ALONG MAIN ST. AND SOLANO St.)
To be determined.

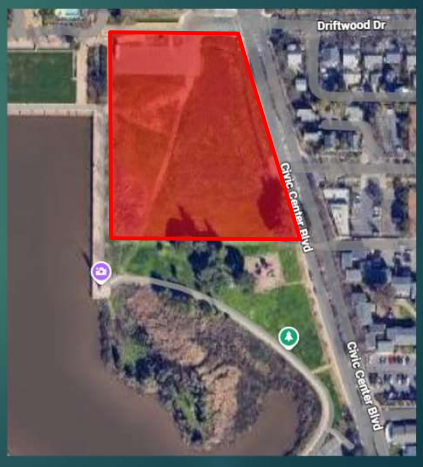
- **Project Owner and/or Applicant:** Suisun City Successor Agency.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Main Street Mixed Use (MSMU).
- **Current Status:** Purchase and Sale Agreements approved May 2026 (Council). Development agreement forthcoming.



19

PARCEL 13
(WEST OF CIVIC CENTER BLVD. AND SOUTH OF DRIFTWOOD DR.)
To be determined.

- **Project Owner and/or Applicant:** Ashria, LLC.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Commercial/Office/Residential (C/O/R).
- **Current Status:** Application not yet submitted.



20

CALTRANS LOT SWAP
(SOUTH OF HIGHWAY 12 BETWEEN MAIN ST. & CIVIC CENTER BLVD.)
To be determined.

- **Property Owner and/or Applicant:** State of California.
- **Land Use Designation:** Waterfront District Specific Plan.
- **Zoning:** Downtown Mixed Use (DMU).
- **Current Status:** City is in discussions with Caltrans.



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AGENDA ITEM NO. 5.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Execute the Lease Agreement Between the City of Suisun City and Bulldog Baseball & Softball Club for Field Use at the Lambrecht Sports Complex.

FISCAL IMPACT: This action will have a positive impact on the City by providing rental income of $52,800 over the next two years, $26,400 in FY 2026–27 and $26,400 in FY 2027–28, for the lease of Field Two at the Lambrecht Sports Complex. Base rent is $26,400 per year, payable in equal monthly installments of $2,200 in advance on the first day of each month. Additional revenue will be collected when Bulldog Baseball & Softball Club reserves supplemental fields (Field One, Field Three, and/or Field Four) at the rate of $50 per weekday and $300 per day on weekends and holidays per field, consistent with the fee schedule in the Lease Agreement.

STRATEGIC PLAN: Community Vibrancy.

BACKGROUND: The Bulldog Baseball & Softball Club is an organization designed for young athletes. Its purpose is to develop lifelong skills, both on and off the baseball field, by encouraging integrity, sportsmanship, a strong work ethic, and emphasizing the importance of being a positive role model. The Club challenges young players to understand the meaning of personal sacrifice for themselves and for others, and it strives to teach players the fundamentals of the game and the importance of character, leadership, teamwork, and maintaining a positive environment on the field, in the dugout, and in the stands. Bulldog Baseball & Softball Club has leased Field Two at the Lambrecht Sports Complex for the past six years under previous lease agreements and has demonstrated exemplary tenancy by providing advanced-level baseball and softball opportunities and fulfilling all requirements stated in the prior lease.

The Lambrecht Sports Complex, located at 4489 Petersen Road in Suisun City, includes eight baseball diamonds, a snack bar, clubhouse, restrooms, parking, and other amenities. Portions of the Complex, including four fields and the snack bar, are operated and maintained by Suisun American Little League under a separate lease agreement with the City. The proposed Lease Agreement with Bulldog Baseball & Softball Club is expressly subordinate to the Little League Lease and does not alter or negatively impact Little League's rights or operations at the Complex.

STAFF REPORT:

The Recreation, Parks, and Marina Department is dedicated to working with various sports organizations from throughout Solano County to provide opportunities for Suisun City youth to participate in athletics in their own community. This Lease Agreement continues advanced-level baseball and softball opportunities at the Lambrecht Sports Complex while maintaining access for City programs and other users.

Under the proposed Lease Agreement, the City will lease to Bulldog Baseball & Softball Club, on a nonexclusive basis, Field Two and related amenities for youth baseball and softball programming and

tournament use, with the ability for the City to designate another field if necessary due to field wear, maintenance needs, or specific City programs, with notice requirements as outlined in the Lease. Bulldog Baseball & Softball Club may also request additional fields (Field One, Field Three, and/or Field Four) for tournament and game play, subject to advance written notice, availability, and payment of applicable additional field fees.

The Lease term is two years, commencing on the Effective Date defined in the Lease (the later of the City's signature or receipt of the security deposit), with an option for the tenant to request an additional lease year or negotiate a subsequent lease through written notice to the City at least 90 days prior to the end of the term. The Lease continues the existing $2,500 security deposit previously delivered in 2020, to be held as security for the faithful performance of the Lease, and establishes clear remedies for default, including late charges, interest on unpaid amounts, and enforcement provisions consistent with City lease practices.

The Lease requires Bulldog Baseball & Softball Club to use the fields solely for youth baseball and softball programs and tournaments, maintain the leased premises, portable storage shed, approved signage, structural portions, restrooms, and turf areas in good condition, and comply with all applicable laws, including prohibitions on controlled substances, alcohol sales, obscene materials, and nuisance conditions.

The Lease also sets limits on use of field lights (generally not to exceed four hours per night, or five hours during daylight savings), and requires the tenant to be environmentally responsible in its use of utilities. Insurance requirements include comprehensive general liability coverage with a minimum limit of $2,000,000 per occurrence, workers' compensation insurance, and naming the City and its officers, employees, and agents as additional insureds, with indemnification provisions protecting the City from claims arising out of tenant activities on the leased premises, except for damages caused by the City's gross negligence or willful misconduct.

The Lease also includes covenants regarding assignment and subleasing, taxes and possessory interest, utilities, right of entry, surrender and holding over, damage and destruction, force majeure, public records, and governing law, all consistent with City standard lease terms. The Lease recognizes the City's continuing responsibility to schedule and operate City-coordinated programs such as Junior Giants, adult softball leagues, softball tournaments, soccer use, other use leases, and baseball tournaments. These programs will continue to occur at the Lambrecht Sports Complex, and the agreement with Bulldog Baseball & Softball Club has been structured so as not to adversely affect the City's ability to schedule and deliver these activities.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2026-___: Authorizing the City Manager to Execute the Lease Agreement Between the City of Suisun City and Bulldog Baseball & Softball Club for Field Use at the Lambrecht Sports Complex.

PREPARED BY:	Marvin Mora, Management Analyst II
REVIEWED BY:	Janet Hull, Recreation, Parks and Marina Department Director
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

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1. Reso No 2026- Authorizing the City Manager to Execute the Lease Agreement Between the City of Suisun City and Bulldog Baseball & Softball Club for Field Use at the Lambrecht Sports Complex
2. Lambrecht Sports Complex Bulldog Baseball-Softball Club 2026 Lease Agreement

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT BETWEEN THE CITY OF SUISUN CITY AND BULLDOG BASEBALL & SOFTBALL CLUB FOR FIELD USE AT THE LAMBRECHT SPORTS COMPLEX

WHEREAS, Bulldog Baseball & Softball Club is a California non-profit public benefit corporation organized to provide advanced-level baseball and softball opportunities for youth, emphasizing integrity, sportsmanship, leadership, and a strong work ethic both on and off the field; and

WHEREAS, Bulldog Baseball & Softball Club has leased Field Two at the Lambrecht Sports Complex for the past six years and has demonstrated exemplary performance as a tenant, including compliance with prior lease requirements and provision of high-quality youth baseball and softball programming; and

WHEREAS, the City of Suisun City owns the Lambrecht Sports Complex, consisting of eight baseball fields, snack bar, clubhouse, restrooms, parking, and related amenities, and desires to continue partnering with youth-serving sports organizations that expand opportunities for Suisun City youth; and

WHEREAS, under the proposed Lease Agreement, Bulldog Baseball & Softball Club will lease Field Two on a nonexclusive basis for a two-year term, with base rent of $26,400 per year, payable in equal monthly installments of $2,200, and will have the opportunity to reserve additional fields for tournament and game play at a rate of $50 per weekday and $300 per Saturday or Sunday per additional field, consistent with prior lease terms; and

WHEREAS, the Lease Agreement is subordinate to the existing Suisun American Little League Lease, and expressly preserves the rights of Suisun American Little League to use certain fields and the snack bar under that separate agreement; and

WHEREAS, the Recreation, Parks, and Marina Department remains dedicated to working with various sports organizations from throughout Solano County to provide opportunities for Suisun City youth to participate in athletics in their own community, and this Lease Agreement supports that mission by continuing advanced-level baseball and softball programming at the Lambrecht Sports Complex; and

WHEREAS, this action will have a positive fiscal impact on the City by providing rental income of $52,800 over the two-year lease term ($26,400 in FY 2026–27 and $26,400 in FY 2027–28) for use of Field Two, with additional revenue to be collected when supplemental fields are reserved at the rate of $50 per weekday or $300 per day on weekends and holidays;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the City Manager to execute the Lease Agreement between the City of Suisun City and Bulldog Baseball & Softball Club for field use at the Lambrecht Sports Complex,

substantially in the form presented to the City Council, and further authorizes the City Manager to take all actions necessary to implement and administer the Lease, including minor, non-substantive changes as approved by the City Attorney.

PASSED AND ADOPTED at a Regular Meeting of said City Council held on Tuesday, the 4th day of August 2026, by the following vote:

AYES:	Council Members:	_____
NOES:	Council Members:	_____
ABSENT:	Council Members:	_____
ABSTAIN:	Council Members**:**	_____

WITNESS my hand and the seal of said City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585
Attn: City Manager

APNs. APN 0174-160-070

[SPACE ABOVE FOR RECORDER'S USE ONLY]
Exempt from filing/recording fees per Govt. Code §27383

LEASE AGREEMENT

by and between

CITY OF SUISUN CITY,
a municipal corporation
as Landlord

and

Bulldog Baseball & Softball Club,
a California non-profit public benefit corporation
as Tenant

LEASE AGREEMENT

This Lease Agreement ("**Lease**") is entered into as of ___Sept____, 2024 by and between **CITY OF SUISUN CITY**, a municipal corporation ("**Landlord**" or "**City**"), and **BULLDOG BASEBALL & SOFTBALL CLUB**, a California non-profit public benefit corporation ("**Tenant**"). Landlord and Tenant may be referred to, individually or collectively, as "**Party**" or "**Parties**."

RECITALS:

A. Landlord is the owner of certain improved land known as APN 0174-160-070 and located on Peterson Road in the City of Suisun, County of Solano, California ("**Property**"), and more particularly described in attached Exhibit A.

B. The Property consists of the City Yard, the Mandatory Open Area, and the Complex, as described in Exhibit A.

C. A major portion of the Property has been improved as a sports complex commonly known as the Lambrecht Sports Complex located at 4489 Petersen Road, Suisun City ("**Complex**"), which is improved with 8 baseball diamonds, a snack bar, a clubhouse, restrooms, parking, and other amenities. The following areas in the Complex are depicted on Exhibit B:

i. The 8 baseball fields identified by field numbers ("**Field**" or "**Fields**");

ii. The snack bar ("**Snack Bar**");

iii. The clubhouse area ("**Clubhouse**");

iv. Portable shed location ("**Portable Shed Location**"); and

v. The parking area ("**Parking Area**").

D. Landlord previously entered into that certain Lease Agreement dated September 1, 1991 with the Suisun American Little League, a California non-profit public benefit corporation ("**Little League**") which was amended by that certain Amendment to the Lease Agreement approved by Landlord Council on February 20, 2007 ("**Little League Lease**"), attached hereto as Exhibit C, and which provides for the Little League to have certain rights to use the Fields and the Snack Bar.

E. On the terms and conditions in this Lease and reserving the right to perform the Little League Lease, Landlord desires to lease to Tenant and Tenant desires to lease from Landlord, on a nonexclusive basis, the Fields, Snack Bar, and Clubhouse for certain days and times.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

AGREEMENT:

1. Effective Date. This Lease shall be effective on the last to occur of (i) the date of Landlord's signature on the last page of this Lease; or (ii) the date that Tenant delivers the Security Deposit (as defined in Section 6) to Landlord ("**Effective Date**"). Landlord shall send Tenant a letter confirming the Effective Date.

2. Lease Subordinate to Little League Lease. Tenant understands and acknowledges that this Lease and Tenant's use of the Leased Premises is subordinate to the Little League Lease, See Exhibit C.

3. Leased Premises. Subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant and Tenant leases from Landlord, the Fields, Restrooms, Clubhouse Area, and Parking Area for the specific days and times as set forth below (collectively the "**Leased Premises**"):

3.1. Field Two. Tenant shall have the right to use Field Two at all times. However, Landlord reserves the right to designate another Field for use due to field wear, necessary maintenance, or if Field Two is needed for a specific program by Landlord. However, Landlord must provide written notice of such change not less than 14 (fourteen) days prior to the change of Fields specifying the substituted Field. However in the event of emergency, Landlord shall provide reasonable notice to Tenant of the change.

3.2. Additional Fields. From time to time, Tenant may request the right to lease Field One, Field Three and/or Field Four for tournament and game play. Tenant shall provide at least 14 (fourteen) days prior written notice to Landlord specifying (i) the requested additional Fields; and (ii) the dates and times such Fields will be used. Tenant shall pay to Landlord the Additional Field Fees as specified in Section 5.2.

3.3. Portable Storage Shed. The portable storage shed ("**Storage Shed**") adjacent to the right field walkway of Field Two no larger than 8'x25', has been approved by the Landlord See Exhibit B attached, depicting the Storage Shed Location.

3.4. Clubhouse Area. Tenant may request the use of the Clubhouse upon 14 (fourteen) days prior written notice and Landlord may, in its sole discretion, consent to such use for a limited time period. Tenant shall not be required to pay any additional charge.

3.5. Parking. Concurrently with Tenant's use of the portions of the Complex as specified in this Section 3, Tenant (and Tenant's patrons) may use the parking areas in compliance with rules and regulations imposed by Landlord from time to time. Tenant will enforce that its patrons only park in the designated parking areas. Landlord must approve any parking on unpaved areas prior to doing so. When Tenant is conducting tournaments, a parking plan must be provided to Landlord two (2) weeks prior to the tournament commencement.

3.6. Disclosures. Tenant is advised as follows: (i) the Leased Premises has not undergone an inspection by a certified accessibility specialist as defined in Civil Code Section 1938; (ii) the Leased Premises is located adjacent to Travis Air Force Base; and (iii) the area to the north of the Complex is subject to certain recorded safety restrictions.

3.7. "AS-IS, Where Is" Condition. Tenant acknowledges and agrees that, except as otherwise specifically set forth herein, Landlord has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the Leased

Premises (or Landlord's interest therein), (b) the value, nature, quality or condition of the Leased Premises, including, without limitation, the improvements thereon, soil, topography, and geology thereof, (c) the suitability of the Leased Premises for any and all activities and uses which Tenant is conducting thereon or may hereafter conduct thereon, (d) the compliance of the Leased Premises (or any aspect thereof) with any law (including, without limitation, zoning laws or environmental laws rule, regulation, entitlement, order of law, statute, bylaw or ordinance of a governmental agency having jurisdiction governing or regulating the Leased Premises, as they may be amended from time to time (collectively, "**Laws**"), (e) the fitness of the Leased Premises for any use to be made or intended to be made by Tenant, (f) the merchantability, marketability, profitability or fitness for a particular purpose or use of the Leased Premises, (g) the future development of the Leased Premises, (h) the zoning of the Leased Premises, (i) any governmental approvals, permits, licenses, entitlements, or other agreements concerning the Leased Premises, (j) survey and title condition of the Leased Premises, (k) any buildings, structures, perimeter fencing, or other improvements on the Leased Premises, or (l) any other matter with respect to the Leased Premises, and specifically, that Landlord has not made, does not make, and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land use Laws (including, Environmental Laws).

Tenant further acknowledges and agrees that it has had the opportunity to fully inspect the Leased Premises and as of the Effective Date is fully familiar with the Leased Premises and all aspects thereof (including, without limitation, its physical, environmental, title, leasing, financial, and regulatory condition), and, as of the Effective Date will be relying solely on its own investigation of the Leased Premises by Tenant and Tenant's agents, employees, officers, attorneys, consultants and experts. Landlord is not liable or bound in any manner by any oral or written statements, representations or information pertaining to the Leased Premises, furnished by any person, including, without limitation, Landlord's directors, managers, agents, representatives, attorneys, or employees. Tenant further acknowledges and agrees that, except as otherwise specified herein, it is leasing the Leased Premises and has the right to use certain aspects of the Leased Premises (as specifically set forth in this Lease) on an "as is", "where is", and "with all faults" basis, and subject to all Laws and Existing Conditions. As of the Effective Date, Tenant and anyone claiming by, through or under Tenant shall be deemed to have fully and irrevocably released Landlord, its elected officials, employees, volunteers, representatives, attorneys, and agents (collectively, "Landlord and its agents") from any and all claims that it or they may now have or hereafter acquire against Landlord and its agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to any matters affecting the Leased Premises. This release includes claims of which Tenant is unaware of as of the Effective Date, or which Tenant does not suspect to exist in its favor as of the Effective Date and which, if known by Tenant, would materially affect Tenant's release of Landlord. As of the Effective Date, Tenant specifically waives the provisions of California Civil Code Section 1542, which provides as follows:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

The foregoing releases shall be effective as of the Effective Date and survive the expiration or termination of the Lease.

Initials by Tenant: _____

4. Term. The term of this Lease shall commence on the Effective Date and continue for a period of Two (2) years ("**Term**"). If Tenant wishes to extend the Term for an additional Lease Year, or negotiate a subsequent lease, Tenant shall deliver written notice to Landlord not later than ninety days (90) prior to the conclusion of the Term.

5. Rent.

5.1. Base Rent. Tenant shall pay to Landlord the sum of $26,400 (Twenty Six Thousand Four Hundred Dollars), which shall be paid in equal monthly installments of $2,200 (Two Thousand Two Hundred Dollars ("**Monthly Payment**") in advance on the first day of each month ("**Base Rent**"). If the Effective Date is on a date other than the first day of the month, Tenant shall pay a prorated amount of the Monthly Payment to Landlord for that month. If the first of the month falls on a weekend or holiday, the Monthly Payment shall be due on the first business day following the first of the month.

5.2. Additional Field Fees. At least three (3) days prior to the approved dates of use, Tenant shall pay Landlord the sum of $50 (Fifty Dollars) per weekday and $300 per Saturday or Sunday for each additional Field Tenant has reserved for use **("Additional Field Fees**"). If Tenant reserves the additional Fields but does not use the Fields, the Additional Field Use Fees shall still be due and owing to Landlord except if the events are cancelled due to inclement weather.

5.3. Miscellaneous Requirements. All monetary obligations of Tenant under this Lease, shall be additional rental monies and deemed "**Rent**" for purposes of this Lease. All Rent to be paid by Tenant to Landlord shall be paid without deduction or offset, prior notice or demand.

5.4. Late Charges. Tenant acknowledges that late payment by Tenant to Landlord of rent and other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Therefore, if any installment of Rent or any other sum due from Tenant shall not be received by Landlord within 5 (five) days after such amount is due, then, without any requirement for notice to Tenant, Tenant shall pay to Landlord a late charge equal to six percent (6%) of the overdue amount. The Parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur because of late payment by Tenant. Acceptance of such late charge by Landlord shall not constitute a waiver of Tenant's Default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

5.5. Payment of Rent. Tenant shall deliver all Rent payments by check or money order to Landlord in person or by certified mail at the address specified in Section 18.8. If Tenant desires to pay Rent by mail, the date that the payment is postmarked shall be the construed as the payment date provided that Tenant shall take all reasonable steps to ensure that all rental payments are postmarked on or before the first (1st) day of each month.

5.6. Security Deposit. Tenant delivered to Landlord the sum of $2,500 (Two Thousand Five Hundred Dollars) on September 1 of 2020 as a security deposit ("**Security Deposit**") to be held during the Term as security for the faithful performance by Tenant of all of its obligations under this Lease. If Tenant defaults with respect to any provisions of this Lease,

including, but not limited to, the provisions relating to the payment of Rent, Landlord may, without notice to Tenant, but shall not be required to apply all or any part of the Security Deposit for the payment of any Rent or any other sum in default and Tenant shall, upon demand therefor, restore the Security Deposit to its original amount. Any unapplied portion of the Security Deposit shall be returned to Tenant within sixty (60) days following the termination of this Lease. Tenant shall not be entitled to any interest on the Security Deposit and Landlord shall have the right to commingle the Security Deposit with Landlord's other funds.

6. Use Covenants and Restrictions.

6.1. Field(s) Use. Tenant may use the Fields solely to provide both competitive and recreational baseball programs to youth ("**Youth Programs**"). From time to time, Tenant may use the Field(s) conduct baseball tournaments. Upon Landlord's written request from time to time, Tenant shall promptly provide a written summary of the Youth Programs being conducted by Tenant at the Leased Premises. Tenant agrees that Field lights shall be kept to a minimum and not to exceed 4 (four) hours per night with the exception that during day light savings time the lights usage shall not exceed 5 (five) hours per night per Field.

6.2. Storage Shed. Tenant's Storage Shed in accordance with Section 3.3, the Storage Shed shall only be used for storage of equipment.

6.3. Signs. Tenant may, with Landlord's prior written consent, install such signs as are reasonably required to advertise the Youth Programs. Upon Landlord's approval, Tenant shall obtain any necessary permits to install any approved signs and shall then install the approved signs at it sole cost and expense. Tenant shall maintain such signs in good condition and repair.

6.4. Compliance with Laws. Tenant shall comply with all applicable laws, ordinances and regulations. Tenant shall not sell or permit to be kept, used, displayed or sold in or about the Leased Premises (a) pornographic or sexually explicit books, magazines, literature, films or other printed material, sexual paraphernalia, or other material which would be considered lewd, obscene or licentious; (b) any article which may be prohibited by standard forms of fire insurance policies; (c) any controlled substances, narcotics, or the paraphernalia related to the same; or (d) alcoholic beverages. Tenant shall not do or permit anything to be done in or about the Leased Premises which will in any way obstruct or interfere with the rights of other parties, including the Little League or Landlord's use of the Complex or injure or annoy them or use or allow or permit the Leased Premises to be used for any improper, immoral, unlawful, or objectionable purpose. Tenant shall not cause, maintain or permit any nuisance in or about the Leased Premises, or commit or suffer to be committed any waste upon the Leased Premises.

7. Taxes. Tenant acknowledges that its leasehold interest in the Leased Premises is a possessory interest that is subject to the imposition of real estate taxes by the Solano County Assessor's Office unless Tenant otherwise qualifies for an exemption. Tenant shall be solely responsible for the payment of any possessory interest taxes and assessments ("**Possessory Interest Taxes**") that become due on the Premises during the Lease Term. Tenant shall also be responsible for any taxes and assessments that become due for fixtures, equipment, or Tenant Improvements installed or constructed by Tenant on the Premises ("**Other Property Taxes**"). Tenant shall pay all Other Property Taxes promptly. Landlord will not be obligated to pay delinquent Other Property Taxes; but, if Landlord elects to pay delinquent Other Property Taxes, Tenant shall immediately pay Landlord the full amount of the delinquent Other Property Taxes including any late charges, penalties, or interest. The terms of this section survive the expiration or earlier termination

of this Lease. Tenant shall also indemnify, defend and hold harmless Landlord against any and all such taxes, fees, penalties or interest assessed, or imposed against Landlord hereunder.

8. Utilities. During the Term, Landlord shall provide water, sewer, gas, heat, electricity, garbage disposal, and trash disposal for the Leased Premises. Tenant covenants to be environmentally responsible in the use of utilities (especially water and electricity) and, upon notice, shall comply with reasonable requirements imposed by the Landlord. If Tenant violates the light usage restriction as specified in Section 6.1, Tenant shall promptly pay to Landlord the additional costs incurred by such usage upon Landlord's written demand.

9. Maintenance. Tenant, at its sole cost and expense, shall maintain in good condition and repair, free and clear of rubbish, litter, and graffiti: (i) Every part of the Leased Premises, (ii) the Storage Shed, (iii) any approved signs (pursuant to Section 6); (iv) the structural portions, restrooms, and turf areas, and all other portions of the Complex. Tenant shall promptly repair any damage caused by Tenant or its invitees to any portion of the Complex.

10. Modifications to Leased Premises. Tenant shall not make any modification or improvements to any portion of the Leased Premises without Landlord's prior written approval. Upon termination of this Lease, any improvements shall be the property of Landlord without any duty to reimburse Tenant.

11. Insurance; Indemnity.

11.1. Insurance Requirements.

a. Liability Insurance Coverage. Prior to entering the Leased Premises, Tenant, at its sole expense, shall obtain and thereafter maintain during the entire term of this Lease, comprehensive general liability insurance, including, but not limited to, owned and non-owned vehicle liability, personal injury, blanket contractual, broad form property damage, and product/completed operations liability coverage shall be on a per occurrence basis and shall have limits of not less than Two Million Dollars ($2,000,000.00) combined single-limit per occurrence for bodily injury, personal injury and property damage liability.

b. Worker's Compensation Insurance. Tenant and all persons performing work for, or on behalf of Tenant, including, but not limited to, their contractors or sub-contractors, shall, at Tenant's own cost and expense, procure and maintain during the performance of the said work, a policy of workers' compensation insurance and employer's liability insurance in such amount as to willfully comply with the laws of the State of California.

c. Miscellaneous. All of the above policies of insurance, except workers' compensation insurance, shall name Landlord, its officers, employees, and agents as additional insureds. Copies of all insurance policies shall be delivered to Landlord. Acceptance by Landlord of delivery of any certificates of insurance does not constitute approval or agreement by Landlord that the insurance requirements of this section have been met, and failure of Landlord to identify a deficiency from evidence provided will not be construed as a waiver of Tenant's obligation to maintain such insurance. In the event any of the insurance policies required to be carried by Tenant under this Lease are cancelled prior to the expiration date of such policy, or

if Tenant receives notice of any cancellation of such insurance policies from the insurer prior to the expiration date of such policy, Tenant shall (a) immediately deliver notice to Landlord that such insurance has been, or is to be, cancelled, (b) shall promptly replace such insurance policy in order to assure no lapse of coverage occurs, and (c) shall deliver to Landlord a certificate of insurance for such replacement policy. The insurance required to be maintained by Tenant hereunder are only Landlord's minimum insurance requirements, and Tenant agrees and understands that such insurance requirements may not be sufficient to fully meet Tenant's insurance needs. .Copies of all policies of insurance and proof that they are in effect shall be provided to Landlord prior to the Effective Date. Tenant shall comply with additional insurance requirements that Landlord may impose from time to time. Tenant shall be solely responsible to maintain any other insurance for its protection.

11.2. Indemnity. Tenant shall defend, indemnify and hold harmless Landlord, and its officers, employees, invitees and agents ("**Landlord Parties**") from and against any and all claims, actions, costs, expenses, judgments, awards, liabilities, penalties and demands whatsoever, together with reasonable attorney's fees and court costs (collectively "**Damages**") arising out of or concerning the activities of Tenant under this Lease, including, but not limited to, injury or death or damage to persons or property of the Landlord Parties, Tenant or others, occurring in, on or about the Leased Premises and any resulting from hazardous materials brought to the Leased Premises by or on behalf of Tenant by any of its officers, employees, invitees or agents; provided, that Tenant's obligation to indemnify and hold harmless not extend to Damages caused by the gross negligence or willful misconduct of the Landlord Parties. If any action or proceeding in connection with any such matters is brought against the Landlord Parties, notice shall be given to Tenant and Tenant shall be furnished with a copy of any papers served. In the event any action or proceeding is brought against any Landlord Parties by reason of any of the foregoing matters, Tenant shall, upon written notice from the Landlord Parties, defend the Landlord Parties, at Tenant's sole expense, by counsel reasonably satisfactory to the Landlord Parties. However, Landlord shall have the right to chose to defend any such action or proceeding for itself, employing legal counsel selected by it. As between Landlord and Tenant, Landlord shall not be responsible or liable in any way for the presence of any toxic or hazardous materials on the Leased Premises, including compliance with any requirements imposed by applicable governmental authorities. Termination of this Lease notwithstanding, the provisions of this Section shall continue in full force and effect as to any claims or other matter listed therein, without limitation in time by virtue or any other provisions of this Lease. Any acceptance by the Landlord of insurance certificates and endorsements does not relieve Tenant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause also shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

12. <u>Assignment and Subleasing.</u> Tenant shall not assign this Lease in whole or in part, nor sublet all or any part of the Leased Premises, without the prior written consent of Landlord which consent may be withheld by Landlord in its reasonable discretion. As part of the approval process, Landlord may consider a sublessee or assignee provided Tenant provides the following information: (i) financial statements and other evidence reasonably acceptable to Landlord to show financial responsibility; (ii) Landlord is provided evidence and assurance that assignee can provide the Required Youth Programs; (iii) Landlord is provided evidence and assurance that assignee has the expertise to operate the Snack Bar;(iv) no amount is paid by assignee to Tenant for the assignment or there is no sublease rent paid to Tenant in excess of the amounts required to be paid under this Lease to Landlord; and (v) proof of insurance as set forth in Section 11. The consent by Landlord to

any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting. Irrespective of any assignment or sublease, Tenant shall remain fully liable under this Lease and shall not be released from performing any of the terms, covenants and conditions of this Agreement.

13. Default; Remedies.

13.1. Default. The occurrence of any of the following events shall constitute a default on the part of Tenant under this Lease ("**Default**"):

a. Monthly Payment. A failure by Tenant to pay any sum due under this Lease within three (3) days after written notice that such payment is due.

b. Youth Programs. Tenant fails to continuously provide the Required Youth Programs.

c. Abandonment. Tenant abandons the Leased Premises

d. Assignment or Subletting. Tenant has assigned or sublet the Leased Premises in violation of Section 12.

e. Failure to Comply. Tenant's failure to comply with the insurance provisions contained in Section 11.

f. Non Profit Status. Tenant ceases to be a non-profit corporation.

g. Bankruptcy. The bankruptcy or insolvency of Tenant, any transfer by Tenant to defraud creditors, any assignment by Tenant for the benefit of creditors, or the commencement of any proceedings of any kind by or against Tenant under any provision of the Federal Bankruptcy Act or under any other insolvency, bankruptcy or reorganization act unless, in the event any such proceedings are involuntary, Tenant is discharged from the same within 60 (sixty) days thereafter; the appointment of a receiver for a substantial part of the assets of Tenant; or the levy upon this Lease or any estate of Tenant hereunder by any attachment or execution.

h. Performance of Lease Terms. Tenant's failure to perform any of the terms, covenants, agreements or conditions of this Lease to be observed or performed by Tenant which default has not been cured within 15 (fifteen) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of the default is such that the same cannot reasonably be cured within the 15 (fifteen) period, Tenant shall not be deemed to be in default if cure is promptly commenced within the 15-day period and thereafter diligently pursued to completion.

13.2. Landlord's Remedies. In the event of a Default by Tenant, Landlord may at any time thereafter, without limiting Landlord in the exercise of any right or remedy at law or in equity which Landlord may have by reason of such Default:

a. Continue Lease. Pursue the remedy described in California Civil Code Section 1951.4 whereby Landlord may continue this Lease in full force and effect after Tenant's breach and recover the Rent and any other monetary charges as they become due, without terminating Tenant's right to sublet or assign this Lease, subject

only to reasonable limitations as herein provided. During the period Tenant is in default, Landlord shall have the right to do all acts necessary to preserve and maintain the Premises as Landlord deems reasonable and necessary, including removal of all persons and property from the Premises, and Landlord can enter the Premises and re-let them, or any part of them, to third parties for Tenant's account. Tenant shall be liable immediately to Landlord for all costs Landlord incurs in reletting the Premises, including, without limitation, brokers' commissions, expenses of remodeling the Premises required by the reletting, and like costs. Re-letting can be for a period shorter or longer than the remaining Term.

b. Perform. Pay or perform such obligation due (but shall not be obligated to do so), if Tenant fails to pay or perform any obligations when due under this Lease within the time permitted for their payment or performance. In such case, the costs incurred by Landlord in connection with the performance of any such obligation will be additional Rent due under this Lease and will become due and payable on demand by Landlord.

c. Terminate. Terminate Tenant's rights to possession by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default, including, without limitation, the following: (A) the worth at the time of award of any unpaid Rent which had been earned at the time of such termination; plus (B) the worth at the time of award of the amount by which the unpaid Rent which would have been earned after termination until the time of award exceeds the amount of such Rent loss that is proved could have been reasonably avoided; plus (C) the worth at the time of award of the amount by which the unpaid Rent for the balance of the Term after the time of award exceeds the amount of such Rent loss that is proved could be reasonably avoided; plus (D) any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under this Lease or which in the ordinary course of events would be likely to result therefrom; plus (E) at Landlord's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable State law. In addition, Landlord shall be entitled to recover from Tenant the unamortized portion of any Tenant improvement allowance, free rent or other allowance provided by Landlord to Tenant and any brokerage commission or finder's fee paid or incurred by Landlord in connection with this Lease (amortized with interest at the Interest Rate on a straight line-basis over the Lease Term of this Lease.) Upon any such termination of Tenant's possessory interest in and to the Premises, Tenant (and at Landlord's sole election, Tenant's sublessees) shall no longer have any interest in the Premises, and Landlord shall have the right to make any reasonable repairs, alterations or modifications to the Premises which Landlord in its sole discretion deems reasonable and necessary. The "worth at the time of award" of the amounts referred to in subparagraphs (A) and (B) above is computed by allowing interest at the maximum rate an individual is permitted by law to charge. The worth at the time of award of the amount referred to in subparagraph (C) above is computed by discounting such amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus one percent (1%). In addition, any notice required to be given by Landlord under this Lease shall be in lieu of, and not in addition to, any notice required under Section 1161 of the California Civil Code of Procedure.

d. No Surrender. No act or omission by Landlord or its agents during the Term shall be an acceptance of a surrender of the Leased Premises, and no agreement to accept

a surrender of the Premises shall be valid unless accepted in writing executed by a duly authorized representative of Landlord.

e. Additional Remedies. Pursue any other legal or equitable remedy available to Landlord. Unpaid installments of Rent and other unpaid monetary obligations of Tenant under the terms of this Lease shall bear interest from the date due at the rate of 10% (ten percent) per annum.

f. Effect of Termination. Neither the termination of this Lease nor the exercise of any remedy under this Lease or otherwise available at law or in equity will affect Landlord's rights of indemnification set forth in this Lease or otherwise available at law or in equity for any act or omission of Tenant, and all rights to indemnification and other obligations of Tenant intended to be performed after termination or expiration of this Lease shall survive termination or expiration of this Lease.

13.3. Tenant's Remedies.

a. Tenant's Right to Terminate. Tenant shall have the right to terminate this Lease for any reason at any time during the Lease Term provided that Tenant shall give Landlord a minimum of 30 (thirty) days written notice.

b. Landlord Default. If Landlord fails to perform any of its obligations under this Lease, and Landlord does not perform such obligation within 30 (thirty) days after receipt of written notice from Tenant, Tenant shall be entitled to exercise all remedies available to Tenant at law or in equity, including but not limited to, mandatory injunctions. Notwithstanding the foregoing, if due to the nature of such default, cure is not reasonably possible within such 30 (thirty) day period, Landlord shall not be deemed in breach if cure is promptly commenced within the 30-day period and diligently pursued to completion.

c. Limitations. Notwithstanding any other provision in this Lease. Tenant hereby releases Landlord and its agents from any liability whatsoever to Tenant arising out of or in connection with any default or other wrongful act by Landlord or its agents under this Lease. Neither the Landlord nor its agents will have any liability for any act, gross negligence or omission of Landlord or its agents, and Tenant expressly waives and releases such personal liability on behalf of itself and all persons claiming by, through or under Tenant except for malicious acts or omissions and fraud. Notwithstanding anything to the contrary in this Lease, neither Landlord nor its agents shall be liable under any circumstances for Tenant's loss of profit, loss of rents or other revenues, loss of business opportunity, loss of goodwill or loss of use, or other similar forms of consequential damages, in each case however occurring.

d. COVID-19 Release. Tenant further releases Landlord from liability for any and all claims of any kind related to the COVID-19 emergency that may be made in connection with or arising out of the operation of this Lease. Tenant shall be wholly responsible for implementing and enforcing any and all safety protocols to protect its staff and program participants. Landlord and its agents shall in no way or under any circumstances incur any liability for any COVID-19 transmission that may occur among program participants at the Leased Premises or as a result of the activities performed at the Leased Premises.

14. Right of Entry. Landlord or its agents shall have the right to enter the Leased Premises at all reasonable times upon prior notice to inspect the Leased Premises to determine whether Tenant is complying with the terms of this Lease and to do other lawful acts that may be necessary to protect Landlord's interest in the Leased Premises under this Lease or to perform Landlord's duties under this Lease. Landlord's entry and any work conducted by Landlord or its agents shall be performed so as to minimize interruption or interference with Tenant's ability to conduct the Youth Programs.

15. Surrender of Premises; Holding Over. On the expiration or termination of this Lease, Tenant shall promptly surrender and deliver the Leased Premises to Landlord in good condition subject to reasonable wear and tear. At the expiration of this Lease, if Tenant holds over for any reason, the tenancy shall then be a monthly lease and not a renewal or extension of this Lease. Tenant shall pay monthly rent in an amount of 150% (one hundred fifty percent) of the Monthly Rent previously payable under this Lease and otherwise comply with all obligations under this Lease.

16. Damage and Destruction. If the Complex or Leased Premises is damaged or destroyed, whether partially or entirely, by any cause, then Landlord may elect, in its sole discretion, to repair, restore, or reconstruct the damaged building or to terminate this Lease. Landlord shall have no obligation to rebuild the Complex. Tenant shall give prompt notice to Landlord in case of fire or accidents in the Leased Premises or of any damage or defects in the Leased Premises or any fixtures or equipment therein.

17. General Provisions.

17.1. Entire Agreement. This Lease constitutes the entire agreement between the Parties and supersedes any and all other prior agreement, either oral or written, between Tenant and Landlord pertaining to Leased Premises.

17.2. Interest. Any monetary payment due Landlord, other than late charges, not received by Landlord within three (3) days following the date on which it was due shall bear interest from the third day after it was due until paid in full at the rate of ten 10% (percent) per annum, but, in no event, exceeding the maximum rate allowed by law, in addition to the late charge provided for in Section 15.3.

17.3. Authority. Each person signing this Lease for Tenant represents and warrants to Landlord that it has the authority to enter into this Lease, that the execution and delivery of this Lease has been duly authorized, and that upon such execution and delivery this Lease shall be binding upon and enforceable against Tenant.

17.4. Amendment. This Lease shall not be amended, revised, modified or revoked at any time without the written agreement of both Parties.

17.5. Binding Effect. This Lease shall be binding on the Parties, their representatives, successors, and assigns.

17.6. Governing Law. This Lease shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of California. If any legal action is necessary to enforce the terms and conditions of this Lease, the Parties agree that a court of competent jurisdiction in the County of Solano shall be the sole venue and jurisdiction for the bringing of such action.

17.7. Attorney's Fees. If either Party commences litigation against the other under this Lease, the prevailing Party shall be entitled to recover from the other Party such costs and reasonable attorneys' fees as may have been incurred, including any and all costs incurred in enforcing, perfecting and executing such judgment.

17.8. Notices. Any notice herein required or permitted to be given shall be deemed given (i) three (3) days following the date the same is mailed, by United States certified mail, postage prepaid, return receipt requested, properly addressed to the Party; or (ii) one (1) day following the date the same is mailed by a national overnight delivery service prepaid and delivery receipt requested, properly addressed to the Party. Notices personally delivered shall be deemed given as of the date of personal delivery. Until changed, as hereinafter provided, notices and communications to the Parties shall be addressed as follows

To Landlord:	City of Suisun City 701 Civic Center Blvd. Suisun City, CA 94585 Attn: City Manager
With a copy to:	Richards Watson Gershon 2300 N Street, Suite 3 Sacramento, CA 95816 Attn: City of Suisun City Attorney
To Tenant:	Bulldog Baseball & Softball Club 2010-A Harbison #191 Vacacville, CA 95687 Attn: Keith Thompson
With a copy to:	_____ _____ _____ Attn: _____

17.9. Construction. The provisions contained herein shall not be construed in favor of or against either Party, but shall be construed as if both Parties prepared and drafted this Lease.

17.10. Interpretation. The masculine and neuter genders, the singular number and the present tense shall be deemed to include the feminine gender, the plural number and past and future tense, respectively, where the context so requires. The headings contained in this Lease are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Lease.

17.11. Severability. The invalidity or unenforceability of any particular provision of this Lease shall not affect the validity or enforceability of the other provisions. In the event of invalidity or unenforceability of a particular provision, this Lease shall be construed in all respects as if the invalid or unenforceable provisions were omitted.

17.12. Waiver. Either Party's waiver of any breach of any provision contained in this Lease shall not be deemed to be a waiver of the same provision for subsequent acts of the other Party. Each Party's performance under this Agreement shall be excused to the extent that such

performance is hindered, delayed or made commercially impractical by causes beyond that party's reasonable control.

17.13. Force Majeure. A Party shall not be chargeable with, liable for or responsible to the other Party for anything or in any amount for any failure to perform or delay caused by: fire; earthquake; explosion; flood; hurricane; the elements; Acts of God or the public enemy; actions, restrictions, limitations or interference of governmental authorities or agents; war; invasion; insurrection; pandemics; rebellion; riots; strikes or lockouts; inability to obtain necessary materials, goods, equipment, services, utilities or labor; or any other cause whether similar or dissimilar to the foregoing which is beyond the reasonable control of the Party; and any such failure or delay due to said causes or any of them shall not be deemed a breach of or default in the performance of this Lease by that Party.

17.14. Public Records. Each Party acknowledges that any and all written information submitted to or obtained by the other Party or any other person or entity having to do with or related to this Lease or the Leased Premises, either pursuant to this Lease or otherwise may be treated as a public record open to inspection by the public pursuant to the California Public Records Act (California Government Code 7920.000 through 7930.170) as now in force or as may be amended ("**Act**"). Each Party waives, for itself, its agents, employees, subtenants, and any person claiming by, through or under the other Party, any right or claim that any such information is not a public record or that the same is a trade secret or confidential information and hereby agrees to indemnify, defend, and hold the other Party harmless from any and all claims, demands, liabilities, or obligations arising out of or resulting from a claim by the Party that such information is a trade secret, or confidential, or is not subject to inspection by the public, including without limitation reasonable attorney's fees and costs.

17.15. Counterparts. This Lease may be executed in several counterparts of which each shall be deemed a duplicate original but all of which shall constitute a single document.

17.16. Exhibits. Exhibits A and B attached hereto are incorporated herein by reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the Effective Date.

LANDLORD:

CITY OF SUISUN CITY,
a municipal corporation

By: _____
City Manager, Bret Prebula
_____, 2024

ATTEST:_____
___Anita Skinner____, City Clerk

APPROVED AS TO FORM:

RICHARDS WATSON GERSHON

By: _____
_Patrick Enright_____
City Attorney

TENANT:

BULLDOG BASEBALL & SOFTBALL CLUB,
a California non-profit public benefit corporation

By: _____

Its: _____

Exhibit A

Legal Description of the Property

LEGAL DESCRIPTION OF PROPERTY

APN. 0174-160-070

City Yard:

Being all that certain real property situate in the City of Suisun City, State of California, being a portion of Assessor's Parcel Number 0174-160-070 as said Parcel is shown on that certain Assessor's Map in Book 174 Page 19 in the Office of Solano County Assessor, and further being a portion of the lands described in the Quit Claim Deed filed for record June 18, 2004 as Document 2004-00082913 in the office of the Solano County Recorder, being more particularly described as follows:

Beginning at the intersection of the northerly projection of the east line with the easterly projection of the south line; thence along a line North, 850 feet; thence along a line West, 350 feet; thence along a line South, 850 feet; thence along said projection and said south line South 89d10'54" East, 350.04 feet to the Point of Beginning.

Mandatory Open Area: All the land within APN 0174-160-070 which is subject to the following:

(i) Restrictive Easement for Safety Area dated August 9, 1954 and recorded on September 20, 1954 as Instrument No. 14387 in Book 731 at Page 552 in the Official Records of Solano County, State of California.

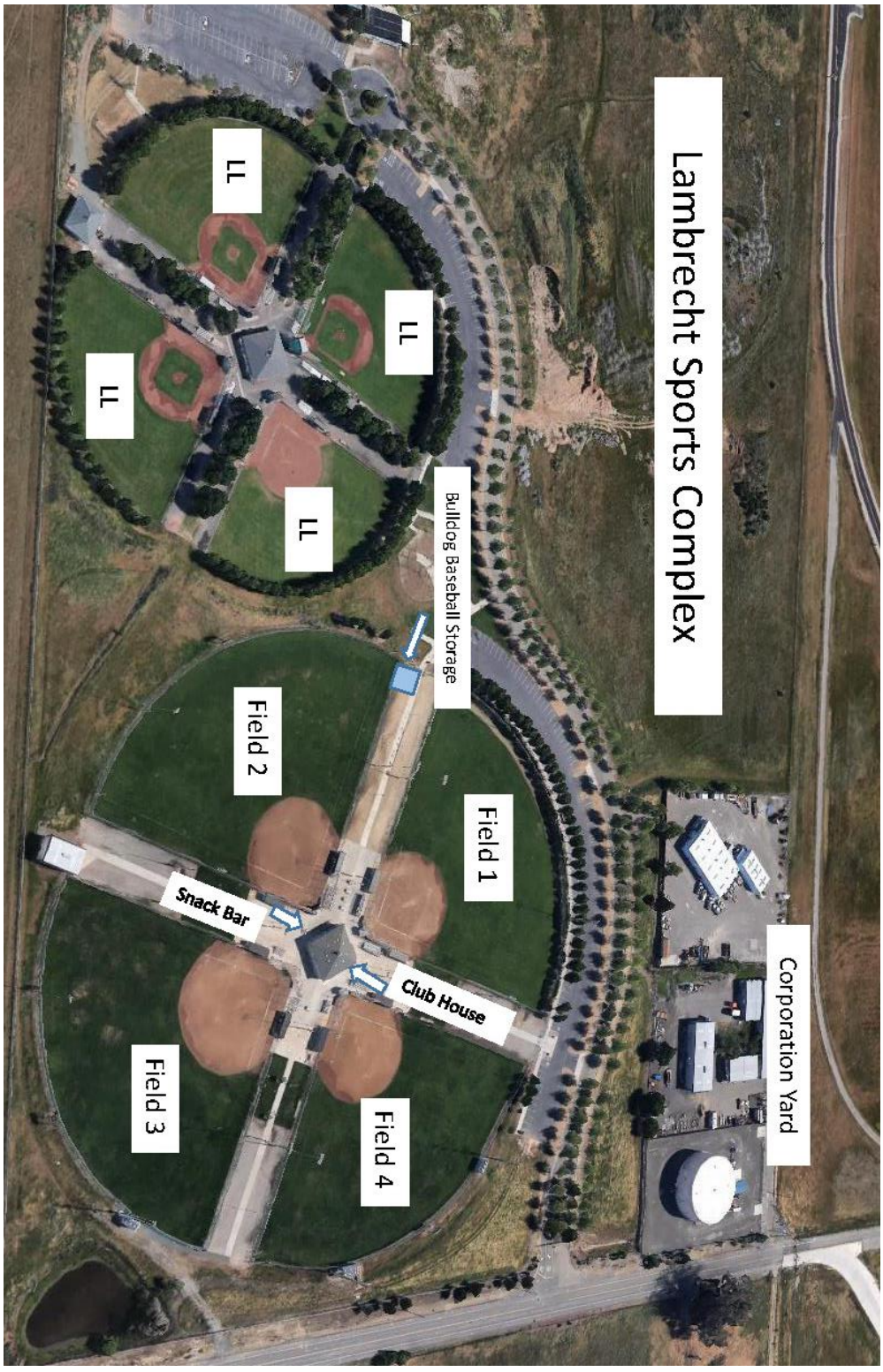
(ii) Easement Deed dated November 6, 1990 and recorded on December 31, 1990 as Instrument No. 900101329 in the Official Records of Solano County, State of California.

Complex:

Being all that certain real property situate in the City of Suisun City, State of California, being a portion of Assessor's Parcel Number 0174-160-070 as said Parcel is shown on that certain Assessor's Map in Book 174 Page 19 in the Office of Solano County Assessor, and further being a portion of the lands described in the Quit Claim Deed filed for record June 18, 2004 as Document 2004-00082913 in the office of the Solano County Recorder, **BUT excluding** the property described above as City Yard and Mandatory Open Area.

Exhibit B

Depiction of Complex



01107.0020/661027.8

AGENDA ITEM NO. 6.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Council Adoption of Resolution No. 2026___: Authorizing the City Manager to Enter into a Lease Agreement on the City's Behalf with Flex Technology Group for the Citywide Multi-Function Copier Leasing and Maintenance Contract.

FISCAL IMPACT: The City currently has a contract with Flex Technology Group, formally Caltronics Business Systems, for seventeen (17) multi-function copiers City-wide. This contract expires at the end of August 2026. Staff is proposing that the City enter into a new contract with Flex Technology Group for nineteen (19) for the amount of $3,920.51 plus tax per month (two (2) copiers are being added to the Police Department fleet). The annual cost for the lease contract is $47,046.12 (plus tax) plus the per page copy fees of $0.045-$0.06 color and $0.016-$0.0075 black and white. The new contract will include upgraded copiers and services. The monthly cost is distributed, based on the actual usage, to all impacted departments.

STRATEGIC PLAN: Sustainability and Stewardship

BACKGROUND: In 2023, the City entered a three-year lease contract with one three-year lease extension with Flex Technology Group, formally Caltronics Business Systems, for multifunction copiers and printer management system. The City used a cooperative purchasing contract for this lease. Caltronics is under the National Association of State Procurement Officials (NASPO) cooperative agreement.

STAFF REPORT: The current copier contract is set to expire at the end of August 2026, and staff is satisfied with Flex Technology Group and the provided copier models. The current monthly cost for the seventeen (17) copiers is $3,643.07 plus tax. The new Flex Technology Group contract will be for nineteen (19) copiers for $3,920.51 plus tax per month. This is an increase of two (2) copiers for the Police Department to their existing fleet. The City will receive new updated models of the existing current copiers.

This Citywide contract includes the Police Department, Fire Department, RPMA Department, the Corporation Yard, and City Hall. This contract will combine the City's separate leases into one lease. By combining all the leases, there was a cost savings for the current seventeen (17) copiers of $48.61 per month. However, the Police Department needed two more copiers for their Records Section and at the Burdick Center. So, the new yearly cost for nineteen (19) multifunction copiers will be $47,046.12 plus tax.

This contract expires in September 2026, and this new contract will keep all the copiers on the same replacement schedule and contract. Flex Technology Group's proposal includes maintenance and all the consumables (toner, print drums, etc.) for the copiers.

Staff recommends that the Council authorize the City Manager to execute a three-year copier lease agreement with Flex Technology Group for $3,920.51 plus tax per month. Staff further recommends that the City Manager be authorized to extend this contract services agreement for up to three (3) one-

year extensions with an annual contract value adjustment increase not to exceed an annual 3% cost of living increase at the discretion of the City Manager.

STAFF RECOMMENDATION: Approve Resolution No. 2026-___: Authorizing the City Manager to Enter into a Lease Agreement on the City's Behalf with Flex Technology Group for the Citywide Multi-Function Copier Leasing and Maintenance Contract.

PREPARED BY: Gemma Geluz, Administrative Technician
REVIEWED BY: Nouae Vue, Public Works Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

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1. Reso - Lease Agreement with Flex Tech Group for Copiers
2. Suisun Copier Aggreement 07-2026
3. Suisun Copier Proposal 07-16-2026
4. Suisun Copier Itimized Pricing

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT ON THE CITY'S BEHALF WITH FLEX TECHNOLOGY GROUP FOR THE CITYWIDE MULTI-FUNCTION COPIER LEASING AND MAINTENANCE CONTRACT

WHEREAS, the City of Suisun City is in a current lease agreement for copier equipment and accompanying software for City Hall, Police Department, Fire Department, Recreation Department and Corporation Yard; and

WHEREAS, the National Association of State Procurement Officers (NASPO) has solicited bids for such equipment to help achieve the cost-effective and efficient acquisition of quality products and services to all governmental agencies; and

WHEREAS, the City of Suisun City has a current NASPO lease contract with Flex Technology Group, formally Caltronics Business Systems, for multifunction copiers and maintenance which expires on August 31, 2026; and

WHEREAS, Staff recommends that the City renews our lease contract with Flex Technology Group which includes maintenance and all consumables for the copiers (toner, print drums, etc.); and

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

- Authorize the City Manager to execute a three-year lease agreement with Caltronics Business Systems for Citywide multifunction copiers for $3,920.51 plus tax per month for a total annual cost of $47,046.12; and

- Authorize the City Manager be authorized to extend this contract services agreement for up to three (3) one-year extensions with an annual contract value adjustment increase not to exceed an annual 3% cost of living increase at the discretion of the City Manager.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4th day of August 2026, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

FLEXTG

Lease Supplement

APPLICATION NO.	MASTER AGREEMENT NO.	SUPPLEMENT NO.
	500-50833663	

CUSTOMER INFORMATION

FULL LEGAL NAME			STREET ADDRESS	
CITY OF SUISUN CITY			701 CIVIC CENTER BLVD	
CITY	**STATE**	**ZIP**	**PHONE**	**FAX**
SUISUN CITY	CA	94585	707-421-7328	

EQUIPMENT LOCATION (IF DIFFERENT FROM ABOVE)

SEE SCHEDULE "A", SUISUN CITY, CA 94585

EQUIPMENT DESCRIPTION

MAKE/MODEL/ACCESSORIES	SERIAL NO.
SEE SCHEDULE "A"	

EQUIPMENT REMOVED FROM ABOVE-REFERENCED MASTER AGREEMENT AND/OR PREVIOUS SUPPLEMENT(S), AS APPLICABLE

MAKE/MODEL/ACCESSORIES	SERIAL NO.

TERM *(Complete One Term Option)*

____ Mos. Term applies to this Agreement (as defined below) only.

42 Mos. The end of term of this Agreement shall coincide with the end of term date set forth in the above-referenced Master Agreement and/or previous supplement(s), as applicable.

PAYMENT *(Note: The payment period is monthly unless otherwise indicated.)*

Payment Amount* $ 3,920.51 *(amounts due under this Agreement only).* *If you are exempt from sales tax, attach your certificate.* **plus applicable taxes*

END OF TERM OPTION

You will have the following option, which you may exercise at the end of the term, provided that no event of default under this Agreement has occurred and is continuing. Fair Market Value means the value of the Equipment in continued use. Purchase all of the Equipment for its Fair Market Value, renew this Agreement, or return the Equipment.

LESSOR ACCEPTANCE

FlexTG, LLC		VP	
LESSOR	SIGNATURE	TITLE	DATED

CUSTOMER ACCEPTANCE

The Master Agreement refers to the Master Agreement No. referenced above by and between Customer and either the party shown as "Lessor" above or an affiliate thereof. This Lease Supplement, together with the preprinted terms and conditions of the Master Agreement, constitutes an agreement between you and us with respect to the Equipment referenced herein, separate and distinct from the Master Agreement ("Supplement"). Notwithstanding anything to the contrary in the Master Agreement, you acknowledge that the party shown as "Lessor" above shall be deemed the "Lessor" for all purposes under the Master Agreement as incorporated into this Supplement. We agree to lease to you the Equipment described above on the terms set forth in this Supplement, together with the preprinted terms set forth in the Master Agreement. If any provision in this Supplement conflicts with a provision in the Master Agreement, the provision in this Supplement shall control. **BY SIGNING BELOW OR AUTHENTICATING AN ELECTRONIC RECORD HEREOF, YOU CERTIFY THAT YOU HAVE REVIEWED AND DO AGREE TO ALL TERMS AND CONDITIONS OF THE MASTER AGREEMENT AND THIS SUPPLEMENT.**

CITY OF SUISUN CITY	X		
CUSTOMER (as referenced above)	SIGNATURE	TITLE	DATED

PRINT NAME

DELIVERY & ACCEPTANCE CERTIFICATE

You certify and acknowledge that all of the Equipment listed above: 1) has been received, installed and inspected; and 2) is fully operational and unconditionally accepted.

	X		
CUSTOMER (as referenced above)	SIGNATURE	TITLE	ACCEPTANCE DATE

PRINT NAME

FLEXTG

Schedule "A"

APPLICATION NO.	AGREEMENT NO.
	500-50833663

This Schedule "A" is to be attached to and becomes part of the above-referenced Agreement by and between the undersigned and **FlexTG, LLC**.

EQUIPMENT DESCRIPTION

MAKE/MODEL/ACCESSORIES	SERIAL NO.	STARTING METER	NOT FINANCED UNDER THIS AGREEMENT
C361i: 701 CIVIC CENTER BLVD - CITY HALL FINANCE			☐
C361i: 701 CIVIC CENTER BLVD - CITY HALL FINANCE HALLWAY			☐
C361i: 701 CIVIC CENTER BLVD - CITY HALL HOUSING			☐
C651i: 701 CIVIC CENTER BLVD - CITY HALL MAIL ROOM			☐
451i: 701 CIVIC CENTER BLVD - PD DISPATCH			☐
C301i: 701 CIVIC CENTER BLVD - PD SQUAD ROOM			☐
C3351i: 701 CIVIC CENTER BLVD - PD SGT			☐
C3351i: 701 CIVIC CENTER BLVD - PD SGT			☐
C3351i: 701 CIVIC CENTER BLVD - PD ADMIN OFFICE			☐
C3351i: 701 CIVIC CENTER BLVD - PD RECORDS			☐
C3351i: 701 CIVIC CENTER BLVD - PD BURDICK CENTER			☐
C361i: 611 VILLAGE DR - RECREATION			☐
C251i□621 PINTAIL DR - FD			☐
C3351i□621 PINTAIL DR - FD PREVENTION OFFICE			☐
C3351i□621 PINTAIL DR - FD BATTALION CHIEFS/CAPTAINS OFFICE			☐
C3351i□4555 PETERSON RD - CORP YARD			☐
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CUSTOMER ACCEPTANCE

This Schedule "A" is hereby verified as correct by the undersigned Customer.

CITY OF SUISUN CITY	X		
CUSTOMER	SIGNATURE	TITLE	DATED

SUPPLIER INFORMATION

FlexTG, LLC

CUSTOMER INFORMATION

CITY OF SUISUN CITY

This Equipment Schedule attaches to, and is governed by, the Total Print Management Agreement (the "Agreement") between the Supplier and the Customer indicated above. Unless otherwise defined, capitalized terms shall have the same meanings given to them in the Agreement. If any term in this Equipment Schedule conflicts with any term contained in the Agreement, the terms as stated in the Agreement shall control.

The Devices that will receive Services under the Agreement are listed in the table below. The information stated in the "Location" column may be descriptive, rather than precise. For Devices listed under the "Installed Devices" heading, if the checkbox next to "See Lease" is marked, prices for the Installed Devices are located in a lease agreement.

EQUIPMENT
INSTALLED DEVICES

MAKE/MODEL/ACCESSORIES	SERIAL NO.	ID NUMBER	LOCATION	SALE AMOUNT
KM C361i			701 CIVIC CENTER BLVD - CITY HALL FINANCE	
KM C361i			701 CIVIC CENTER BLVD - CITY HALL FINANCE HALLWAY	
KM C361i			701 CIVIC CENTER BLVD - CITY HALL HOUSING	
KM C651i			701 CIVIC CENTER BLVD - CITY HALL MAIL ROOM	
KM 451i			701 CIVIC CENTER BLVD - PD DISPATCH	
KM C301i			701 CIVIC CENTER BLVD - PD SQUAD ROOM	
KM C3351i			701 CIVIC CENTER BLVD - PD SGT	
KM C3351i			701 CIVIC CENTER BLVD - PD SGT	
KM C3351i			701 CIVIC CENTER BLVD - PD ADMIN OFFICE	
KM C3351i			701 CIVIC CENTER BLVD - PD RECORDS	
KM C3351i			701 CIVIC CENTER BLVD - PD BURDICK CENTER	
KM C361i			611 VILLAGE DR - RECREATION	
KM C251i			621 PINTAIL DR - FD	
KM C3351i			621 PINTAIL DR - FD PREVENTION OFFICE	
KM C3351i			621 PINTAIL DR - FD BATTALION CHIEFS/CAPTAINS OFFICE	
KM C3351i			4555 PETERSON RD - CORP YARD	
KM C3351i	A93E017002514	156069	701 CIVIC CENTER BLVD - PD CSO	
KM C3351i	A93E017002422	156366	701 CIVIC CENTER BLVD - PD AMBER	
KM C3351i	A93E017002513	156365	701 CIVIC CENTER BLVD - ADMIN DONNA	
			Subtotal:	$0.00
			Delivery Fee:	
			Tax:	
			Sale Total:	$0.00

☑ See Lease

v.202601

SUPPLIER INFORMATION

FlexTG, LLC

CUSTOMER INFORMATION

CITY OF SUISUN CITY

This CPP Rate Schedule attaches to, and is governed by, the Total Print Management Agreement (the "Agreement") between the Supplier and the Customer indicated above. Unless otherwise defined, capitalized terms shall have the same meanings given to them in the Agreement. If any term in this Equipment Schedule conflicts with any term contained in the Agreement, the terms as stated in the Agreement shall control.

The Agreement is structured on a grouped pool program. The models listed below will be included in the indicated Grouped Pools. The CPP Rate listed for each Grouped Pool will apply to all Devices that are part of that Grouped Pool.

Grouped Pool Name	CPP Rate
BW 1	0.0121
BW 2	0.0107
BW 3	0.0159
BW 4	0.0116
C 1	0.079
C 2	0.073
C 3	0.089

Manufacturer	Model	Grouped Pool Name
KONICA MINOLTA	C251i C301i C361i	BW 1 & C1
KONICA MINOLTA	C651i	BW 2 & C2
KONICA MINOLTA	C3351i	BW 3 & C 3
KONICA MINOLTA	451i	BW 4

For Internal Use: APP# _____

FLEXTG

Total Print Management Agreement

Term Sheet

SUPPLIER INFORMATION

FlexTG, LLC 2845 North Omaha Street, Mesa, Arizona 85215

CUSTOMER INFORMATION

Bill To:

Legal Name:	CITY □□ SUISUN CITY
Address:	□□□ CI□IC C□NT□R □□□D
Suite/Room #:	
City, State, Zip:	SUISUN CITY, CA 94585
A/P Contact:	S□□RRI C□RRA□□S
Phone:	□□□4 □□□□□□8
E-mail:	□□□rr□□□□□ □□□□□□□□□□

Equipment Location: ■ See attached Equipment Schedule

Location Name:	CITY □□ SUISUN CITY
Address:	S□□ □□UI□M□NT SC□□DU□□
Suite/Room #:	
City, State, Zip:	SUISUN CITY, CA 94585
Meter Contact:	□□MMA □□□U□
Phone:	□□□4 □□□□□4□
E-mail:	□□□□□□□□ □□□□□□□□□□

AGREEMENT DETAILS

Initial Term (mo.): 4□ **Reconciliation Period:** □ □□r□□r□□ ☐ COI Required **Average Response Time:** 4□RS

☐ **Base Rate:** ☐ Billed with Lease **Base Billing Cycle:** C□□□□□ □□ □□□ ☐ Customized Billing

Monthly Volume: B/W: Color: ☐ N/A ☐ See attached Grouped Pool Schedule

Overage Rate: B/W: Color: ☐ N/A ☐ See attached Grouped Pool Schedule

■ **CPP Rate:** B/W: Color: ■ See attached CPP Rate Schedule

EQUIPMENT

TAKEOVER DEVICES

Make/Model/Accessories	Serial No.	ID Number	Starting Meter

☐ See attached Equipment Schedule

INSTALLED DEVICES

Make/Model/Accessories	Serial No.	ID Number	Starting Meter	Sale Amount

■ See attached Equipment Schedule (and/or Lease equipment schedule, if applicable)

Subtotal:	□ □□□□
Delivery Fee:	
Tax:	
Sale Total:	□ □□□□

■ See Lease

CUSTOMER ACCEPTANCE

THE ATTACHED TERMS AND CONDITIONS ARE INCORPORATED INTO THIS TOTAL PRINT MANAGEMENT AGREEMENT ("**AGREEMENT**"). NEITHER PARTY MAY CHANGE, ALTER OR AMEND THE TERMS AND CONDITIONS OF THIS AGREEMENT UNLESS AGREED TO IN A WRITING SIGNED BY BOTH PARTIES. THIS AGREEMENT SHALL BECOME EFFECTIVE ON THE DATE EXECUTED BY CUSTOMER ("**EFFECTIVE DATE**").

	FlexTG, LLC		**CITY OF SUISUN CITY**
By:		By:	
Name:	MI□□ □□I□□S	Name:	
Title:	□□	Title:	
Date:		Date:	

1. AGREEMENT: These Terms and Conditions (these "**Terms**") are incorporated into the Total Print Management Agreement between the Customer and Supplier (each may be referred to individually as a "**Party**" and collectively as the "**Parties**") listed on the Term Sheet (with these Terms and any attached Schedule(s), the "**Agreement**").

2. EQUIPMENT: The Agreement covers equipment owned and installed by Customer prior to the Effective Date (**"Takeover Devices")** and equipment purchased or leased from and installed by Supplier ("**Installed Devices**," with Takeover Devices, "**Devices**"). The Devices are listed on the Term Sheet or, if applicable, an attached Equipment Schedule or a Customer's purchase order ("**PO**"). Any Device that Customer purchases from Supplier after the Effective Date will automatically be considered an Installed Device, whether purchased under an addendum, supplement to a Lease (defined below), sales order or PO. If an Installed Device is purchased with cash contemporaneously with the Agreement, Customer will remit the Sale Total on the Term Sheet to Supplier upon receipt of the invoice(s) from Supplier. Customer shall accept delivery of all Installed Devices and test the same within five (5) days after installation, to determine whether they meet the specifications of the applicable Original Equipment Manufacturer ("**OEM**"). Customer may elect to reject any nonconforming Device by providing written notice of such rejection to Supplier within ten (10) days after installation; otherwise, Customer will be deemed to have accepted the Device. For each A3 class Takeover Device, which was not serviced by Customer immediately preceding the Effective Date or the date such Takeover Device is added to the Agreement, Customer will be charged a $195 fee ("**A3 Inspection Fee**") to have it inspected, cleaned and reconditioned, if necessary, including replacement of required parts, in order to make it operational within OEM specifications (subject to the conditions in Section 6). The A3 Inspection Fee will be charged upon execution of the Agreement or the date such device is added to the Agreement, whichever is applicable.

3. TERM:

a. Implementation. The "**Implementation Period**" begins on the Effective Date and ends when all Installed Devices are installed, all Takeover Devices are onboarded, and Customer begins to be fully invoiced for the Services (defined below).

b. Agreement Term. Except as stated below, the term of the Agreement begins upon completion of the Implementation Period and remains in effect for the "**Initial Term**" listed on the Term Sheet. Thereafter, the Agreement automatically renews for successive one-year terms (each, a "**Renewal Term**" and with the Initial Term, the "**Agreement Term**") unless a Party notifies the other in writing of its intent not to renew at least ninety (90) days prior to the end of the Agreement Term.

c. Additional Term. If Customer leases an Installed Device, the Agreement Term will be extended so that it is coterminous with the applicable Customer lease agreement (the "**Lease**"). If Customer enters into a Lease for Devices to be covered under the Agreement after the commencement of the Agreement Term, the Agreement Term shall be extended through the latest end date of all Leases.

4. SERVICES INCLUDED: Supplier will provide the following services for the Devices, when and as may be applicable: (a) unlimited service calls; (b) hardware-related repairs and maintenance (subject to the Service Conditions in Section 6); (c) services required for normal use of scanning functions on a multifunction device (collectively with Subsections (a)–(b), the "**Repair and Maintenance Services**"); (d) replacement of defective parts (as classified by the OEM); and (e) provision of Consumable Supplies (together with Repair and Maintenance Services, the "**Services**"). For purposes of the Agreement, "**Consumable Supplies**" consist of maintenance kits, transfer kits, fuser kits, process kits, developer imaging drums, and toner (monochrome ("**B/W**") and/or color (CMY only) ("**Color**")), all in amounts based on Average Supply Consumption (defined in Subsection 10(b)). Preventative maintenance will be performed based on the OEM's recommended interval. The average initial response time for Repair and Maintenance Services shall not exceed the "**Average Response Time**" listed on the Term Sheet for more than two (2) consecutive "**Reconciliation Periods**" specified on the Term Sheet.

5. SERVICES EXCLUDED: Except as expressly stated in the Agreement or otherwise agreed in writing, the Services exclude the following:

a. Paper and staples;
b. Accessories including external cards, connected hardware, envelope feeders, paper trays, cassettes, and cords or cables;
c. Software, including firmware updates or upgrades;
d. Hard drive wipes or destruction;
e. Repairs or replacement caused by: (i) fire, accident, or theft, (ii) misuse, abuse, vandalism, or negligence; (iii) modification of a Device or attachment of components, accessories or parts by anyone other than an authorized Supplier representative, (iv) use of a Device outside of the Operating Requirements (defined in Section 7), (v) operation of Device in an unsuitable environment, such as one having excessive dust, humidity, ammonia or other corrosive fumes, or temperatures, (vi) movement of a Device by anyone other than an authorized Supplier representative, or (vii) use of supplies, parts, or paper not meeting OEM's specifications causing excessive service calls (collectively, "**Misuse**");
f. Excess Supply Consumption (defined in Subsection 10(b));
g. Reconditioning (defined in Section 8);
h. Modifications to software or hardware (except by Supplier or OEM);
i. Installation or removal of a Device (excluding the initial installation of Installed Devices); and
j. Computer or network issues (network connected Devices are only covered up to the network connection of the Device).

Customer will be invoiced for repairs caused by Misuse and for any of the services excluded by this Section 5 at the hourly rate of $195 ("**Hourly Rate**"), billed in 15-minute increments, for travel and labor time, in addition to a service fee of $35 (the "**Service Fee**") per service call, and any cost of parts and materials, including replacement (if necessary).

6. SERVICE CONDITIONS: The Services are subject to the following:

a. Takeover Devices must be in good mechanical condition.
b. Supplier may maintain Consumable Supplies in lieu of replacement if the printer functionality and print quality are not negatively affected.
c. Customer must notify Supplier in advance of the relocation of any Device. For Devices larger than a desktop, Supplier will provide a quote for Customer's prior approval for Supplier's fee to prepare the Device for relocation and reinstallation.
d. Supplier does not guarantee parts will be available during the Agreement Term. Should parts become unavailable, or a Device is no longer supported by the OEM, the Device shall be considered "**End of Life**," and Supplier may be unable to perform all or some of the Services. In such case, Supplier will make commercially reasonable efforts to maintain and service that Device.
e. All Services shall be rendered during normal working hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, local time, excluding national holidays ("**Business Hours**"), unless otherwise agreed upon by both Parties. For Services rendered outside Business Hours, if and when available, Customer shall be charged at the Hourly Rate for labor and travel time (portal to portal), with a minimum two-hour charge per service call, plus the Service Fee, and parts and materials.
f. Unless otherwise agreed to in writing by the Parties, Customer must remove any and all confidential or personally identifiable information from the hard drive prior to removal or return of a drive or Device.
g. Customer will grant Supplier sufficient access to the Devices to perform the Services and shall treat Supplier's employees, subcontractors and agents performing the Services in a professional and respectful manner. Supplier may invoice Customer at Supplier's Hourly Rate when access to a Device is denied for greater than fifteen (15) minutes after Customer initiated the request for service.
h. If Supplier determines that a Device requires repairs not covered by the Agreement, including for Misuse, under Subsections 6(a) and (c), or Section 7, Supplier will provide a quote for the repairs. Upon Customer's authorization, Supplier will make the repair and continue services with respect to that Device. If Customer declines to repair or replace the Device, Supplier will exclude the Device from the Services, and any future services or maintenance, which Supplier elects to provide, will be provided at the Hourly Rate, plus the Service Fee, and parts and materials.

7. OPERATING REQUIREMENTS: All Devices must comply with the following operating requirements (the "**Operating Requirements**"):

a. Devices must be in a normal business office setting in accordance with OEM specifications and in an area with a sufficient amount of space;
b. Electricity supplies for all Devices must: (i) be on a UL approved circuit; (ii) meet all applicable code requirements; and (iii) provide the proper current, voltage and type of outlet specified by the OEM; and
c. Devices must be operated within OEM usage, mechanical, operational, and environmental specifications.

8. REBUILDING OR OVERHAUL: Rebuilds or major overhauls of Devices ("**Reconditioning**") are not covered under the Services. The foregoing limitation shall not apply to Installed Devices leased from Supplier or its affiliate(s), provided such shall remain subject to exclusions in Section 5. When Supplier, in its reasonable discretion, determines Reconditioning is necessary, whether as a result of normal wear and tear or otherwise, Supplier will notify Customer and provide an estimate of the cost to perform the Reconditioning. If Customer does not authorize Reconditioning, Supplier will remove the Device from the Services and will provide future Repair and Maintenance Services for that Device at the Hourly Rate, plus parts and materials.

9. PRINT MANAGEMENT SOFTWARE: Supplier uses software to electronically report Device meters and supply consumption (the "**Print Management Software**"). Customer shall install, and perform upgrades, modifications, maintenance or install new releases or additions to the Print Management Software on one or more of Customer's computer networked station(s) or print servers, subject to Supplier's instructions. The Print Management Software cannot provide Supplier access to any information other than data directly related to the Devices. Supplier may scan IP ranges to locate Devices that have been moved to a different part of the network. Customer shall not delete, alter, modify, or otherwise render the Print Management Software unusable during the Agreement Term and shall reinstall the Print Management Software if its actions affect reporting capabilities. Nothing in the Agreement shall be construed as granting a license to Customer for the independent use of the Print Management Software. Customer may not, nor may Customer permit or cause any other person to, (a) use or copy the Print Management Software, in whole or in part, in any manner; (b) modify, translate, reverse engineer, decompile, or dissemble the Print Management Software; (c) rent, lease, loan, resell, distribute, provide third parties access to, or otherwise transfer the Print Management Software; or (d) remove any proprietary notices on the Print Management Software. All rights (including but not limited to all intellectual property rights, whether recognized currently or in the future) in and to the Print Management Software (including but not limited to any source code, executable code, tools and/or libraries related to the Print Management Software) will at all times be owned by Supplier or its licensors, and under no circumstances shall any right, title, or interest in or to the Print Management Software transfer to Customer or any third party. Customer acknowledges that the Print Management Software will be installed on Customer's server(s) "as is" without warranty of any kind, either express or implied, including the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Supplier does not warrant that the Print Management Software will be error-free or will operate without interruption. If the Print Management Software is found to cause issues on Customer's networked station(s), and these issues can be reasonably associated to the installation of the software through uniform software testing and tracing methodologies, Supplier's liability will be limited to the removal of the Print Management Software from Customer's environment.

10. USE AND BILLING:

a. If "**Base Rate**" is designated on the Term Sheet, Customer will be billed (i) the Base Rate in advance of the "**Base Billing Cycle**" specified on the Term Sheet, and (ii) any Usage (defined below) in excess of the applicable "**Monthly Volume**" at the applicable "**Overage Rate**" following the conclusion of each Reconciliation Period. If "**CPP Rate**" is designated on the Term Sheet, Customer will be billed monthly in arrears based on the printed pages of each Device, as determined by the Device meter ("**Usage**"), at the applicable CPP Rate. Device meters advance once for any singled-sided print size 11" x 14" or smaller, and twice for any double-sided or larger size print. If indicated on the Term Sheet, the Base Rate will be billed as a portion of the payment(s) due under the Lease(s) (the "**Lease Payment**") in one combined amount. If indicated on the Term Sheet, Supplier will charge a custom invoice fee of $100 per month.
b. Supplier will invoice Customer for Consumable Supplies used in excess of the Average Supply Consumption ("**Excess Supply Consumption**"). "**Average Supply Consumption**" is based on the OEM's suggested (i) page yield and coverage rate for the applicable toner cartridge ("**Yield Rate**"), and (ii) yield/life expectancy for other Consumable Supplies. If Customer's usage of B/W or Color toner during any Reconciliation Period exceeds the Yield Rate, Supplier will invoice Customer for the Excess Supply Consumption. Excess Supply Consumption surcharges will be calculated by determining the actual Usage in a Reconciliation Period in excess of the Yield Rate of the cartridges provided to Customer, and multiplying that number by the applicable CPP Rate or Overage Rate for B/W or Color yields. The Parties agree to investigate the causes of substantial Excess Supply Consumption, explore solutions for reducing consumption, and make reasonable efforts to implement mutually agreed-upon solutions.
c. If Customer uses Installed Devices during the Implementation Period ("**Implementation Use**"), Customer shall pay Supplier for actual metered usage. Supplier will invoice Customer for Implementation Use. For Installed Devices that are not connected to the network, Supplier will invoice Customer based on meter reads provided by Customer or obtained during provision of the Services.
d. If Supplier cannot obtain a meter read for a Device using the Print Management Software, Supplier may estimate Customer's use of the Device, invoice Customer based on the estimate, and assess Customer a fee of up to $5 per Device for performing estimation services, in addition to any CPP Rate charges.
e. If Supplier provides Services to any Takeover Devices during the Implementation Period, Customer shall pay Supplier based on the actual metered usage of those Takeover Devices. Supplier will invoice Customer prior to the end of the Implementation Period. For Takeover Devices that are not connected to the network, Supplier will invoice Customer in accordance with Subsection 10(f).
f. Customer will be billed a Yield Based Fee for any Device covered under the Agreement that is (i) a local (non-networked) Device, or (ii) a networked Device for which Supplier is unable to obtain a meter read through the Print Management Software (the "**Local Device Program**"). The "**Yield Based Fee**" for a Device is determined by taking the Imputed Volume for that Device and multiplying it by the applicable CPP Rate(s) for that Device. The "**Imputed Volume**" is the number of toner cartridges provided to Customer for a Device in a given month ("**Shipped Cartridges**"), multiplied by the applicable Yield Rate. The Imputed Volume for Color cartridges and B/W cartridges are calculated, respectively, as follows:

$$\text{B/W Imputed Volume} = \text{Shipped Cartridge(s)} \times \text{Yield Rate}$$

$$\text{Color Imputed Volume} = \frac{\text{Shipped Cartridge(s)} \times \text{Yield Rate}}{3}$$

Any local (non-networked) Device added or removed from the Local Device Program will be reflected on the next invoice after notification is received by Supplier. No adjustments will be made to prior invoices.
g. If additional devices of like models to those included in the Agreement ("**Similar Devices**") are discovered in Customer's fleet within any Customer location covered under the Agreement, the Similar Devices will be automatically added to the Agreement, and Supplier will begin providing the Services for the Similar Devices at the rates charged under the Agreement for like models.
h. If additional devices of dissimilar models to those included in the Agreement ("**Dissimilar Devices**") are discovered in Customer's fleet or are reported by Customer for addition to the Agreement, the Dissimilar Devices will be automatically added to the Agreement, and Supplier will begin providing the Services for the Dissimilar Devices at Supplier's then-current rates for like models. Customer may remove Dissimilar Devices from the Agreement by providing Supplier with a written request within 90 days from the date they were added.
i. All Consumable Supplies remain the property of Supplier until consumed. Upon conclusion of the Agreement Term, Customer shall return any unconsumed supplies to Supplier at Customer's expense.

j. Services performed for Customer outside the scope of the Agreement, and any parts necessary to perform those Services, shall be billed to Customer upon completion at the Hourly Rate, plus the Service Fee and the cost of parts and materials.
k. Customer may be separately invoiced a fee to cover costs for shipping Consumable Supplies. If Supplier provides overnight shipping or courier service at Customer's request (and not due to any issue caused by Supplier), Supplier may also invoice such charges to Customer.
l. Notwithstanding anything to the contrary in the Agreement, Supplier may delay issuing invoices for amounts less than $100.
m. If Customer fails to remit any undisputed amounts when due under the Agreement, Supplier may (i) terminate the Agreement as provided for in Subsection 13(b), and/or (ii) suspend the Services upon at least two (2) days' written notice. Customer shall reimburse Supplier for all costs, including reasonable attorneys' fees, court costs and collection agency fees, incurred by Supplier in attempting to collect any amounts past due under the Agreement.

11. CONTRACT ADJUSTMENTS: If the Agreement is billed with a Base Rate, Supplier may (i) increase Customer's Monthly Volume and Base Rate if usage exceeds the Monthly Volume by 20% or greater, or (ii) adjust down the Monthly Volume to the previous Reconciliation Period's actual usage, if such adjustment does not exceed 15% of the current aggregate Monthly Volume, and adjust the Base Rate proportionately. Supplier may increase any of its rates under the Agreement after the first year of the Agreement Term and then once each successive twelve-month period by a maximum of 18%. Customer shall pay the rates in effect at the beginning of each Renewal Term. Supplier also reserves the right to adjust its pricing to reflect any cost increases to Consumable Supplies, Devices and/or parts resulting from tariffs or duties imposed by government authorities, and to invoice Customer surcharges reflecting such cost increases.

12. REMITTANCE: Invoices are due and payable, and Customer must remit payment, within thirty (30) days of the invoice date without any offset or deduction. Time is of the essence for Customer's payment obligations. Customer shall notify Supplier in writing within twenty (20) days after the date of an invoice of any inaccuracy or good faith dispute. If Customer fails to provide timely notice, Customer is deemed to have waived any dispute. The undisputed portion of any invoice shall accrue interest at a rate of one and one-half percent (1.5%) per month from the due date (or, if lower, the maximum rate allowed under applicable law). Customer shall pay all federal, state and local sales, use, property, excise or other taxes imposed with respect to any payments, including any Sale Total, due under the Agreement. Customer will be invoiced for all payment processing and transaction fees incurred by Supplier as a result of any third-party payment or invoice processor ("**Invoice Processor**") Customer requires Supplier to use.

13. TERMINATION:

a. Termination for Cause. Either Party may terminate this Agreement if the other Party: (i) becomes insolvent or makes an assignment for the benefit of its creditors or an arrangement for its creditors pursuant to any bankruptcy or other similar law; (ii) files a petition for bankruptcy or is adjudicated a bankrupt; (iii) has filed against it a petition in bankruptcy, and the petition is not dismissed within thirty (30) calendar days; (iv) discontinues to operate in the normal course of business; (v) a receiver is appointed for it or its business; or (vi) breaches any material obligations under this Agreement (except for an obligation to pay) and fails to cure the breach within thirty (30) days after receiving written notice thereof. The termination of this Agreement under this Subsection by Supplier shall not discharge the liabilities of Customer. Notwithstanding anything to the contrary herein, termination of this Agreement will not terminate any Lease nor relieve Customer of any obligations thereunder, including its obligation to pay the remaining balance of any Lease Payments when due.
b. Termination for Failure to Pay. If Customer fails to remit any undisputed amounts due under the Agreement within ten (10) days after Supplier provides notice of the default, Supplier may immediately terminate the Agreement, and, in addition to all outstanding invoices, all remaining payments will be accelerated and become immediately due and payable in accordance with the calculations stated in Subsection 13(c). Notwithstanding the foregoing, Supplier shall only be required to provide Customer notice of nonpayment once within any twelve (12) month period, after which Supplier may immediately terminate the Agreement without providing any right to cure the default. Supplier expressly reserves all other rights and remedies available under applicable law.
c. Termination Without Cause. If Customer wishes to terminate the Agreement prior to the end of the Agreement Term, Customer shall pay all outstanding invoices, plus the total amount of all of the monthly Base Rate payments due for the remainder of the Agreement Term, whether such amount is billed under the Agreement or as part of a Lease payment. If the Agreement is billed on an actual usage, the buyout will be calculated as follows: Customer's monthly average for up to twelve (12) months preceding cancellation (or the expected monthly average if terminated prior to the conclusion of the first month of the Initial Term) multiplied by the remaining months in the Agreement Term. If there is no request for termination, but all Devices are removed from service, the formula described in the preceding sentence will apply. Customer shall remit all payments owed under this Subsection within ten (10) business days of the effective date of the termination.

14. CONFIDENTIALITY: A Party ("**Recipient**") may only use the other Party's ("**Discloser**") Confidential Information as necessary for its performance under the Agreement. Recipient shall use the same degree of care to protect the Discloser's Confidential Information in its control that it uses to protect its own Confidential Information of a similar nature, but in no event less than a commercially reasonable degree of care. "**Confidential Information**" means, without limitation, the Discloser's know-how, ideas, inventions (whether patentable or not), other technical information, business plans, financial projections and forecasts, customer lists, pricing, product development information, and the Agreement. Confidential Information shall not include any information, however designated, that: (a) is or subsequently becomes publicly available through no wrongful act of Recipient; (b) Recipient can demonstrate was already known to Recipient at the time of disclosure or independently developed by Recipient without use of Discloser's Confidential Information; (c) is rightfully received by Recipient from a third party without restriction on disclosure and without breach of the Agreement; or (d) is released by Discloser to any third party without imposing similar restrictions. In addition, Recipient may disclose Confidential Information to the extent that such disclosure is required by law or by the order of a court or similar judicial or administrative body; provided, Recipient must notify Discloser of the required disclosure promptly in writing and provides Discloser with reasonable cooperation, at Discloser's request and expense, in any lawful action to contest or limit the scope of the required disclosure. The obligation to maintain confidentiality lasts for the Agreement Term and one (1) year thereafter, except for information that must be kept confidential as a result of applicable law or professional, ethical rule, or information that is trade secret or proprietary, in which case the obligation lasts until the requirement expires or is no longer trade secret or proprietary.

15. LIMITATION OF LIABILITY: THIS IS A SERVICE AGREEMENT. OTHER THAN THE OBLIGATIONS SET FORTH HEREIN, SUPPLIER DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL IMPLIED WARRANTIES OF NON-INFRINGEMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND USE. IN NO EVENT SHALL SUPPLIER BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES OR FOR COMMERCIAL LOSSES FROM ANY CAUSE, INCLUDING BUT NOT LIMITED TO LOSS OF PROFIT OR REVENUES (EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THE AGREEMENT), LOSS OF DATA OR INFORMATION, INTERRUPTION OF SERVICES OR OPERATION, FAILURE OF PERFORMANCE OF ANY DEVICE OR EQUIPMENT, OR COSTS OF COVER, WHETHER OR NOT SUPPLIER HAS RECEIVED NOTICE OF THE POSSIBILITY OF SUCH DAMAGES OR LOSSES. IN NO EVENT SHALL SUPPLIER'S TOTAL ACCUMULATED LIABILITY EXCEED THE PAYMENTS RECEIVED FROM

CUSTOMER UNDER THIS AGREEMENT DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE DATE ON WHICH THE CLAIM ARISES.

16. INDEMNIFICATION: Except as otherwise limited by Section 15 (Limitation of Liability), each Party (the "**Indemnifying Party**") shall defend, indemnify and hold harmless the other, its affiliates and assigns, and their respective officers, employees, directors and agents from and against all third-party claims, losses, damages, demands, causes of action, debt or liability, and expenses (including reasonable attorneys' fees, and costs of establishing rights to indemnification), whether based in contract or tort (including strict liability), to the extent arising out of or resulting from (a) personal injury or damage to tangible property to the extent caused by the fault or negligence of the Indemnifying Party or any of its personnel, or (b) any willful, intentional or negligent action or failure to act by the Indemnifying Party, its personnel, or its agents.

17. TITLE AND RISK OF LOSS: Risk of loss shall pass to Customer upon delivery. Except as otherwise set forth in the Agreement, title to Installed Devices and parts shall pass to Customer upon receipt of payment in full by Supplier. Notwithstanding the foregoing, all toner cartridge supplies provided under the Agreement remain the property of Supplier. Customer may use the toner cartridges pursuant to the terms of the Agreement, but Customer shall not have any ownership rights in or to the toner cartridges. If the Agreement is terminated or expires, Customer shall make available all toner cartridges for pick-up by Supplier within three (3) business days after termination or expiration. Customer shall not be charged for any toner cartridges in use upon the expiration or termination of the Agreement. Any toner cartridges delivered to Customer, but not returned to Supplier, shall be billed to Customer at the prevailing cartridge retail purchase price. Title to Installed Devices shall pass to Customer as follows:

a. If Customer is purchasing the Installed Device with cash, title will pass to Customer upon receipt of payment in full by Supplier.
b. If Customer is renting the Installed Device from Supplier, title remains with Supplier.
c. If Customer is leasing the Installed Device, the Lease will control.

Customer is responsible for all risk of loss, including any missing Device or parts, and destruction of or damage to any Device, and agrees to promptly notify Supplier in writing of any loss. If Customer suffers such a loss related to a Device, Customer remains fully responsible for all payment obligations under the Agreement. All remaining payments on the Device will be accelerated and become immediately due and payable in accordance with the calculations stated in Subsection 13(c).

18. INSURANCE: During the Agreement Term, Supplier shall, at its sole expense, procure and maintain insurance of the types and with the limit amounts as follows: (a) workers' compensation coverage with required statutory limits; (b) commercial general liability coverage with limits of not less than $1,000,000 per occurrence/$2,000,000 aggregate; (c) business automobile liability coverage with limits of not less than $1,000,000 per occurrence; and (d) professional liability coverage, including cyber security, with limits of not less than $2,000,000 per occurrence. Supplier will provide Customer with evidence of the foregoing coverages upon written request.

19. ASSIGNMENT: The Agreement may not be assigned by either Party without the prior written consent of the other Party; provided, however, either Party may assign the Agreement without consent to: (a) any entity that directly or indirectly, through one or more intermediaries, controls or is controlled by, or is under common control with the Party; or (b) any purchaser of all or substantially all of the Party's assets, or any successor by way of merger, acquisition, consolidation or similar transaction. Subject to the foregoing, the Agreement will inure to the benefit of and bind all successors, assigns, receivers and trustees of the respective Parties hereto.

20. SUBCONTRACT: Supplier may subcontract all or any part of the Services, but Supplier remains responsible for the conduct and competence of any subcontractors it uses.

21. GOVERNING LAW, VENUE AND JURY WAIVER:

a. The Agreement shall be governed by and construed in accordance with the laws of the State of Arizona, without regard to its conflict of laws provisions. Venue for any dispute, controversy or claim arising out of or relating to the Agreement shall be brought exclusively in any state or federal court located within Maricopa County, Arizona, and each of the Parties consents to the jurisdiction of such courts and waives any objection to the venue, or inconvenience of forum, laid therein.
b. **EACH PARTY WAIVES ITS RIGHT TO A JURY TRIAL IN ANY COURT ACTION ARISING AMONG THE PARTIES UNDER THE AGREEMENT OR OTHERWISE RELATED TO THE AGREEMENT, WHETHER MADE BY CLAIM, COUNTERCLAIM, THIRD-PARTY CLAIM, OR OTHERWISE.**

22. FORCE MAJEURE: Supplier shall not be responsible for delays or inability to provide Services due to strikes, accidents, act of God, supply chain delays, endemics, pandemics or any other events or conditions beyond its reasonable control.

23. SURVIVAL: Any termination of the Agreement shall be without prejudice to the rights of the Parties. The Parties' rights and obligations that, by their nature, would continue beyond the termination or expiration of the Agreement shall survive any expiration or termination of the Agreement.

24. NOTICE: All notices required to be given by one Party to another shall be deemed properly given if reduced to writing and personally delivered or sent by certified mail or overnight delivery by a nationally recognized courier, postage prepaid, and shall be effective upon receipt if sent to Customer at the address listed on the Term Sheet, or if sent to Supplier at: FTG Legal Department, 2845 N. Omaha St., Mesa, AZ 85215.

25. NO RESALE OR EXPORT: Customer shall not (i) resell Devices, parts or supplies provided under the Agreement to any third party, or (ii) export them to any region beyond the United States, without prior written consent of Supplier and in compliance with all relevant import and export laws.

26. NO EMPLOYEE SOLICITATION: Each Party agrees that, until the date that is six (6) months after termination of the Agreement, it shall not induce or attempt to induce any of the other Party's employees to terminate employment. Nothing in this Section shall prohibit a party from making general employment solicitations in the media or over the Internet and hiring any person responding to such general solicitations.

27. WAIVER AND RELEASE: No delay on the part of either Party in exercising any of its rights hereunder, failure to exercise such rights, or the acquiescence or knowledge thereto shall operate as a release or waiver except in the specific instance for which it is expressly given. None of the terms, conditions or provisions of the Agreement shall be held to have been changed, waived, varied, modified, or altered by any act or knowledge of either Party, their respective agents or employees.

28. SEVERABILITY: If any provision of the Agreement is held by a court of competent jurisdiction to be unenforceable or contrary to law, the remaining provisions shall remain in full force and effect.

29. MODIFICATIONS: No modification, amendment, or variation to the Agreement or any part thereof shall be valid unless it is made in writing and signed by authorized representatives of both Parties. Supplier expressly rejects the terms of any PO or other document used by Customer that conflicts with the Agreement, including any terms required for Supplier to accept when registering for any Invoice Processor.

30. ENTIRE AGREEMENT: The Agreement, together with any amendments, exhibits, schedules and/or addenda attached hereto or incorporated by reference, constitutes the entire agreement of the Parties concerning the subject matter hereof and supersedes and replaces all prior communications, agreements, and representations, whether oral or written.

31. COUNTERPARTS: This Agreement may be executed in any number of counterparts, which may be transmitted by electronic signature, all of which when taken together, shall constitute one and the same agreement. Each Party intends to be bound by its electronic signature and waives all defenses to the enforcement of the Agreement based on the form of signature including, but not limited to, authenticity.

32. AUTHORITY: Each person executing the Agreement is doing so on behalf of its respective Party and has all power and authority to bind such Party to the Agreement.

FLEX TECHNOLOGY GROUP

CONFIDENTIAL

Equipment Disposal Form

Customer	CITY OF SUISUN CITY			Phone	707-421-7340
Address	701 CIVIC CENTER			Fax	
City	SUISUN CITY	State	CA	Zip	94585
Rep Name	YOLANDA GAN				

EQUIPMENT REMOVED:

MAKE	MODEL #	SERIAL #	ID#	HDD DISPOSAL*
KONICA MINOLTA	C360i	AA2J011031760	147687	None
KONICA MINOLTA	C360i	AA2J011032404	147688	None
KONICA MINOLTA	C360i	AA2J011032386	147689	None
KONICA MINOLTA	C650i	AA7N017003639	147690	None
KONICA MINOLTA	450i	AC76017000474	147691	None
KONICA MINOLTA	C300i	AA2K011027714	147692	None
KONICA MINOLTA	C3350i	A93E011215772	147693	None
KONICA MINOLTA	C3350i	A93E011215806	147701	None
KONICA MINOLTA	C3350i	A93E011216906	147702	None
KONICA MINOLTA	C360i	AA2J011032433	147820	None
KONICA MINOLTA	C250i	AA2M011001566	119599	None
KONICA MINOLTA	C3350i	A93E011216910	147706	None
KONICA MINOLTA	C3350i	A93E011217058	147707	None
KONICA MINOLTA	C3350i	A93E011216908	147708	None
				None
				None
				None
			HDD DISPOSAL TOTAL COST	$ 0.00

DISPOSITION

☐ **TRADE-IN.** Customer warrants that it is the sole owner of the equipment being removed (listed above), and that it is free and clear of any liens, security interest and/or any other encumbrances and hereby releases all right and title to FTG.

☑ **Customer to cover HDD Costs**

☐ **FTG to cover all HDD costs**

DATA SECURITY

In order to protect confidential information and comply with applicable laws, please ensure all data is securely removed from all disk drives/magnetic media prior to releasing the equipment. The Customer is responsible for selecting an appropriate removal standard that meets their business needs; FTG is not liable for damages arising from the Customer's failure to comply with this provision.

**For full HDD disposal information cost breakdown, please see page 2.*

COMMENTS

The undersigned warrants that they are authorized by the Customer to execute this release

Customer Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

PROPOSAL PREPARED FOR:

CITY OF SUISUN CITY

SERIAL #	ID #	ACCESSORIES	LOCATION	ADDRESS	LEASE START	CURRENT	PROPOSED
AA2M011001566	119599	TRAYS, STAPLE, HP, FAX, WT, KEYPAD	FD	621 PINTAIL DR	9/1/2026	KM C250i	KM C251i
AA2J011031760	147687	TRAYS, STAPLE, FAX, WT, KEYPAD	CITY HALL FINANCE	701 CIVIC CENTER BLVD	9/1/2026	KM C360i	KM C361i
AA2J011032404	147688	TRAYS, STAPLE, FAX, WT, KEYPAD	CITY HALL FINANCE	701 CIVIC CENTER BLVD	9/1/2026	KM C360i	KM C361i
AA2J011032386	147689	TRAYS, STAPLE, FAX, WT, KEYPAD	CITY HALL FINANCE	701 CIVIC CENTER BLVD	9/1/2026	KM C360i	KM C361i
AA7N017003639	147690	LCT, LCU, STAPLE, HP, FAX, WT, KEYPAD	CITY HALL MAIL ROOM	701 CIVIC CENTER BLVD	9/1/2026	KM C650i	KM C651i
AC76017000474	147691	TRAYS, LCU, STAPLE, FAX, WT, KEYPAD	PD DISPATCH	701 CIVIC CENTER BLVD	9/1/2026	KM 450i	KM 451i
AA2K011027714	147692	CABINET, STAPLE, FAX, WT, KEYPAD	PD SQUAD ROOM	701 CIVIC CENTER BLVD	9/1/2026	KM C300i	KM C301i
A93E011215772	147693	CABINET, TRAY, STAPLE, WT, KEYPAD	PD SGT	701 CIVIC CENTER BLVD	9/1/2026	KM C3350i	KM C3351i
A93E011215806	147701	NONE	PD SGT	701 CIVIC CENTER BLVD	9/1/2026	KM C3350i	KM C3351i
A93E011216906	147702	NONE	PD ADMIN OFFICE	701 CIVIC CENTER BLVD	9/1/2026	KM C3350i	KM C3351i
A93E011216910	147706	NONE	FD FIRE PREVENTION OFFICE	621 PINTAIL DR	9/1/2026	KM C3350i	KM C3351i
A93E011217058	147707	NONE	FD BATTALION CHIEFS/CAPTAINS OFFICE	621 PINTAIL DR	9/1/2026	KM C3350i	KM C3351i
A93E011216908	147708	CABINET, TRAY, STAPLE, WT, KEYPAD	CORP YARD	4555 PETERSON RD	9/1/2026	KM C3350i	KM C3351i
AA2J011032433	147820	TRAYS, STAPLE, HP, WT, KEYPAD	RECREATION	611 VILLAGE DR	9/1/2026	KM C360i	KM C361i
A93E017002514	156069	NONE	PD CSO	701 CIVIC CENTER BLVD	9/1/2026	KM C3351i	KEEP
A93E017002513	156365	NONE	PD ADMIN DONNA	701 CIVIC CENTER BLVD	9/1/2026	KM C3351i	KEEP
A93E017002422	156366	NONE	PD AMBER	701 CIVIC CENTER BLVD	9/1/2026	KM C3351i	KEEP
ADDITIONAL		CABINET, TRAY, STAPLE, WT, KEYPAD	PD RECORDS	701 CIVIC CENTER BLVD	9/1/2026	-	KM C3351i
ADDITIONAL		CABINET, TRAY, STAPLE, WT, KEYPAD	PD BURDICK CENTER	701 CIVIC CENTER BLVD	9/1/2026	-	KM C3351i

EXECUTIVE SUMMARY

MONTHLY COST		
CURRENT LEASE	$	3,691.68
NEW PROPOSAL	$	3,643.07
COST SAVINGS	$	48.61
NEW + TWO DEVICES	$	3,920.51

NOTES:

* Adding new equipment to DLL lease 500-50833663 to consolidate into one lease moving forward
* C3351i is still a current model so we'll retain them in the new agreement
* Includes FREE delivery, installation, training (pricing before sales tax)
* Eliminates current lease + maintenance when new equipment installed & FTG will pick up for lease return to ensure a smooth transition

MAINTENANCE:

* $0.0116 BW = 451i
* $0.0121 BW & $0.079 C = C251i C301i C361i
* $0.0107 BW & $0.073 C = C651i
* $0.0159 BW & $0.089 C = C3351i
* Includes ALL parts, labor, toners, service calls
* Based on usage - no minimum or maximum copies required

For more information, please contact:
Yolanda Gan | 707-580-6199 | Yolanda.Gan@flextg.com

FLEX TECHNOLOGY GROUP

PROPOSAL PREPARED FOR:

CITY OF SUISUN CITY

SERIAL #	ID #	ACCESSORIES	LOCATION	ADDRESS	LEASE START	CURRENT	PROPOSED	CURRENT	NEW
AA2M011001566	119599	TRAYS, STAPLE, HP, FAX, WT, KEYPAD	FD	621 PINTAIL DR	9/1/2026	KM C250i	KM C251i	$ 250.00	$250.00
AA2J011031760	147687	TRAYS, STAPLE, FAX, WT, KEYPAD	CITY HALL FINANCE	701 CIVIC CENTER BLVD	9/1/2026	KM C360i	KM C361i	$ 330.52	$330.52
AA2J011032404	147688	TRAYS, STAPLE, FAX, WT, KEYPAD	CITY HALL FINANCE - Hallway	701 CIVIC CENTER BLVD	9/1/2026	KM C360i	KM C361i	$ 330.52	$330.52
AA2J011032386	147689	TRAYS, STAPLE, FAX, WT, KEYPAD	CITY HALL Housing	701 CIVIC CENTER BLVD	9/1/2026	KM C360i	KM C361i	$ 248.46	$248.46
AA7N017003639	147690	LCT, LCU, STAPLE, HP, FAX, WT, KEYPAD	CITY HALL MAIL ROOM	701 CIVIC CENTER BLVD	9/1/2026	KM C650i	KM C651i	$ 503.02	$503.02
AC76017000474	147691	TRAYS, LCU, STAPLE, FAX, WT, KEYPAD	PD DISPATCH	701 CIVIC CENTER BLVD	9/1/2026	KM 450i	KM 451i	$ 267.45	$267.45
AA2K011027714	147692	CABINET, STAPLE, FAX, WT, KEYPAD	PD SQUAD ROOM	701 CIVIC CENTER BLVD	9/1/2026	KM C300i	KM C301i	$ 248.46	$248.46
A93E011215772	147693	CABINET, TRAY, STAPLE, WT, KEYPAD	PD SGT	701 CIVIC CENTER BLVD	9/1/2026	KM C3350i	KM C3351i	$ 133.38	$133.38
A93E011215806	147701	NONE	PD SGT	701 CIVIC CENTER BLVD	9/1/2026	KM C3350i	KM C3351i	$ 178.20	$178.20
A93E011216906	147702	NONE	PD ADMIN OFFICE	701 CIVIC CENTER BLVD	9/1/2026	KM C3350i	KM C3351i	$ 99.93	$99.93
A93E011216910	147706	NONE	FD FIRE PREVENTION OFFICE	621 PINTAIL DR	9/1/2026	KM C3350i	KM C3351i	$ 99.93	$99.93
A93E011217058	147707	NONE	FD BATTALION CHIEFS/CAPTAINS OFFICE	621 PINTAIL DR	9/1/2026	KM C3350i	KM C3351i	$ 99.93	$99.93
A93E011216908	147708	CABINET, TRAY, STAPLE, WT, KEYPAD	CORP YARD	4555 PETERSON RD	9/1/2026	KM C3350i	KM C3351i	$ 99.93	$99.93
AA2J011032433	147820	TRAYS, STAPLE, HP, WT, KEYPAD	RECREATION	611 VILLAGE DR	9/1/2026	KM C360i	KM C361i	$ 342.52	$342.52
A93E017002514	156069	NONE	PD CSO	701 CIVIC CENTER BLVD	9/1/2026	KM C3351i	KEEP	$ 133.38	$133.38
A93E017002513	156365	NONE	ADMIN DONNA	701 CIVIC CENTER BLVD	9/1/2026	KM C3351i	KEEP	$ 138.72	$138.72
A93E017002422	156366	NONE	PD AMBER	701 CIVIC CENTER BLVD	9/1/2026	KM C3351i	KEEP	$ 138.72	$138.72
ADDITIONAL		CABINET, TRAY, STAPLE, WT, KEYPAD	PD RECORDS	701 CIVIC CENTER BLVD	9/1/2026	-	KM C3351i	$ -	$138.72
ADDITIONAL		CABINET, TRAY, STAPLE, WT, KEYPAD	PD BURDICK CENTER	701 CIVIC CENTER BLVD	9/1/2026	-	KM C3351i	$ -	$138.72
								Total	$3,920.51

NOTES:

* Includes FREE delivery, installation, training (pricing before sales tax)

Department Totals	
Fire Dept.	$449.86
Police Dept.	$1,819.48
Finance	$330.52
City Hall*	$1,082.00
Corp Yard	$99.93
Admin	$138.72
Total	**$3,920.51**

*This includes the City Hall Finance - Hallway, Housing, and Mailroom copiers which has the dept. password code so Finance can split the billing for these machines.

AGENDA ITEM NO. 7.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Regulated Mobility Devices and Bicycle Facility Administrative Directive

a. Council Adoption of Ordinance No. 829, An Ordinance of the City Council of the City of Suisun City, California, Repealing Chapter 10.40 of the Suisun City Municipal Code and Adding a New Chapter 10.42 (Regulated Mobility Devices) to Title 10 (Vehicles and Traffic) of the Suisun City Municipal Code (*Introduced and Reading Waived on July 7, 2026)*
b. Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Issue Administrative Directive No. AD-27 (Bicycle Facility Inspection, Reporting, and Maintenance Prioritization)

FISCAL IMPACT: There is no direct fiscal impact associated with adoption of this ordinance. Implementation costs, including posted signage at Class I Bicycle Path entry points, the Marina/Waterfront District Pedestrian Priority Zone, and City-sponsored event boundaries, and Police Department training on the updated enforcement provisions, are anticipated to be modest and will be absorbed within existing Public Works and Police Department operating budgets. The companion Administrative Directive on bicycle facility inspection and maintenance is designed to operate within existing staffing and budget constraints at no additional cost.

STRATEGIC PLAN: Public Safety and Sustainability and Stewardship

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BACKGROUND: This ordinance was introduced (first reading) by the City Council at its regular meeting of July 7, 2026, by a vote of 4-0 (Councilmember Washington absent), with the Council voting to introduce the ordinance and waive further reading of the full text, consistent with Government Code Section 36934. At the July 7, 2026 meeting, the City Council directed three amendments to the draft ordinance presented at the first reading. Those amendments have been incorporated into the final ordinance text presented for adoption tonight. A redline identifying the amendments is attached as Attachment 4.

STAFF REPORT:

Council Amendments from July 7, 2026

The following three amendments directed by the City Council at first reading have been incorporated into the final ordinance text:

1. New § 10.42.060(E) — Unpaved Roads Prohibition for Electric Bicycles. A new subsection (E) has been added prohibiting the operation of Electric Bicycles (all three classes) on any unpaved road, dirt path, gravel surface, or other unimproved surface. Conventional bicycles are expressly excluded; an ADA exemption for power-driven mobility devices is included. This new subsection caused the renumbering of subsequent subsections: Class I Bicycle Paths is now subsection (F), Marina/Waterfront District Pedestrian Priority Zone is now subsection (H), and the City-Sponsored Event Prohibition is now subsection (I).

2. New § 10.42.070(C) — Community Service Alternative to $25 Fine for Minors. A new subsection (C) allows the Chief of Police or designee to accept up to four (4) hours of community service in lieu of the $25 age-related infraction fine. Approved organizations may include Fairfield-Suisun Unified School District schools, area nonprofits, and other public agencies; service need not be performed within Suisun City. Written verification must be submitted to the Police Department within 120 days.
3. Amended § 10.42.090(E) — Seizure Authority Expanded to Conventional Bicycles. The device seizure authority has been expanded to cover any bicycle — including conventional pedal bicycles — operated by a minor who creates an immediate or substantial risk to public safety. The section is retitled "Seizure of bicycles operated by minors." A clarifying sentence notes that the conventional bicycle seizure authority rests on the City's general police power, independent of the Vehicle Code framework applicable to electric bicycles. Release conditions remain unchanged.

Administrative Directive on Bicycle Facility Inspection and Maintenance

The companion Administrative Directive has been reviewed by the City's Risk Management Authority and the Public Works Department and is presented as Attachment C for Council discussion. No Council action on the Directive is required; the City Manager will implement it concurrently with the ordinance's effective date. The Directive operates within existing staffing and budget constraints, relying on complaint-based reporting, periodic field observation, and risk-based prioritization. It preserves all Government Claims Act immunities and does not create any mandatory duty enforceable against the City under Government Code Section 815.6.

Procedural Posture

This is the second reading and adoption. The full text incorporating the Council amendments is attached as Attachment A. A summary has been published in a newspaper of general circulation at least five days before this meeting pursuant to Government Code Section 36933(c)(1), and a certified copy has been posted in the City Clerk's office. Upon adoption, the City Clerk will publish the summary with the Council vote within fifteen (15) days. The ordinance takes effect thirty (30) days after adoption.

STAFF RECOMMENDATION: It is recommended that the City Council adopt:

a. Council Adoption of Ordinance No. 829, An Ordinance of the City Council of the City of Suisun City, California, Repealing Chapter 10.40 of the Suisun City Municipal Code and Adding a New Chapter 10.42 (Regulated Mobility Devices) to Title 10 (Vehicles and Traffic) of the Suisun City Municipal Code (*Introduced and Reading Waived on July 7, 2026)*
b. Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Issue Administrative Directive No. AD-27 (Bicycle Facility Inspection, Reporting, and Maintenance Prioritization)

PREPARED BY: Patrick Enright, City Attorney
REVIEWED BY: Patrick Enright, City Attorney
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Clean Version Council Changes Suisun City Ordinance - Chapter 10-42 E-Bikes

2. Redline with Council Changes Suisun City Ordinance - Chapter 10-42 E-Bikes
3. Resolution for Administrative Directive
4. Administrative Directive on Bicycle Inspections - Maintenance of Pathways

ORDINANCE NO. 829

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, REPEALING CHAPTER 10.40 OF THE SUISUN CITY MUNICIPAL CODE AND ADDING A NEW CHAPTER 10.42 (REGULATED MOBILITY DEVICES) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE SUISUN CITY MUNICIPAL CODE

SECTION 1. Chapter 10.40 of Title 10 of the Suisun City Municipal Code is hereby repealed in its entirety, including all bicycle registration and licensing requirements set forth therein, and a new Chapter 10.42 is hereby added to Title 10 of the Suisun City Municipal Code to read as follows:

CHAPTER 10.42. - REGULATED MOBILITY DEVICES

10.42.010. - Legislative findings.

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

(1) The use of electric bicycles, electric scooters, and other electric mobility devices has increased substantially within the City of Suisun City and throughout the State of California in recent years, providing residents and visitors with a convenient and environmentally beneficial alternative mode of transportation.

(2) This increased usage has also created safety concerns among interactions between operators of regulated mobility devices and other pedestrians, bicyclists, and motorists, particularly on sidewalks, narrow Class I bicycle paths, and in areas of high pedestrian density, warranting a heightened level of local regulation.

(3) Class 3 electric bicycles are capable of motor-assisted speeds of up to twenty-eight (28) miles per hour, a speed that presents a substantially elevated risk of collision and serious injury when operated on sidewalks, narrow Class I bicycle paths shared with pedestrians and slower-speed bicyclists, and in areas of concentrated pedestrian activity such as the Marina/Waterfront District.

(4) The operation of regulated mobility devices on sidewalks creates conflicts with pedestrians, including persons using strollers, wheelchairs, and other mobility aids, and detracts from the safe and quiet enjoyment of sidewalks and pedestrian facilities by members of the public.

(5) The Suisun City Marina/Waterfront District experiences concentrated pedestrian activity, including during City-sponsored public events such as the City's Independence Day celebration, Suisun City Pride, Cinco de Mayo, Juneteenth, Christmas on the Waterfront, and New Year's Eve, during which the unrestricted operation of regulated mobility devices would present a heightened risk to public safety.

(6) Chapter 10.40 of the Suisun City Municipal Code, adopted in 1983, predates the existence of electric bicycles and other regulated mobility devices, contains no provisions addressing

such devices, and imposes a statutory fine cap and bicycle registration requirement that are no longer enforced or administratively practicable.

(7) California Vehicle Code Section 21206 authorizes local authorities to adopt rules and regulations applicable to bicycles that are not in conflict with the California Vehicle Code, and California Vehicle Code Section 21207.5 expressly authorizes local authorities to prohibit or restrict the operation of Class 3 electric bicycles on a bicycle path, provided such prohibition or restriction is posted.

(8) The City Council's intent in enacting this Chapter is to establish reasonable, evidence-based regulations governing the operation of regulated mobility devices in order to protect the health, safety, and welfare of operators, pedestrians, and the general public, while continuing to support the use of such devices as a legitimate and beneficial mode of transportation within the City.

10.42.020. - Purpose.

The purpose of this Chapter is to regulate the use of bicycles, electric bicycles, and regulated mobility devices on public roadways, streets, highways, bicycle facilities, sidewalks, trails, and other public areas within the City of Suisun City in order to protect the health, safety, and welfare of operators, pedestrians, and the general public. This Chapter supplements, and is not intended to conflict with, applicable provisions of the California Vehicle Code. Nothing in this Chapter shall be construed to create or expand any duty or tort liability on the part of the City beyond that established by applicable California law.

10.42.030. - 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. References to the California Vehicle Code or any other statute shall include all amendments and successor provisions thereto, unless a contrary intent is expressly stated:

"Bicycle" has the same meaning as set forth in California Vehicle Code Section 231. As used in this Chapter, "Bicycle" shall include Electric Bicycles, unless the context expressly indicates otherwise.

"Bicycle Facility" means any public improvement, infrastructure, or space designed, designated, or operated primarily for use by persons riding bicycles or other regulated mobility devices, including: (i) Class I Bicycle Paths (paved paths physically separated from motor vehicle traffic); (ii) Class II Bicycle Lanes (striped lanes on roadways); and (iii) Class III Bicycle Routes (shared roadways with signage).

"Class 1 Electric Bicycle" has the same meaning as set forth in California Vehicle Code Section 312.5(a)(1).

"Class 2 Electric Bicycle" has the same meaning as set forth in California Vehicle Code Section 312.5(a)(2).

"Class 3 Electric Bicycle" has the same meaning as set forth in California Vehicle Code Section 312.5(a)(3).

"Class I Bicycle Path" means a paved, physically separated bicycle facility that is not part of a roadway. Class I Bicycle Paths within the City include those facilities identified in the City's adopted Bicycle Master Plan or otherwise designated by the City Engineer, as may be amended from time to time. A current list of Class I Bicycle Paths shall be maintained on file in the City Clerk's office.

"Electric Bicycle (E-bike)" has the same meaning as set forth in California Vehicle Code Section 312.5, and includes Class 1, Class 2, and Class 3 Electric Bicycles.

"Electric Personal Assistive Mobility Device (EPAMD)" has the same meaning as set forth in California Vehicle Code Section 313.

"Electrically Motorized Board" has the same meaning as set forth in California Vehicle Code Section 313.5.

"Marina/Waterfront District" means the area encompassing the Suisun City Marina, Marina boardwalk, and adjacent shoreline public areas, as depicted on the map maintained on file in the City Clerk's office, as may be amended from time to time by the City Manager.

"Motorized Scooter" has the same meaning as set forth in California Vehicle Code Section 407.5.

"Operator" means a person who owns, operates, and/or controls a Regulated Mobility Device.

"Pedestrian Facility" means any public improvement, infrastructure, or space designed, designated, or operated primarily for use by pedestrians, including sidewalks, crosswalks, and pedestrian paths.

"Pedestrian Priority Zone" means a designated area in which the operation of Regulated Mobility Devices is subject to a reduced speed limit and other restrictions set forth in Section 10.42.060(H), in order to prioritize pedestrian safety in areas of high pedestrian use.

"Public Area" means any outdoor area that is open to members of the public for public use, whether owned or operated by the City or a private party.

"Regulated Mobility Device" means a Bicycle, Electric Bicycle (all classes), Electric Personal Assistive Mobility Device, Electrically Motorized Board, Motorized Scooter, Shared Mobility Device, and any other similar vehicle or device, as determined by the Chief of Police or designee.

"Rider" means a person riding in or on a Regulated Mobility Device who is not operating it.

"Shared Mobility Device" has the same meaning as set forth in California Civil Code Section 2505.

"Vehicle" has the same meaning as set forth in California Vehicle Code Section 670.

10.42.040. - Reference to other codes.

Whenever this Chapter refers to any statute, regulation, code, standard, or guideline, the reference shall include all amendments and successor provisions to it, unless a contrary intent is expressly stated.

10.42.050. - General operating requirements — all Regulated Mobility Devices.

Any person operating or riding a Regulated Mobility Device in any Public Area within the City shall comply with the following requirements:

A. *Compliance with law*. The Operator shall observe all applicable federal, state, and local laws, including the California Vehicle Code, and shall obey all traffic control signals, signs, and other devices applicable to vehicles.

B. *Rights and duties on roadways*. Any person operating or riding a Regulated Mobility Device upon a roadway shall be granted those rights and shall be subject to those duties established by the laws of the State of California and by this Title applicable to the operation of a vehicle, except for those provisions that by their nature can have no application.

C. *Duty of care*. The Operator of a Regulated Mobility Device shall exercise all due care and shall take all actions necessary to protect the safety of the Operator, any Rider, and all other persons and property in the vicinity, including operating at a reasonable speed for existing conditions, obeying posted traffic and regulatory signs, yielding to pedestrians, refraining from acrobatics or stunts near pedestrians, refraining from racing, not carrying items that impede control or visibility, not riding against the direction of traffic, and passing other persons or devices only in a safe manner.

D. *Helmet requirements*. Any person under the age of eighteen (18) years shall wear a properly fitted and fastened helmet while operating or riding a Regulated Mobility Device in any Public Area. Any person operating or riding a Class 3 Electric Bicycle shall wear a properly fitted and fastened helmet, regardless of age. It shall be unlawful for any person required to wear a helmet under this Section or under the California Vehicle Code to wear such helmet in any manner other than that for which the helmet is designed.

E. *Passenger restrictions*. No Operator shall transport a passenger on a Regulated Mobility Device that is designed for a single person. Operators under the age of sixteen (16) years shall not carry any passenger on a Regulated Mobility Device, regardless of the device's design or capacity.

F. *Clinging to vehicles prohibited*. No Operator shall cling or attach themselves or the Regulated Mobility Device to any other moving vehicle or moving motorized or non-motorized wheeled device.

G. *Trail dismount requirement*. Any person operating a Regulated Mobility Device on a City trail or path where the trail or path width is less than five (5) feet shall dismount the device when a pedestrian or equine animal is within fifty (50) feet of the Operator.

H. *Unlawful modification*. No person shall modify, alter, or tamper with a Regulated Mobility Device in a manner that disables, removes, or defeats any speed limiter, power output restriction, or other safety feature required by the California Vehicle Code or by the device manufacturer.

I. *Device inspection*. Any Operator of a Regulated Mobility Device shall, upon request by a police officer, allow inspection of the device while in any Public Area to determine whether the Operator is lawfully authorized to operate the device and whether the device has been unlawfully modified, or as otherwise authorized by law.

10.42.060. - Prohibited areas of operation.

Within the City of Suisun City, no person shall operate or ride a Regulated Mobility Device in, on, or upon the following:

A. *Sidewalks*. Any sidewalk or Pedestrian Facility, except as provided in Section 10.42.100 (Exemptions). This prohibition applies to all Regulated Mobility Devices regardless of class or speed capability, in order to protect pedestrians, including persons using strollers, wheelchairs, and other mobility aids, from conflicts with higher-speed devices on facilities designed for pedestrian use.

B. *Posted prohibited areas*. Any Public Area posted with signs prohibiting the operation of Regulated Mobility Devices or bicycles. A list of posted prohibited Public Areas shall be maintained on file in the City Clerk's office and may be amended from time to time by the City Manager based on documented public safety concerns, subject to the placement of appropriate signage.

C. *Drainage facilities*. Any public drainage facility, culvert, ditch, or channel.

D. *Athletic facilities*. Any public athletic field, athletic or sports court, or gymnasium.

E. *Unpaved roads and surfaces — Electric Bicycles*. Any unpaved road, dirt path, gravel surface, or other unimproved surface, for any person operating an Electric Bicycle, including Class 1, Class 2, and Class 3 Electric Bicycles. This prohibition reflects the elevated risk of loss of control, collision, and serious injury associated with operating motor-assisted devices at speed on surfaces not designed or maintained for such use. Conventional bicycles, as defined in California Vehicle Code Section 231, are not subject to this prohibition. Nothing in this subsection shall be construed to restrict access by persons with mobility disabilities utilizing power-driven mobility devices in accordance with the Americans with Disabilities Act.

F. *Class I Bicycle Paths — Class 3 Electric Bicycles*. Any Class I Bicycle Path, for any person operating a Class 3 Electric Bicycle. This restriction shall be posted by signage at the entry point(s) of all Class I Bicycle Paths within the City, as required by California Vehicle Code Section 21207.5. Class 1 and Class 2 Electric Bicycles are permitted on Class I Bicycle Paths, subject to all other provisions of this Chapter.

G. *Designated bike lane required*. Where a designated bicycle lane is present on any street or highway, any person operating a Regulated Mobility Device shall ride within the designated bicycle lane, unless an exception applies pursuant to California Vehicle Code Section 21208.

H. *Marina/Waterfront District — Pedestrian Priority Zone*. The Marina/Waterfront District is hereby designated a Pedestrian Priority Zone, subject to the following restrictions, in addition to all other applicable provisions of this Chapter:

(1) No person shall operate a Regulated Mobility Device within the Marina/Waterfront District Pedestrian Priority Zone at a speed greater than ten (10) miles per hour;

(2) No person shall operate a Class 3 Electric Bicycle within the Marina/Waterfront District Pedestrian Priority Zone, consistent with subsection (F) of this Section; and

(3) These restrictions shall be posted by signage at the entry points of the Pedestrian Priority Zone. The exemptions set forth in Section 10.42.100 shall apply within the Pedestrian Priority Zone.

I. *City-sponsored event prohibition*. The City Manager, or designee, is authorized to designate any City-sponsored or City-permitted public event as an event for which the operation of Regulated Mobility Devices shall be prohibited within the posted event boundary or road closure zone for the duration of the event, where the City Manager determines that anticipated pedestrian density or other public safety considerations warrant such a prohibition. This authority may be exercised on a case-by-case basis for any qualifying event, including, but not limited to, the City's Independence Day (Fourth of July) celebration, Suisun City Pride, Cinco de Mayo, Juneteenth, Christmas on the Waterfront, and New Year's Eve, and is not limited to events specifically enumerated herein.

(1) The event prohibition authorized by this subsection shall apply only within the area encompassed by the posted event boundary or road closure zone established pursuant to the City's special event permitting process, and only for the duration of the permitted event, including reasonable setup and breakdown periods.

(2) The Police Chief, or designee, shall be responsible for implementation of any event prohibition designated under this subsection, including the posting of signage and barricades, and for enforcement of the prohibition during the event.

(3) The exemptions set forth in Section 10.42.100 shall apply during any event prohibition designated under this subsection.

10.42.070. - Minimum age for electric bicycle operation.

A. *Minimum age*. No person under the age of twelve (12) years shall operate or ride a Class 1 Electric Bicycle or Class 2 Electric Bicycle within the City.

B. *Enforcement*. Enforcement of this Section shall be pursuant to California Vehicle Code Section 21214.7: a violation of this Section shall be an infraction punishable by a fine of twenty-five dollars ($25); a record of the citation shall not be transmitted to the court and a fee shall not be imposed if the parent or legal guardian delivers proof to the Police Department within one hundred twenty (120) days after the citation was issued that the violator has completed an electric bicycle safety and training program pursuant to California Streets and Highways Code Section 894; and if an unemancipated minor violates this Section, a parent or legal guardian with custody or control of the minor shall be jointly and severally liable with the minor for the amount of any fine imposed.

C. *Community service in lieu of fine*. In lieu of payment of the twenty-five dollar ($25) infraction fine imposed pursuant to subsection (B) of this Section, the Chief of Police or designee may allow the minor violator to complete community service. The following conditions shall apply:

(1) The community service shall consist of not more than four (4) hours of unpaid service, as determined by the Chief of Police or designee, who may require fewer hours based on the circumstances of the violation.

(2) The community service shall be performed with a community service organization approved by the Chief of Police or designee, which may include, but is not limited to, public schools (including schools within the Fairfield-Suisun Unified School District), nonprofit organizations, and other public agencies serving the community. Community service need not be performed within the City of Suisun City.

(3) Completion of community service shall be documented in a manner acceptable to the Police Department, including written verification from the organization with which the service was performed. Upon verified completion and submission of documentation to the Police Department within one hundred twenty (120) days after the citation was issued, the fine shall be deemed satisfied and a fee shall not be imposed.

D. *Class 3 Electric Bicycles*. No person under the age of sixteen (16) years shall operate a Class 3 Electric Bicycle within the City, consistent with California Vehicle Code Section 21213.

10.42.080. - Parental and guardian responsibility.

A. No parent, legal guardian, or other adult having custody or control of a minor shall authorize or knowingly permit such minor to violate any provision of this Chapter.

B. Each parent or legal guardian having custody and control of a minor who is issued an administrative citation for violation of this Chapter shall be jointly and severally liable with such minor for payment of any administrative fine imposed pursuant to Section 10.42.090.

10.42.090. - Violations and enforcement.

A. *Administrative citations*. Violations of this Chapter that are not violations of the California Vehicle Code may be enforced by the issuance of an administrative citation pursuant to Chapter 1.20 of Title 1 of the Suisun City Municipal Code. Administrative fines for violations of this Chapter shall be as follows: first offense, one hundred twenty-five dollars ($125); second offense within twelve (12) months, two hundred fifty dollars ($250); third and subsequent offenses within twelve (12) months, five hundred dollars ($500).

B. *California Vehicle Code violations*. Nothing in this Chapter shall be deemed to prohibit any police officer, in that officer's discretion, from issuing a citation for any violation of the California Vehicle Code occurring in connection with the operation of a Regulated Mobility Device.

C. *Diversion program*. In lieu of a fine or administrative citation as authorized by this Chapter, and in lieu of the filing of charges in any court of competent jurisdiction, the Chief of Police or designee may allow a violator of this Chapter to complete a Police Department-approved safety course for Regulated Mobility Devices, if and when such a program is available.

D. *Juvenile notification*. In the event the Operator of a Regulated Mobility Device is a juvenile, police officers shall make every reasonable effort to contact the parent(s) or legal guardian(s) of the Operator and advise them of the nature of the violation at the time of the stop or as soon as reasonably practicable thereafter.

E. *Seizure of bicycles operated by minors*. In addition to any fines or penalties authorized by this Chapter, a police officer may seize any Bicycle, including any Electric Bicycle, operated by a minor when the officer has probable cause to believe that the minor committed a violation of this Chapter and that the violation created an immediate or substantial risk to public safety. The authority to seize a conventional Bicycle (as defined in California Vehicle Code Section 231) rests upon the City's general police power and is independent of the Vehicle Code framework applicable to Electric Bicycles. Violations that may create an immediate or substantial risk to public safety include, without limitation: (a) reckless operation or exhibition of speed creating an immediate hazard to persons or property; (b) willful disregard for traffic control devices in active traffic, including stop signs, traffic signals, or yield controls; (c) unsafe group riding that obstructs traffic or creates a foreseeable risk of collision, including conduct that interferes with the safe movement of vehicles or pedestrians; or (d) operation in a posted prohibited area when pedestrians are present. Seizure shall not be authorized for minor technical equipment violations, lawful conduct that does not present an objectively articulable safety risk, or mere presence in a group absent unsafe conduct.

Written notice of seizure and instructions for the release procedure shall be provided to the minor and to the parent or legal guardian of the minor at the time of seizure or as soon as reasonably practicable.

Conditions for Release. A seized Electric Bicycle shall be released to the minor's parent or legal guardian after a minimum hold period of forty-eight (48) hours, provided that the minor's parent

or legal guardian is present at the time of release. No monetary payment or administrative penalty shall substitute for the minimum hold period or the parent or legal guardian presence requirement.

Safety Training Referral. At the time of release, the Police Department shall provide the minor and the minor's parent or legal guardian with written information identifying any Police Department-approved Electric Bicycle safety and training program then available, which may include programs offered at schools, community centers, or other locations designated by the Chief of Police or designee. Any approved program may include the electric bicycle safety and training program developed by the California Highway Patrol pursuant to Streets and Highways Code Section 894, a related safety course prescribed by the Chief of Police or designee, or any locally-available course providing equivalent instruction, as determined by the Chief of Police or designee. If and when such a program is available, the Chief of Police or designee may, as a condition of releasing the seized Electric Bicycle or as a separate condition of any citation diversion under subsection (C) of this Section, require the minor to complete such program. Completion of an approved program shall be documented in a manner acceptable to the Police Department.

Administrative Cost Recovery. For Electric Bicycles, the City may impose administrative charges not exceeding its actual administrative costs directly related to the removal, seizure, and storage of the device, as authorized by California Vehicle Code Section 22651.08. For conventional Bicycles seized pursuant to the City's police power authority under this Section, the City may impose reasonable administrative charges not exceeding actual costs of removal, storage, and processing, consistent with applicable law. Such charges may include costs associated with towing coordination, documentation, processing, and recordkeeping.

10.42.100. - Exemptions.

A. *City and public agency personnel*. Notwithstanding any other provision of this Chapter, City employees and personnel of other public agencies may operate Regulated Mobility Devices at any place within the City in the performance of their official duties.

B. *Disability*. This Chapter shall not apply to, or otherwise restrict, the use of a wheelchair or other power-driven mobility device by a person with a mobility disability, in accordance with Title II of the Americans with Disabilities Act (42 U.S.C. Sections 12101 et seq.) and applicable regulations.

10.42.110. - Relationship to California Vehicle Code.

This Chapter is adopted pursuant to California Vehicle Code Section 21206 and is intended to supplement, not conflict with, the California Vehicle Code. To the extent any provision of this Chapter is found to conflict with the California Vehicle Code, the Vehicle Code shall control.

10.42.120 Liability disclaimer.

This Chapter is adopted for the purpose of promoting public safety and does not constitute a representation by the City that any street, bicycle facility, trail, or other public area within the City is free from defects or hazards. Nothing in this Chapter shall be construed to create any duty of care on the part of the City that does not otherwise exist under California law, or to waive any

immunity available to the City under the California Government Claims Act (Government Code Section 810 et seq.) or any other applicable law.

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 15378 because it does not constitute a "project" under that Section, as it will not result in a direct or indirect physical change in the environment.

SECTION 3. Severability. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional or invalid, 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 or invalid.

SECTION 4. 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 7th day of July, 2026, and

PASSED AND ADOPTED this ___ day of _____, 2026, by the following vote:

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

_____
MAYOR ALMA HERNANDEZ

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
PATRICK ENRIGHT, CITY ATTORNEY

ORDINANCE NO. 829

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, REPEALING CHAPTER 10.40 OF THE SUISUN CITY MUNICIPAL CODE AND ADDING A NEW CHAPTER 10.42 (REGULATED MOBILITY DEVICES) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE SUISUN CITY MUNICIPAL CODE

REDLINE — COUNCIL AMENDMENTS OF JULY 7, 2026: This redline version shows the three amendments made by the City Council at first reading on July 7, 2026. New text is shown in underlined red. See §§ 10.42.060(E) (new unpaved roads prohibition for e-bikes), 10.42.070(C) (new community service alternative to $25 fine), and 10.42.090(E) (seizure authority expanded to conventional bicycles). This redline is for reference only; the clean version is the official ordinance text.

SECTION 1. Chapter 10.40 of Title 10 of the Suisun City Municipal Code is hereby repealed in its entirety, including all bicycle registration and licensing requirements set forth therein, and a new Chapter 10.42 is hereby added to Title 10 of the Suisun City Municipal Code to read as follows:

CHAPTER 10.42. - REGULATED MOBILITY DEVICES

10.42.010. - Legislative findings.

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

(1) The use of electric bicycles, electric scooters, and other electric mobility devices has increased substantially within the City of Suisun City and throughout the State of California in recent years, providing residents and visitors with a convenient and environmentally beneficial alternative mode of transportation.

(2) This increased usage has also created safety concerns among interactions between operators of regulated mobility devices and other pedestrians, bicyclists, and motorists, particularly on sidewalks, narrow Class I bicycle paths, and in areas of high pedestrian density, warranting a heightened level of local regulation.

(3) Class 3 electric bicycles are capable of motor-assisted speeds of up to twenty-eight (28) miles per hour, a speed that presents a substantially elevated risk of collision and serious injury when operated on sidewalks, narrow Class I bicycle paths shared with pedestrians and slower-speed bicyclists, and in areas of concentrated pedestrian activity such as the Marina/Waterfront District.

(4) The operation of regulated mobility devices on sidewalks creates conflicts with pedestrians, including persons using strollers, wheelchairs, and other mobility aids, and detracts from the safe and quiet enjoyment of sidewalks and pedestrian facilities by members of the public.

(5) The Suisun City Marina/Waterfront District experiences concentrated pedestrian activity, including during City-sponsored public events such as the City's Independence Day celebration, Suisun City Pride, Cinco de Mayo, Juneteenth, Christmas on the Waterfront, and New Year's Eve, during which the unrestricted operation of regulated mobility devices would present a heightened risk to public safety.

(6) Chapter 10.40 of the Suisun City Municipal Code, adopted in 1983, predates the existence of electric bicycles and other regulated mobility devices, contains no provisions addressing such devices, and imposes a statutory fine cap and bicycle registration requirement that are no longer enforced or administratively practicable.

(7) California Vehicle Code Section 21206 authorizes local authorities to adopt rules and regulations applicable to bicycles that are not in conflict with the California Vehicle Code, and California Vehicle Code Section 21207.5 expressly authorizes local authorities to prohibit or restrict the operation of Class 3 electric bicycles on a bicycle path, provided such prohibition or restriction is posted.

(8) The City Council's intent in enacting this Chapter is to establish reasonable, evidence-based regulations governing the operation of regulated mobility devices in order to protect the health, safety, and welfare of operators, pedestrians, and the general public, while continuing to support the use of such devices as a legitimate and beneficial mode of transportation within the City.

10.42.020. - Purpose.

The purpose of this Chapter is to regulate the use of bicycles, electric bicycles, and regulated mobility devices on public roadways, streets, highways, bicycle facilities, sidewalks, trails, and other public areas within the City of Suisun City in order to protect the health, safety, and welfare of operators, pedestrians, and the general public. This Chapter supplements, and is not intended to conflict with, applicable provisions of the California Vehicle Code. Nothing in this Chapter shall be construed to create or expand any duty or tort liability on the part of the City beyond that established by applicable California law.

10.42.030. - 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. References to the California Vehicle Code or any other statute shall include all amendments and successor provisions thereto, unless a contrary intent is expressly stated:

"Bicycle" has the same meaning as set forth in California Vehicle Code Section 231. As used in this Chapter, "Bicycle" shall include Electric Bicycles, unless the context expressly indicates otherwise.

"Bicycle Facility" means any public improvement, infrastructure, or space designed, designated, or operated primarily for use by persons riding bicycles or other regulated mobility devices, including: (i) Class I Bicycle Paths (paved paths physically separated from motor vehicle traffic); (ii) Class II Bicycle Lanes (striped lanes on roadways); and (iii) Class III Bicycle Routes (shared roadways with signage).

"Class 1 Electric Bicycle" has the same meaning as set forth in California Vehicle Code Section 312.5(a)(1).

"Class 2 Electric Bicycle" has the same meaning as set forth in California Vehicle Code Section 312.5(a)(2).

"Class 3 Electric Bicycle" has the same meaning as set forth in California Vehicle Code Section 312.5(a)(3).

"Class I Bicycle Path" means a paved, physically separated bicycle facility that is not part of a roadway. Class I Bicycle Paths within the City include those facilities identified in the City's adopted Bicycle Master Plan or otherwise designated by the City Engineer, as may be amended from time to time. A current list of Class I Bicycle Paths shall be maintained on file in the City Clerk's office.

"Electric Bicycle (E-bike)" has the same meaning as set forth in California Vehicle Code Section 312.5, and includes Class 1, Class 2, and Class 3 Electric Bicycles.

"Electric Personal Assistive Mobility Device (EPAMD)" has the same meaning as set forth in California Vehicle Code Section 313.

"Electrically Motorized Board" has the same meaning as set forth in California Vehicle Code Section 313.5.

"Marina/Waterfront District" means the area encompassing the Suisun City Marina, Marina boardwalk, and adjacent shoreline public areas, as depicted on the map maintained on file in the City Clerk's office, as may be amended from time to time by the City Manager.

"Motorized Scooter" has the same meaning as set forth in California Vehicle Code Section 407.5.

"Operator" means a person who owns, operates, and/or controls a Regulated Mobility Device.

"Pedestrian Facility" means any public improvement, infrastructure, or space designed, designated, or operated primarily for use by pedestrians, including sidewalks, crosswalks, and pedestrian paths.

"Pedestrian Priority Zone" means a designated area in which the operation of Regulated Mobility Devices is subject to a reduced speed limit and other restrictions set forth in Section 10.42.060(H), in order to prioritize pedestrian safety in areas of high pedestrian use.

"Public Area" means any outdoor area that is open to members of the public for public use, whether owned or operated by the City or a private party.

"Regulated Mobility Device" means a Bicycle, Electric Bicycle (all classes), Electric Personal Assistive Mobility Device, Electrically Motorized Board, Motorized Scooter, Shared Mobility Device, and any other similar vehicle or device, as determined by the Chief of Police or designee.

"Rider" means a person riding in or on a Regulated Mobility Device who is not operating it.

"Shared Mobility Device" has the same meaning as set forth in California Civil Code Section 2505.

"Vehicle" has the same meaning as set forth in California Vehicle Code Section 670.

10.42.040. - Reference to other codes.

Whenever this Chapter refers to any statute, regulation, code, standard, or guideline, the reference shall include all amendments and successor provisions to it, unless a contrary intent is expressly stated.

10.42.050. - General operating requirements — all Regulated Mobility Devices.

Any person operating or riding a Regulated Mobility Device in any Public Area within the City shall comply with the following requirements:

A. *Compliance with law*. The Operator shall observe all applicable federal, state, and local laws, including the California Vehicle Code, and shall obey all traffic control signals, signs, and other devices applicable to vehicles.

B. *Rights and duties on roadways*. Any person operating or riding a Regulated Mobility Device upon a roadway shall be granted those rights and shall be subject to those duties established by the laws of the State of California and by this Title applicable to the operation of a vehicle, except for those provisions that by their nature can have no application.

C. *Duty of care*. The Operator of a Regulated Mobility Device shall exercise all due care and shall take all actions necessary to protect the safety of the Operator, any Rider, and all other persons and property in the vicinity, including operating at a reasonable speed for existing conditions, obeying posted traffic and regulatory signs, yielding to pedestrians, refraining from acrobatics or stunts near pedestrians, refraining from racing, not carrying items that impede control or visibility, not riding against the direction of traffic, and passing other persons or devices only in a safe manner.

D. *Helmet requirements*. Any person under the age of eighteen (18) years shall wear a properly fitted and fastened helmet while operating or riding a Regulated Mobility Device in any Public Area. Any person operating or riding a Class 3 Electric Bicycle shall wear a properly fitted and fastened helmet, regardless of age. It shall be unlawful for any person required to wear a helmet under this Section or under the California Vehicle Code to wear such helmet in any manner other than that for which the helmet is designed.

E. *Passenger restrictions*. No Operator shall transport a passenger on a Regulated Mobility Device that is designed for a single person. Operators under the age of sixteen (16) years shall not carry any passenger on a Regulated Mobility Device, regardless of the device's design or capacity.

F. *Clinging to vehicles prohibited*. No Operator shall cling or attach themselves or the Regulated Mobility Device to any other moving vehicle or moving motorized or non-motorized wheeled device.

G. *Trail dismount requirement*. Any person operating a Regulated Mobility Device on a City trail or path where the trail or path width is less than five (5) feet shall dismount the device when a pedestrian or equine animal is within fifty (50) feet of the Operator.

H. *Unlawful modification*. No person shall modify, alter, or tamper with a Regulated Mobility Device in a manner that disables, removes, or defeats any speed limiter, power output restriction, or other safety feature required by the California Vehicle Code or by the device manufacturer.

I. *Device inspection*. Any Operator of a Regulated Mobility Device shall, upon request by a police officer, allow inspection of the device while in any Public Area to determine whether the Operator is lawfully authorized to operate the device and whether the device has been unlawfully modified, or as otherwise authorized by law.

10.42.060. - Prohibited areas of operation.

Within the City of Suisun City, no person shall operate or ride a Regulated Mobility Device in, on, or upon the following:

A. *Sidewalks*. Any sidewalk or Pedestrian Facility, except as provided in Section 10.42.100 (Exemptions). This prohibition applies to all Regulated Mobility Devices regardless of class or speed capability, in order to protect pedestrians, including persons using strollers, wheelchairs, and other mobility aids, from conflicts with higher-speed devices on facilities designed for pedestrian use.

B. *Posted prohibited areas*. Any Public Area posted with signs prohibiting the operation of Regulated Mobility Devices or bicycles. A list of posted prohibited Public Areas shall be maintained on file in the City Clerk's office and may be amended from time to time by the City Manager based on documented public safety concerns, subject to the placement of appropriate signage.

C. *Drainage facilities*. Any public drainage facility, culvert, ditch, or channel.

D. *Athletic facilities*. Any public athletic field, athletic or sports court, or gymnasium.

E. *Unpaved roads and surfaces — Electric Bicycles*. [NEW — COUNCIL AMENDMENT] Any unpaved road, dirt path, gravel surface, or other unimproved surface, for any person operating an Electric Bicycle, including Class 1, Class 2, and Class 3 Electric Bicycles. This prohibition reflects the elevated risk of loss of control, collision, and serious injury associated with operating motor-assisted devices at speed on surfaces not designed or maintained for such use. Conventional bicycles, as defined in California Vehicle Code Section 231, are not subject to this prohibition. Nothing in this subsection shall be construed to restrict access by persons with mobility disabilities utilizing power-driven mobility devices in accordance with the Americans with Disabilities Act.

F. *Class I Bicycle Paths — Class 3 Electric Bicycles*. Any Class I Bicycle Path, for any person operating a Class 3 Electric Bicycle. This restriction shall be posted by signage at the entry point(s) of all Class I Bicycle Paths within the City, as required by California

Vehicle Code Section 21207.5. Class 1 and Class 2 Electric Bicycles are permitted on Class I Bicycle Paths, subject to all other provisions of this Chapter.

G. *Designated bike lane required*. Where a designated bicycle lane is present on any street or highway, any person operating a Regulated Mobility Device shall ride within the designated bicycle lane, unless an exception applies pursuant to California Vehicle Code Section 21208.

H. *Marina/Waterfront District — Pedestrian Priority Zone*. The Marina/Waterfront District is hereby designated a Pedestrian Priority Zone, subject to the following restrictions, in addition to all other applicable provisions of this Chapter:

(1) No person shall operate a Regulated Mobility Device within the Marina/Waterfront District Pedestrian Priority Zone at a speed greater than ten (10) miles per hour;

(2) No person shall operate a Class 3 Electric Bicycle within the Marina/Waterfront District Pedestrian Priority Zone, consistent with subsection (F) of this Section; and

(3) These restrictions shall be posted by signage at the entry points of the Pedestrian Priority Zone. The exemptions set forth in Section 10.42.100 shall apply within the Pedestrian Priority Zone.

I. *City-sponsored event prohibition*. The City Manager, or designee, is authorized to designate any City-sponsored or City-permitted public event as an event for which the operation of Regulated Mobility Devices shall be prohibited within the posted event boundary or road closure zone for the duration of the event, where the City Manager determines that anticipated pedestrian density or other public safety considerations warrant such a prohibition. This authority may be exercised on a case-by-case basis for any qualifying event, including, but not limited to, the City's Independence Day (Fourth of July) celebration, Suisun City Pride, Cinco de Mayo, Juneteenth, Christmas on the Waterfront, and New Year's Eve, and is not limited to events specifically enumerated herein.

(1) The event prohibition authorized by this subsection shall apply only within the area encompassed by the posted event boundary or road closure zone established pursuant to the City's special event permitting process, and only for the duration of the permitted event, including reasonable setup and breakdown periods.

(2) The Police Chief, or designee, shall be responsible for implementation of any event prohibition designated under this subsection, including the posting of signage and barricades, and for enforcement of the prohibition during the event.

(3) The exemptions set forth in Section 10.42.100 shall apply during any event prohibition designated under this subsection.

10.42.070. - Minimum age for electric bicycle operation.

A. *Minimum age*. No person under the age of twelve (12) years shall operate or ride a Class 1 Electric Bicycle or Class 2 Electric Bicycle within the City.

B. *Enforcement*. Enforcement of this Section shall be pursuant to California Vehicle Code Section 21214.7: a violation of this Section shall be an infraction punishable by a fine of twenty-five dollars ($25); a record of the citation shall not be transmitted to the court and a fee shall not be imposed if the parent or legal guardian delivers proof to the Police Department within one hundred twenty (120) days after the citation was issued that the violator has completed an electric bicycle safety and training program pursuant to California Streets and Highways Code Section 894; and if an unemancipated minor violates this Section, a parent or legal guardian with custody or control of the minor shall be jointly and severally liable with the minor for the amount of any fine imposed.

C. *Community service in lieu of fine [NEW — COUNCIL AMENDMENT]*. In lieu of payment of the twenty-five dollar ($25) infraction fine imposed pursuant to subsection (B) of this Section, the Chief of Police or designee may allow the minor violator to complete community service. The following conditions shall apply:

(1) The community service shall consist of not more than four (4) hours of unpaid service, as determined by the Chief of Police or designee, who may require fewer hours based on the circumstances of the violation.

(2) The community service shall be performed with a community service organization approved by the Chief of Police or designee, which may include, but is not limited to, public schools (including schools within the Fairfield-Suisun Unified School District), nonprofit organizations, and other public agencies serving the community. Community service need not be performed within the City of Suisun City.

(3) Completion of community service shall be documented in a manner acceptable to the Police Department, including written verification from the organization with which the service was performed. Upon verified completion and submission of documentation to the Police Department within one hundred twenty (120) days after the citation was issued, the fine shall be deemed satisfied and a fee shall not be imposed.

D. *Class 3 Electric Bicycles*. No person under the age of sixteen (16) years shall operate a Class 3 Electric Bicycle within the City, consistent with California Vehicle Code Section 21213.

10.42.080. - Parental and guardian responsibility.

A. No parent, legal guardian, or other adult having custody or control of a minor shall authorize or knowingly permit such minor to violate any provision of this Chapter.

B. Each parent or legal guardian having custody and control of a minor who is issued an administrative citation for violation of this Chapter shall be jointly and severally liable

with such minor for payment of any administrative fine imposed pursuant to Section 10.42.090.

10.42.090. - Violations and enforcement.

A. *Administrative citations*. Violations of this Chapter that are not violations of the California Vehicle Code may be enforced by the issuance of an administrative citation pursuant to Chapter 1.20 of Title 1 of the Suisun City Municipal Code. Administrative fines for violations of this Chapter shall be as follows: first offense, one hundred twenty-five dollars ($125); second offense within twelve (12) months, two hundred fifty dollars ($250); third and subsequent offenses within twelve (12) months, five hundred dollars ($500).

B. *California Vehicle Code violations*. Nothing in this Chapter shall be deemed to prohibit any police officer, in that officer's discretion, from issuing a citation for any violation of the California Vehicle Code occurring in connection with the operation of a Regulated Mobility Device.

C. *Diversion program*. In lieu of a fine or administrative citation as authorized by this Chapter, and in lieu of the filing of charges in any court of competent jurisdiction, the Chief of Police or designee may allow a violator of this Chapter to complete a Police Department-approved safety course for Regulated Mobility Devices, if and when such a program is available.

D. *Juvenile notification*. In the event the Operator of a Regulated Mobility Device is a juvenile, police officers shall make every reasonable effort to contact the parent(s) or legal guardian(s) of the Operator and advise them of the nature of the violation at the time of the stop or as soon as reasonably practicable thereafter.

E. *Seizure of bicycles operated by minors [AMENDED — COUNCIL: expanded to include conventional bicycles]*. In addition to any fines or penalties authorized by this Chapter, a police officer may seize any Bicycle, including any Electric Bicycle [ADDED], operated by a minor when the officer has probable cause to believe that the minor committed a violation of this Chapter and that the violation created an immediate or substantial risk to public safety. The authority to seize a conventional Bicycle (as defined in California Vehicle Code Section 231) rests upon the City's general police power and is independent of the Vehicle Code framework applicable to Electric Bicycles. Violations that may create an immediate or substantial risk to public safety include, without limitation: (a) reckless operation or exhibition of speed creating an immediate hazard to persons or property; (b) willful disregard for traffic control devices in active traffic, including stop signs, traffic signals, or yield controls; (c) unsafe group riding that obstructs traffic or creates a foreseeable risk of collision, including conduct that interferes with the safe movement of vehicles or pedestrians; or (d) operation in a posted prohibited area when pedestrians are present. Seizure shall not be authorized for minor technical equipment violations, lawful conduct that does not present an objectively articulable safety risk, or mere presence in a group absent unsafe conduct.

Written notice of seizure and instructions for the release procedure shall be provided to the minor and to the parent or legal guardian of the minor at the time of seizure or as soon as reasonably practicable.

Conditions for Release. A seized Electric Bicycle shall be released to the minor's parent or legal guardian after a minimum hold period of forty-eight (48) hours, provided that the minor's parent or legal guardian is present at the time of release. No monetary payment or administrative penalty shall substitute for the minimum hold period or the parent or legal guardian presence requirement.

Safety Training Referral. At the time of release, the Police Department shall provide the minor and the minor's parent or legal guardian with written information identifying any Police Department-approved Electric Bicycle safety and training program then available, which may include programs offered at schools, community centers, or other locations designated by the Chief of Police or designee. Any approved program may include the electric bicycle safety and training program developed by the California Highway Patrol pursuant to Streets and Highways Code Section 894, a related safety course prescribed by the Chief of Police or designee, or any locally-available course providing equivalent instruction, as determined by the Chief of Police or designee. If and when such a program is available, the Chief of Police or designee may, as a condition of releasing the seized Electric Bicycle or as a separate condition of any citation diversion under subsection (C) of this Section, require the minor to complete such program. Completion of an approved program shall be documented in a manner acceptable to the Police Department.

Administrative Cost Recovery. For Electric Bicycles, the City may impose administrative charges not exceeding its actual administrative costs directly related to the removal, seizure, and storage of the device, as authorized by California Vehicle Code Section 22651.08. For conventional Bicycles seized pursuant to the City's police power authority under this Section, the City may impose reasonable administrative charges not exceeding actual costs of removal, storage, and processing, consistent with applicable law. Such charges may include costs associated with towing coordination, documentation, processing, and recordkeeping.

10.42.100. - Exemptions.

A. *City and public agency personnel*. Notwithstanding any other provision of this Chapter, City employees and personnel of other public agencies may operate Regulated Mobility Devices at any place within the City in the performance of their official duties.

B. *Disability*. This Chapter shall not apply to, or otherwise restrict, the use of a wheelchair or other power-driven mobility device by a person with a mobility disability, in accordance with Title II of the Americans with Disabilities Act (42 U.S.C. Sections 12101 et seq.) and applicable regulations.

10.42.110. - Relationship to California Vehicle Code.

This Chapter is adopted pursuant to California Vehicle Code Section 21206 and is intended to supplement, not conflict with, the California Vehicle Code. To the extent any provision of this Chapter is found to conflict with the California Vehicle Code, the Vehicle Code shall control.

10.42.120 Liability disclaimer.

This Chapter is adopted for the purpose of promoting public safety and does not constitute a representation by the City that any street, bicycle facility, trail, or other public area within the City is free from defects or hazards. Nothing in this Chapter shall be construed to create any duty of care on the part of the City that does not otherwise exist under California law, or to waive any immunity available to the City under the California Government Claims Act (Government Code Section 810 et seq.) or any other applicable law.

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 15378 because it does not constitute a "project" under that Section, as it will not result in a direct or indirect physical change in the environment.

SECTION 3. Severability. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional or invalid, 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 or invalid.

SECTION 4. 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 7th day of July, 2026, and

PASSED AND ADOPTED this ___ day of _____, 2026, by the following vote:

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

_____
MAYOR ALMA HERNANDEZ

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
PATRICK ENRIGHT, CITY ATTORNEY

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO ISSUE ADMINISTRATIVE DIRECTIVE NO. AD-___ (BICYCLE FACILITY INSPECTION, REPORTING, AND MAINTENANCE PRIORITIZATION)

WHEREAS, the City of Suisun City ("City") owns and maintains Class I Bicycle Paths and Class II Bicycle Lanes within the City, and has a responsibility to exercise reasonable care in the stewardship of such facilities for the benefit of the public; and

WHEREAS, the City Council of the City of Suisun City has adopted Ordinance No. ____, adding Chapter 10.42 (Regulated Mobility Devices) to Title 10 of the Suisun City Municipal Code, establishing comprehensive regulations governing the use of bicycles, electric bicycles, and other regulated mobility devices within the City; and

WHEREAS, the responsible stewardship of City bicycle facilities, including prompt response to complaints and reports regarding facility conditions, is an important component of the City's public safety program and supports the City's risk management objectives in connection with the operation of such facilities; and

WHEREAS, the City Attorney has recommended, as a companion measure to Chapter 10.42, the adoption of an Administrative Directive establishing a framework for the inspection, complaint intake, and maintenance prioritization of City bicycle facilities, designed to operate within the City's existing budget and staffing constraints; and

WHEREAS, the proposed Administrative Directive No. AD-___ has been reviewed by the City's Risk Management Authority and the Public Works Department, and has been approved as to form by the City Attorney; and

WHEREAS, the City Council finds that adoption of the Administrative Directive is consistent with the City's Strategic Plan goals of Ensuring Public Safety, Providing Good Governance, and Ensuring Fiscal Solvency.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Suisun City hereby authorizes the City Manager to issue Administrative Directive No. AD-27, Bicycle Facility Inspection, Reporting, and Maintenance Prioritization, in substantially the form attached hereto as Attachment A and incorporated herein by this reference, and directs that the Directive be effective concurrently with the effective date of Ordinance No. 829 (Chapter 10.42, Regulated Mobility Devices), and be distributed to all affected City departments.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Monday, the 4th day of August 2026, by the following vote:

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

_____

Mayor Alma Hernandez
City of Suisun City

ATTEST:

_____

City Clerk, City of Suisun City

APPROVED AS TO FORM:

_____

Patrick L. Enright, City Attorney
City of Suisun City

CITY OF SUISUN CITY

ADMINISTRATIVE DIRECTIVE — AD-___

BICYCLE FACILITY INSPECTION, REPORTING, AND MAINTENANCE PRIORITIZATION

Adopted:	August 4, 2026	_____ Bret Prebula, City Manager
Amended:	—	
Distribution:	All Departments; City Clerk	

I. Purpose

A. This Administrative Directive establishes a framework for the inspection, complaint intake, and maintenance prioritization of bicycle facilities within the City of Suisun City ("City"), including Class I Bicycle Paths (physically separated, paved paths) and Class II Bicycle Lanes (striped lanes on public roadways). This Directive is adopted pursuant to Resolution No. 20__-___ of the City Council of the City of Suisun City, as a companion measure to Chapter 10.42 (Regulated Mobility Devices) of the Suisun City Municipal Code.

B. This Directive is intended to promote public safety and to demonstrate that the City exercises reasonable care in the stewardship of its bicycle facilities, consistent with the City's obligations under applicable California law. It shall be read together with Chapter 10.42 as part of the City's comprehensive bicycle safety program.

This Directive is a general administrative framework. It does not create enforceable legal obligations beyond those required by applicable California law, does not constitute a warranty or representation that any bicycle facility is free from defects or hazards, and does not waive any immunity available to the City under the California Government Claims Act (Government Code § 810 et seq.) or any other provision of law. Nothing in this Directive shall be construed to create a mandatory duty giving rise to liability under Government Code § 815.6.

II. Scope and Applicability

A. This Directive applies to City-owned and City-maintained bicycle facilities, including Class I Bicycle Paths designated in the City's Bicycle Master Plan or otherwise maintained by the Public Works Department, and Class II Bicycle Lanes on City-maintained roadways.

B. This Directive does not apply to bicycle facilities on state highways, county roads, or property maintained by other public agencies, even where such facilities may be accessible to City residents.

III. Resource Qualification and Operational Limitation

All inspection, complaint response, and maintenance activities described in this Directive are subject to the following express qualification, which shall be considered in the interpretation and application of every provision herein:

All activities under this Directive are conditioned upon the availability of appropriated funds, personnel, equipment, and other City resources. The City is a small municipality with limited staff, budget, and maintenance capacity. The standards and procedures set forth herein reflect what is reasonable and practicable given those constraints, consistent with Government Code § 835.2(b)(1), which evaluates the adequacy of an inspection system by weighing practicability and cost of inspection against the likelihood and magnitude of potential danger.

No provision of this Directive shall be interpreted to require the City to expend funds not appropriated for that purpose, to assign personnel beyond available staffing levels, or to perform maintenance on a schedule that is not feasible given available resources. The City's failure to perform any specific activity described herein, due to budgetary or staffing constraints, shall not constitute a breach of any duty or obligation enforceable against the City.

IV. Bicycle Facility Inspection Activities

A. *Periodic field observation.* The Public Works Director, or designee, shall arrange for periodic field observation of City bicycle facilities. The timing, frequency, and method of such observations shall be determined by the Public Works Director based on available staffing, the number and extent of City bicycle facilities, seasonal conditions, and any known or reported concerns. Field observations may be conducted by Public Works staff in the course of routine maintenance activities; Police Department patrol officers who observe bicycle facility conditions in the course of normal patrol duties; Code Enforcement Officers who observe conditions in the course of their normal inspections; or any other City employee directed by the Public Works Director.

B. *Piggyback observation.* The Police Chief and Code Enforcement Officer shall direct their respective staff to report observed bicycle facility defects to the Public Works Director using the complaint and reporting intake process described in Section V. This does not require dedicated bicycle facility inspections, but incorporates bicycle facility awareness into existing patrol and inspection activities at no additional cost.

C. *Scope of observation.* Field observation under this Directive is not a comprehensive engineering assessment or a guarantee of discovery of all subsurface or latent defects. The City does not represent that its inspection activities will identify every condition that may constitute a defect. Minor surface variations, small cracks, and normal pavement weathering consistent with the age and use of the facility may not be separately noted. Such conditions may constitute trivial defects not actionable under Government Code § 830.2.

D. *Training.* The Public Works Director shall develop and maintain a brief field-reference summarizing the categories of bicycle facility conditions reportable under Section IV.B (e.g., pavement cracking or displacement, missing or obscured signage, damaged or missing delineators, drainage hazards, and vegetation obstructing the path of travel). The Police Chief and Code Enforcement Officer shall ensure that staff assigned duties under Section IV.B receive a one-time orientation to this reference, which may be delivered through roll call, briefing, or other means at the discretion of the department head. The scope, frequency, and format of this orientation are within the discretion of the Public Works Director and the affected department heads and shall not be construed to establish a mandatory training curriculum, a recurring training schedule, or a standard of care beyond that otherwise applicable to the City's inspection and maintenance practices under this Directive.

V. Complaint Intake and Reporting

A. *Intake point.* All complaints, reports, and notifications regarding bicycle facility conditions shall be directed to and logged by the Public Works Department. The Public Works Director shall designate a specific intake mechanism, which may include a dedicated work order category, a dedicated email address, a public service request system, or any combination thereof.

B. *Documentation requirements.* Each complaint or report received shall be logged with the following minimum information: (1) date and time complaint was received; (2) name and contact information of the reporting party; (3) location of the reported condition; (4) nature of the reported condition; (5) date of City field review, if conducted; (6) findings of field review, including photographs and measurements; and (7) action taken or reason action was deferred, and the date of such determination (using the Bicycle Facility Observation and Complaint Log form set forth in Attachment A, or equivalent documentation acceptable to the Public Works Director). Complaint logs shall be maintained as City records in accordance with the City's records retention schedule.

C. *Measurement and photography.* When a field review reveals a surface defect, staff shall, to the extent practicable: photograph the condition from multiple angles, including at least one image showing the defect in context; measure the vertical displacement, crack width, or other relevant dimension; and document ambient conditions including lighting, surface condition, and adjacent features. This documentation supports the City's defenses under Government Code § 830.2 (trivial defect).

VI. Interim Protective Measures Pending Repair

Where a field review identifies a condition that may present a risk to bicycle facility users and cannot be immediately repaired due to budgetary, staffing, or scheduling constraints, the City shall consider one or more of the following interim measures, to the extent practicable and as resources allow: placement of traffic cones, delineator posts, or temporary warning signs; temporary closure of the affected portion of the facility; application of temporary crack filler or pavement patch; or increased observation frequency of the affected area pending permanent repair. The date, nature, and responsible person for any interim measure deployed shall be documented in the complaint and maintenance log

Interim protective measures are not a substitute for permanent repair and do not represent a determination that the condition constitutes a dangerous condition under Government Code § 835.

Deployment of a documented interim measure supports the City's defense under Government Code § 835.4(b) (reasonableness of action taken).

VII. Maintenance Prioritization Framework

A. *Risk-based prioritization.* The City shall prioritize bicycle facility maintenance and repair using a risk-based approach that considers: (1) severity of the condition and apparent risk to users; (2) volume and frequency of use of the affected facility; (3) location, including proximity to intersections, grade changes, or high-pedestrian areas; (4) duration — the length of time the condition has been known or documented; (5) complaint history; (6) available resources, including cost of repair relative to available appropriations; and (7) competing Public Works demands. The Public Works Director shall determine maintenance priorities in the exercise of professional judgment, consistent with this framework.

B. *No implied repair thresholds.* This Directive does not establish any specific dimensional or quantitative threshold that triggers a mandatory repair obligation. The absence of a fixed repair threshold is intentional. Whether any given condition constitutes a dangerous condition requiring repair is a legal determination that depends on the totality of surrounding circumstances, and shall not be pre-determined by administrative policy.

C. *Capital planning.* The Public Works Director shall, as part of the annual budget preparation process, compile a summary of known bicycle facility maintenance needs identified through the complaint and observation process described in this Directive, for consideration in the annual capital improvement program and maintenance budget. The City shall also pursue available grant funding for bicycle facility maintenance, including through the Metropolitan Transportation Commission, Solano Transportation Authority, and Caltrans Local Assistance.

VIII. Recordkeeping and Litigation Hold

A. *Records maintenance.* The Public Works Department shall maintain the following records in a retrievable format, consistent with the City's records retention schedule: Bicycle Facility Observation Logs; Complaint and Reporting Logs; work orders and repair records; photographs and measurements taken during field reviews; and records of interim protective measures deployed.

B. *Litigation hold.* Upon the Risk Manager's receipt of a Government Claim, notice of litigation, or other indication that a personal injury claim may be asserted arising from a bicycle facility condition, the Risk Manager shall coordinate with the Public Works Director regarding preservation of relevant records, and shall notify the City Attorney and City Manager of any such claim that is in litigation or that the Risk Manager believes is reasonably likely to result in litigation, consistent with the City's existing claims administration process. Upon such notification, the City Manager, City Attorney, and Public Works Director shall implement a litigation hold preserving all records described in this Section that may be relevant to the claim.

C. *City Attorney notification.* The Public Works Director shall promptly forward to the Risk Manager any complaint or report involving a bicycle facility condition in which: a personal injury has been reported; the reported condition appears severe or has been known to the City for a significant

period without repair; or the City has received a prior complaint at the same location. The Risk Manager shall notify the City Attorney of any such complaint or report that appears serious or that reflects repeated complaints regarding the same location.

IX. Disclaimer of Mandatory Duty

This Directive is adopted as an internal management tool to promote reasonable and documented stewardship of City bicycle facilities. It is not intended to, and does not, create any mandatory duty enforceable against the City under Government Code § 815.6 or any other provision of law. No employee, officer, contractor, or member of the public shall rely on this Directive as the basis for any claim that the City was required to take any specific action within any specific timeframe. The activities described herein reflect the City's reasonable, good-faith efforts to maintain its bicycle facilities within the constraints of a small municipality's budget and staffing resources. The City is not an insurer of bicycle facility users.

X. Effective Date and Review

This Directive is effective concurrently with the effective date of Ordinance No. ____ (Chapter 10.42, Regulated Mobility Devices), adopted by the City Council on August 4, 2026. The Public Works Director shall review this Directive no less frequently than every three years, and shall recommend revisions as appropriate to reflect changes in City resources, bicycle facility inventory, applicable law, or risk management best practices. Revisions shall be approved by the City Manager and presented to the City Council for information.

ATTACHMENT A

BICYCLE FACILITY OBSERVATION AND COMPLAINT LOG

Instructions: Complete a separate entry for each observation or complaint. Retain all completed logs in the Public Works Department records file. Notify the City Attorney promptly if an entry involves a reported personal injury or a condition previously logged at the same location.

Entry #	Date Received / Observed	Location	Description of Condition	Field Review Date & Findings	Action Taken / Deferred
1					
2					
3					
4					
5					

Completed by: _____ Title: _____ Date: _____

Personal Injury Reported? ☐ Yes ☐ No Prior entry at same location? ☐ Yes (Entry # _____) ☐ No

City Attorney notified? ☐ Yes ☐ No ☐ N/A

AGENDA ITEM NO. 8.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Employer Paid CalPERS Contributions and Internal Revenue Code Section 414(h)(2) Compliance:

a. Council Adoption of Resolution No. 2026-___: Paying and Reporting the Value of Employer Paid Contribution - CALPERS ID 2298323828.
b. Council Adoption of Resolution No. 2026-___: Implementing the Provisions of Internal Revenue Code Section 414(H)(2) Relative to the California Public Employees' Retirement System Contributions for Eligible City Employees - CALPERS ID: 2298323828.

FISCAL IMPACT: There is no fiscal impact associated with these actions.

The City Council has previously approved both the Employer Paid Member Contribution (EPMC) program and the employee cost-sharing program. These resolutions do not increase employer costs, modify employee retirement benefits, or authorize any new expenditures.

STRATEGIC PLAN: Sustainability and Stewardship.

BACKGROUND: On April 21, 2026, the City Council approved Resolution 2026-14 electing to pay and report the value of Employer Paid Member Contributions (EPMC) pursuant to Government Code Sections 20636(c)(4) and 20691. At the time the resolution was adopted, the implementation date for the City's employee cost-sharing program had not yet been finalized. Accordingly, the resolution anticipated an implementation date of July 3, 2026, or as soon thereafter as administratively possible to coincide with cost sharing.

Since that time, the implementation date for the employee cost-sharing program has been established as August 14, 2026. In order to ensure that the EPMC program and employee cost sharing become effective simultaneously, the City is presenting the same CalPERS-prescribed resolution, with the implementation date updated to August 14, 2026.

Additionally, on October 16, 2007, the City Council adopted Resolution 2007-116 implementing the provisions of Internal Revenue Code (IRC) Section 414(h)(2). Although the title of that resolution referenced employees represented by the Suisun City Police Officers' Association, the operative provisions of the resolution approved implementation generally for eligible City employees participating in CalPERS. Since its adoption, both the City and CalPERS have administered the IRC Section 414(h)(2) election for all eligible employees.

The proposed replacement resolution corrects the title to accurately reflect the City's longstanding implementation without changing the substance of the resolution or the City's retirement practices.

STAFF REPORT: The proposed actions are administrative in nature and do not modify any previously approved retirement benefits, negotiated agreements, or employer contribution levels.

The first resolution replaces the EPMC resolution adopted on April 21, 2026 (Resolution 2026-49), with an identical CalPERS-required resolution that reflects the correct implementation date of August 14, 2026. No other provisions of the resolution have been changed.

The second resolution replaces the City's 2007 IRC Section 414(h)(2) resolution (2007-116) with a corrected version that accurately reflects the scope of the City's existing implementation. While the original resolution title referenced only employees represented by the Suisun City Police Officers' Association, the operative language approved implementation generally for eligible City employees, and the City has administered the program accordingly since 2007.

These actions simply ensure that the City's governing resolutions accurately reflect the City's approved implementation and provide clear documentation for City records and CalPERS.

STAFF RECOMMENDATION: It is recommended that the City Council adopt the following resolutions:

a. Council Adoption of Resolution No. 2026-___: Paying and Reporting the Value of Employer Paid Contribution - CALPERS ID 2298323828.
b. Council Adoption of Resolution No. 2026-___: Implementing the Provisions of Internal Revenue Code Section 414(H)(2) Relative to the California Public Employees' Retirement System Contributions for Eligible City Employees - CALPERS ID: 2298323828.

PREPARED BY: Christina Penland, Human Resources Director
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

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1. Resolution - EPMC Effective August 14, 2026
1.a. Resolution 2026-49 Rescinded
2. Resolution - IRC Section 414(H)(2)
2.a. Resolution 2007-116 Rescinded

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY FOR PAYING AND REPORTING THE VALUE OF EMPLOYER PAID MEMBER CONTRIBUTION – CALPERS ID: 2298323828

WHEREAS, the governing body of the City of Suisun City has the authority to implement Government Code Section 20636(C) (4) pursuant to Section 20691; and

WHEREAS, the governing body of the City of Suisun City has a written labor policy or agreement which specifically provides for the normal member contributions to be paid by the employer, and reported as additional compensation; and

WHEREAS, one of the steps in the procedures to implement Section 20691 is the adoption by the governing body of the City of Suisun City of a Resolution to commence paying and reporting the value of said Employer Paid Member Contributions (EPMC); and

WHEREAS, the governing body of the City of Suisun City has identified the following conditions for the purpose of its election to pay and report the value of EPMC:

- All Classic Miscellaneous Members shall receive a benefit consisting of the City paying 7.0% of the normal contribution as EPMC and reporting the same percentage (value) of compensation earnable {excluding Government Code Section 20636(c)(4)} as additional compensation.

- All Classic Fire Safety Members shall receive a benefit consisting of the City paying 7.0% of the normal contribution as EPMC and reporting the same percentage (value) of compensation earnable {excluding Government Code Section 20636(c)(4)} as additional compensation.

- All Classic Police Safety Members shall receive a benefit consisting of the City paying 9.0% of the normal contribution as EPMC and reporting the same percentage (value) of compensation earnable {excluding Government Code Section 20636(c)(4)} as additional compensation.

- The effective date of this Resolution shall be August 14, 2026, in order to implement this resolution concurrently with cost sharing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby adopts Resolution No. 2026-____: electing to pay and report the value of EPMC, as set forth above.

BE IT FURTHER RESOLVED that Resolution 2026-49, adopted by the City Council of the City of Suisun City on April 21, 2026, is hereby superseded and replaced by this Resolution.

this action is intended solely to revise the implementation date of the Employer Paid Member Contribution (EPMC) program from July 3, 2026, to August 14, 2026. All other provisions approved by Resolution No. 2026-49 remain unchanged.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 4th day of August 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

Attachment: Resolution 2026-49 Rescinded

RESOLUTION NO. 2026-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY FOR PAYING AND REPORTING THE VALUE OF EMPLOYER PAID MEMBER CONTRIBUTION – CALPERS ID: 2298323828

WHEREAS, the governing body of the City of Suisun City has the authority to implement Government Code Section 20636(C) (4) pursuant to Section 20691; and

WHEREAS, the governing body of the City of Suisun City has a written labor policy or agreement which specifically provides for the normal member contributions to be paid by the employer, and reported as additional compensation; and

WHEREAS, one of the steps in the procedures to implement Section 20691 is the adoption by the governing body of the City of Suisun City of a Resolution to commence paying and reporting the value of said Employer Paid Member Contributions (EPMC); and

WHEREAS, the governing body of the City of Suisun City has identified the following conditions for the purpose of its election to pay and report the value of EPMC:

- All Classic Miscellaneous Members shall receive a benefit consisting of the City paying 7.0% of the normal contribution as EPMC and reporting the same percentage (value) of compensation earnable {excluding Government Code Section 20636(c)(4)} as additional compensation.

- All Classic Fire Safety Members shall receive a benefit consisting of the City paying 7.0% of the normal contribution as EPMC and reporting the same percentage (value) of compensation earnable {excluding Government Code Section 20636(c)(4)} as additional compensation.

- All Classic Police Safety Members shall receive a benefit consisting of the City paying 9.0% of the normal contribution as EPMC and reporting the same percentage (value) of compensation earnable {excluding Government Code Section 20636(c)(4)} as additional compensation.

- The effective date of this Resolution shall be July 3, 2026, or as soon as administratively possible thereafter in order to implement this resolution concurrently with cost sharing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby adopts Resolution No. 2026-49: electing to pay and report the value of EPMC, as set forth above.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of April 2026, by the following vote:

AYES:	Councilmembers:	Dawson, Pal, Shepherd, Mayor Hernandez
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Washington
ABSTAIN:	Councilmembers:	None

WITNESS my hand and the seal of said City this 21st day of April 2026.

Anita Skinner
City Clerk

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY IMPLEMENTING THE PROVISIONS OF INTERNAL REVENUE CODE SECTION 414(H)(2) RELATIVE TO THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRIBUTIOSN FOR ELIGIBLE CITY EMPLOYEES – CALPERS ID: 2298323828

WHEREAS, the City of Suisun City (City) has the authority to implement the provisions of Internal Revenue Code (IRC) Section 414(h)(2); and

WHEREAS, the Board of Administration of the California Public Employees' Retirement System (CalPERS) adopted its resolution regarding IRC Section 414(h)(2) on September 18, 1985; and

WHEREAS, the Internal Revenue Service advised in December 1985 that implementation of IRC Section 414(h)(2) pursuant to the CalPERS resolution satisfies the legal requirements of that section; and

WHEREAS, IRC Section 414(h)(2) permits mandatory employee retirement contributions to be treated as employer contributions for deferral income tax purposes when the employer formally elects to pick up such contributions and employees do not have the option to receive those amounts directly in cash; and

WHEREAS, the City has determined that the tax benefit available under IRC Section 414(h)(2) should be provided to eligible City employees who are members of CalPERS; and

WHEREAS, on October 16, 2007, the City Council adopted Resolution 2007-116 implementing the provisions of IRC Section 414(h)(2); and

WHEREAS, although the title Resolution 2007-116 referenced employees represented by the Suisun City Police Officers' Association, the operative provisions of that resolution approved implementation generally for eligible City employees participating in CalPERS; and

WHEREAS, since adoption of Resolution 2007-116, the City has administered mandatory members contributions on a pre-tax basis under IRC Section 414(h)(2) for eligible employees participating in CalPERS; and

WHEREAS, the City has subsequently amended its contract with CalPERS pursuant to Government Code section 20516 to require certain employees to make additional mandatory member contributions through employee cost sharing; and

WHEREAS, the City Council desires to reaffirm and clarify that the City's election under IRC Section 414(h)(2) applies to all mandatory member contributions requiem under the Public Employees' Retirement Law and the City's contract with CalPERS, including additional mandatory member contributions established pursuant to Government Code section 20516; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby approves the following:

Section 1. Pickup of Mandatory Member Contributions. Effective January 1, 2007, and continuing thereafter, the City of Suisun City shall implement the provisions of Internal Revenue Code Section 414(h)(2) by picking up mandatory member contributions rquried of eligible City employees participating in CalPERS. For purposes of this Resolution, mandatory member contributions include:

1. The normal member contributions required of Classic members;
2. The normal member contributions required of members subject to the Public Employees' Pension Reform Act of 2013 (PEPRA);
3. Additional mandatory member contribution required pursuant to the City's contract with CalPERS under Government Code section 20516; and
4. Any successor mandatory member contributions required by the Public Employees' Retirement Law or the City's contract with CalPERS.

Section 2. Employer Pickup. The mandatory member contributions described in Section 1 shall be picked up by the City and remitted directly to CalPERS in accordance with Internal Revenue Code Section 414(h)(2). The pickup established by this Resolution is intended solely to provide the federal income tax treatment authorized by IRC Section 414(h)(2) and shall not be construed as determining whether the City or the employee bears the ultimate economic responsibility for any mandatory member contribution under applicable law, collective bargaining agreements, City resolutions, or the City's contract with CalPERS.

Section 3. Mandatory Contributions. The pickup established by this Resolution applies only to mandatory member contributions required as a condition of employment. Employees shall not have the option to elect whether such contributions are picked up by the City, nor shall

employees have the option to receive the contributed amounts directly instead of having those amounts remitted to CalPERS.

Section 4. Funding and Remittance. The City shall remit the mandatory member contributions to CalPERS in the manner required by the Public Employees' Retiremetn Law and the City's contract with CalPERS.

Section 5. Amounts Covered. The pickup established by this Resolution applies to the full amount of mandatory member contributions required of each participating employee under:

- The Public Employees' Retirement Law;
- The City's contract with CalPERS;
- Applicable collective bargaining agreements; and
- Applicable City resolutions governing retirement contributions.

This includes mandatory member contribution rates as they may be amended from time to time in accordance with applicable law and the City's contract with CalPERS.

Section 6. Tax Treatment. The mandatory member contributions picked up pursuant to this Resolution are intended to be treated as employer contributions for federal income tax purposes under Internal Revenue Code Section 414(h)(2). Except for federal income tax treatment, such contributions shall be treated in the same manner as member contributions under the Public Employees' Retirement Law.

Section 7. Supersession. Resolution No. 2007-116, adopted on October 16, 2007, is hereby superseded and replaced by this Resolution. This Resolution is intended to:

1. Correct the title of the 2007 Resolution to accurately reflect its applicability to eligible City employees;
2. Reaffirm the City's long-standing implementation of Internal Revenue Code Section 414(h)(2);
3. Clarify that the pickup applies to all mandatory member contributions required under the City's contract with CalPERS, including mandatory member contribution required pursuant to Government Code section 20516; and
4. Continue the City's existing IRC Section 414(h)(2) pickup without interruption.

Noting in this Resolution is intended to modify retirement benefits, employee contribution obligations, employer contribution obligations, or the City's' Employer Paid Member Contribution (EPMC) program established pursuant to separate City Council action.

Section 9. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 4th day of August 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

Attachment: Resolution 2007-116 Rescinded

RESOLUTION NO. 2007 - 116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY SUISUN CITY IMPLEMENTING THE PROVISIONS OF INTERNAL REVENUE CODE SECTION 414(H)(2) RELATIVE TO THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRIBUTIONS FOR EMPLOYEES REPRESENTED BY THE SUISUN CITY POLICE OFFICERS' ASSOCIATION

WHEREAS, the City of Suisun City (City) has the authority to implement the provisions of Internal Revenue Code (IRC) Section 414(h)(2), and

WHEREAS, the Board of Administration of the Public Employees' Retirement System (PERS) adopted its resolution regarding IRC Section 414(h)(2) on September 18, 1985; and

WHEREAS, the Internal Revenue Service has stated in December of 1985, that the implementation of the provisions of IRC Section 414(h)(2) pursuant to the Resolution of the Board of Administration would satisfy the legal requirements of that section; and

WHEREAS, the City has determined that even though the implementation of IRC Section 414(h)(2) is not required by law, the tax benefit offered by that section should be provided to certain employees who are members of PERS and who are not currently benefiting from the provisions of that section; and

WHEREAS, Article XII Section C of the agreement between the City and the Suisun City Police Officers' Association indicates that the City will provide the benefit of IRC Section 414(h)(2) to employees covered by that agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby approves the following:

Section 1. Effective January 1, 2007, the City of Suisun City will implement the provisions of IRC Section 414(h)(2) by making employee contributions pursuant to California Government Code Section 20961 to the Public Employees' Retirement System (PERS). "Employee Contributions" shall mean those contributions to PERS which are deducted from the salary of employees and credited to individual employee accounts pursuant to California Government Code Section 20961.

Section 2. The contributions made the City to PERS, although designated as employee contributions, are being paid by the City in lieu of contributions by the employees who are members of PERS.

Section 3. Employees will not have the option of choosing to receive the contributed amounts directly instead of having them paid by the City to PERS.

Section 4. The City shall pay to PERS the contributions designated as employee contributions from the same funding source(s) used to pay salaries.

Section 5. The amount of the contribution designated as employee contributions and paid by the City to PERS on behalf of each employee shall be the entire contribution required of the employee by the Public Employees' Retirement Act (California Government Code Sections 20000 *et seq.*).

Section 6. The contribution designated as employee contribution made by the City to PERS shall be treated for all purposes, other than taxation, in the same manner that member contributions are treated by PERS.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 16th day of October 2007 by the following vote:

AYES:	COUNCILMEMBERS:	Day, Derting, Hudson, Segala, Sanchez
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

WITNESS my hand and the seal of said City this 16th day of October 2007.

Linda Hobson

Linda Hobson, CMC
City Clerk

AGENDA ITEM NO. 9

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Accept the Investment Report for the Quarter Ending June 30, 2026.

FISCAL IMPACT: No fiscal impact; informational only. Considering the projected timing of cash receipts and disbursements and the structure of the Pooled Investment Portfolio, the City should be able to comfortably meet overall cash flow needs over the next six months.

STRATEGIC PLAN: Sustainability and Stewardship. Ensure Fiscal Solvency; Provide Good Governance.

BACKGROUND: Each quarter it is necessary to produce an Investment Report showing how all City, Housing Authority, Successor Agency and Suisun-Solano Water Authority's available cash is invested, in terms of the type of investment, what institution it is invested in, and current value and interest earnings.

STAFF REPORT:

The total cash and investment portfolio book value (cost) held by the City as of June 30, 2026 was $40,502,037.

General Fund	$ 5,933,146
Trust/Fiduciary Funds	$ 13,019,818
All Other Funds	$ 25,549,073
Total Cash & Investment Held by City (Book Value)	$ 44,502,037

The cash and investments held by the City include the following components: Managed Investment Portfolio ($30,334,492), State of CA Local Agency Investment Fund ($11,220,635), California Asset Management Program (CAMP) Pooled Investment Fund ($12,649), Cash/Time Deposits ($2,597,388), and accrued interest on investments ($336,873).

Cash and investments held by the City and the trustees continue to be invested in accordance with the Government Code and the City's Investment Policy.

During the quarter, one U.S. Treasury Note totaling $225,000 matured, two Corporate Bonds totaling $230,000 matured, and four Mortgage-Backed Securities totaling $502,829 matured.

Two-year Treasuries were yielding 3.79% at the beginning of the quarter and at 4.14% at the end of the quarter, which was an increase of 35 basis points for the quarter.

As of June 30, 2026, the Weighted Yield to Maturity on the Managed Investment Portfolio was 4.23%. At the end of this quarter, the Weighted Average Maturity of the Managed Investment Portfolio was 2.36 years.

The Federal Open Market Committee (FOMC) meets approximately every six weeks and determines the level of the Federal Funds Rate. **At the June 17th meeting, the FOMC voted to maintain the target range for the federal funds rate at 3-1/2 to 3-3/4 percent.**

Finance staff hired Optimized Investment Partners in May 2024 to help improve the investment returns for the city and to ensure compliance with California Government Code by ensuring safety of principal and sufficient liquidity for operations. Ongoing portfolio management activity will continue to be performed in partnership with Optimized Investment Partners, the City Manager, the Finance Director and the Finance Manager.

STAFF RECOMMENDATION: DECISION-MAKER CONFLICT**:** Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

STAFF RECOMMENDATION: It is recommended that the Council/Authority accept the Quarter Ending June 30, 2026, Financial Officer's Investment Report.

PREPARED BY: Elizabeth Luna, Finance Manager
REVIEWED BY: Elizabeth N. Luna, Interim Finance Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

Financial Offcer's Investment Report for June 30 2026.pdf



CITY OF SUISUN CITY INVESTMENT REPORT

FOR THE QUARTER ENDED

JUNE 30, 2026

Robert Michalik
COO & Registered Investment Advisor
www.optimizedip.com

by Optimized Investment Partners, LLC

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PERFORMANCE SUMMARY SNAPSHOT

TOTAL INTEREST EARNINGS FOR THE QUARTER: $395,571

ESTIMATED EARNINGS BY MONTH

Interest Earnings	FY 24-25	FY 25-26	Change
Apr	$ 146,620	$ 132,782	$ (13,838)
May	$ 154,522	$ 133,811	$ (20,711)
Jun	$ 156,018	$ 128,979	$ (27,039)
Total for Quarter	**$ 457,160**	**$ 395,571**	**$ (61,589)**

Note: Interest Earnings figures do not include capital gains or losses

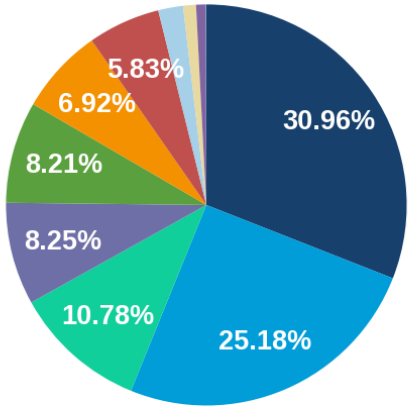
PORTFOLIO KEY STATISTICS

Portfolio Key Statistics		
PAR Value	$	42,574,625
Book Value (COST)	$	41,567,776
Market Value	$	41,956,869
Weighted Average Maturity (in years)		**2.36**
Weighted Yield to Maturity*		**4.23%**

*Note: Cash/time deposits not included in WYTM and WAM

PORTFOLIO STATISTICS

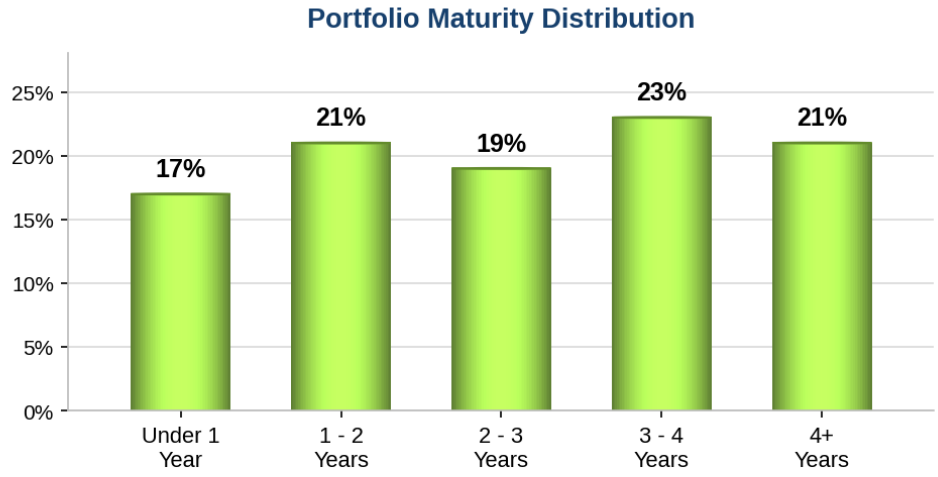
% OF PORTFOLIO BY INVESTMENT TYPE



	Investment Type (Market Value)	% Held
	CORPORATE BOND/NOTE	30.96%
	LOCAL AGENCY INVESTMENT FUND	25.18%
	U.S. TREASURY BILL/NOTE	10.78%
	MUNICIPAL BOND/NOTE	8.25%
	ASSET BACKED/MORTGAGE BACKED SECURITIES	8.21%
	FEDERAL AGENCY BOND/NOTE	6.92%
	CASH/TIME DEPOSITS	5.83%
	CERTIFICATE OF DEPOSIT	2.00%
	INVESTMENT CASH ACCOUNT	1.04%
	SENIOR UNSECURED UNSUBORDINATE OBLIGATIONS	0.79%
	CAMP	0.03%
	ALL INVESTMENTS	**100.00%**

PORTFOLIO MATURITY DISTRIBUTION

Portfolio Maturity	PAR Maturing	% Maturing
Under 1 Year	$ 5,212,842	17%
1 - 2 Years	$ 6,458,767	21%
2 - 3 Years	$ 5,726,386	19%
3 - 4 Years	$ 6,980,000	23%
4+ Years	$ 6,500,000	21%
Total	**$ 30,877,995**	**100%**



Pooled investments & U.S. Bank Custodial cash accounts are not included in the Portfolio Maturity Distribution table or chart

City of Suisun City

Summary of Cash and Investments for the Quarter Ended June 30, 2026

Portfolio Assets	Par Value (1)	Market Value (2)	Book Value (3)	% of Portfolio
Cash & Investments Held by City				
Investment Portfolio				
Managed Investments				
U.S. Bank Custodial Cash Account	$ 463,347	$ 463,347	$ 463,347	1.05%
U.S. Treasury Bill/ Note	4,860,000	4,803,206	4,821,163	10.92%
Federal Agency Bond	3,245,000	3,082,922	3,001,847	6.80%
Certificate of Deposit	900,000	893,061	900,000	2.04%
Corporate Issues	14,080,000	13,793,430	13,598,591	30.79%
Asset Backed/Mortgage Backed Securities	3,667,995	3,658,525	3,579,190	8.10%
Senior Unsecured Unsubordinate Obligations (Supranationals)	350,000	352,863	349,247	0.79%
Municipal Bond/Note	3,775,000	3,676,232	3,621,109	8.20%
Managed Investments Subtotal	**$ 31,341,342**	**$ 30,723,585**	**$ 30,334,493**	**68.68%**
Pooled Investments				
CAMP	12,649	12,649	12,649	0.03%
State of CA Local Agency Investment Fund	11,220,635	11,220,635	11,220,635	25.41%
Pooled Investments Subtotal	**$ 11,233,284**	**$ 11,233,284**	**$ 11,233,284**	**25.43%**
Investment Portfolio Subtotal	**$ 42,574,625**	**$ 41,956,869**	**$ 41,567,776**	**94.12%**
Cash/Time Deposits	$ 2,597,388	$ 2,597,388	$ 2,597,388	5.88%
Funds Available for Investment	**$ 45,172,013**	**$ 44,554,257**	**$ 44,165,164**	**100.00%**
Accrued Interest	$ 336,873	$ 336,873	$ 336,873	
Total Cash & Investments Held by City	**$ 45,508,886**	**$ 44,891,130**	**$ 44,502,037**	

Notes:

1. Par value is the principal amount of the investment on maturity.
2. Market values contained herein are received from sources we believe are reliable; however, we do not guarantee their accuracy.
3. Book value is par value of the security plus or minus any premium or discount on the security.

TRANSACTIONS REPORT

Paid Down, Called, Sold, Matured, or Purchased Investments

Transaction Type	Settlement Date	Maturity Date	CUSIP ID	Transaction Description	PAR Value	Tax Cost	Proceeds
Paid Down	04/15/2026	05/15/2028	344930AD4	FORD CR AUTO OWNER 5.230% 5/15/28	3,244	(3,244)	3,244
Paid Down	04/15/2026	08/16/2027	58768PAC8	MERCEDES BENZ AUTO 5.210% 8/16/27	5,599	(5,598)	5,599
Paid Down	04/15/2026	08/15/2028	31680EAD3	FIFTH THIRD AUTO 5.530% 8/15/28	7,785	(7,785)	7,785
Paid Down	04/15/2026	03/15/2027	233868AC2	DAIMLER TRUCKS 5.900% 3/15/27	6,886	(6,886)	6,886
Paid Down	04/15/2026	05/15/2028	02007WAC2	ALLY AUTO RECV TR 5.460% 5/15/28	5,320	(5,320)	5,320
Paid Down	04/15/2026	12/15/2027	41285JAD0	HARLEY DAVIDSON 5.050% 12/15/27	3,139	(3,139)	3,139
Paid Down	04/15/2026	02/15/2028	344928AD8	FORD CR AUTO OWNER 4.650% 2/15/28	3,119	(3,118)	3,119
Paid Down	04/15/2026	04/17/2028	44933XAD9	HYUNDAI AUTO 5.480% 4/17/28	3,359	(3,358)	3,359
Paid Down	04/15/2026	03/15/2028	65480MAD5	NISSAN AUTO LEASE 5.930% 3/15/28	2,756	(2,756)	2,756
Paid Down	04/16/2026	06/16/2028	36267KAD9	GM FINL CON AUT RECV 5.450% 6/16/28	3,276	(3,276)	3,276
Paid Down	04/20/2026	02/18/2028	43815QAC1	HONDA AUTO 5.410% 2/18/28	6,540	(6,539)	6,540
Paid Down	04/27/2026	11/25/2026	3137BTUM1	F H L M C MLTCL MTG 3.347% 11/25/26	305	(296)	305
Paid Down	04/27/2026	02/25/2028	05592XAD2	BMW VEH OWNER TR 5.470% 2/25/28	2,556	(2,556)	2,556
Paid Down	04/27/2026	07/25/2028	3136BQDE6	F N M A GTD REMIC 4.190% 7/25/28	15	(15)	15
Paid Down	04/27/2026	06/25/2028	3137HAD45	F H L M C MLTCL MT 4.777% 6/25/28	208	(208)	208
Paid Down	04/27/2026	05/25/2026	3137FMU67	F H L M C MLTCL MTG 2.862% 5/25/26	72,761	(68,759)	72,761
Paid Down	04/27/2026	08/25/2028	3137HAMN3	F H L M C MLTCL 5.272% 8/25/28	260	(260)	260
Paid Down	04/28/2026	01/25/2027	3137BVZ82	F H L M C MLTCL MT 3.430% 1/25/27	484	(469)	484
Paid Down	05/15/2026	08/16/2027	58768PAC8	MERCEDES BENZ AUTO 5.210% 8/16/27	4,914	(4,913)	4,914
Paid Down	05/15/2026	08/15/2028	31680EAD3	FIFTH THIRD AUTO 5.530% 8/15/28	6,751	(6,751)	6,751
Paid Down	05/15/2026	04/17/2028	44933XAD9	HYUNDAI AUTO 5.480% 4/17/28	3,163	(3,163)	3,163
Paid Down	05/15/2026	02/15/2028	344928AD8	FORD CR AUTO OWNER 4.650% 2/15/28	3,030	(3,030)	3,030
Paid Down	05/15/2026	03/15/2027	233868AC2	DAIMLER TRUCKS 5.900% 3/15/27	6,900	(6,900)	6,900
Paid Down	05/15/2026	12/15/2027	41285JAD0	HARLEY DAVIDSON 5.050% 12/15/27	2,906	(2,905)	2,906
Paid Down	05/15/2026	05/15/2028	02007WAC2	ALLY AUTO RECV TR 5.460% 5/15/28	4,984	(4,983)	4,984
Paid Down	05/15/2026	03/15/2028	65480MAD5	NISSAN AUTO LEASE 5.930% 3/15/28	2,285	(2,285)	2,285
Paid Down	05/15/2026	05/15/2028	344930AD4	FORD CR AUTO OWNER 5.230% 5/15/28	2,923	(2,923)	2,923
Paid Down	05/15/2026	05/15/2028	05522RDG0	BANK OF AMERICA 4.790% 5/15/28 CMO FINAL PAYDOWN	75,000	(74,983)	75,000
Paid Down	05/15/2026	05/15/2028	14041NGD7	CAPITAL ONE MULTI 4.420% 5/15/28 CMO FINAL PAYDOWN	210,000	(209,952)	210,000
Paid Down	05/18/2026	06/16/2028	36267KAD9	GM FINL CON AUT RECV 5.450% 6/16/28	2,985	(2,985)	2,985
Paid Down	05/18/2026	02/18/2028	43815QAC1	HONDA AUTO 5.410% 2/18/28	5,989	(5,988)	5,989
Paid Down	05/26/2026	11/25/2026	3137BTUM1	F H L M C MLTCL MTG 3.347% 11/25/26	323	(313)	323
Paid Down	05/26/2026	02/25/2028	05592XAD2	BMW VEH OWNER TR 5.470% 2/25/28	2,303	(2,302)	2,303
Paid Down	05/26/2026	08/25/2026	3137BSP72	F H L M C MLTCL MT 2.653% 8/25/26	15,322	(14,624)	15,322
Paid Down	05/26/2026	06/25/2028	3137HAD45	F H L M C MLTCL MT 4.777% 6/25/28	251	(251)	251
Paid Down	05/26/2026	08/25/2028	3137HAMN3	F H L M C MLTCL 5.272% 8/25/28	324	(324)	324
Paid Down	05/26/2026	07/25/2028	3136BQDE6	F N M A GTD REMIC 4.171% 7/25/28	18	(18)	18

Paid Down	05/26/2026	05/25/2026	3137FMU67	F H L M C MLTCL MTG 2.862% 5/25/26 CMO FINAL PAYDOWN	112,829	(106,624)	112,829
Paid Down	05/26/2026	01/25/2027	3137BVZ82	F H L M C MLTCL MT 3.430% 1/25/27	515	(499)	515
Paid Down	06/15/2026	08/16/2027	58768PAC8	MERCEDES BENZ AUTO 5.210% 8/16/27	4,586	(4,585)	4,586
Paid Down	06/15/2026	05/15/2028	344930AD4	FORD CR AUTO OWNER 5.230% 5/15/28	2,535	(2,535)	2,535
Paid Down	06/15/2026	12/15/2027	41285JAD0	HARLEY DAVIDSON 5.050% 12/15/27	2,732	(2,731)	2,732
Paid Down	06/15/2026	08/15/2028	31680EAD3	FIFTH THIRD AUTO 5.530% 8/15/28	6,156	(6,156)	6,156
Paid Down	06/15/2026	02/15/2028	344928AD8	FORD CR AUTO OWNER 4.650% 2/15/28	2,693	(2,693)	2,693
Paid Down	06/15/2026	05/15/2028	02007WAC2	ALLY AUTO RECV TR 5.460% 5/15/28	4,862	(4,861)	4,862
Paid Down	06/15/2026	04/17/2028	44933XAD9	HYUNDAI AUTO 5.480% 4/17/28	2,917	(2,917)	2,917
Paid Down	06/15/2026	03/15/2027	233868AC2	DAIMLER TRUCKS 5.900% 3/15/27	4,775	(4,775)	4,775
Paid Down	06/15/2026	06/15/2028	254683CZ6	DISCOVER CARD EXE 4.930% 6/15/28 CMO FINAL PAYDOWN	105,000	(104,986)	105,000
Paid Down	06/15/2026	03/15/2028	65480MAD5	NISSAN AUTO LEASE 5.930% 3/15/28	2,027	(2,027)	2,027
Paid Down	06/16/2026	06/16/2028	36267KAD9	GM FINL CON AUT RECV 5.450% 6/16/28	2,769	(2,769)	2,769
Paid Down	06/18/2026	02/18/2028	43815QAC1	HONDA AUTO 5.410% 2/18/28	5,660	(5,659)	5,660
Paid Down	06/25/2026	02/25/2028	05592XAD2	BMW VEH OWNER TR 5.470% 2/25/28	2,223	(2,222)	2,223
Paid Down	06/25/2026	08/25/2026	3137BSP72	F H L M C MLTCL MT 2.653% 8/25/26	19,201	(18,327)	19,201
Paid Down	06/25/2026	01/25/2027	3137BVZ82	F H L M C MLTCL MT 3.430% 1/25/27	487	(472)	487
Paid Down	06/25/2026	11/25/2026	3137BTUM1	F H L M C MLTCL MTG 3.347% 11/25/26	307	(298)	307
Paid Down	06/25/2026	07/25/2028	3136BQDE6	F N M A GTD REMIC 4.190% 7/25/28	15	(15)	15
Paid Down	06/25/2026	06/25/2028	3137HAD45	F H L M C MLTCL MT 5.30068% 6/25/28	4,106	(4,106)	4,106
Paid Down	06/25/2026	08/25/2028	3137HAMN3	F H L M C MLTCL 5.272% 8/25/28	263	(263)	263
Called	05/21/2026	05/21/2027	38151LAG5	GOLDMAN SACHS BK 5.414% 5/21/27	120,000	(120,000)	120,000
Matured	04/01/2026	04/01/2026	46625HQW3	JPMORGAN CHASE CO 3.300% 4/01/26	110,000	(110,000)	110,000
Matured	04/15/2026	04/15/2026	91282CGV7	U S TREASURY NT 3.750% 4/15/26	225,000	(225,000)	225,000

HOLDINGS REPORT

Security Description	CUSIP Id	USBank Category	Settlement Date	Maturity	PAR	Market Value	Cost	YTM	Moody Rating	S&P Rating
COOPERATIEVE CENTRALE RAIFFEISEN	21684LGS5	Corporate Issues	07/20/2023	07/17/2026	250,000	250,158	250,000	5.08%	N/A	N/A
NATIXIS NY	63873QP65	Corporate Issues	09/20/2023	09/18/2026	160,000	160,366	160,000	5.61%	N/A	N/A
Morgan Stanley Bk N A Salt Lake City	61778EDR9	Corporate Issues	08/27/2025	08/27/2030	245,000	241,269	245,000	3.95%	N/A	N/A
Morgan Stanley Private Bk - 61776NWR0	61776NWR0	Corporate Issues	08/27/2025	08/27/2030	245,000	241,269	245,000	3.95%	N/A	N/A
CERTIFICATE OF DEPOSIT					**900,000**	**893,061**	**900,000**			
FEDERAL HOME LOAN BKS	3130ANDH0	US Government Issues	07/31/2024	07/28/2026	350,000	349,514	331,996	4.47%	AA1	AA+
F H L M C M T N	3134GWBN5	US Government Issues	07/31/2024	07/30/2026	500,000	498,780	465,220	4.47%	AA1	N/A
FEDERAL HOME LOAN BKS	3130ANMH0	US Government Issues	07/20/2022	08/20/2026	200,000	199,238	182,338	3.44%	AA1	AA+
FEDERAL HOME LOAN BKS	3130AQR62	US Government Issues	07/31/2024	08/25/2026	150,000	149,847	144,728	4.45%	AA1	AA+
FEDERAL HOME LOAN BKS	3130ATS57	US Government Issues	03/23/2023	03/10/2028	200,000	201,062	204,684	3.98%	AA1	AA+
Federal Home Loan Bks - 3130AKAJ5 0.860 09/10/2029	3130AKAJ5	US Government Issues	11/13/2024	09/10/2029	200,000	179,824	171,660	4.13%	AA1	AA+
Federal Farm Credit Bks - 3133ER7L9 4.000 03/18/2030	3133ER7L9	US Government Issues	03/20/2025	03/18/2030	560,000	554,176	558,432	4.06%	AA1	AA+
F N M A - 3135G05Q2	3135G05Q2	US Government Issues	08/20/2025	08/05/2030	1,085,000	950,482	942,789	3.80%	AA1	AA+
FEDERAL AGENCY BOND/NOTE					**3,245,000**	**3,082,922**	**3,001,847**			
First American Government - 31846V203 Oblig Fd Cl Y #3763	31846V203	Cash & Equivalents			463,347	463,347	463,347	N/A	N/A	N/A
INVESTMENT CASH ACCOUNT					**463,347**	**463,347**	**463,347**			
U S TREASURY NOTE	91282CCZ2	US Government Issues	10/26/2021	09/30/2026	100,000	99,276	99,688	1.17%	AA1	N/A
U S TREASURY NOTE	91282CJT9	US Government Issues	03/04/2024	01/15/2027	340,000	340,027	335,737	4.47%	AA1	N/A
U S TREASURY NOTE	91282CFU0	US Government Issues	01/05/2024	10/31/2027	520,000	519,693	522,234	4.00%	AA1	N/A
U S TREASURY NOTE	91282CCH2	US Government Issues	10/31/2023	06/30/2028	250,000	236,172	212,773	4.85%	AA1	N/A
U S TREASURY NOTE	91282CCR0	US Government Issues	12/07/2023	07/31/2028	190,000	178,125	163,563	4.34%	AA1	N/A
U S TREASURY NOTE	91282CJA0	US Government Issues	02/02/2024	09/30/2028	310,000	313,004	319,918	3.87%	AA1	N/A
U S TREASURY NOTE	91282CJF9	US Government Issues	03/01/2024	10/31/2028	150,000	152,308	153,240	4.36%	AA1	N/A
U S Treasury Note - 91282CNN7	91282CNN7	US Government Issues	08/20/2025	07/31/2030	3,000,000	2,964,600	3,014,010	3.77%	AA1	N/A
U.S. TREASURY BILL/NOTE					**4,860,000**	**4,803,206**	**4,821,163**			
INTERNATIONAL FINANCE CORP	45950KDF4	Foreign Issues	12/06/2023	01/15/2027	100,000	100,340	99,674	4.49%	AAA	AAA
NATIONAL AUSTRALIA BK	63253QAE4	Foreign Issues	06/13/2023	06/13/2028	250,000	252,522	249,572	4.94%	AA2	AA-

SENIOR UNSECURED UNSUBORDINATE OBLIGATIONS (SUPRANATIONALS)					**350,000**	**352,862**	**349,246**			
AMERICAN HONDA FIN CORP	02665WEK3	Corporate Issues	07/18/2023	07/07/2026	75,000	75,010	75,830	4.85%	A3	BBB+
STATE STR CORP	857477CD3	Corporate Issues	08/03/2023	08/03/2026	70,000	160,016	70,025	5.26%	AA3	A
STATE STR CORP	857477CD3	Corporate Issues	08/03/2023	08/03/2026	90,000	0	90,000	5.27%	AA3	A
TOYOTA MTR CR CORP FR	89236TKX2	Corporate Issues	08/14/2023	08/14/2026	90,000	90,086	89,891	5.04%	A1	A+
BANK OF AMERICA NA	06428CAA2	Corporate Issues	08/18/2023	08/18/2026	325,000	325,257	325,000	5.53%	AA2	A+
HOME DEPOT INC	437076BN1	Corporate Issues	08/22/2023	09/15/2026	100,000	99,620	91,748	5.07%	A2	A
WELLS FARGO COMPANY	949746SH5	Corporate Issues	07/18/2023	10/23/2026	175,000	174,291	163,735	5.17%	A1	BBB+
ABBOTT LABORATORIES	002824BF6	Corporate Issues	08/24/2023	11/30/2026	110,000	109,891	105,691	5.06%	AA3	A+
CATERPILLAR FINL SVCS MTNS BE FR	14913R2U0	Corporate Issues	01/12/2022	01/08/2027	150,000	148,142	148,989	1.84%	A1	A
DEERE JOHN CAPITAL CORP	24422EWA3	Corporate Issues	01/13/2022	01/11/2027	125,000	123,420	124,295	1.82%	A1	A
BANK OF NY MELLON CORP	06406RBA4	Corporate Issues	01/28/2022	01/26/2027	165,000	163,017	165,200	2.02%	AA3	A
INTERNATIONAL BUSINESS MACHS	459200KM2	Corporate Issues	02/25/2022	02/09/2027	175,000	172,741	172,840	2.47%	A3	A-
HONEYWELL INTERNATIONAL	438516CE4	Corporate Issues	03/03/2022	03/01/2027	125,000	122,439	119,160	2.09%	A2	A
AMAZON COM INC	023135CF1	Corporate Issues	04/26/2022	04/13/2027	160,000	158,904	158,696	3.48%	A1	AA
NORTHERN TR CORP SR NT	665859AW4	Corporate Issues	05/12/2022	05/10/2027	110,000	109,790	111,063	3.79%	A2	A+
UNITEDHEALTH GROUP INC	91324PEG3	Corporate Issues	05/20/2022	05/15/2027	35,000	34,837	34,981	3.71%	A2	A+
INTEL CORP	458140BY5	Corporate Issues	08/12/2022	08/05/2027	170,000	168,681	170,206	3.72%	BAA2	BBB
CATERPILLAR FINL SVCS	14913R3A3	Corporate Issues	07/31/2024	08/12/2027	2,000,000	1,986,320	1,951,300	4.46%	A1	A
WALMART INC	931142EX7	Corporate Issues	09/14/2022	09/09/2027	165,000	164,571	165,267	3.91%	AA2	AA
BP CAP MKTS AMER INC	10373QBY5	Corporate Issues	05/17/2024	11/17/2027	110,000	110,983	110,000	5.02%	A1	A-
WALMART INC	931142FB4	Corporate Issues	04/18/2023	04/15/2028	75,000	74,648	74,862	3.94%	AA2	AA
LOCKHEED MARTIN CORP	539830BZ1	Corporate Issues	05/25/2023	05/15/2028	15,000	65,074	14,973	4.49%	A2	A-
LOCKHEED MARTIN CORP	539830BZ1	Corporate Issues	06/06/2023	05/15/2028	50,000	0	49,820	4.53%	A2	A-
META PLATFORMS INC	30303M8L9	Corporate Issues	06/05/2023	05/15/2028	105,000	105,527	105,158	4.56%	AA3	AA-
MERCK CO INC	58933YBH7	Corporate Issues	05/17/2023	05/17/2028	65,000	64,811	64,947	4.07%	AA3	A+
AMERICAN HONDA FIN CORP	02665WEM9	Corporate Issues	07/07/2023	07/07/2028	85,000	85,748	84,963	5.14%	A3	BBB+
JOHN DEERE CAPITAL CORPORATION	24422EXB0	Corporate Issues	07/14/2023	07/14/2028	25,000	25,310	24,963	4.98%	A1	A
INTUIT	46124HAC0	Corporate Issues	03/13/2026	07/15/2027	1,610,000	1,560,557	1,554,278	4.03%	A3	A
PACCAR FINANCIAL CORP	69371RS64	Corporate Issues	08/10/2023	08/10/2028	105,000	106,154	104,834	4.99%	A1	A+
TOYOTA MTR CR CORP	89236TLB9	Corporate Issues	09/11/2023	09/11/2028	75,000	76,250	74,870	5.29%	A1	A+
ANALOG DEVICES INC	032654AU9	Corporate Issues	11/01/2023	10/01/2028	160,000	150,672	134,230	5.48%	A2	A
AIR PRODUCTS AND CHEMICALS INC	009158BH8	Corporate Issues	02/08/2024	02/08/2029	145,000	145,503	144,807	4.63%	A3	A
TEXAS INSTRS INC	882508CG7	Corporate Issues	02/08/2024	02/08/2029	130,000	130,901	129,862	4.62%	AA3	A+
CISCO SYS INC	17275RBR2	Corporate Issues	02/26/2024	02/26/2029	115,000	116,221	114,960	4.86%	A1	AA-
BLACKROCK FUNDING	09290DAA9	Corporate Issues	03/14/2024	03/14/2029	15,000	217,133	14,973	4.74%	AA3	AA-
BLACKROCK FUNDING	09290DAA9	Corporate Issues	03/14/2024	03/14/2029	200,000	0	200,494	4.64%	AA3	AA-
ADOBE INC SR GLBL	00724PAF6	Corporate Issues	04/04/2024	04/04/2029	80,000	80,782	79,881	4.83%	A1	A+
JOHN DEERE CAPITAL CORP	24422EUY3	Corporate Issues	07/31/2024	07/18/2029	3,000,000	2,861,010	2,775,300	4.50%	A1	A
PEPSICO INC	713448EL8	Corporate Issues	07/31/2024	07/29/2029	2,000,000	1,899,940	1,847,400	4.34%	A1	A+
BRISTOL-MYERS	110122EG9	Corporate Issues	03/13/2026	02/22/2031	1,500,000	1,529,175	1,559,100	4.18%	A2	A
CORPORATE BOND/NOTE					**14,080,000**	**13,793,430**	**13,598,591**			
F H L M C MULTICLASS MTG PARTN	3137BSP72	US Government Issues	04/17/2023	08/25/2026	165,477	164,949	157,947	4.11%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BTUM1	US Government Issues	05/24/2023	11/25/2026	140,585	139,946	136,258	4.31%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BVZ82	US Government Issues	05/24/2023	01/25/2027	211,501	210,388	205,098	4.26%	N/A	N/A
DAIMLER TRUCKS RETAIL	233868AC2	Corporate Issues	09/27/2023	03/15/2027	5,279	5,283	5,279	5.23%	AAA	N/A
F H L M C MULTICLASS MTG PARTN	3137BXQY1	US Government Issues	08/18/2023	03/25/2027	235,000	233,282	221,671	4.28%	N/A	AAA
F H L M C MULTICLASS MTG PARTN	3137F1G44	US Government	06/13/2023	04/25/2027	225,000	222,977	215,604	4.24%	N/A	N/A

		Issues								
MERCEDES BENZ AUTO	58768PAC8	Corporate Issues	11/22/2022	08/16/2027	810	810	810	4.89%	AAA	AAA
HARLEY DAVIDSON MOTORCYCLE	41285JAD0	Corporate Issues	02/23/2023	12/15/2027	3,564	3,566	3,564	5.17%	AAA	N/A
FORD CR AUTO OWNER TR	344928AD8	Corporate Issues	03/31/2023	02/15/2028	11,969	11,983	11,968	4.85%	N/A	AAA
HONDA AUTO RECEIVABLES OWNER	43815QAC1	Corporate Issues	08/22/2023	02/18/2028	35,069	35,217	35,062	4.89%	N/A	AAA
BMW VEH OWNER TR 2023 A	05592XAD2	Corporate Issues	07/18/2023	02/25/2028	10,262	10,296	10,261	5.06%	N/A	AAA
NISSAN AUTO LEASE TRUST	65480MAD5	Corporate Issues	10/25/2023	03/15/2028	11,279	11,326	11,277	4.83%	AAA	N/A
HYUNDAI AUTO RECEIVABLES TR	44933XAD9	Corporate Issues	07/19/2023	04/17/2028	17,165	17,223	17,164	4.81%	N/A	AAA
ALLY AUTO RECV TR	02007WAC2	Corporate Issues	07/19/2023	05/15/2028	34,062	34,183	34,056	5.03%	AAA	N/A
FORD CR AUTO OWNER TR	344930AD4	Corporate Issues	06/26/2023	05/15/2028	18,630	18,692	18,630	4.93%	N/A	AAA
F H L M C MULTICLASS MTG PARTN	3137H14B9	US Government Issues	08/15/2023	05/25/2028	245,000	233,608	214,432	4.18%	N/A	N/A
GM FINL CON AUT RECV TR	36267KAD9	Corporate Issues	07/19/2023	06/16/2028	20,316	20,399	20,315	4.86%	AAA	AAA
F H L M C MULTICLASS MTG PARTN	3137HAD45	US Government Issues	07/27/2023	06/25/2028	170,640	171,003	170,636	4.61%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HACX2	US Government Issues	07/20/2023	06/25/2028	220,000	220,983	222,197	4.40%	N/A	N/A
F N M A GTD R E M I C PASS THRU	3136BQDE6	US Government Issues	07/31/2023	07/25/2028	206,165	204,815	202,670	4.33%	N/A	N/A
FIFTH THIRD AUTO	31680EAD3	Corporate Issues	08/23/2023	08/15/2028	49,862	50,077	49,858	4.99%	AAA	AAA
F H L M C MULTICLASS MTG PARTN	3137HAMH6	US Government Issues	09/14/2023	08/25/2028	225,000	225,432	221,672	4.43%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAQ74	US Government Issues	10/19/2023	08/25/2028	215,000	215,838	210,284	4.38%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAMN3	US Government Issues	09/28/2023	08/25/2028	55,359	55,572	55,359	4.62%	N/A	N/A
CHASE ISSUANCE TRUST	161571HT4	Corporate Issues	09/15/2023	09/15/2028	175,000	175,441	174,951	4.65%	N/R	AAA
F H L M C MULTICLASS MTG PARTN	3137HAST4	US Government Issues	10/31/2023	09/25/2028	160,000	160,893	154,899	4.41%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAMS2	US Government Issues	09/28/2023	09/25/2028	200,000	201,038	197,609	4.44%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HB3D4	US Government Issues	11/21/2023	10/25/2028	80,000	80,854	79,769	4.34%	N/A	N/A
CHASE ISSUE TR	161571HV9	Corporate Issues	01/31/2024	01/16/2029	185,000	185,407	184,972	4.55%	N/R	AAA
WELLS FARGO CARD ISSUANCE TRUST	92970QAA3	Corporate Issues	03/01/2024	02/15/2029	200,000	200,930	199,946	4.64%	AAA	AAA
AMERICAN EXP CR	02582JKH2	Corporate Issues	04/23/2024	04/16/2029	135,000	136,111	134,972	4.72%	N/A	AAA
ASSET BACKED/MORTGAGE BACKED SECURITIES					**3,667,995**	**3,658,525**	**3,579,190**			
NORTH DAKOTA ST HSG FIN AGY TAXABLE	658909H33	Taxable Municipal Issues	08/07/2024	07/01/2027	180,000	178,767	176,540	4.09%	AA1	N/A
CALIFORNIA ST UNIV REV TAXABLE	13077DTD4	Taxable Municipal Issues	08/09/2023	11/01/2027	95,000	95,455	95,000	4.59%	AA2	AA-
CONNECTICUT ST TAXABLE GO BDS 2023 A	20772KTK5	Taxable Municipal Issues	06/22/2023	05/15/2028	50,000	50,155	50,000	4.51%	AA2	AA-
OKLAHOMA ST CAPITOL IMPT AUTH REV	67908PBG0	Taxable Municipal Issues	07/31/2024	07/01/2028	1,265,000	1,207,379	1,158,234	4.31%	N/A	AA
RANCHO ADOBE FIRE PROTN DIST CA	752096AG2	Taxable Municipal Issues	08/05/2024	08/01/2028	270,000	256,524	247,064	4.30%	N/A	AA
Upper Santa Clara Vy Jt Pwrs Auth - 916544EX3 Ca Rev Taxable Bds 2020 B 1.533 08/01/2028	916544EX3	Taxable Municipal Issues	10/01/2024	08/01/2028	270,000	255,282	248,859	3.74%	N/A	AA+
ANAHEIM CA PUB FING AUTH LEASE	03255LJF7	Taxable Municipal Issues	08/14/2024	07/01/2029	280,000	259,235	249,959	4.33%	A1	AA
California ST Taxable Various - 13063D3Q9 Purp Go	13063D3Q9	Taxable Municipal Issues	03/20/2025	03/01/2030	940,000	989,867	1,011,440	4.28%	AA2	AA-

6.000 03/01/2030										
Vacaville Calif Uni Sch Dist Taxable - 918608UR9	918608UR9	Taxable Municipal Issues	08/19/2025	08/01/2030	425,000	383,567	384,013	3.90%	AA2	N/A
MUNICIPAL BOND/NOTE					**3,775,000**	**3,676,232**	**3,621,109**			
CUSTODIAL ACCOUNT SUBTOTALS					**31,341,342**	**30,723,585**	**30,334,493**			

ECONOMIC SUMMARY

The economic market summary for the second quarter of 2026 reflects an economy still expanding at a solid pace amid elevated uncertainty, including the conflict in the Middle East. The unemployment rate edged down to 4.2% in June, though job growth slowed and labor force participation declined. Real GDP growth for the first quarter of 2026 was revised up to 2.1% annualized, while full-year 2026 growth is projected to moderate. The Federal Reserve held its policy rate steady for a fourth consecutive meeting, maintaining the federal funds target range at 3.50% to 3.75%. Treasury yields rose over the quarter, with the 2-year Treasury yield beginning the quarter at 3.79% and ending at 4.14%, an increase of 35 basis points, reflecting expectations of firmer-for-longer policy.

ECONOMIC MARKET UPDATE:

UNEMPLOYMENT: The unemployment rate edged down over the quarter, with slowing job growth and declining labor force participation pointing to a gradually cooling but resilient labor market.

- **Q2 2026:** 4.2% (June 2026; nonfarm payrolls +57,000 in June) (Bureau of Labor Statistics)
- **Q1 2026:** 4.3% (March 2026) (Bureau of Labor Statistics)

GROSS DOMESTIC PRODUCT (GDP): Economic growth firmed in early 2026 after a weak end to 2025; The Conference Board projects growth to moderate to 1.8% year-over-year for 2026.

- **Q1 2026:** 2.1% annualized (third estimate, released June 25, 2026 - revised up from 1.6%) (The Conference Board / Bureau of Economic Analysis)
- **Q4 2025:** 0.5% annualized (third estimate - revised down from earlier vintages) (The Conference Board / Bureau of Economic Analysis)

FEDERAL FUNDS EFFECTIVE RATE: At the June 17, 2026 FOMC meeting, the Federal Reserve maintained the federal funds target range at 3.50%-3.75% - a fourth consecutive hold - on a 12-0 vote.

- **Q2 2026:** maintained at 3.50% to 3.75% (Federal Reserve, FOMC Statement, June 17, 2026)
- **Q1 2026:** maintained at 3.50% to 3.75% (Federal Reserve, FOMC Statement)

TREASURY YIELDS: Treasury yields rose during the quarter as markets priced firmer-for-longer policy. Two-year Treasuries were yielding 3.79% at the beginning of the quarter and ended the quarter at 4.14%, which was an increase of 35 basis points for the quarter.

- **Q2 2026:** 2-year 4.14%, 5-year 4.19% (June 30, 2026 daily par yield curve) (U.S. Department of the Treasury)
- **Q1 2026:** 2-year 3.79%, 5-year 3.92% (March 31, 2026 daily par yield curve) (U.S. Department of the Treasury)

MOST RECENT FEDERAL OPEN MARKET COMMITTEE (FOMC) MEETING SUMMARY: (Federal Reserve)

At the June 17th meeting, the FOMC voted to maintain the target range for the federal funds rate at 3-1/2 to 3-3/4 percent.

“The Committee decided to maintain the target range for the federal funds rate at 3-1/2 to 3-3/4 percent, in support of the Federal Reserve’s dual mandate. The Committee reaffirmed its policy of maintaining ample reserves in the banking system.

Economic activity is expanding at a solid pace despite elevated uncertainty that owes, in part, to the conflict in the Middle East. Productivity growth and capital investment are strong. Job gains have kept pace with the workforce, and the unemployment rate has changed little.

Inflation remains elevated relative to the Committee’s 2 percent goal, in part reflecting supply shocks that have driven price increases in certain sectors, including energy. The Committee will deliver price stability.”

(Approved by a 12-0 vote.)

Sources:

• FOMC statement (verbatim), June 17, 2026: https://www.federalreserve.gov/newsevents/pressreleases/monetary20260617a.htm
• BLS Employment Situation - June 2026 (released July 2, 2026): https://www.bls.gov/news.release/archives/empsit_07022026.htm
• BLS Employment Situation - March 2026: https://www.bls.gov/news.release/archives/empsit_04032026.htm
• The Conference Board, Economic Forecast for the US Economy: https://www.conference-board.org/research/us-forecast
• BEA, GDP Q1 2026 (third estimate, June 25, 2026): https://www.bea.gov/news/2026/gdp-third-estimate-industries-corporate-profits-state-gdp-and-state-personal-income-1st
• BEA, GDP Q4 2025 (third estimate): https://www.bea.gov/news/2026/gdp-third-estimate-industries-corporate-profits-state-gdp-and-state-personal-income-4th
• U.S. Treasury daily par yield curve: https://home.treasury.gov/resource-center/data-chart-center/interest-rates

COMPLIANCE

This statement serves to confirm that during the reporting period for the quarter ended

June 30, 2026, the investment account(s) managed by Optimized Investment Partners, LLC for Suisun City, as outlined in the City's Investment Policy, are in full compliance with the relevant state laws, regulations, and standards governing public investments.

In adherence to the City's Investment Policy, we have undertaken the following measures to ensure compliance:

1. **Investment Eligibility**: All investments made are in accordance with the eligible securities as specified in the Investment Policy, including but not limited to U.S. Government securities, local agency bonds, and high-quality commercial paper.
2. **Credit Risk and Diversification**: Investments are diversified to minimize credit risk, with an emphasis on maintaining high credit quality and adhering to the credit ratings and issuer limits outlined in the policy.
3. **Liquidity and Maturity**: We have maintained appropriate levels of liquidity to meet the City's short-term financial needs while adhering to the maturity limits set forth in the policy.
4. **Internal Controls**: Robust internal controls are in place to safeguard public funds, ensure accurate reporting, and prevent any potential misuse or fraud.
5. **Performance Reporting**: Regular performance reports are provided to the City Council and relevant stakeholders to ensure transparency and accountability in the management of the City's investment portfolio.
6. **Ethics and Conflict of Interest**: All investment activities are conducted in compliance with ethical standards and conflict of interest regulations to maintain integrity and public trust.

This statement confirms our commitment to adhering to the principles and guidelines established in the City's Investment Policy and reflects our ongoing efforts to manage the City's investments prudently and effectively.

DISCLOSURES

Optimized Investment Partners, LLC (OIP) is an investment advisor registered with the U.S. Securities and Exchange Commission. The information provided herein is based on sources believed to be reliable, but OIP cannot guarantee its accuracy, completeness, or suitability. The views expressed are those of OIP at the time of distribution and are subject to change. This material does not constitute an offer to buy or sell any securities.

Investment Risk Disclosures: Investments managed by OIP are not FDIC insured, (except for certificates of deposit) and there is no bank guarantee. Investments may lose value. Past performance is not indicative of future results. Economic factors, market conditions, and changes in investment strategies can materially alter performance outcomes. Fixed income investments are subject to interest, credit, and market risks. Interest rate risk, credit risk, and market risk may affect investment values, particularly in periods of rising interest rates.

Performance and Reporting: Performance results are presented gross of advisory fees and include the reinvestment of dividends. The deduction of advisory fees will lower performance results. Historical performance of investment indices, including those referenced in this report, does not reflect transaction and custodial charges or investment management fees.

Valuation and Pricing: Prices are provided by US Bank, an independent resource.

Legal and Advisory Note: This report is for informational purposes only and should not be considered as specific investment or legal advice. The content may become outdated or superseded without notice. Opinions and views expressed are based on current market conditions and are subject to change. This report does not constitute an offer or solicitation regarding any securities or investment strategy.

GLOSSARY OF TERMS

Accrued Interest: Interest earned but not yet received.

Active Deposits: Funds that are immediately required for disbursement.

Amortization: An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Asked Price: The price a broker dealer offers to sell securities.

Basis Point: One basis point is one hundredth of one percent (0.01%).

Bid Price: The price a broker/dealer offers to purchase securities.

Book Entry Securities: Securities that are recorded in a customer's account without physical certificates. Transactions are recorded electronically, reducing costs and risks of handling.

Book Value: The value at which a debt security is shown on the holder's balance sheet, calculated as acquisition cost less amortization of premium or accretion of discount.

Bond: A financial obligation where the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Bond Swap: Selling one bond issue and buying another to achieve benefits like tax-deductible losses, increased yields, or improved portfolio quality.

Bullet Bond: A debt obligation that cannot be called or repaid before its scheduled maturity date.

Callable Bond: A debt obligation where the issuer has the option to call the bond or repay it early.

Certificate of Deposit: A deposit insured up to $250,000 by the Federal Deposit Insurance Corporation (FDIC) at a set rate for a specified period of time.

Collateral: Securities, evidence of deposit, or pledges used to secure repayment of a loan, or securities pledged by a bank to secure public money deposits.

Constant Maturity Treasury (CMT): An average yield of a specific Treasury maturity sector for a given time frame, used as a market index for reference.

Credit Analysis: A review and appraisal of the economic and financial conditions or the ability to meet debt obligations.

Custody: A banking service that provides safekeeping for securities in a customer's investment portfolio and handles related transactions.

Delivery vs. Payment (DVP): The simultaneous exchange of money for securities.

Discount: The difference between the cost of a security and its value at maturity when quoted at a lower than face value.

Diversification: The practice of spreading investment funds among a variety of securities to reduce risk.

Duration: The weighted average maturity of a bond's cash flow stream, representing the time at which an investor has received half of the original investment in present value terms.

Fannie Mae: Trade name for the Federal National Mortgage Association (FNMA), a U.S. government-sponsored corporation.

Federal Deposit Insurance Corporation (FDIC): Insurance provided to customers of a subscribing bank, guaranteeing deposits up to a set limit (currently $250,000) per account.

Federal Reserve System: The central bank of the U.S., consisting of a seven-member Board of Governors, 12 regional banks, and approximately 8,000 commercial banks.

Fed Wire: A wire transmission service established by the Federal Reserve Bank for transferring funds through debits and credits between participants.

Freddie Mac: Trade name for the Federal Home Loan Mortgage Corporation (FHLMC), a U.S. government-sponsored corporation.

Investment Agreements: Agreements with financial institutions to borrow public funds with terms concerning collateral, liquidity, and interest rates.

Interest Rate: The annual yield earned on an investment, expressed as a percentage.

Internal Controls: Procedures and practices designed to protect assets from loss, theft, fraud, or misuse and ensure accurate financial reporting.

Joint Powers Authority Pool: Shares of beneficial interest issued by a joint powers authority that invests in securities and obligations in compliance with California codes.

Liquidity: The ability to rapidly convert an investment into cash.

Market Value: The price at which a security is trading and could be bought or sold.

Maturity: The date upon which the principal or stated value of an investment becomes due and payable.

Nationally Recognized Statistical Rating Organizations (NRSRO): Agencies that assess the creditworthiness of an entity or specific security, typically referring to Standard and Poor's, Fitch Ratings, or Moody's.

Non-callable Bond: Also known as a Bullet Bond; a debt obligation where the bond issuer does not have the option to call the bond before its scheduled maturity date.

Par Value: The face value or principal amount of a bond or other security.

Perfected Delivery: Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Portfolio: A collection of securities held by an investor.

Rate of Return: The yield obtainable on a security based on its purchase price or current market price, including amortized yield to maturity or current income return.

Repurchase Agreement (REPO): A transaction where the seller agrees to buy back securities from the buyer at an agreed-upon price after a stated period.

Reverse Repurchase Agreement (REVERSE REPO): A transaction where the buyer agrees to sell securities to the seller and buy them back at a future date.

Risk: The degree of uncertainty of return on an asset.

Safekeeping: The custody service provided for the individual securities in a customer's investment portfolio.

Settlement Date: The date on which a trade is cleared by delivery of securities against funds.

Time Deposit: An interest-paying deposit that requires the money to remain in the account for a specific length of time, such as a certificate of deposit.

Treasury Obligations: Debt obligations of the U.S. Government sold by the Treasury Department, including bills, notes, and bonds.

U.S. Government Agencies: Instruments issued by various U.S. government agencies, secured by the creditworthiness of the specific agency.

Yield: The rate of annual income return on an investment, expressed as a percentage.

Yield to Maturity: The rate of income return on an investment, considering any premium or discount, spread over the period from the date of purchase to maturity.

AGENDA ITEM NO. 10.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Council/Agency Approval of June 2026 Accounts Payable Disbursements and Payroll Warrants.

FISCAL IMPACT: Total accounts payable disbursements and payroll warrants for all funds is $12,208,183.77.

Note: The Accounts Payable Expense Report reflects $6,299,649.59 in transfers to the Local Agency Investment Fund (LAIF), Housing Voucher account, and to the payroll bank account. Although these transactions are not expenses, they appear on the report because the system is configured to include all disbursements.

STRATEGIC PLAN: Sustainability and Stewardship.

BACKGROUND:
California Code Section 37208 states that budgeted payrolls and demands paid by warrants or checks may be presented to the legislative body for ratification and approval.

CHAPTER 4. Financial Powers [37201 - 37210]

(Chapter 4 added by Stats. 1949, Ch. 79.)

37208.

(a) Payroll warrants or checks need not be audited by the legislative body prior to payment. Payrolls shall be presented to the legislative body for ratification and approval at the first meeting after delivery of the payroll warrants or checks.

(b) Warrants or checks drawn in payment of demands certified or approved by the city clerk as conforming to a budget approved by ordinance or resolution of the legislative body need not be audited by the legislative body prior to payment.

(c) Notwithstanding subdivisions (a) and (b), budgeted payrolls and demands paid by warrants or checks may be presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

(Amended by Stats. 1986, Ch. 982, Sec. 14.)

STAFF REPORT:
Attached for City Council review and approval are the following:

Payroll:

June 2026	Checks # 55-96	$28,525,84

Direct Deposits (6/12/2026)	$435,188.86
Direct Deposits (6/26/2026)	$518,390.68
Total Payroll Checks &Direct Deposits	**$982,105.38**

Accounts Payable:

June 2026 Total Disbursements **$3,261,514.92 (excluding transfers to LAIF and other bank accounts)**

TOTAL AMOUNT **$4,243,620.30**

STAFF RECOMMENDATION: It is recommended that the City Council approve Accounts Payable Disbursements and Payroll Warrants for June 2026.

PREPARED BY: Elizabeth Luna, Finance Manager
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. 2026-06- June 2026 Payroll Register.pdf
2. 2026-06 Accounts Payable Disbursement.pdf

FINANCE DEPARTMENT

City of Suisun City, 701 Civic Center Blvd, Suisun, CA 94585
Telephone (707) 421-7328 Fax (707) 421-7364

MEMORANDUM

Date: July 6, 2026

To: Honorable Mayor and City Council Members

Prepared By: Diana Littles, Accounting Technician

Approved By: Elizabeth Luna, Finance Director

RE: Payroll Checks for **June 2026**

Payroll:	Checks	55 – 96	$28,525.84
	Direct Deposit	06/12/2026	$435,188.86
	Direct Deposit	06/26/2026	$518,390.68

Total Payroll **$982,105.38**

Emp ID	Name	Ded Code	TP	Bank/CU	Deducted Last Posting
ABD01	SHARIF S ABDELAZIZ	A1			3502.49
ADA01	ELISHA R ADAMS	A1			2527.62
ALE01	HALEY C ALEXANDER	A1			3132.79
ALL01	RYAN D ALLEN	A1			2143.50
ALV01	SANTINO A ALVAREZ	A1			685.44
AME01	ESMERALDA AMEZCUA-ALVA	A1			723.07
AND01	PHYLLIS ANDERSON	A1			2409.83
ANT01	DARREN J ANTES	A1			495.59
ARA00	CIARA ARANIEGO	A1			602.57
BAR05	HILO BARAJAS	A1			1908.51
BER03	JIM BERMUDEZ	A1			6059.35
		A2			500.00
BLO01	DELBERT R BLOCK JR	A1			2097.70
BRA05	JASON C BRASSFIELD	A1			8389.82
BRY02	JOHN E. BRYAN	A1			3385.73
BUT01	RONALD BUTTS	A1			1977.58
CAM02	TYLER J CAMIGI	A1			4933.53
		A2			50.00
CAN02	ALVIN J CANGCO	A1			4706.24
CAP01	RICKY CAPERTON	A1			4891.90
CAR06	LISA A. CARLOCK	A1			4670.60
CAR09	SARA C CARDENAS	A1			1406.63
		A2			800.00
CAS02	JADE A CASTILLO-KUD	A1			696.72
CLA01	TRENTON J CLARK	A1			713.75
CLO01	LEILA I CLOUD	A1			511.15
COL01	JOSE L COLIN	A1			3769.21
COL02	JAMIR R COLLINS	A1			806.88
COL03	TAYLOR COLLINS	A1			2313.60
CON05	TIFFANY N CONAMA	A1			3269.10
		A2			1000.00
COO01	BRANDI COOK	A1			2850.13
COR02	JUAN M. CORTEZ	A1			403.28
COR03	SHERRI L. CORRALES	A1			1704.15
COR05	CRISTIAN A CORTES	A1			583.73
CRA02	NY'SAAN D CRAFT	A1			662.50
DAN02	JOSHUA S DANNER	A1			4545.25
DAW02	JENALEE M DAWSON	A1			927.19
DEL03	MARIBEL DE LA CRUZ	A1			3063.89
		A2			150.00
DEL04	MATEO DE LOA	A1			258.58
DEM03	RYAN A DEMELLO	A1			3812.47
DIA01	NAPOLEON W. DIAZ II	A1			2442.53
DOO01	CHRISTOPHER J DOOLEY	A1			4437.58
DOW01	JEFFREY D DOWNEY	A1			3124.72
DUC01	JUSTIN M DUCHSCHER	A1			5072.73
DUJ01	JILL DU	A1			2150.62
		A2			537.65
DUM01	AMANDA DUM	A1			3200.25
		A2			100.00
		A3			75.00
ELM01	MICHAEL L ELM	A1			2787.72
ESC04	NICHOLAS J ESCOBEDO	A1			2147.06
ESC05	SHARON ESCOBAR	A1			2102.92
ESP00	RYAN J ESPARZA	A1			5801.86
ESP02	TRISTAN M ESPERANZA-IB	A1			485.06
FAR01	ANDREW L FARRELL	A1			2544.23
FIE01	ALEXANDER FIERRO	A1			3045.00
FLO00	AISHA FLORES	A1			4219.92
FLO02	GLADIS FLORES	A1			290.90
FLO03	FRANK E. FLOWERS	A1			645.59
GAL04	NOE GALLEGOS-ARE	A1			3420.82
GAT01	JOSEPH J GATMEN	A1			3190.95
GEL01	GEMMA V. GELUZ	A1			2306.66
GID02	KAMANI GIDDINGS	A1			459.60
		A2			500.00
GOL03	JASON R GOLTIAO	A1			3869.82
HAT01	KAREN S. HATTEN	A1			241.87
HEA01	DANIEL J. HEALY	A1			5690.22
HEI03	SCOTT J HEINE	A1			4223.42
HEL01	JACOB T HELTON	A1			4055.89
HEN02	JEFF T. HENDERSON	A1			5293.79
HER00	ALMA R HERNANDEZ	A1			224.54
HER01	JAMES A. HERROD	A1			3923.89
HUL01	JANET HULL	A1			2357.28
		A2			300.00
		A3			1750.00
		A4			500.00
JAC01	TRISTAN K JACKSON	A1			616.52
JOH03	AUZUNIQUE JOHNSON	A1			1578.91
JON03	JANINE S JONES	A1			434.27
KEA02	JOHN T. KEARNS	A1			3415.27
KEG01	ANDREW D KEGLE	A1			8407.27
KEN02	AMBER M. KENT	A1			3979.25
KEN03	EMILY M KENT	A1			2516.96
KHA01	FRANKIE KHANTIGNA	A1			3868.66
KIN00	CAMRYN R KING	A1			2896.41
KIN02	KATHLEEN S KING	A1			2271.34
LAZ00	JULIA M LAZARO	A2			3963.52
LEH01	HOANG D LE	A1			4845.01
LEM01	AARON P LEMING	A1			4419.30
LET01	THOMAS LETTERMAN	A1			2841.46
		A2			912.35
LIN02	SOLANGE LINCOLN-BERR	A1			666.73
LIT01	DIANA A. LITTLES	A1			2626.62

Emp ID	Name	Ded Code	TP	Bank/CU	Deducted	Last Posting
		A2			75.00	
LOM01	TIFFANEY LOMBARD	A1			4818.27	
LOP00	BELTHZABEL LOPEZ-DE LOA	A1			2238.81	
LOP03	BRAD L LOPEZ	A1			5273.92	
LOP04	VANESSA A LOPEZ	A1			1098.91	
LOZ01	NICODEMUS G LOZANO	A1			3286.45	
LUJ01	CHRISTOPHER J LUJAN	A1			4319.44	
LUN01	ELIZABETH N. LUNA	A1			4983.14	
		A3			50.00	
		A4			100.00	
LUN03	OSCAR N LUNA	A1			743.68	
MAR03	SHERRON L. MARTIN	A1			1555.18	
		A2			500.00	
		A3			50.00	
		A4			25.00	
MAR15	DEAN R MARTIN	A1			3646.24	
MAR19	CAROLANN E MARTINEZ	A1			2104.82	
MCH01	HAYLEY J MCHENRY	A1			423.58	
		A2			181.53	
MER01	GLORIA MERCADO-MART	A1			2209.22	
MOR01	MARVIN J MORA	A1			3106.47	
MUN01	MARIA L MUNOZ	A1			2349.76	
MUR00	HAYLEY A MURPHY	A1			1761.71	
NAS01	ASHLEY A NASH	A1			2683.62	
NER01	SIGFRED D NERI	A1			6484.97	
NIC01	WILLIE J NICKSON III	A1			670.50	
OKO01	NICHOLAS OKODOGBE	A1			3626.13	
OLS02	JAMES C OLSEN	A1			1393.14	
ORT03	JOSE O ORTIZ GARCIA	A1			1839.70	
PAN01	FERNANDO J PANTOJA	A1			1610.21	
PEC01	LUIS PECH	A1			1916.54	
PEN01	CHRISTINA Y PENLAND	A1			3161.50	
		A2			1000.00	
		A3			125.00	
		A4			250.00	
PER04	MICHAEL W PERGAMIT	A1			2354.99	
PER06	GIZELLE ANNE PERRY	A1			2091.37	
PIC02	KAILEY I PICKERING	A1			1156.23	
POC01	DONNA J. POCK	A2			2085.79	
		A3			325.00	
POR01	TAI R PORTER	A1			962.00	
POR02	RAYE B PORTER	A1			670.96	
PRE01	BRET T PREBULA	A1			7467.02	
PRI01	CLAUDERICK M PRIEST	A1			1924.05	
PRI03	RAESHAUN D PRIEST	A1			199.48	
RAM02	CHRISTOPHER A RAMIREZ	A1			162.66	
RAN01	ADRIANNA C RANSOM	A1			1093.77	
REN01	GREG M RENUCCI	A1			4288.88	
RIV03	LUIS R RIVERA	A1			2988.52	
ROB00	KARA C ROBINSON	A1			1928.95	
ROB03	ROWLAND H. ROBERTS	A1			4586.94	
ROB05	JUAN D ROBLES CASTI	A1			4014.63	
ROD03	CARLOS M RODRIGUEZ-MA	A1			547.90	
ROM03	MARIA L ROMERO	A1			2218.84	
ROT01	AARON C ROTH	A1			6526.32	
SAE02	MOHAMED SAEED	A1			428.04	
SAG01	ANNE SAGAMI	A1			3550.92	
SAL03	TEVITA VAEA P SALT	A1			5135.66	
		A2			200.00	
SAL06	BEYONCE O SALCEDA	A1			534.84	
SAL08	KRISTINE SALCEDA	A1			498.69	
SAM02	JERAMY J. SAMO	A1			2707.92	
SAN02	JESSE A SANCHEZ	A1			3534.14	
SAN09	ASHLEY D SANTOS	A1			388.06	
SCR01	MARINA H SCRIVNER	A1			374.02	
SEL01	KAYLEY E SELBY	A1			3104.83	
SHE02	PARISE S SHEPHERD	A1			271.18	
SHI01	HARRISON SHING-CHUN	A1			3958.42	
SIF01	JONATHAN SIFUENTES	A1			2545.36	
SIL01	BRAYAN O SILVA ZAMORA	A1			2141.54	
SIM01	KAREN R SIMMONS	A1			493.89	
SIN01	JUSTEEN K SINGLEY	A1			2072.64	
SKI02	ANITA L SKINNER	A1			314.35	
SOT02	FRANCISCO J SOTO-POMEROY	A1			9981.64	
TAT01	MONICA L TATNEY-MORRI	A1			773.02	
TAY02	AMIA C TAYLOR	A1			465.44	
TEW01	VINAY P TEWARI	A1			196.14	
THO00	AMARIYAE P. THOMPSON	A1			593.16	
TOD02	KATIE A TODD	A1			2004.12	
TUR02	NATHANIEL TURNER	A1			1540.40	
VAL01	JASON D VALDE	A1			2746.77	
VAN00	CHAO C VANG	A1			3500.33	
VAN01	JASON S VANDER MEER	A1			2962.56	
VAS01	BIANCA M VASQUEZ	A1			1567.62	
		A2			250.00	
		A3			250.00	
VAZ01	JOSE A VAZQUEZ	A1			988.91	
VER02	ERIC VERA	A1			4225.29	
VIL01	TREVOR A VILLANUEVA	A1			1113.55	
VUE00	LUE VUE	A1			2162.55	
VUE01	NOUAE A VUE	A1			5636.79	
WAD01	ANEKKA S WADDELL	A1			2077.39	
WAG01	LUKAS P WAGNER	A1			320.00	
WAL01	JANELLE A WALTHOUR	A1			448.82	
WAS02	PRINCESS K WASHINGTON	A1			965.30	

Emp ID	Name	Ded Code TP	Bank/CU	Deducted Last Posting
WOO02	APRIL E WOODEN	A1		360.16
YAN01	GE H YANG	A1		2232.84
ZAR01	ERNESTO Z ZARAGOZA	A1		4073.06
ZUN02	MICHELLE E. ZUNINO	A1		2419.75
Sub-Total:				435188.86
Grn-Total:				435188.86
Count:	194			

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3501.38	.00
ADA01	ELISHA R ADAMS	2527.63	.00
ALE01	HALEY C ALEXANDER	5375.74	.00
ALL01	RYAN D ALLEN	2143.51	.00
ALV01	SANTINO A ALVAREZ	763.18	.00
AME01	ESMERALDA AMEZCUA-ALVA	376.61	.00
AND01	PHYLLIS ANDERSON	2411.61	.00
ANT01	DARREN J ANTES	495.59	.00
ARA00	CIARA ARANIEGO	856.78	.00
BAR05	HILO BARAJAS	1908.51	.00
BER03	JIM BERMUDEZ	6059.35	.00
		500.00	500.00
BLO01	DELBERT R BLOCK JR	2097.71	.00
BRA05	JASON C BRASSFIELD	5858.88	.00
BRY02	JOHN E. BRYAN	4977.59	.00
BUT01	RONALD BUTTS	1977.58	.00
CAM02	TYLER J CAMIGI	4457.35	.00
		50.00	50.00
CAN02	ALVIN J CANGCO	5153.70	.00
CAP01	RICKY CAPERTON	4891.91	.00
CAR06	LISA A. CARLOCK	4670.60	.00
CAR09	SARA C CARDENAS	1843.08	.00
		800.00	800.00
CAS02	JADE A CASTILLO-KUD	574.32	.00
CLA01	TRENTON J CLARK	698.56	.00
CLO01	LEILA I CLOUD	700.37	.00
COL01	JOSE L COLIN	3769.20	.00
COL02	JAMIR R COLLINS	843.29	.00
COL03	TAYLOR COLLINS	6427.45	.00
CON05	TIFFANY N CONAMA	3269.11	.00
		1000.00	1000.00
COO01	BRANDI COOK	2850.13	.00
COR02	JUAN M. CORTEZ	403.28	.00
COR03	SHERRI L. CORRALES	1706.37	.00
CRA02	NY'SAAN D CRAFT	574.32	.00
DAN02	JOSHUA S DANNER	4053.58	.00
DAW02	JENALEE M DAWSON	1013.54	.00
DEL03	MARIBEL DE LA CRUZ	3063.89	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	4347.80	.00
DEO01	LAKHWINDER K DEOL	91824.58	.00
		100.00	100.00
DIA01	NAPOLEON W. DIAZ II	2442.54	.00
DOO01	CHRISTOPHER J DOOLEY	5435.32	.00
DOW01	JEFFREY D DOWNEY	3124.72	.00
DUC01	JUSTIN M DUCHSCHER	5801.18	.00
DUJ01	JILL DU	2150.62	.00
		537.65	.00
DUM01	AMANDA DUM	3200.25	.00
		100.00	100.00
		75.00	75.00
ELM01	MICHAEL L ELM	2787.73	.00
ESC04	NICHOLAS J ESCOBEDO	2147.06	.00
ESC05	SHARON ESCOBAR	2102.92	.00
ESP00	RYAN J ESPARZA	4185.74	.00
ESP02	TRISTAN M ESPERANZA-IB	672.05	.00
FAR01	ANDREW L FARRELL	3267.03	.00
FIE01	ALEXANDER FIERRO	3178.16	.00
FLO00	AISHA FLORES	4145.41	.00
FLO02	GLADIS FLORES	299.21	.00
FLO03	FRANK E. FLOWERS	921.03	.00
GAL04	NOE GALLEGOS-ARE	3414.08	.00
GAT01	JOSEPH J GATMEN	3190.96	.00
GEL01	GEMMA V. GELUZ	2314.93	.00
GID02	KAMANI GIDDINGS	468.11	.00
		500.00	500.00
GOL03	JASON R GOLTIAO	3869.83	.00
HAT01	KAREN S. HATTEN	158.37	.00
HEA01	DANIEL J. HEALY	5690.23	.00
HEI03	SCOTT J HEINE	4223.43	.00
HEL01	JACOB T HELTON	4981.33	.00
HEN02	JEFF T. HENDERSON	5293.79	.00
HER00	ALMA R HERNANDEZ	323.10	.00
HER01	JAMES A. HERROD	3923.89	.00
HUL01	JANET HULL	2357.28	.00
		300.00	300.00
		1750.00	1750.00
		500.00	500.00
JAC01	TRISTAN K JACKSON	108.27	.00
JOH03	AUZUNIQUE JOHNSON	1578.91	.00
JON03	JANINE S JONES	329.13	.00
KEA02	JOHN T. KEARNS	3415.28	.00
KEG01	ANDREW D KEGLE	10754.29	.00
KEN02	AMBER M. KENT	3979.25	.00
KEN03	EMILY M KENT	2502.30	.00
KHA01	FRANKIE KHANTIGNA	2970.96	.00
KIN00	CAMRYN R KING	2818.43	.00
KIN02	KATHLEEN S KING	2271.35	.00
LAZ00	JULIA M LAZARO	665.59	.00
		4000.00	4000.00
LEH01	HOANG D LE	3185.02	.00
LEM01	AARON P LEMING	4411.08	.00
LET01	THOMAS LETTERMAN	3571.64	.00
		1155.75	.00
LIN02	SOLANGE LINCOLN-BERR	564.90	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
LIT01	DIANA A. LITTLES	2605.07	.00
		75.00	75.00
LOM01	TIFFANEY LOMBARD	3507.10	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2241.26	.00
LOP03	BRAD L LOPEZ	5273.93	.00
LOP04	VANESSA A LOPEZ	1020.49	.00
LOZ01	NICODEMUS G LOZANO	3286.46	.00
LUJ01	CHRISTOPHER J LUJAN	3086.79	.00
LUN01	ELIZABETH N. LUNA	4983.15	.00
		50.00	50.00
		100.00	100.00
LUN03	OSCAR N LUNA	958.14	.00
MAR03	SHERRON L. MARTIN	1556.24	.00
		500.00	500.00
		50.00	50.00
		25.00	25.00
MAR15	DEAN R MARTIN	5875.34	.00
MAR19	CAROLANN E MARTINEZ	2478.54	.00
MCH01	HAYLEY J MCHENRY	423.58	.00
		181.53	.00
MOR01	MARVIN J MORA	3106.47	.00
MUN01	MARIA L MUNOZ	2349.77	.00
MUR00	HAYLEY A MURPHY	1761.72	.00
NAS01	ASHLEY A NASH	2683.62	.00
NER01	SIGFRED D NERI	5570.41	.00
NIC01	WILLIE J NICKSON III	799.59	.00
OKO01	NICHOLAS OKODOGBE	4289.14	.00
OLS02	JAMES C OLSEN	1260.54	.00
ORT03	JOSE O ORTIZ GARCIA	1751.31	.00
OSE01	ABEL OSEGUERA	1353.12	.00
PAL01	AMIT PAL	98.55	.00
PAN01	FERNANDO J PANTOJA	1539.64	.00
PEC01	LUIS PECH	1671.70	.00
PEN01	CHRISTINA Y PENLAND	3161.50	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	2354.99	.00
PER06	GIZELLE ANNE PERRY	2091.38	.00
PIC02	KAILEY I PICKERING	1020.49	.00
POC01	DONNA J. POCK	2085.79	2085.79
		325.00	325.00
POR01	TAI R PORTER	953.05	.00
POR02	RAYE B PORTER	731.30	.00
PRE01	BRET T PREBULA	7467.03	.00
PRI01	CLAUDERICK M PRIEST	2893.74	.00
PRI03	RAESHAUN D PRIEST	340.77	.00
RAM02	CHRISTOPHER A RAMIREZ	393.80	.00
RAN01	ADRIANNA C RANSOM	730.66	.00
REN01	GREG M RENUCCI	4288.89	.00
RIV03	LUIS R RIVERA	2309.64	.00
ROB00	KARA C ROBINSON	2768.05	.00
ROB03	ROWLAND H. ROBERTS	4586.95	.00
ROD03	CARLOS M RODRIGUEZ-MA	393.80	.00
ROM03	MARIA L ROMERO	2158.66	.00
ROT01	AARON C ROTH	6526.33	.00
SAE02	MOHAMED SAEED	530.78	.00
SAG01	ANNE SAGAMI	2970.59	.00
SAL03	TEVITA VAEA P SALT	1702.41	.00
		200.00	200.00
SAL06	BEYONCE O SALCEDA	383.99	.00
SAL08	KRISTINE SALCEDA	666.77	.00
SAM02	JERAMY J. SAMO	2707.93	.00
SAN02	JESSE A SANCHEZ	3595.09	.00
SAN09	ASHLEY D SANTOS	392.90	.00
SCR01	MARINA H SCRIVNER	696.65	.00
SEL01	KAYLEY E SELBY	3104.84	.00
SHE02	PARISE S SHEPHERD	369.73	.00
SHI01	HARRISON SHING-CHUN	3951.13	.00
SIF01	JONATHAN SIFUENTES	2546.43	.00
SIL01	BRAYAN O SILVA ZAMORA	2141.55	.00
SIN01	JUSTEEN K SINGLEY	2072.65	.00
SKI02	ANITA L SKINNER	314.36	.00
SOT02	FRANCISCO J SOTO-POMEROY	3686.55	.00
TAT01	MONICA L TATNEY-MORRI	768.28	.00
TEW01	VINAY P TEWARI	196.14	.00
THO00	AMARIYAE P. THOMPSON	225.96	.00
TOD02	KATIE A TODD	1945.09	.00
TUR02	NATHANIEL TURNER	1446.02	.00
VAL01	JASON D VALDE	2807.47	.00
VAN00	CHAO C VANG	2100.66	.00
VAN01	JASON S VANDER MEER	3711.99	.00
VAS01	BIANCA M VASQUEZ	1567.63	.00
		250.00	250.00
		250.00	250.00
VAZ01	JOSE A VAZQUEZ	770.47	.00
VER02	ERIC VERA	4408.87	.00
VIL01	TREVOR A VILLANUEVA	1019.18	.00
VUE00	LUE VUE	2182.34	.00
VUE01	NOUAE A VUE	5636.80	.00
WAD01	ANEKKA S WADDELL	2077.39	.00
WAL01	JANELLE A WALTHOUR	498.69	.00
WAS02	PRINCESS K WASHINGTON	1053.85	.00
YAN01	GE H YANG	2232.84	.00
ZAR01	ERNESTO Z ZARAGOZA	4073.06	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ZUN02	MICHELLE E. ZUNINO	2480.40	.00
Sub-Total:		518390.68	
Grn-Total:		518390.68	

Count: 191

FINANCE DEPARTMENT

City of Suisun City, 701 Civic Center Blvd, Suisun, CA 94585
Telephone (707) 421-7320 Fax (707) 421-7366

MEMORANDUM

DATE: July 7, 2026

TO: Honorable Mayor and City Councilmembers

PREPARED BY: Sherri Corrales, Account Clerk III

APPROVED BY: Elizabeth Luna, Interim Finance Director

RE: Accounts Payable checks for

June 2026

Total for GENERAL FUND & OTHER A/P	**$9,561,164.51**
***Less: Non-expense related transactions (transfers to LAIF & other bank accounts)**	**$6,299,649.59**
Corrected Total	**$3,261,514.92**



SUISUN CITY, CA

Check Report

By Check Number

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: WestAmerica Bank-General Checking Account						
AMA00	AMAZON CAPITAL SERVICES	06/01/2026	EFT	0.00	3,602.08	1154
ESO01	ESO SOLUTIONS, INC.	06/01/2026	EFT	0.00	9,706.23	1155
AMA00	AMAZON CAPITAL SERVICES	06/05/2026	EFT	0.00	1,377.81	1156
ATH05	ATHENS INSURANCE SERVICE,	06/05/2026	EFT	0.00	2,673.00	1157
AMP00	ROBERT BELL SR.	06/05/2026	EFT	0.00	3,996.00	1158
WEX00	WEX INC	06/05/2026	EFT	0.00	23,964.11	1159
AMA00	AMAZON CAPITAL SERVICES	06/15/2026	EFT	0.00	2,623.48	1160
KIN15	ANISA KINSEY	06/15/2026	EFT	0.00	1,341.00	1161
ATH04	ATHENS INSURANCE SERVICE,	06/15/2026	EFT	0.00	25,085.94	1162
CHAVX	CHAPLIN AND HILL INVESTIG	06/15/2026	EFT	0.00	1,783.02	1163
HAT00	DONALD HATTALA	06/15/2026	EFT	0.00	1,350.00	1164
V00536	RICHARDS, WATSON & GERSHON	06/15/2026	EFT	0.00	44,935.38	1165
COR16	US BANK	06/18/2026	EFT	0.00	48,093.65	1166
AMA00	AMAZON CAPITAL SERVICES	06/19/2026	EFT	0.00	4,803.64	1180
KOC00	JANICE K. KOCH	06/19/2026	EFT	0.00	300.00	1181
AMA00	AMAZON CAPITAL SERVICES	06/29/2026	EFT	0.00	4,267.69	1182
V00860	JARRETT CATLIN	06/29/2026	EFT	0.00	9,000.00	1183
V00536	RICHARDS, WATSON & GERSHON	06/29/2026	EFT	0.00	118,551.42	1184
V00711	STOEL RIVES LLP	06/29/2026	EFT	0.00	182,502.63	1185
V00741	AISHA FLORES	06/05/2026	Regular	0.00	99.20	159443
ALA06	ALARMTECH SECURITY SYSTEM	06/05/2026	Regular	0.00	2,665.00	159444
ALK01	ALKAR	06/05/2026	Regular	0.00	1,506.60	159445
V00968	ANDREW KEGLE	06/05/2026	Regular	0.00	471.62	159446
ASS06	ASSISTANCE PLUS	06/05/2026	Regular	0.00	440.00	159447
AT&11	AT&T	06/05/2026	Regular	0.00	124.64	159448
AT&16	AT&T	06/05/2026	Regular	0.00	3,519.75	159449
AT&18	AT&T-1714, 7335	06/05/2026	Regular	0.00	380.86	159450
CDC00	CDCE INCORPORATED	06/05/2026	Regular	0.00	7,994.20	159451
CIN01	CINTAS CORPORATION #2	06/05/2026	Regular	0.00	1,284.55	159452
CIT50	CITY OF FAIRFIELD	06/05/2026	Regular	0.00	5,524.20	159453
V00639	CITY OF FAIRFIELD	06/05/2026	Regular	0.00	-33,286.76	159454
V00639	CITY OF FAIRFIELD	06/05/2026	Regular	0.00	33,286.76	159454
CUL04	CULLIGAN OF SACRAMENTO	06/05/2026	Regular	0.00	101.40	159455
EAS08	EAST BAY TIRE CO	06/05/2026	Regular	0.00	150.66	159456
FAD00	FAD-ENGELL COMPANY, LLC	06/05/2026	Regular	0.00	-200.00	159457
FAD00	FAD-ENGELL COMPANY, LLC	06/05/2026	Regular	0.00	200.00	159457
FAI14	FAIRFIELD SAFE & LOCK CO	06/05/2026	Regular	0.00	619.91	159458
V00963	FAIRFIELD-SUISUN CHAMBER OF COMMERCE	06/05/2026	Regular	0.00	1,100.00	159459
FAI20	FFLD-SUI UNIF SCHOOL DIST	06/05/2026	Regular	0.00	1.50	159460
V00881	FLEX TECHNOLOGY GROUP LLC	06/05/2026	Regular	0.00	67.79	159461
V00931	HARRIS & ASSOCIATES, INC.	06/05/2026	Regular	0.00	1,137.50	159462
IML00	IML SECURITY SUPPLY	06/05/2026	Regular	0.00	1,232.78	159463
IRV00	IRVINE & JACHENS INC	06/05/2026	Regular	0.00	367.22	159464
V00902	J & T TOWING	06/05/2026	Regular	0.00	1,865.50	159465
RAM25	J RAMIREZ TOWING	06/05/2026	Regular	0.00	300.00	159466
JCN01	JC NELSON SUPPLY CO	06/05/2026	Regular	0.00	514.00	159467
V00461	JENNIFER SEBASTIAN	06/05/2026	Regular	0.00	445.00	159468
V00562	JOE A GONZALVES & SON	06/05/2026	Regular	0.00	4,000.00	159469
KNO11	KNOCK 'EM OUT PEST CONTROL, INC.	06/05/2026	Regular	0.00	88.00	159470
V00754	KOSMONT REAL ESTATE SERVICES	06/05/2026	Regular	0.00	2,921.10	159471
LES03	LES SCHWAB TIRE CENTER	06/05/2026	Regular	0.00	1,977.46	159472
LEX05	LEXIPOL LLC	06/05/2026	Regular	0.00	1,999.00	159473
V00929	MAYRA SENCION	06/05/2026	Regular	0.00	434.00	159474
MCKBLD	MCKENZIE HARDWARE/2	06/05/2026	Regular	0.00	368.68	159475

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MCFIRE	MCKENZIE HARDWARE-2	06/05/2026	Regular	0.00	116.01	159476
MCKPW	MCKENZIE HARDWARE-PW	06/05/2026	Regular	0.00	1,098.69	159477
MEL13	MELTON DESIGN GROUP, INC	06/05/2026	Regular	0.00	3,686.00	159479
MIR02	MIRACLE PLAYSYSTEMS INC	06/05/2026	Regular	0.00	10,708.85	159480
NEW25	NEW LOOK POWER WASH	06/05/2026	Regular	0.00	638.00	159481
NOR60	NORTHERN CALIF GLOVES	06/05/2026	Regular	0.00	300.50	159482
NOR60	NORTHERN CALIF GLOVES	06/05/2026	Regular	0.00	-300.50	159482
PG&01	PG&E	06/05/2026	Regular	0.00	16,837.53	159483
PIT11	PIT STOP AUTO REPAIR	06/05/2026	Regular	0.00	358.01	159485
V00630	SELMAN & COMPANY LLC	06/05/2026	Regular	0.00	296.50	159486
SAC11	SRPSTC	06/05/2026	Regular	0.00	101.00	159487
SUI38	SUISUN UNIFORMS TT LLC	06/05/2026	Regular	0.00	134.06	159488
SYM01	SYMBOLARTS LLC	06/05/2026	Regular	0.00	1,947.99	159489
V00969	TERESITA CASTRO	06/05/2026	Regular	0.00	445.00	159490
V00605	THE COPY CORNER	06/05/2026	Regular	0.00	2,090.01	159491
V00479	THE HALLE GROUP LLC	06/05/2026	Regular	0.00	975.00	159492
USP01	US POSTMASTER	06/05/2026	Regular	0.00	3,200.00	159493
VER09	VERIZON WIRELESS	06/05/2026	Regular	0.00	369.41	159494
V00382	VESTIS GROUP INC	06/05/2026	Regular	0.00	142.01	159495
V00898	WESTNET, LLC	06/05/2026	Regular	0.00	34,822.18	159496
5ST00	5 STAR DETAIL & WASH INC.	06/12/2026	Regular	0.00	203.12	159501
SEN01	AARON DANTE SENCIL	06/12/2026	Regular	0.00	100.00	159502
AIR10	AIRGAS USA, LLC	06/12/2026	Regular	0.00	368.80	159503
ARM15	ARMS ROOTER & PLUMBING SE	06/12/2026	Regular	0.00	954.55	159504
ASS06	ASSISTANCE PLUS	06/12/2026	Regular	0.00	977.96	159505
AVC00	AV CAPTURE ALL, INC	06/12/2026	Regular	0.00	5,400.00	159506
BMI00	BMI	06/12/2026	Regular	0.00	446.00	159507
LOP11	BRAD LOPEZ	06/12/2026	Regular	0.00	85.10	159508
BRA30	BRADY COMPANIES, LLC	06/12/2026	Regular	0.00	296.74	159509
CON41	CED FAIRFIELD	06/12/2026	Regular	0.00	37.37	159510
CIT06	CITY OF FAIRFIELD	06/12/2026	Regular	0.00	15,889.86	159511
COM48	COMCAST	06/12/2026	Regular	0.00	158.67	159512
COM59	COMCAST	06/12/2026	Regular	0.00	3,156.86	159513
V00768	COMCAST BUSINESS	06/12/2026	Regular	0.00	962.32	159514
COR01	CORBIN WILLITS SYSTEM INC	06/12/2026	Regular	0.00	1,671.43	159515
V00150	CORETTA GRAYSON	06/12/2026	Regular	0.00	179.00	159516
DAI01	DAILY REPUBLIC	06/12/2026	Regular	0.00	912.57	159517
LEB02	DONNA M LEBLANC	06/12/2026	Regular	0.00	100.00	159518
COO10	ESSEX COOK	06/12/2026	Regular	0.00	100.00	159519
GRA42	GRANICUS, LLC.	06/12/2026	Regular	0.00	7,350.26	159520
GRN00	GRN VLY ALOHA SAW & MOWER	06/12/2026	Regular	0.00	388.27	159521
HOM12	HOME DEPOT CREDIT SERVICE	06/12/2026	Regular	0.00	655.28	159522
INH00	IN HOUSE LEASING, INCORPO	06/12/2026	Regular	0.00	4,000.86	159523
INF03	INFINITY TECHNOLOGIES	06/12/2026	Regular	0.00	2,315.00	159524
V00970	INTEGRATED TACTICAL CONCEPTS, LLC.	06/12/2026	Regular	0.00	1,500.00	159525
HAR63	JOHN WESLEY HARTER	06/12/2026	Regular	0.00	100.00	159526
V00643	JUAN M SALGADO VAZQUEZ	06/12/2026	Regular	0.00	100.00	159527
KRO03	KRONICK,MOSKOVITZ,TIEDEMA	06/12/2026	Regular	0.00	2,845.50	159528
LCA01	LC ACTION POLICE SUPPLY	06/12/2026	Regular	0.00	2,406.70	159529
LEX04	LEXISNEXIS COPLOGIC SOLUT	06/12/2026	Regular	0.00	1,049.02	159530
LIN11	LINDE GAS & EQUIPMENT, IN	06/12/2026	Regular	0.00	186.84	159531
CLE11	MARK A. CLEMENTI, Ph.D.	06/12/2026	Regular	0.00	844.00	159532
V00971	MARY JANE REMETICADO	06/12/2026	Regular	0.00	445.00	159533
MCA00	MCA DIRECT LLC	06/12/2026	Regular	0.00	446.31	159534
MUN11	MES I ACQUISITION INC	06/12/2026	Regular	0.00	1,730.49	159535
V00663	MISSION SAMOA INC.	06/12/2026	Regular	0.00	4,853.00	159536
OFF02	OFFICE DEPOT	06/12/2026	Regular	0.00	368.53	159537
V00972	OMAR FLORES	06/12/2026	Regular	0.00	434.00	159538
PG&01	PG&E	06/12/2026	Regular	0.00	2,673.89	159539
PIT11	PIT STOP AUTO REPAIR	06/12/2026	Regular	0.00	183.50	159540
V00677	PRECISION EMPRISE LLC	06/12/2026	Regular	0.00	19,753.68	159541

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
V00807	RENTOKIL NORTH AMERICA INC	06/12/2026	Regular	0.00	314.00	159542
THO46	ROSE THOMAS	06/12/2026	Regular	0.00	445.00	159543
V00973	SANDRA CISNEROS	06/12/2026	Regular	0.00	445.00	159544
SHM00	SH MECHANICAL INC	06/12/2026	Regular	0.00	694.92	159545
SMI38	SMITH & SONS WELDING AND	06/12/2026	Regular	0.00	200.00	159546
SOLB5	SOLANO COUNTY	06/12/2026	Regular	0.00	1,894.03	159547
SOLG4	SOLANO DIVERSIFIED SERVIC	06/12/2026	Regular	0.00	2,162.00	159548
SOLH1	SOLITUDE LAKE MANAGEMENT	06/12/2026	Regular	0.00	849.00	159549
V00777	SPEKTREN ENGINEERING INC	06/12/2026	Regular	0.00	105,033.90	159550
V00514	STEPHANIE N BEAUCHAINE	06/12/2026	Regular	0.00	967.50	159551
STE33	STERICYCLE, INC.	06/12/2026	Regular	0.00	653.60	159552
SUP07	SUPERIOR BUILDING SERVICE	06/12/2026	Regular	0.00	8,365.00	159553
V00911	SUSAN YUEN	06/12/2026	Regular	0.00	128.00	159554
V00887	THE EDGE COMMUNITY CHURCH	06/12/2026	Regular	0.00	8,078.53	159555
THE05	THE UPS STORE #5284	06/12/2026	Regular	0.00	175.00	159556
V00529	TRIPEPI SMITH AND ASSOCIATES, INC.	06/12/2026	Regular	0.00	14,325.25	159557
USB03	U S BANK	06/12/2026	Regular	0.00	1,000.00	159558
USB02	US BANK	06/12/2026	Regular	0.00	3,025.00	159559
V00946	WEST COAST COATING CONSULTANTS, LLC	06/12/2026	Regular	0.00	9,000.00	159560
AAA04	AAA VINTAGE GASSES, INC.	06/19/2026	Regular	0.00	110.00	159561
ADS01	AD SPECIAL T'S	06/19/2026	Regular	0.00	129.72	159562
V00631	ANCHOR QEA, INC	06/19/2026	Regular	0.00	37,441.50	159563
AT&11	AT&T	06/19/2026	Regular	0.00	1,537.73	159564
DEP38	CA DEPT OF FISH & WILDLIF	06/19/2026	Regular	0.00	7,715.25	159565
CDW01	CDW GOVERNMENT INC	06/19/2026	Regular	0.00	3,344.24	159566
V00975	CHELSIE DIONISIO	06/19/2026	Regular	0.00	385.00	159567
CIN01	CINTAS CORPORATION #2	06/19/2026	Regular	0.00	2,598.61	159568
CIT05	CITY OF FAIRFIELD	06/19/2026	Regular	0.00	837.00	159569
CIV02	CIVICPLUS, LLC.	06/19/2026	Regular	0.00	7,869.03	159570
CON25	CONTRA COSTA CO SHERIFF-L	06/19/2026	Regular	0.00	5,200.00	159571
V00965	CORODATA RECORDS MANAGEMENT, INC.	06/19/2026	Regular	0.00	720.32	159572
DAI01	DAILY REPUBLIC	06/19/2026	Regular	0.00	313.87	159573
V00933	DE LAGE LANDEN FINANCIAL SVCS, INC.	06/19/2026	Regular	0.00	439.93	159574
DEP25	DEPARTMENT OF JUSTICE	06/19/2026	Regular	0.00	356.00	159575
ONP01	EDGE ENGRAVING	06/19/2026	Regular	0.00	74.35	159576
V00881	FLEX TECHNOLOGY GROUP LLC	06/19/2026	Regular	0.00	1,256.74	159577
GRN00	GRN VLY ALOHA SAW & MOWER	06/19/2026	Regular	0.00	428.87	159578
V00931	HARRIS & ASSOCIATES, INC.	06/19/2026	Regular	0.00	2,625.00	159579
HEA05	HEALTH EDUCATION SVCS	06/19/2026	Regular	0.00	480.00	159580
HUN12	HUNTERS SERVICES INC.	06/19/2026	Regular	0.00	820.00	159581
CUR02	LN CURTIS & SONS	06/19/2026	Regular	0.00	832.04	159582
MAD06	MADDAUS WATER MANAGEMENT	06/19/2026	Regular	0.00	16,738.75	159583
MCA00	MCA DIRECT LLC	06/19/2026	Regular	0.00	1,679.52	159584
NBS01	NBS GOVT FINANCE GROUP	06/19/2026	Regular	0.00	5,875.00	159585
PG&01	PG&E	06/19/2026	Regular	0.00	228.99	159586
PLA22	PLAN JPA	06/19/2026	Regular	0.00	10,268.00	159587
V00677	PRECISION EMPRISE LLC	06/19/2026	Regular	0.00	845.00	159588
RAM09	RAMOS OIL COMPANY, INC	06/19/2026	Regular	0.00	859.52	159589
REP05	REPUBLIC SERVICES #846	06/19/2026	Regular	0.00	6,286.25	159590
V00542	SANBELL-BAY AREA	06/19/2026	Regular	0.00	367.00	159591
SHM00	SH MECHANICAL INC	06/19/2026	Regular	0.00	8,342.50	159592
V00977	SHIRELLE DICKINSON	06/19/2026	Regular	0.00	445.00	159593
SHR01	SHRED-IT	06/19/2026	Regular	0.00	460.27	159594
SOLB5	SOLANO COUNTY	06/19/2026	Regular	0.00	1,835.32	159595
V00514	STEPHANIE N BEAUCHAINE	06/19/2026	Regular	0.00	6,470.00	159596
V00887	THE EDGE COMMUNITY CHURCH	06/19/2026	Regular	0.00	3,310.24	159597
THE05	THE UPS STORE #5284	06/19/2026	Regular	0.00	105.00	159598
V00976	TINA SARAVIA	06/19/2026	Regular	0.00	445.00	159599
V00508	TPX COMMUNICATIONS	06/19/2026	Regular	0.00	2,846.28	159600
VAC19	VACAVILLE TRAILER SALES, INC	06/19/2026	Regular	0.00	800.78	159601
V00382	VESTIS GROUP INC	06/19/2026	Regular	0.00	142.01	159602

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
V00135	WEST YOST & ASSOCIATES, INC	06/19/2026	Regular	0.00	11,524.50	159603
V00898	WESTNET, LLC	06/19/2026	Regular	0.00	38,125.35	159604
V00978	YAHMYLA WATTS	06/19/2026	Regular	0.00	445.00	159605
ALA06	ALARMTECH SECURITY SYSTEM	06/26/2026	Regular	0.00	364.00	159608
V00771	APEX TECHNOLOGY MANAGEMENT, LLC	06/26/2026	Regular	0.00	15,128.00	159609
ASS06	ASSISTANCE PLUS	06/26/2026	Regular	0.00	721.64	159610
ASS04	ASSOCIATED SERVICES CO	06/26/2026	Regular	0.00	2,159.92	159611
AT&11	AT&T	06/26/2026	Regular	0.00	376.98	159612
AT&15	AT&T	06/26/2026	Regular	0.00	877.28	159613
BRA30	BRADY COMPANIES, LLC	06/26/2026	Regular	0.00	942.41	159614
CALE8	CALIFORNIA BLDG STANDARDS	06/26/2026	Regular	0.00	664.78	159615
VUL00	CALMAT CO	06/26/2026	Regular	0.00	1,459.64	159616
CHAVI	CHAVAN & ASSOCIATES, LLP	06/26/2026	Regular	0.00	2,000.00	159617
CIN01	CINTAS CORPORATION #2	06/26/2026	Regular	0.00	1,423.33	159618
V00639	CITY OF FAIRFIELD	06/26/2026	Regular	0.00	61,111.41	159619
CIT52	CITYGATE ASSOCIATES, LLC	06/26/2026	Regular	0.00	27,819.66	159620
COR01	CORBIN WILLITS SYSTEM INC	06/26/2026	Regular	0.00	1,671.43	159621
DAI01	DAILY REPUBLIC	06/26/2026	Regular	0.00	228.63	159622
V00980	DORMESHA TURNER	06/26/2026	Regular	0.00	445.00	159623
ECO06	ECONOMIC & PLANNING SYSTEMS, INC.	06/26/2026	Regular	0.00	10,957.50	159624
FCS00	FCS INTERNATIONAL,INC.	06/26/2026	Regular	0.00	3,923.40	159625
FIR26	FIRST VANGUARD RENTALS &	06/26/2026	Regular	0.00	149.88	159626
V00881	FLEX TECHNOLOGY GROUP LLC	06/26/2026	Regular	0.00	401.80	159627
V00600	FRANKIE KHANTGNA	06/26/2026	Regular	0.00	68.50	159628
V00981	GABRIELLE SAEPHAN	06/26/2026	Regular	0.00	434.00	159629
GRA42	GRANICUS, LLC.	06/26/2026	Regular	0.00	4,222.67	159630
GRN00	GRN VLY ALOHA SAW & MOWER	06/26/2026	Regular	0.00	28.14	159631
V00611	HAYLEY MURPHY	06/26/2026	Regular	0.00	785.46	159632
HIN01	HINDERLITER DE LLAMAS & A	06/26/2026	Regular	0.00	1,927.50	159633
V00758	HOLMAN TEAGUE ROCHE ANGLIN LLP	06/26/2026	Regular	0.00	53,010.00	159634
IML00	IML SECURITY SUPPLY	06/26/2026	Regular	0.00	211.87	159635
V00984	JAY SIEGAN PRESENTS, LLC	06/26/2026	Regular	0.00	2,800.00	159636
V00613	JENSEN ENTERPRISES INC	06/26/2026	Regular	0.00	642.09	159637
V00562	JOE A GONZALVES & SON	06/26/2026	Regular	0.00	4,000.00	159638
V00653	KATOM RESTAURANT SUPPLY, INC.	06/26/2026	Regular	0.00	5,275.98	159639
V00185	KOSMONT & ASSOCIATES, INC	06/26/2026	Regular	0.00	13,353.60	159640
LES03	LES SCHWAB TIRE CENTER	06/26/2026	Regular	0.00	520.66	159641
LIF01	LIFE-ASSIST INC	06/26/2026	Regular	0.00	470.90	159642
V00945	LISA WISE CONSULTING, INC.	06/26/2026	Regular	0.00	36,301.25	159643
CUR02	LN CURTIS & SONS	06/26/2026	Regular	0.00	182.69	159644
V00962	MACKAY & SOMPS CIVIL ENGINEERS, INC.	06/26/2026	Regular	0.00	447.00	159645
MAD06	MADDAUS WATER MANAGEMENT	06/26/2026	Regular	0.00	1,820.00	159646
GRA41	MARK GRAHAM	06/26/2026	Regular	0.00	700.00	159647
V00983	MEGAN TUCKER	06/26/2026	Regular	0.00	300.00	159648
NBS01	NBS GOVT FINANCE GROUP	06/26/2026	Regular	0.00	7,846.25	159649
NOR51	NORTH BAY TRUCK CENTER	06/26/2026	Regular	0.00	22.17	159650
NOR42	NORTHBAY HEALTH MEDICAL FOUNDATION	06/26/2026	Regular	0.00	2,142.00	159651
PG&01	PG&E	06/26/2026	Regular	0.00	7,387.17	159652
PIT11	PIT STOP AUTO REPAIR	06/26/2026	Regular	0.00	118.76	159654
V00677	PRECISION EMPRISE LLC	06/26/2026	Regular	0.00	9,790.35	159655
RAM09	RAMOS OIL COMPANY, INC	06/26/2026	Regular	0.00	966.77	159656
REA03	READYREFRESH BY NESTLE	06/26/2026	Regular	0.00	52.15	159657
ROA04	ROADSAFE TRAFFIC SYSTEMS, INC.	06/26/2026	Regular	0.00	441.11	159658
V00852	RSG, INC.	06/26/2026	Regular	0.00	2,198.75	159659
SCO12	SCOTT'S PPE RECON INC	06/26/2026	Regular	0.00	3,656.06	159660
V00630	SELMAN & COMPANY LLC	06/26/2026	Regular	0.00	148.25	159661
V00361	SHAW HR CONSULTING INC	06/26/2026	Regular	0.00	165.00	159662
SOLB5	SOLANO COUNTY	06/26/2026	Regular	0.00	2,238.70	159663
SOL54	SOLANO COUNTY DIST ATTY	06/26/2026	Regular	0.00	544.00	159664
V00514	STEPHANIE N BEAUCHAINE	06/26/2026	Regular	0.00	7,870.00	159665
SUI38	SUISUN UNIFORMS TT LLC	06/26/2026	Regular	0.00	1,923.96	159666

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
V00769	THE DESK, LLC	06/26/2026	Regular	0.00	1,550.00	159667
V00887	THE EDGE COMMUNITY CHURCH	06/26/2026	Regular	0.00	6,107.27	159668
V00529	TRIPEPI SMITH AND ASSOCIATES, INC.	06/26/2026	Regular	0.00	10,685.22	159669
VER16	VERIZON WIRELESS	06/26/2026	Regular	0.00	191.80	159670
VER09	VERIZON WIRELESS	06/26/2026	Regular	0.00	1,514.15	159671
VER08	VERIZON WIRELESS	06/26/2026	Regular	0.00	2,191.45	159672
VER01	VERIZON WIRELESS	06/26/2026	Regular	0.00	2,570.40	159673
V00382	VESTIS GROUP INC	06/26/2026	Regular	0.00	144.10	159674
WAU01	WAUSAU TILE INC	06/26/2026	Regular	0.00	1,914.85	159675
WES57	WEST COAST CODE CONSULTANT INC	06/26/2026	Regular	0.00	22,809.29	159676
V00982	WEST COAST STRUT	06/26/2026	Regular	0.00	500.00	159677
V00851	ZANJERO, LLC	06/26/2026	Regular	0.00	18,825.00	159678
ZOL00	ZOLL MEDICAL CORPORATION	06/26/2026	Regular	0.00	285.49	159679
V00986	CITY OF SUISUN CITY	06/30/2026	Regular	0.00	850,000.00	159681
V00986	CITY OF SUISUN CITY	06/30/2026	Regular	0.00	-850,000.00	159681
V00986	CITY OF SUISUN CITY	06/30/2026	Regular	0.00	854,500.00	159682
SUI13	CITY OF SUISUN CITY	06/30/2026	Regular	0.00	38,356.32	159683
ALL49	ALLIED NETWORK SOLUTIONS,	06/30/2026	Regular	0.00	100.00	159685
V00771	APEX TECHNOLOGY MANAGEMENT, LLC	06/30/2026	Regular	0.00	412.50	159686
ASS06	ASSISTANCE PLUS	06/30/2026	Regular	0.00	897.98	159687
AT&11	AT&T	06/30/2026	Regular	0.00	238.99	159688
BRA30	BRADY COMPANIES, LLC	06/30/2026	Regular	0.00	448.60	159689
CALJ5	CAL RECYCLE	06/30/2026	Regular	0.00	1,254.91	159690
CIN01	CINTAS CORPORATION #2	06/30/2026	Regular	0.00	745.22	159691
V00986	CITY OF SUISUN CITY	06/30/2026	Regular	0.00	250.38	159692
SAE01	CJ SAETURN	06/30/2026	Regular	0.00	445.00	159693
V00150	CORETTA GRAYSON	06/30/2026	Regular	0.00	46.00	159694
V00933	DE LAGE LANDEN FINANCIAL SVCS, INC.	06/30/2026	Regular	0.00	460.61	159695
DEP25	DEPARTMENT OF JUSTICE	06/30/2026	Regular	0.00	559.00	159696
FAI37	FAIRFIELD HOUSING AUTH	06/30/2026	Regular	0.00	1,841.69	159697
GAR18	GARLAND & SALMON, INC.	06/30/2026	Regular	0.00	9,750.00	159698
HOR06	HORIZON	06/30/2026	Regular	0.00	1,479.38	159699
V00988	JACKIE HERNANDEZ	06/30/2026	Regular	0.00	434.00	159700
V00985	JAMES D BRITT	06/30/2026	Regular	0.00	4,000.00	159701
KNO11	KNOCK 'EM OUT PEST CONTROL, INC.	06/30/2026	Regular	0.00	88.00	159702
V00989	MARY VANDERBOGART	06/30/2026	Regular	0.00	50.00	159703
V00712	MAXWELL MARKETING ASSOCIATES, INC.	06/30/2026	Regular	0.00	2,602.62	159704
MCKREC	MCKENZIE HARDWARE	06/30/2026	Regular	0.00	90.10	159705
MCKBLD	MCKENZIE HARDWARE/2	06/30/2026	Regular	0.00	189.14	159706
MCFIRE	MCKENZIE HARDWARE-2	06/30/2026	Regular	0.00	120.03	159707
MCKMAR	MCKENZIE HARDWARE-M	06/30/2026	Regular	0.00	264.12	159708
MCKPD	MCKENZIE HARDWARE-PD	06/30/2026	Regular	0.00	14.38	159709
MCKPW	MCKENZIE HARDWARE-PW	06/30/2026	Regular	0.00	827.84	159710
MEL13	MELTON DESIGN GROUP, INC	06/30/2026	Regular	0.00	488.00	159712
NBS01	NBS GOVT FINANCE GROUP	06/30/2026	Regular	0.00	3,794.16	159713
PET03	PETTY CASH-POLICE DEPT	06/30/2026	Regular	0.00	100.11	159714
PG&01	PG&E	06/30/2026	Regular	0.00	32,251.02	159715
RAM09	RAMOS OIL COMPANY, INC	06/30/2026	Regular	0.00	816.87	159717
V00894	RESOURCE DEVELOPMENT CO, LLC	06/30/2026	Regular	0.00	193,629.00	159718
RIC25	RICHARDSON ATHLETICS, LLC	06/30/2026	Regular	0.00	2,259.69	159719
V00514	STEPHANIE N BEAUCHAINE	06/30/2026	Regular	0.00	5,065.00	159720
V00905	STERLING MAY EQUIPMENT CO., INC.	06/30/2026	Regular	0.00	103.85	159721
SUI10	SUISUN VLY FRUIT GROWERS	06/30/2026	Regular	0.00	328.78	159722
V00911	SUSAN YUEN	06/30/2026	Regular	0.00	349.00	159723
SWA00	SWANK MOTION PICTURES INC	06/30/2026	Regular	0.00	625.00	159724
V00887	THE EDGE COMMUNITY CHURCH	06/30/2026	Regular	0.00	3,310.24	159725
V00780	TIDAL MARINE CONSTRUCTION INC	06/30/2026	Regular	0.00	14,940.00	159726
V00531	TRACTOR SUPPLY CREDIT PLAN	06/30/2026	Regular	0.00	272.71	159727
WES44	WESTAMERICA BANK	06/01/2026	Bank Draft	0.00	2.97	DFT0001810
V00095	INTUIT-SUISUN CITY FIRE DEPARTMENT	06/01/2026	Bank Draft	0.00	46.84	DFT0001811
WES44	WESTAMERICA BANK	06/01/2026	Bank Draft	0.00	171.00	DFT0001812

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
V00154	CLOVER	06/01/2026	Bank Draft	0.00	178.79	DFT0001813
V00100	CITY OF SUISUN HOUSING AUTHORITY	06/01/2026	Bank Draft	0.00	389,649.59	DFT0001814
V00974	DELUXE	06/04/2026	Bank Draft	0.00	223.18	DFT0001815
V00937	WAB-PAYROLL	06/04/2026	Bank Draft	0.00	700,000.00	DFT0001816
V00835	LAIF	06/05/2026	Bank Draft	0.00	2,500,000.00	DFT0001817
V00095	INTUIT-SUISUN CITY FIRE DEPARTMENT	06/08/2026	Bank Draft	0.00	5.80	DFT0001818
V00095	INTUIT-SUISUN CITY FIRE DEPARTMENT	06/09/2026	Bank Draft	0.00	10.55	DFT0001819
V00128	FAIRFIELD-SUISUN SEWER DISTRICT	06/10/2026	Bank Draft	0.00	473,015.48	DFT0001820
V00154	CLOVER	06/11/2026	Bank Draft	0.00	84.95	DFT0001821
V00937	WAB-PAYROLL	06/11/2026	Bank Draft	0.00	210,000.00	DFT0001822
V00095	INTUIT-SUISUN CITY FIRE DEPARTMENT	06/15/2026	Bank Draft	0.00	4.75	DFT0001823
WES44	WESTAMERICA BANK	06/15/2026	Bank Draft	0.00	1,692.13	DFT0001824
V00095	INTUIT-SUISUN CITY FIRE DEPARTMENT	06/16/2026	Bank Draft	0.00	5.03	DFT0001825
V00096	ENTERPRISE FLEET MANAGEMENT	06/22/2026	Bank Draft	0.00	32,904.47	DFT0001826
V00096	ENTERPRISE FLEET MANAGEMENT	06/22/2026	Bank Draft	0.00	73,433.44	DFT0001827
V00096	ENTERPRISE FLEET MANAGEMENT	06/22/2026	Bank Draft	0.00	73,833.69	DFT0001828
V00937	WAB-PAYROLL	06/18/2026	Bank Draft	0.00	700,000.00	DFT0001829
V00937	WAB-PAYROLL	06/26/2026	Bank Draft	0.00	100,000.00	DFT0001830
V00937	WAB-PAYROLL	06/26/2026	Bank Draft	0.00	200,000.00	DFT0001831
V00835	LAIF	06/30/2026	Bank Draft	0.00	1,500,000.00	DFT0001832

Bank Code WestAmerica Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	540	272	0.00	2,999,732.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-883,787.26
Bank Drafts	23	23	0.00	6,955,262.66
EFT's	286	19	0.00	489,957.08
	849	**318**	**0.00**	**9,561,164.51**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	540	272	0.00	2,999,732.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-883,787.26
Bank Drafts	23	23	0.00	6,955,262.66
EFT's	286	19	0.00	489,957.08
	849	**318**	**0.00**	**9,561,164.51**

Fund Summary

Fund	Name	Period	Amount
990	POOLED CASH FUND	6/2026	9,561,164.51
			9,561,164.51

AGENDA ITEM NO. 11.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Public Hearing and Other Proceedings Related to Annexation No. 19 to Community Facilities District No. 2 (Municipal Services), for Suisun City Dental Project:

a. Council Adoption of Resolution No. 2026-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors
b. Council Adoption of Resolution No. 2026-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien
c. Council Introduction and Waive Reading of Ordinance No.___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory

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

STRATEGIC PLAN: Sustainability and Stewardship.

BACKGROUND: As part of the Suisun City Dental project conditions of approval, the developer is required to mitigate the impact on City Services due to the new development. In accordance with the development conditions imposed on development projects, the landowner is annexing to Community Facility District No. 2 to offset municipal service costs for police, fire, paramedics, landscaping and storm drain maintenance.

As the first step in the annexation process, the Resolution of Intention was brought before Council and approved at the June 16, 2026, Council Meeting. The date of the Public Hearing was adjusted to August 4, 2026, by Council Resolution at the July 23, 2026, Council Meeting.

STAFF REPORT: The next steps in the legislative process for annexation of the Suisun City Dental project into Community Facility District No. 2 include conducting the Public Hearing and the Hearing that are before you this evening. The final step involves the item coming back to Council as part of an Ordinance for Council's approval at the August 18, 2026, meeting.

STAFF RECOMMENDATION: It is recommended that the City Council:

a. Adopt Resolution No. 2026- : Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
b. Adopt Resolution No. 2026- : Declaring Results of Special Annexation Election, Determining

Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and

c. Council Introduction and Waive Reading of Ordinance No. 2026- : An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

PREPARED BY: Amanda Dum, Management Analyst II

REVIEWED BY: Nouae Vue, Public Works Director & City Engineer

APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2026 Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors
2. Resolution No. 2026- Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien.
3. Council Introduction and Waive Reading of Ordinance No. 2026-Levying Special Tax Within City of Suisun City Communities Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.
4. District Boundary Map.
5. PowerPoint Presentation - Community Facilities District 2

RESOLUTION NO. 2026-

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

Annexation No. 19 (Suisun City Dental)

RESOLVED by the City Council (the "Council") of the City of Suisun City (the "City"), County of Solano, State of California, that:

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

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

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

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

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

WHEREAS, the Annexation Map of the captioned annexation has been filed with the City Clerk and recorded in the Solano County Recorder's Office on June 19, 2026, in Book 27 at Page 17 of Maps of Assessment and Community Facilities Districts as Document Number 202600029127 which map shows the Annexation Territory.

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

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

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

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

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

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

6. Special Election Called. On Tuesday, August 4, 2026, in the City Hall, Council Chambers, 701 Civic Center Boulevard, Suisun City, California, a special election is hereby called to consider the measure described in the ballot referred to below. This Council hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters, that the voters have waived such requirement and the date for the election herein specified is established accordingly.

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

7. Election Official. The City Clerk is hereby appointed as the election official to conduct the election and shall cause to be provided to each landowner in the Annexation Territory a ballot substantially in the form of Exhibit A hereto (the "Ballot"), which form is hereby approved. The City Clerk shall accept mailed or hand delivered Ballots of the qualified electors received prior to 6:30 o'clock p.m. on the date fixed above for the election.

8. **Effective.** This resolution shall take effect upon its adoption.

*** * * * * ***

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4th day of August 2026.

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

WITNESS my hand and the seal of said City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

EXHIBIT A

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

Annexation No. 19 (Suisun City Dental)

OFFICIAL BALLOT
SPECIAL TAX ANNEXATION ELECTION

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Suisun City no later than 6:30 p.m. on Tuesday, August 4, 2026, either by mail or in person. The City Clerk's office is located at 701 Civic Center Boulevard, Suisun City, California 94585.

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

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

The amount of money to be raised annually by the levy of the special tax on the property to be annexed to Community Facilities District No. 2 (Municipal Services) is $7,413.30 in 2026/27 dollars and the rate and duration of the tax to be levied is as set forth in the rate and method of apportionment of special tax for Community Facilities District No. 2 (Municipal Services).

BALLOT MEASURE NO. 1: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to annex Annexation No. 19 (Suisun City Dental) to the CFD, as such territory is described in "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" adopted by the City Council of the City of Suisun City on August 4, 2026? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

YES: _____

NO: _____

BALLOT MEASURE NO. 2: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled "A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein," adopted by the City Council of the City of Suisun City on June 16, 2026? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

YES: _____

NO: _____

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

Assessor Parcel No(s).: 0032-061-390

Acres: 0.160

Number of Votes: 1

SUISUN HEALTH AND WELLNESS LLC

By:

Name:

Its: _____

RESOLUTION NO. 2026-

A RESOLUTION DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION, DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF AMENDED NOTICE OF SPECIAL TAX LIEN

Annexation No. 19 (Suisun City Dental)

RESOLVED by the City Council (the "Council") of the City of Suisun City (the "City"), County of Solano, State of California, that:

WHEREAS, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land (the "Annexation Territory") proposed to be annexed to Community Facilities District No. 2 (Municipal Services) (the "CFD");

WHEREAS, pursuant to the terms of the resolution of the City Council entitled "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" (the "Election Resolution") adopted by the City Council on this date, which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election (the "Canvass"), a copy of which is attached hereto as Exhibit A; and,

WHEREAS, this Council has reviewed the Canvass and hereby approves it.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Issue Presented. The issues presented at the special election were (i) the annexation of the Annexation Territory to the CFD and (ii) the levy of a special tax within the Annexation Territory.

2. Measure Approved. Pursuant to the Canvass, the issues presented at the special election were approved by the landowners of the Annexation Territory by more than two-thirds of the votes received at the special election.

3. Annexation Completed. Pursuant to the voter approval, the Annexation Territory is hereby declared to be fully annexed to and part of the CFD with full legal effect.

4. Authority to Levy Special Taxes. Pursuant to the voter approval, this Council may levy special taxes in the territory in the Annexation Territory according to the rate and method of apportionment specified in the Resolution of this Council entitled "A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein," adopted on June 16, 2026.

5. Prior Proceedings. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the Annexation Territory were valid and in conformity with the Act.

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

7. Effective. This resolution shall take effect upon its adoption.

*** * * * * ***

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4th day of August 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

EXHIBIT A

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

Annexation No. 19 (Suisun City Dental)

CANVASS AND STATEMENT OF RESULT OF ELECTION

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

BALLOT MEASURE NO. 1: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to annex Annexation No. 19 (Suisun City Dental) to the CFD, as such territory is described in "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" adopted by the City Council of the City of Suisun City on August 4, 2026? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

Qualified Landowner Votes	Votes Cast	YES	NO
1			

BALLOT MEASURE NO. 2: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled "A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein," adopted by the City Council of the City of Suisun City on June 16, 2026? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

Qualified Landowner Votes	Votes Cast	YES	NO
1			

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 4th day of August 2026.

CITY OF SUISUN CITY

By:_____

Anita Skinner, CMC, City Clerk

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY LEVYING SPECIAL TAX WITHIN CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), INCLUDING CERTAIN ANNEXATION TERRITORY

Annexation No. 19 (Suisun City Dental)

WHEREAS, the City of Suisun City (the "City") has conducted proceedings pursuant to the Mello-Roos Community Facilities Act, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act") to establish "City of Suisun City Community Facilities District No. 2 (Municipal Services)" (the "CFD") for the purpose of financing certain municipal services (the "Services) as provided in the Act; and

WHEREAS, the rate and method of apportionment of special tax for the CFD (the "Original Rate and Method") is set forth in Exhibit A to City Council Resolution 2005-89, which was adopted on November 15, 2005 (the "Resolution of Formation"); and

WHEREAS, the City has conducted proceedings to annex territory into the CFD and, in connection therewith, approved supplements to the Original Rate and Method (as supplemented, the "Rate and Method");

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY as follows:

SECTION ONE: By the passage of this Ordinance, pursuant to the Act, the Council hereby authorizes and levies the Special Tax within the CFD, including all territory annexed into the CFD prior to the date hereof, at the rate and in accordance with method set forth in the Rate and Method, which rate and method are by this reference incorporated herein. The Special Tax has previously been levied in the original territory of the CFD beginning in fiscal year 2006-07 pursuant to Ordinance No. 684, passed and adopted by the City Council on December 6, 2005, and the Special Tax is hereby levied commencing in fiscal year 2024-25 in the territory annexed to the CFD subsequent to formation of the CFD, and in each fiscal year thereafter to pay for the Services for the CFD and all costs of administering the CFD.

The City Council hereby ratifies the levy of special taxes within the CFD pursuant to the Act, at the rate and in accordance with the Rate and Method, in fiscal years 2006-07 through 2026-27.

SECTION TWO: The City Manager or designee, or an employee or consultant of the City, is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, including all territory annexed to the CFD prior to the date hereof, in the manner and as provided in the Rate and Method.

SECTION THREE: Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation, the Rate and Method and the applicable provisions of the Act. In no

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

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

SECTION FIVE: The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Council may provide for other appropriate methods of collection by resolution(s) of the Council. The City Manager of the City (or the City Manager's designee) is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Solano in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Solano for fiscal year 2026-27 and for each fiscal year thereafter, as set forth above, until no longer required to pay for the Services or until otherwise terminated by the City.

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

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

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

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

*** * * * * ***

INTRODUCED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4th day of August 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 4th day of August 2026

.

_____
Anita Skinner
City Clerk

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 18th day of August 2026, by the following vote:

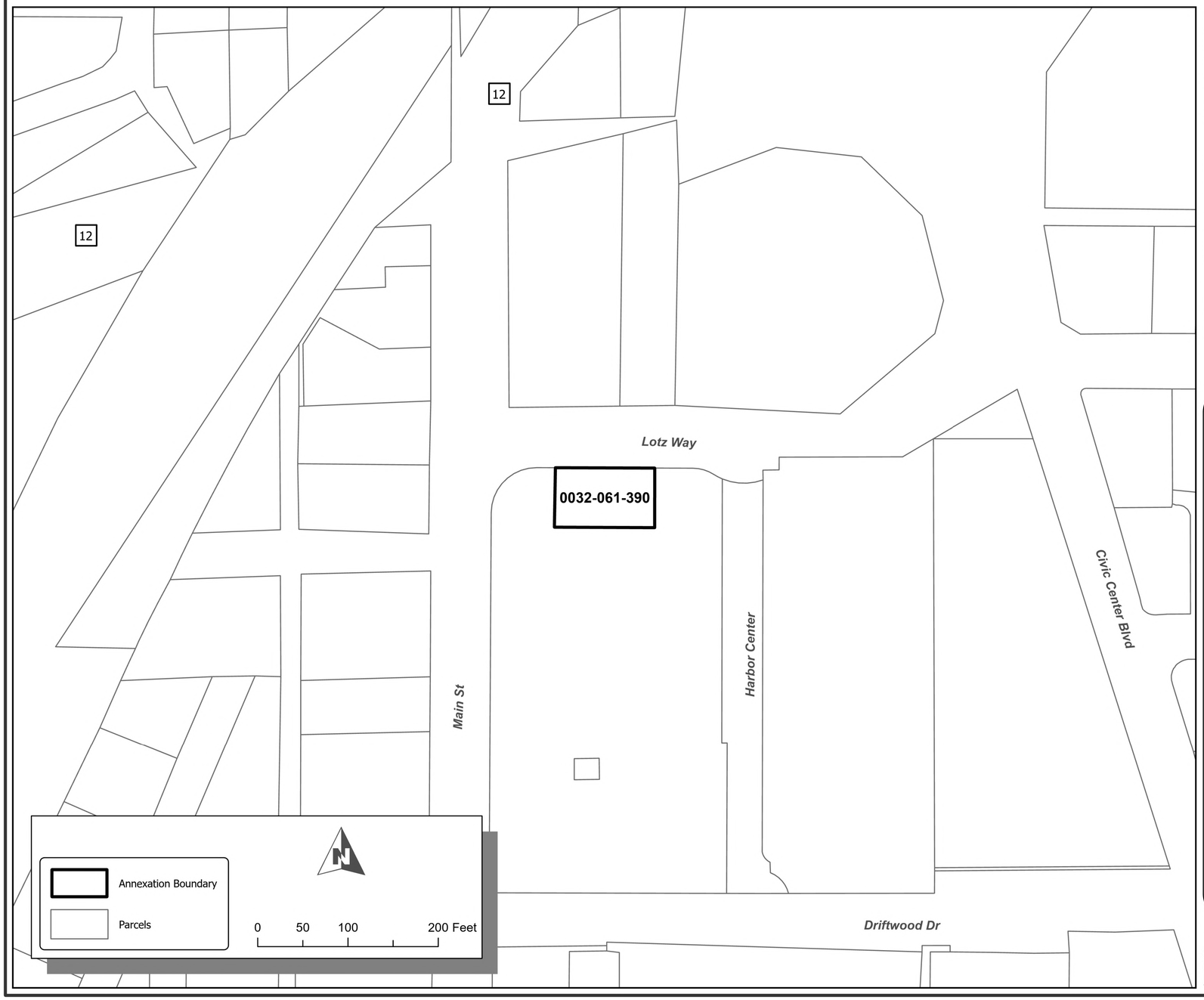
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 18th day of August 2026.

_____
Anita Skinner
City Clerk

Annexation Map No. 19 of City of Suisun City
Community Facilities District No. 2 (Municipal Services)

COUNTY OF SOLANO
STATE OF CALIFORNIA



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

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS _____ DAY OF _____, 20__.

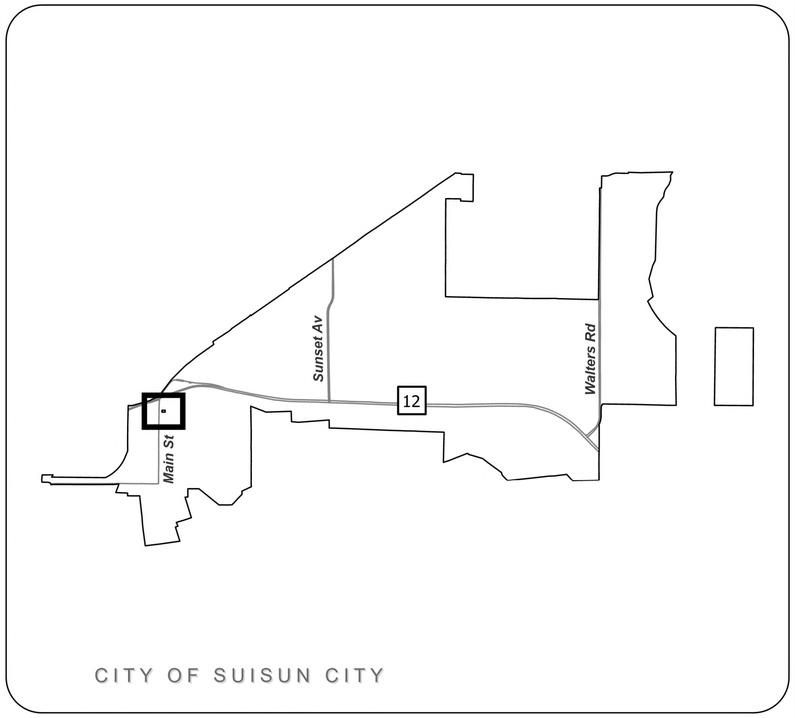
_____
CITY CLERK

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 19 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK

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

_____
COUNTY RECORDER,
COUNTY OF SOLANO



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

NBS

Community Facilities District #2

ANNEXATION #19

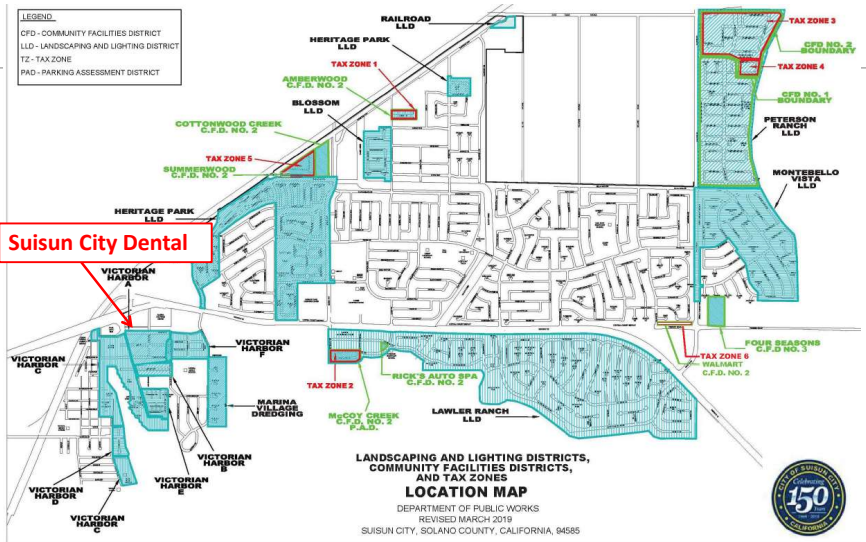
SUISUN CITY DENTAL

Public Hearing
August 4, 2026

1

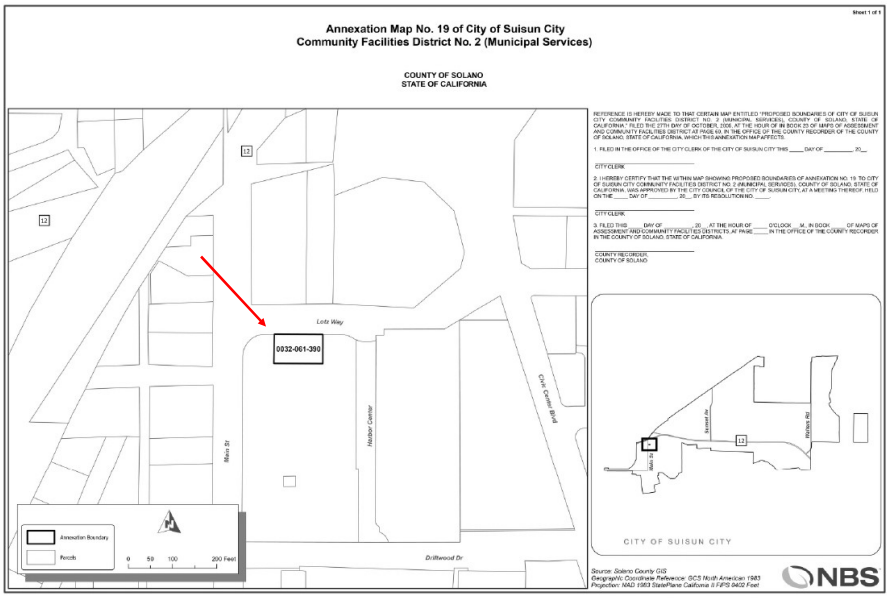
City-Wide Community Facilities District #2

Majority of revenue from CFD#2 supports Safety Services (Police & Fire)



2

Suisun City Dental - Boundary Map



3

Staff Recommendations

It is recommended that the City Council (1) open the Public Hearing, (2) receive public comment, if any, (3) close the Public Hearing, and (4) conduct the special landowner election, and (5) adopt/introduce the following:

1. Council Resolution No. 2026-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Suisun City Dental – Annexation #19); and

2. Council Resolution No. 2026-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Suisun City Dental – Annexation #19); and

3. Council Introduction and Waive Reading of Ordinance No. 2026-___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Suisun City Dental – Annexation #19).

4

Questions?

SUISUN CITY DENTAL ANNEXATION – PUBLIC HEARING MEETING

AUGUST 4,2026

5

AGENDA ITEM NO. 12.

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Council Adoption of Resolution 2026-___: Awarding an Exclusive Solid Waste Collection and Management Services Franchise to Recology Vacaville Solano and Authorizing the City Manager to Execute a Franchise Agreement with Recology Vacaville Solano.

FISCAL IMPACT: There will be impact to the General Fund from this Item. The total estimated Franchise Agreement value, as of the date of this meeting, is estimated at $47.7M over the ten (10) year term of the Agreement, based on the first year's contract value of approximately $4.77M. The estimated contract value does not include ten (10) annual Consumer Price Index (CPI) adjustments, which will occur each July 1st during the term of the Agreement, beginning July 1, 2028.

As part of the Franchise Agreement, Recology Vacaville Solano (Recology) will contribute a Franchise Fee to the City equal to thirteen percent (13%) of gross revenues, which will be deposited into the General Fund. This Franchise Fee revenue partially offsets the City's costs of administering and overseeing solid waste collection services and contract.

The proposed Year One (1) residential rate from Recology for 95-gallon single-family bundled service is $46.21 per month, effective July 1, 2027. It should be noted that Recology's cart will actually be a 96-gallon cart rather than a 95-gallon cart. This residential rate is $5.00 per month below the current Republic Services residential rate of $51.21 per month (as of 1/1/26), and $8.83 per month below the $55.04 per month that Republic Services proposed in its rejected 2025 Proposition 218 rate notice. Whether Proposition 218 proceedings are required before the new rate takes effect will depend on the negotiated Year 1 rate relative to the current rate as CPI-adjusted through July 1, 2027. The City Attorney will advise the Council as to whether a Proposition 218 proceeding is required on this topic. at the August 4, 2026, meeting.

STRATEGIC PLAN: Sustainability and Stewardship.

BACKGROUND: A. Existing Franchise Agreement

The City of Suisun City has been served by Republic Services (operating as Solano Garbage Company) as its exclusive solid waste franchise hauler since 1968. The Franchise Agreement was most recently restated and formally adopted in 1998 and has been amended on several occasions since that time, including through a 2022 Interim Memorandum of Understanding (MOU) that extended services through June 30, 2027. The MOU included a clause requiring the full Franchise Agreement to be renegotiated prior to its expiration.

Staff completed negotiations for an updated Franchise Agreement with Republic Services in late July 2025. The negotiated Agreement included a proposed 12.07 percent rate increase under Proposition 218, which would have raised the 95-gallon single-family residential rate from $49.11 per month (at the time of negotiation) to $55.04 per month and created a new 64-gallon service category at $49.54 per month. Following a duly noticed Proposition 218 public hearing on September 16, 2025, the City Council voted to reject the negotiated Franchise Agreement and directed staff to initiate a competitive procurement process for exclusive citywide solid waste collection services.

B. Request for Proposals
The Senior Management Analyst, with assistance from the Public Works Director and the City Attorney (Richards Watson Gershon), prepared and issued a Request for Proposals ("RFP") on February 19, 2026, for Residential (Single-Family), Multi-Family Dwelling, Commercial, Industrial, and City Solid Waste Collection Services, including Garbage, Source Separated Recyclable Materials, and Source Separated Organic Waste. The RFP was issued publicly through the City's OpenGov.com procurement platform. Staff received 67 written questions through the portal, and Addendum No. 1 was issued on April 14, 2026, in response to those questions and also to provide an updated Exhibit 1 Cost Proposal Worksheet.

The RFP established seven (7) Evaluation Criteria: (a) lowest SFR 95-gallon monthly service rate; (b) technical qualifications; (c) experience and references; (d) SB 1383 compliance capacity; (e) transition plan; (f) financial qualifications; and (g) location of a local operational hub within five miles of the Suisun City Library (601 Pintail Drive). Criteria (b) through (g) were evaluated on a pass/fail basis. Proposals receiving a passing score on all six criteria were then ranked by the lowest SFR 95-gallon residential service rate under Criterion (a).

The Evaluation Committee consisted of three (3) City staff members: Nouae Vue (Public Works Director and City Engineer); Amanda Dum (Senior Management Analyst, Public Works); and Eli Adams (Code Enforcement Officer). The Committee independently evaluated all four (4) Proposals against the seven (7) Evaluation Criteria established in the RFP. Pursuant to the RFP, the evaluation of Proposals is within the sole judgment and discretion of the Evaluation Committee.

The City received four (4) Proposals by the April 28, 2026, deadline from the following firms:

- GreenWaste Recovery, LLC — San José, California
- Recology Vacaville Solano — Vacaville, California
- Republic Services (Solano Garbage Company) — Fairfield, California (incumbent Franchise Hauler)
- Waste Connections / Redwood Waste Solutions — San José, California

C. Clarification Process
On May 7, 2026, the City issued written clarification letters to three (3) of the four (4) Proposers requesting confirmation of proposed hub facility locations, lease status, permitting timelines, and service response information in connection with Evaluation Criterion (g) — Location of Local Hub Within Five Miles of the Suisun City Library. The fourth Proposer, Republic Services, was not sent a clarification letter, as it is the incumbent contractor with existing operational facilities within the City and its compliance with the five-mile requirement is not in question.

All three (3) Proposers submitted written clarification responses by May 14, 2026. City Attorney and staff reviewed the responses and incorporated the findings into the evaluation process. All four (4) Proposals were actively evaluated.

D. Rate Context
The proposed Year 1 rates for the benchmark 95/96-gallon single-family residential bundled service (garbage, recycling, and organics) range from $46.21 to $51.21 per month across the four proposals. All four (4) proposed rates are below the $55.04 per month that Republic Services proposed in its 2025 Proposition 218 rate notice, which the Council rejected. Detailed rate information by service category and by Proposer is included in Attachment No. 2.

Recology Vacaville Solano at $46.21 (96-gallon cart), GreenWaste Recovery at $47.84, and Waste Connections/Redwood Waste Solutions at $49.49. The remaining rate, submitted by Republic Services itself, is equal to the current rate ($51.21). The current $51.21 rate reflects the July 2026 CPI adjustment from the $49.11 rate that was in effect during 2025. These rates reflect the substantially expanded scope of services required under the new Agreement — including SB 1383 organics compliance programs, an abandoned waste removal program ($302,000 annually), household hazardous waste and BOPA drop-off facilities, a compost delivery program, and other community programs not included in the current Agreement.

All four (4) Proposals were also required to offer a 64/65-gallon garbage cart option at a lower rate, intended for smaller households, seniors, or residents who generate less waste. This service level was required by the RFP. The 64/65-gallon bundled service rates range from approximately $43.06 to $48.49 per month, compared to the $49.54 per month Republic Services proposed for this service level in its 2025 Proposition 218 Notice.

The actual rates to be charged to Suisun City customers under the new Agreement will not take effect until July 1, 2027, and will be confirmed following City Council award, completion of Franchise Agreement negotiations, and any required Proposition 218 proceedings.

E. Evaluation Result and Recommendation

The Evaluation Committee has completed its independent scoring and evaluation of all four (4) Proposals. Three (3) Proposals received a passing score on each of the six (6) pass/fail Evaluation Criteria (b) through (g). The three (3) passing Proposals were ranked by their SFR 95-gallon bundled service rate under Criterion (a).

Recology Vacaville Solano received a passing score on all six (6) pass/fail criteria and submitted the lowest SFR 95-gallon bundled service rate of $46.21 per month, effective July 1, 2027. Accordingly, the Evaluation Committee recommends that the City Council accept the recommendation to proceed with Recology Vacaville Solano for award of the exclusive solid waste Franchise Agreement.

The recommendation is summarized in the following table and is included in Attachment No. 2:

Proposer	**SFR 95g Rate**	**vs. Current Rate**	**Result**
Recology Vacaville Solano	$46.21	-$5.00	*Recommended - Lowest Rate*
GreenWaste Recovery, LLC	$47.84	-$3.37	Passed All Criteria
Waste Connections / Redwood Waste Solutions	$49.49	-$1.72	Did Not Pass All Criteria *
Republic Services (incumbent)	$51.21	$0.00	Passed All Criteria

Current rate: $51.21/month (following July 2026 CPI adjustment) | $49.11/month was the rate in effect during 2025 | Republic Services proposed $55.04/month in its rejected 2025 Proposition 218 notice | Year 1 rates for Recology become effective July 1, 2027.

* Waste Connections/Redwood Waste Solutions did not pass based on not providing a requested document not due to not having the financial capability to provide service to the City.

On June 1, 2026, the City issued a Notice of Intent to Award to Recology Vacaville Solano. Pursuant to RFP Section K (Dispute of Award), the seven (7) calendar day protest period expired on June 8, 2026, with no protest filed by any Proposer.

STAFF REPORT:

Time is critical given the July 1, 2027, Franchise Agreement commencement requirement. If Proposition 218 proceedings are required, the process requires a minimum 45-day notice period following mailing of rate notices to all affected property owners. Any delays in the Franchise Agreement negotiation or approval phases will compress the available time for Proposition 218 proceedings, and staff will alert the Council promptly if schedule adjustments become necessary.

The City Attorney has completed preparation of the Franchise Agreement (Agreement) governing the new 10-year solid waste collection services contract. The Agreement is substantially negotiated as of the date of this Report and is based on the RFP requirements. City staff and Recology, along with attorneys for both entities, participated in Agreement negotiations and have substantially finalized the Agreement for Council consideration and approval. The new Agreement incorporates updated provisions reflecting the City's service priorities for the new term, including:

- Enhanced performance standards, accountability measures, and administrative charges for service failures
- Strengthened provisions addressing labor disruptions and service continuity, including a requirement for a pre-approved Labor Disruption Contingency Plan
- A 64/64-gallon garbage cart option for households with lower waste generation needs, including overflow monitoring provisions and a wind and weather spillage response obligation specific to Suisun City conditions
- SB 1383 compliance obligations, CalRecycle diversion requirements, and source-separated organics collection provisions
- Transition provisions to ensure seamless service changeover from the incumbent contractor, including a mandatory 180-day transition performance period at existing rates
- Updated indemnification, insurance, performance bond, and default/remedy provisions

A full list of residential services that will be included within the Franchise Agreement include the following – items with an asterisk at the end denote new residential services:

- 64 gallon option for trash cart (SFD) *
- Paper Shredding Events - 2x/yr *
- Two (2) Bulky Waste Pick-Ups per calendar year *
- Holiday Tree Collection (SFD) *
- Sharps Mail-Back Program *
- Two (2) extra bags of trash after Christmas (SFD) *
- Battery Drop-Off Program (at three City facilities) *
- E-Waste Drop-Off
- Cardboard Recycling Drop-Off
- Recycling Buy-Back Center
- Buy-Back Center coupons (can be used towards bill)
- Compost Giveaway Events - Twice (2) per year

- Motor Oil Curbside Collection Program (SFD)
- Motor Oil Drop-Off Program
- White Goods Drop-Off Program (formalized 5 days/week instead of 16 days/year)
- Household Hazardous Waste Drop-Off Program (including BOPA and e-waste)
- Pull Down Service (signed doctor's note required)
- Push Services (cart pulldown and putback service – additional cost of $10.81 per month)

The new Agreement includes moving the existing Monday pick-up service day for residential accounts to a five-days a week schedule. Republic Service picked up residential accounts on a five-day a week schedule until roughly 2015 when it was requested that service for all residential accounts be moved to a Monday only service schedule at the request of their third-party street sweeping service. Once the Agreement is fully executed Public Works staff will work with Recology staff to finalize the service schedule for residential accounts, along with the coordinating street sweeping schedule.

Street Sweeping service will continue to be provided through the Franchise Agreement. Recology administers an in-house sweeper, driven by an in-house Recology driver. This removes a layer in relaying street sweeping issues which currently have to be shared with Republic Services who then forwards to the third-party sweeping service. Responses are given to Republic by the contractor and then Republic follows back up with the City and the City follows back-up with the resident. This has not proved to be the most efficient method for resolving street sweeping issues.

The Franchise Agreement with Recology Vacaville Solano has been fully negotiated and is presented to Council as Attachment 2. Staff recommends that the Council approve the Agreement and authorize the City Manager to execute it.

REMAINING STEPS AND SCHEDULE

TIMEFRAME	ACTION
June 23, 2026	COMPLETED - City Council accepts Evaluation Committee recommendation; directs City Manager to negotiate Franchise Agreement with Recology Vacaville Solano; directs staff to conduct community informational Zoom meetings in July 2026 (7/16/26)
July 16, 2026	COMPLETED - Public Works staff conducts minimum two (2) community informational Zoom meetings; City Manager and City Attorney conduct Franchise Agreement negotiations with Recology Vacaville Solano
August 4, 2026	**TONIGHT** - City Council considers formal award of exclusive solid waste franchise to Recology Vacaville Solano; considers approval of Franchise Agreement if negotiations are complete; receives Public Works report on community Zoom meetings
August–December 2026	TO BE DETERMINED - Proposition 218 proceedings initiated if required; rate notices mailed to all affected property owners (45-day notice period required)
December 2026–March 2027	City Council: Franchise Agreement approval (if not approved on August 4th and Proposition 218 public hearing (if required)

March–June 30, 2027	Transition to Recology Vacaville Solano; customer notification, container exchange, and data transfer
June 30, 2027	Transition to Recology Vacaville Solano; customer notification, container exchange, and data transfer
July 1, 2027	New Franchise Agreement commences; new service rates and programs take effect

Recology is scheduled to mail a Welcome Outreach Package to all residential accounts. This Package will include all pertinent information – examples of information that will be included include but are not limited to the following: service schedule, sweeping schedule, customer service address, customer service phone number, services included, current rates, webpage link, and details on program such as HHW, buy-back, Bulky Waste, etc.

Transition of carts from Republic Services to Recology will be handled by a third-party contractor. Transition will be completed prior to July 1, 2027. This will occur in coordination with Republic Services. Once the overall Transition Schedule with Recology is finalized, this information will be shared with Council.

Recology utilizes Recology Hay Road Landfill located at 6246 Hay Road. This landfill is open for operation seven (7) days per week from 8am to 4pm. Loose compost will be available on a self-serve basis to residents at this site. Residents may still use Potrero Hills Landfill located at 3675 Potrero Hills Lane, if they choose. Potrero's hours of operation are 9am to 1pm Tuesday through Saturday.

The Senior Management Analyst (Analyst), Public Works Director, and City Attorney hosted two (2) community informational meetings on Thursday, July 16, 2026 – at Noon and at 6:00pm. Prior to the meeting date, the Analyst created an "Events" page on the City's webpage along with a "News" page. An event notice was created for each meeting time on Facebook. Multiple posts were made on both Facebook (269 total views) and also on Nextdoor.com (2,464 total overall impressions as of 3:00pm on 7/16). All in an effort to reach and notify the broadest audience possible of the two community meetings.

Thirteen (13) people attended the Noon meeting and were distributed between residents, Recology staff, Republic Services staff, Union representatives, and one reporter. With twelve (12) people attending the meeting at 6:00pm, distributed between residents, Recology staff, Union representatives, and Republic Services staff. A PowerPoint was shared with attendees providing an overview of and any details that were available on the date of the meeting. This PowerPoint has been modified for use at this Meeting.

NEXT STEPS AND SCHEDULE

TIMEFRAME	**ACTION**
June 23, 2026	City Council accepts Evaluation Committee recommendation; directs City Manager to negotiate Franchise Agreement with Recology Vacaville Solano; directs staff to conduct community informational Zoom meetings in July 2026

July 16, 2026	Public Works staff conducts minimum two (2) community informational Zoom meetings; City Manager and City Attorney conduct Franchise Agreement negotiations with Recology Vacaville Solano
August 4, 2026	City Council considers formal award of exclusive solid waste franchise to Recology Vacaville Solano; considers approval of Franchise Agreement if negotiations are complete; receives Public Works report on community Zoom meetings
August-December 2026	Proposition 218 proceedings initiated if required; rate notices mailed to all affected property owners (45-day notice period required)

PROPOSITION 218 PROCESS

Pursuant to the California Constitution, Article XIII D (Proposition 218), any increase in rates charged to residential customers for solid waste collection services must follow the Proposition 218 majority protest procedure. The City is required to mail written notice of proposed rate changes to all affected property owners at least 45 days before the public hearing, and a majority protest by affected property owners will prevent the proposed rate increase from taking effect.

Proposition 218 applies only to rate increases — not decreases. If the rate to be charged under the new Agreement is at or below the current Republic Services rate as CPI-adjusted through July 1, 2027, no Proposition 218 proceeding is required. Whether Proposition 218 applies will depend on (a) the Collector selected, (b) the negotiated Year 1 rate, and (c) the current rate as CPI-adjusted through the commencement date. The City Attorney will advise the Council on this question at the August 4, 2026 meeting.

If Proposition 218 is required, staff anticipates initiating those proceedings in August or September 2026, with a public hearing and City Council consideration in October to December 2026, consistent with the July 1, 2027 commencement date.

Additionally, the new Agreement introduces certain services not currently included in the existing Franchise Agreement, including an abandoned waste removal program, a paid pull-down service, an additional bulky waste pickup, a sharps return program, expanded household hazardous waste drop-off access, and a backyard organics assistance program. The City Attorney will advise the Council on whether any of these new program costs constitute a new fee subject to Proposition 218, as that analysis may differ from the straightforward rate increase analysis.

CEQA DETERMINATION

The City Council's award of the Franchise Agreement and approval of the associated rate structure are administrative and fiscal actions regarding the delivery of solid waste, recyclable materials, and organic waste collection services already provided to the City. These actions continue the use of established collection routes, vehicles, and processing and disposal facilities currently in operation, and do not themselves authorize any construction, grading, or physical development. As such, the City Council's action does not constitute a "project" for purposes of CEQA Guidelines Section 15378(b)(4), and to the extent it is determined to constitute a project, it is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities) and, independently, under the common sense exemption of Section 15061(b)(3), because it can be seen with certainty that continuation of the City's existing collection service

under a new operator has no possibility of a significant effect on the environment.

This determination does not extend to, and does not constitute environmental review of, the siting or permitting of any new facility that Recology Vacaville Solano ("Contractor") may establish to perform its obligations under the Agreement, including the household hazardous waste ("HHW") drop-off facility Contractor has identified for future development at 1889 Walters Court, Fairfield. The Agreement requires Contractor, not the City, to obtain all required planning approvals of the host jurisdiction(s) for such facilities, and any CEQA review triggered by the siting or permitting of that facility will be conducted, as applicable, by the City of Fairfield or other agency with land use jurisdiction over that site, at the time Contractor seeks the necessary entitlements. Because the City's approval of the Agreement neither grants nor is conditioned on the grant of any such entitlement, and because the Agreement's existing HHW service — currently available at 855 ½ Davis Street, Vacaville — will remain available to residents regardless of the status of the new Walters Court facility, the City Council's action does not commit the City to, or constitute approval of, that separate development.

Staff recommends that the City Council find that (1) the award of the Franchise Agreement and approval of the rate structure are not subject to CEQA or, in the alternative, are categorically exempt under CEQA Guidelines Section 15301 and Section 15061(b)(3), and (2) this finding does not extend to the future siting or permitting of any new Contractor facility, which remains subject to independent CEQA review by the agency with jurisdiction over that site.

STAFF RECOMMENDATION: It is recommended that Council adopt Resolution 2026-__: Awarding an Exclusive Solid Waste Collection and Management Services Franchise to Recology Vacaville Solano and Authorizing the City Manager to Execute a Franchise Agreement with Recology Vacaville Solano.

PREPARED BY:	Patrick Enright, City Attorney
REVIEWED BY:	Nouae Vue, Public Works Director & City Engineer
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution 2026-__: Awarding an Exclusive Solid Waste Collection and Management Services Franchise to Recology Vacaville Solano and Authorizing the City Manager to Execute a Franchise Agreement with Recology Vacaville Solano
2. Cost Proposal Sheets - All Proposers
3. PowerPoint Presentation - Solid Waste Service.pdf

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, AWARDING AN EXCLUSIVE SOLID WASTE COLLECTION AND MANAGEMENT SERVICES FRANCHISE TO RECOLOGY VACAVILLE SOLANO AND AUTHORIZING THE CITY MANAGER TO EXECUTE A FRANCHISE AGREEMENT WITH RECOLOGY VACAVILLE SOLANO

WHEREAS, the City of Suisun City ("City") currently operates under an exclusive solid waste collection and management services franchise agreement with Solano Garbage Company d/b/a Republic Services of Fairfield ("Republic Services"), which expires on June 30, 2027; and

WHEREAS, the City Council determined that it was in the public interest to conduct a competitive procurement process for a new exclusive solid waste collection and management services franchise pursuant to Public Resources Code section 40059, rather than renew the existing franchise without competition; and

WHEREAS, on February 19, 2026, the City issued a Request for Proposals for Solid Waste Collection and Management Services (the "RFP") via www.OpenGov.com, which was publicly noticed and made available to prospective proposers; and

WHEREAS, the City received four (4) timely and qualified proposals in response to the RFP; and

WHEREAS, the City convened an independent Evaluation Committee composed of City staff members, which evaluated all proposals against the criteria set forth in the RFP; and

WHEREAS, Recology Vacaville Solano ("Recology"), a California limited liability company, submitted the proposal with the lowest qualified rate — $46.21 per month for 95-gallon bundled residential service per the RFP requirement — and was recommended by the Evaluation Committee for award of the franchise; and

WHEREAS, on June 1, 2026, the City issued a Notice of Intent to Award the franchise to Recology and provided a written protest period through 5:00 p.m. on June 8, 2026, pursuant to RFP Section K; and

WHEREAS, no written protest was filed by any proposer or interested party within the protest period; and

WHEREAS, on June 23, 2026, the City Council voted five (5) to zero (0) to accept the Evaluation Committee's recommendation of Recology Vacaville Solano, directed staff to conduct community informational meetings and continued the item to August 4, 2026; and

WHEREAS, the City Manager has negotiated a substantially complete Franchise Agreement with Recology providing for an initial term of ten (10) years commencing July 1, 2027, rates as set forth in the

Franchise Agreement, and service standards consistent with applicable law and the requirements of the RFP; and

WHEREAS, the material business terms of the Franchise Agreement — including the ten (10)-year initial term commencing July 1, 2027, the Year 1 rates set forth in Recology's proposal (including a rate of $46.21 per month for 96-gallon bundled residential service – Recology standard solid waste and organics carts are 96-gallon rather than 95-gallon), and the scope and standard of services required by the RFP — are consistent with and implement Recology's proposal as submitted in response to the RFP and evaluated by the Evaluation Committee; and the Franchise Agreement further incorporates enhanced performance standards and Administrative Charges for service failures, a Labor Disruption Contingency Plan requirement, a 64-gallon cart option, SB 1383 organics compliance and diversion provisions, a 180-day service-continuity transition period at existing rates, and updated indemnification, insurance, and performance bond requirements; and

WHEREAS, the City Manager and City Attorney have advised the City Council that all material and substantive terms of the Franchise Agreement have been agreed upon by the parties, such that the Franchise Agreement is in substantially final form and only non-substantive drafting, formatting, and conforming revisions remain to complete the document prior to execution; and

WHEREAS, the City Council has determined, pursuant to Public Resources Code section 40059, that award of an exclusive solid waste collection and management services franchise to Recology is in the public interest, based on the competitive process conducted, the evaluation of all proposals, Recology's qualifications, and the rates and service terms negotiated; and

WHEREAS, the City Council has received and considered all information presented to it regarding this matter, including but not limited to the staff report, the Franchise Agreement, and the results of the competitive RFP process; and

WHEREAS, the City Council has reviewed and considered the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq., "CEQA") and the CEQA Guidelines (14 Cal. Code Regs. section 15000 et seq.) with respect to the award of the franchise and approval of the Franchise Agreement, and has determined that the action is exempt from CEQA as set forth herein.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. CEQA Findings. The City Council finds that the award of an exclusive solid waste collection and management services franchise to Recology Vacaville Solano and the approval of the Franchise Agreement are exempt from the requirements of CEQA on the following independent and alternative grounds:

(a) Categorical Exemption — Class 1 (CEQA Guidelines § 15301). The project consists of the permitting, licensing, and continuation of an existing solid waste collection and management service.

The City of Suisun City has been served by an exclusive franchise hauler for residential and commercial solid waste, recycling, and organics collection for many years. The award of this franchise to Recology continues that existing service within the same service area, with the same service types and collection frequencies, and involves negligible or no expansion of existing use. The project therefore qualifies for the Class 1 Categorical Exemption for existing facilities.

(b) Common Sense Exemption (CEQA Guidelines § 15061(b)(3)). The project is also exempt from CEQA pursuant to the general rule set forth in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the award of the franchise or approval of the Franchise Agreement will have a significant effect on the environment. The franchise continues an existing service; no new facilities, land disturbance, or changes to the physical environment will result from this action alone.

(c) None of the exceptions to categorical exemptions set forth in CEQA Guidelines section 15300.2 apply to this project. The project does not involve a cumulative impact from successive projects of the same type, does not present a reasonable possibility of significant environmental impact due to unusual circumstances, does not affect a scenic highway, is not located on a hazardous waste site, and does not have a potential to cause a substantial adverse change in the significance of a historical resource.

(d) This determination is limited to the City's approval of the Franchise Agreement and the rate structure set forth therein. It does not constitute, and does not substitute for, any environmental review that may be required for the siting or permitting of new facilities Contractor may establish to perform its obligations under the Agreement, including the household hazardous waste drop-off facility identified for future development at 1889 Walters Court, Fairfield. Any such review remains the responsibility of the agency with land use jurisdiction over the applicable site, to be conducted at the time Contractor seeks the necessary entitlements.

SECTION 3. Pursuant to Public Resources Code section 40059 and the City's municipal authority, the City Council hereby awards an exclusive solid waste collection and management services franchise to Recology Vacaville Solano for an initial term of ten (10) years, commencing July 1, 2027 and expiring June 30, 2037, on the material terms and conditions described in this Resolution and further set forth in the Franchise Agreement.

SECTION 4. The City Council hereby approves the Franchise Agreement between the City of Suisun City and Recology Vacaville Solano in substantially final form, consistent with the RFP, Recology's proposal submitted in response to the RFP, and the material business terms described in this Resolution, and authorizes the City Manager and City Attorney to complete, finalize, and execute the Franchise Agreement, including making such non-substantive, clarifying, technical, or conforming revisions as they jointly determine necessary or appropriate. No such revision may alter the term, the franchise fee, the Year 1 rates, or any other material business term of the Franchise Agreement as agreed upon and described in this Resolution. Any change to a material business term shall require further action by the City Council.

SECTION 5. The City Manager is hereby authorized and directed to execute the Franchise Agreement, as completed pursuant to Section 4, and all related documents and exhibits, on behalf of the City of Suisun City. The City Clerk is authorized and directed to attest to the City Manager's signature and to affix the seal of the City thereto. The City Attorney is authorized to approve the Franchise Agreement as to legal form.

SECTION 6. The City Manager, or the City Manager's designee, is authorized to take all actions and execute all further documents necessary and appropriate to carry out the purposes of this Resolution and to implement the Franchise Agreement.

SECTION 7. The City Clerk is hereby directed to file a Notice of Exemption with the Solano County Clerk within five (5) working days of adoption of this Resolution, as provided in CEQA Guidelines section 15062.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting held on August 4, 2026, by the following vote:

AYES: Council Members: _____
NOES: Council Members: _____
ABSTAIN: Council Members: _____
ABSENT: Council Members: _____

WITNESS, my hand and seal of said City this 4th day of August 2026.

_____
Anita Skinner
City Clerk

EXHIBIT 1
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
COST PROPROSAL WORKSHEET

Service Description	Annual Cost for Services	MONTHLY COST EXPRESSION: Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
Bundled Residential Services (95 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic Waste)	2,106,906	$ 29.48			
Bundled Residential Services (65 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic Waste)	648,939	$ -	$ 27.24		
Kitchen Waste Food Pail (Upon request - Residential)	2,575	$ 0.03	$ 0.03	$ -	$ -
Two Bulky Waste Pick-Ups per Year - Residential	80,956	$ 0.85	$ 0.85	$ -	$ -
Residential Holiday Tree Collection - Residential	11,885	$ 0.12	$ 0.12	$ -	$ -
Post Holiday Pick-Up (2 Extra Bags - 30-39 gallon) - Residential	11,692	$ 0.12	$ 0.12	$ -	$ -
Cardboard Drop-Off (Hauler's Facility)	-	$ -	$ -	$ -	$ -
Recycling Buy-Back Center & Voucher Program	71,200	$ 0.74	$ 0.74	$ 0.74	$ -
Street Sweeping Services	280,863	$ 2.21	$ 2.21	$ 23.79	$ 23.79
Paper Shredding Events - Two Times per Year	2,000	$ 0.02	$ 0.02	$ 0.17	$ 0.17
Household Hazardous Waste (HHW) Drop-Off Program	Included in BOPA	$ -	$ -	$ -	$ -
E-Waste Drop-Off Program	Included in BOPA	$ -	$ -	$ -	$ -
Batteries, Oil, Paint, and Antifreeze (BOPA) Drop-Off Program	172,470	$ 1.81	$ 1.81	$ -	$ -
Used Motor Oil Collection Service (curbside p//u of used oil & filters (Residential Only)(City Contribution)	Included in BOPA	$ -	$ -	$ -	$ -
Waste Oil Drop-Off Program	Included in BOPA	$ -	$ -	$ -	$ -
White Goods (Appliances) Drop-Off Program	Included in BOPA	$ -	$ -	$ -	$ -
Minimum of Two HHW/Extended Producer Responsibility Drop-Off Events	Included in BOPA	$ -	$ -	$ -	$ -
Sharps Mail-Back Program (Residential & MFD)	Included in BOPA	$ -	$ -	$ -	$ -
Battery Collection Program at Three (3) City Facilities (Minimum of four (4) pick-ups by Collector per year)	Included in BOPA	$ -	$ -	$ -	$ -
Cart Replacment (Free Once Every 10 Years)	73,042	$ 0.76	$ 0.76	$ 0.76	$ -
Abandon Waste Removal Support ($302,000 per year)	302,000	$ 3.07	$ 3.07	$ 3.07	$ 3.07
Billing Audit $60,000 per Review (2 reviews during life of the Agreement)	12,000	$ 0.12	$ 0.12	$ 0.12	$ 0.12
Administrative Fee (one time) for RFP Process - $150,000	15,000	$ 0.15	$ 0.15	$ 0.15	$ 0.15
Education and Outreach Program	29,600	$ 0.30	$ 0.30	$ 0.30	$ 0.30
Compost Giveaways - Two (2) times per year - Min. 15 tons bagged compost each event	7,500	$ 0.08	$ 0.08	$ -	$ -
Compost or Mulch Delivery - Minimum 250 tons per year (bagged, loose or combo)	7,000	$ 0.07	$ 0.07	$ -	$ -
Franchise Agreement Reporting Requirements	29,180	$ 0.30	$ 0.30	$ 0.30	$ 0.30
Online Data Tracking and Reporting Program (e.g. Recyclist)	35,000	$ 0.36	$ 0.36	$ 0.36	$ 0.36
Franchise Free (13%)	719,910	$ 5.32	$ 5.02	$ 9.27	$ 35.72
SB1383 Compliance	29,180	$ 0.30	$ 0.30	$ 0.30	$ 0.30
MFD Bundled Service (95 gallon Cart w/ one 65 gallon Recycle Cart)	26,736			$ 41.26	
Kitchen Waste Food Pail (Upon request - MFD)	2,575			$ 0.03	
Indsustrial Service - 2 CY w/Service 1 Time per Week	88,639				$ 246.22
FINAL TOTAL COST:		**$ 46.21**	**$ 43.67**	**$ 80.62**	**$ 310.50**
		SFR 95g Rate (Basis for award)		*Cannot exceed 180% of 95g Resi Rate*	*Cannot exceed 680% of 95g Resi Rate*

PROPOSED ADDITIONAL/OPTIONAL SERVICES (Indicate if cost or no cost for services)

Service Description	Annual Cost for Services	Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
None					
None					
None					
None					
None					
Total Cost - Proposed Additiona/Optional Services:		$ -	$ -	$ -	$ -

RESIDENTIAL - ELECTED SERVICES

Service Description	Annual Cost for Services	Monthly Cost
None		

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Residential Service

RESIDENTIAL SERVICE RATES One (1) Service Pick-Up Per Week		
Service Type	**Container Size**	**Monthly Rate**
Bundled (Solid Waste/Recycling/Organics)	65 Gallon Cart	$ 43.67
Bundled (Solid Waste/Recycling/Organics)	95 Gallon Cart	$ 46.21
Additional Solid Waste Cart	65 Gallon Cart	$ 15.41
Additional Solid Waste Cart	95 Gallon Cart	$ 14.61
Additional Organics Cart	95 Gallon Cart	$ 8.35
Contamination Fee	N/A	$ 32.60
On Premises Service (Free for qualified condition)	N/A	$ 10.81

EXTRA PICK-UP SERVICE	
Container Size	**Extra Pick-Up Rate**
Extra Pick-Up Request	$ 27.69
Solid Waste Extra Pick-Up (per 30 gallon bag)	$ 12.05
White Goods (Appliance) Pick-Up (Non-frigerator)	$ 30.41
White Goods (Appliance) Pick-Up - Refrigerator without freon	$ 40.41
White Goods (Appliance) Pick-Up - Refrigerator with freon	$ 60.41
Additional Bulky Waste Pick-Up	$ 45.41
Cart Exchange Request (per cart in excess of first free)	$ 38.94

RECOLOGY

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Commercial & Multi-Family Service

COMMERCIAL CART SERVICES Mobile Home Park & Multi-Family (5 units or more)					
Container Size	Service Frequency				
	1 Time/Week	2 Time/Week	3 Time/Week	4 Time/Week	5 Time/Week
32 Gallon Cart (Solid Waste)	$ 31.33	$ 62.66	$ 93.99	$ 125.32	$ 156.65
95 Gallon Cart (Solid Waste)	$ 85.81	$ 171.62	$ 257.43	$ 343.24	$ 429.05
65 Gallon Cart (Organic Waste)	$ 57.19	$ 114.38	$ 171.57	$ 228.76	$ 285.95

COMMERCIAL CART SERVICE RATES					
Container Size	Service Frequency				
	1 Time/Week	2 Time/Week	3 Time/Week	4 Time/Week	5 Time/Week
95 Gallon Cart (Solid Waste)	$ 80.62	$ 161.24	$ 241.86	$ 322.48	$ 403.11
65 Gallon Cart (Organic Waste)	$ 57.19	$ 114.38	$ 171.57	$ 228.76	$ 285.95

EXTRA PICK-UP SERVICE	
Service	Extra Pick-Up Rate
Extra Pick-Up	27.69

COMMERCIAL SERVICE RATES						
Container Size	Service Frequency					
	1 Times/Week	2 Times/Week	3 Times/Week	4 Times/Week	5 Times/Week	6 Times/Week
2 Cubic Yard Bin	$ 310.50	$ 574.61	$ 835.53	$ 1,098.28	$ 1,337.61	$ 1,576.94
3 Cubic Yard Bin	$ 435.87	$ 803.65	$ 1,146.75	$ 1,502.37	$ 1,806.56	$ 2,110.75
4 Cubic Yard Bin	$ 560.93	$ 1,083.06	$ 1,471.74	$ 1,961.28	$ 2,408.47	$ 2,855.66
5 Cubic Yard Bin	$ 666.22	$ 1,267.05	$ 1,804.02	$ 2,367.01	$ 2,875.88	$ 3,384.75
6 Cubic Yard Bin	$ 745.79	$ 1,442.11	$ 2,108.43	$ 2,701.77	$ 3,293.52	$ 3,885.27
7 Cubic Yard Bin	$ 917.19	$ 1,740.09	$ 2,556.74	$ 3,390.94	$ 4,214.25	$ 5,037.56

EXTRA PICK-UP SERVICE	
Container Size	Extra Pick-Up Rate
2 Cubic Yard Bin	$ 81.82
3 Cubic Yard Bin	$ 103.56
4 Cubic Yard Bin	$ 134.27
5 Cubic Yard Bin	$ 160.27
6 Cubic Yard Bin	$ 173.61
7 Cubic Yard Bin	$ 194.70

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Industrial Service

ROLL-OFF CONTAINERS (Per Service Request)				
Material Type	**20 Cubic Yard Box**	**25 Cubic Yard Box**	**30 Cubic Yard Box**	**40 Cubic Yard Box**
Mixed Solid Waste	$ 595.13	$ 631.21	$ 667.28	$ 703.40
Metal & Wood Waste	$ 504.94	$ 537.04	$ 567.06	$ 601.11
Organic Waste	$ 556.60	$ 588.70	$ 618.71	$ 652.77

COMPACTOR SERVICE	
Container Size	**Per Service Request**
Less Than 30 Yard Compactor	$ 721.39
30 Yard to 39 Yard Compactor	$ 901.79
40 Yard and Over Compactor	$ 1,082.08

SPECIAL SERVICES	
Service Type	**Rate**
Extra Day Charge (Industrial)	$ 52.80
Delivery Charge	$ 96.98
Relocation Service	$ 96.98
Overage Cost - Solid Waste (2 Tons or less)	$ 88.16
Overage Cost - Organic Waste (2 Tons or less)	$ 116.42
Same Day Service	$ 263.80
Lock Bar Installation	$ 96.98
Lock Back Service	$ 90.53
Extra Yard - Container Overloaded	$ 39.63
Contamination Fee - Commercial	$ 151.04

GREENWASTE

EXHIBIT 1
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
COST PROPROSAL WORKSHEET

Service Item Description	Annual Cost for Services	MONTHLY COST EXPRESSION: Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
Bundled Residential Services (95 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic Wa	$ 2,593,740.64	$ 30.24	n.a	n.a	n.a.
Bundled Residential Services (65 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic Wa	$ 257,061.40	n.a.	$ 26.98	n.a	n.a.
Kitchen Waste Food Pail (Upon request - Residential)	$ 8,000.00	$ 0.08	$ 0.08	n.a	n.a.
Two Bulky Waste Pick-Ups per Year - Residential	$ 150,000.00	$ 1.57	$ 1.57	n.a	n.a.
Residential Holiday Tree Collection - Residential	$ 20,000.00	$ 0.21	$ 0.21	n.a	n.a.
Post Holiday Pick-Up (2 Extra Bags - 30-39 gallon) - Residential	$ 8,000.00	$ 0.08	$ 0.08	n.a	n.a.
Cardboard Drop-Off (Hauler's Facility)	$ 5,000.00	$ 0.04	$ 0.03	$ 0.03	$ 0.05
Recycling Buy-Back Center & Voucher Program	$ 45,000.00	$ 0.33	$ 0.30	$ 0.24	$ 0.47
Street Sweeping Services	$ 188,895.40	$ 1.38	$ 1.24	$ 1.00	$ 1.98
Paper Shredding Events - Two Times per Year	$ 2,200.00	$ 0.02	$ 0.02	$ 0.01	$ 0.02
Household Hazardous Waste (HHW) Drop-Off Program	$ 113,698.00	$ 0.83	$ 0.75	$ 0.60	$ 1.19
E-Waste Drop-Off Program	$ 15,000.00	$ 0.11	$ 0.10	$ 0.08	$ 0.16
Batteries, Oil, Paint, and Antifreeze (BOPA) Drop-Off Program	$ 30,000.00	$ 0.22	$ 0.20	$ 0.16	$ 0.31
Used Motor Oil Collection Service (curbside p//u of used oil & filters (Residential Only)(City Contribution)	$ 7,500.00	$ 0.08	$ 0.08	n.a	n.a.
Waste Oil Drop-Off Program	$ 3,000.00	$ 0.02	$ 0.02	$ 0.02	$ 0.03
White Goods (Appliances) Drop-Off Program	$ 22,500.00	$ 0.16	$ 0.15	$ 0.12	$ 0.24
Minimum of Two HHW/Extended Producer Responsibility Drop-Off Events	$ 55,000.00	$ 0.40	$ 0.36	$ 0.29	$ 0.58
Sharps Mail-Back Program (Residential & MFD)	$ 15,000.00	$ 0.16	$ 0.16	$ 0.08	n.a.
Battery Collection Program at Three (3) City Facilities (Minimum of four (4) pick-ups by Collector per year)	$ 4,500.00	$ 0.03	$ 0.03	$ 0.02	$ 0.05
Cart Replacment (Free Once Every 10 Years)	$ 20,566.91	$ 0.22	$ 0.22	$ 0.11	n.a.
Abandon Waste Removal Support ($302,000 per year)	$ 302,000.00	$ 2.21	$ 1.99	$ 1.60	$ 3.16
Billing Audit $60,000 per Review (2 reviews during life of the Agreement)	$ 12,000.00	$ 0.09	$ 0.08	$ 0.06	$ 0.13
Administrative Fee (one time) for RFP Process - $150,000	$ 15,000.00	$ 0.11	$ 0.10	$ 0.08	$ 0.16
Education and Outreach Program	$ 37,500.00	$ 0.27	$ 0.25	$ 0.20	$ 0.39
Compost Giveaways - Two (2) times per year - Min. 15 tons bagged compost each event	$ 12,000.00	$ 0.09	$ 0.08	$ 0.06	$ 0.13
Compost or Mulch Delivery - Minimum 250 tons per year (bagged, loose or combo)	$ 37,500.00	$ 0.27	$ 0.25	$ 0.20	$ 0.39

Notes

Annual Cost of Services are total costs for all services (Monthly Cost Expressions only include the portion of costs recouped through these services)

Assumes 90% of customers maintain current subscription

Assumes 10% of customers migrate to 65 Gallon

GREENWASTE

Franchise Agreement Reporting Requirements	$ 30,000.00	$ 0.22	$ 0.20	$ 0.16	$ 0.31
Online Data Tracking and Reporting Program (e.g. Recyclist)	$ 35,000.00	$ 0.26	$ 0.23	$ 0.19	$ 0.37
Franchise Free (13%)	$ 1,021,617.52	$ 7.47	$ 6.72	$ 5.43	$ 10.70
SB1383 Compliance	$ 89,465.00	$ 0.65	$ 0.59	$ 0.48	$ 0.94
MFD Bundled Service (95 gallon Cart w/ one 65 gallon Recycle Cart)	$ 97,623.65			$ 74.64	
Kitchen Waste Food Pail (Upon request - MFD)	$ 2,000.00			$ 0.01	
Indsustrial Service - 2 CY w/Service 1 Time per Week	$ 309,104.87				$ 303.33
FINAL TOTAL MONTHLY COST:		**$ 47.84**	**$ 43.06**	**$ 85.87**	**$ 325.07**
		SFR 95g Rate (Basis for award)		*Cannot exceed 180% of 95g Resi Rate*	*Cannot exceed 680% of 95g Resi Rate*

PROPOSED ADDITIONAL/OPTIONAL SERVICES (Indicate if cost or no cost for services)

Service Description	Annual Cost for Services	Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
Total Cost - Proposed Additiona/Optional Services:		$ -	$ -	$ -	$ -

RESIDENTIAL - ELECTED SERVICES

Service Description	Annual Cost for Services	Monthly Cost
Push Service Rate - Residential	Customer Dependent	$ 10.21
Push Service Rate - Commercial (If offered. If not offered, leave as $ -)	$ -	$ -

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Residential Service

RESIDENTIAL SERVICE RATES One (1) Service Pick-Up Per Week		
Service Type	**Container Size**	**Monthly Rate**
Bundled (Solid Waste/Recycling/Organics)	65 Gallon Cart	$ 43.06
Bundled (Solid Waste/Recycling/Organics)	95 Gallon Cart	$ 47.84
Additional Solid Waste Cart	65 Gallon Cart	$ 14.94
Additional Solid Waste Cart	95 Gallon Cart	$ 16.61
Additional Organics Cart	95 Gallon Cart	$ 9.49
Contamination Fee	N/A	$ 37.03
On Premises Service	N/A	$ 25.06

EXTRA PICK-UP SERVICE	
Container Size	**Extra Pick-Up Rate**
Extra Pick-Up Request	$ 25.06
Solid Waste Extra Pick-Up (per 30 gallon bag)	$ 5.63
White Goods (Appliance) Pick-Up (Non-frigerator)	$ 115.22
White Goods (Appliance) Pick-Up - Refrigerator without freon	$ 120.35
White Goods (Appliance) Pick-Up - Refrigerator with freon	$ 155.98
Additional Bulky Waste Pick-Up (per cubic yard / large item)	$ 79.75
Cart Exchange Request (per cart)	$ 44.31

GREENWASTE

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Commercial & Multi-Family Service

COMMERCIAL CART SERVICES Mobile Home Park & Multi-Family (5 units or more)					
Container Size	**Service Frequency**				
	1 Time/Week	**2 Time/Week**	**3 Time/Week**	**4 Time/Week**	**5 Time/Week**
32 Gallon Cart (Solid Waste)	$ 35.59	$ 64.96	$ 97.47	$ 129.98	$ 162.43
95 Gallon Cart (Solid Waste)	$ 85.87	$ 154.57	$ 218.98	$ 274.79	$ 322.02
65 Gallon Cart (Organic Waste)	$ 70.42	$ 126.75	$ 179.56	$ 225.33	$ 264.06

COMMERCIAL CART SERVICE RATES					
Container Size	**Service Frequency**				
	1 Time/Week	**2 Time/Week**	**3 Time/Week**	**4 Time/Week**	**5 Time/Week**
95 Gallon Cart (Solid Waste)	$ 85.87	$ 154.57	$ 218.98	$ 274.79	$ 322.02

EXHIBIT 1
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
COST PROPROSAL WORKSHEET

		Total Costs	Total Costs		
		MONTHLY COST EXPRESSION			
Service Description	Annual Cost for Services	Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
Bundled Residential Services (95 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic	$ 2,732,371.20	$ 35.60	$ -	$ -	$ -
Bundled Residential Services (65 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic	$ 663,904.80	$ -	$ 34.60	$ -	$ -
Kitchen Waste Food Pail (Upon request - Residential)	$ 4,317.30	$ 0.05	$ 0.05	$ -	$ -
Two Bulky Waste Pick-Ups per Year - Residential	$ 30,700.80	$ 0.32	$ 0.32	$ -	$ -
Residential Holiday Tree Collection - Residential	$ 3,837.60	$ 0.04	$ 0.04	$ -	$ -
Post Holiday Pick-Up (2 Extra Bags - 30-39 gallon) - Residential	$ 971.39	$ 0.01	$ 0.01	$ -	$ -
Cardboard Drop-Off (Hauler's Facility)	$ -	$ -	$ -	$ -	$ -
Recycling Buy-Back Center & Voucher Program	$ 18,000.00	$ 0.19	$ 0.19	$ -	$ -
Street Sweeping Services	$ 383,000.00	$ 1.60	$ 1.60	$ 8.60	$ 32.66
Paper Shredding Events - Two Times per Year	$ 4,000.00	$ 0.03	$ 0.03	$ 0.04	$ 0.17
Household Hazardous Waste (HHW) Drop-Off Program	$ 113,642.10	$ 0.71	$ 0.71	$ 1.27	$ 4.84
E-Waste Drop-Off Program	$ 10,000.00	$ 0.06	$ 0.06	$ 0.11	$ 0.43
Batteries, Oil, Paint, and Antifreeze (BOPA) Drop-Off Program	$ 61,191.90	$ 0.38	$ 0.38	$ 0.68	$ 2.61
Used Motor Oil Collection Service (curbside p//u of used oil & filters (Residential Only)(City Contribution)	$ (15,486.90)	$ (0.16)	$ (0.16)	$ -	$ -
Waste Oil Drop-Off Program	$ 7,500.00	$ 0.05	$ 0.05	$ 0.08	$ 0.32
White Goods (Appliances) Drop-Off Program	$ -	$ -	$ -	$ -	$ -
Minimum of Two HHW/Extended Producer Responsibility Drop-Off Events	$ 4,000.00	$ 0.03	$ 0.03	$ 0.04	$ 0.17
Sharps Mail-Back Program (Residential & MFD)	$ 10,000.00	$ 0.06	$ 0.06	$ 0.11	$ 0.43
Battery Collection Program at Three (3) City Facilities (Minimum of four (4) pick-ups by Collector per year	$ 1,200.00	$ 0.01	$ 0.01	$ 0.01	$ 0.05
Cart Replacment (Free Once Every 10 Years)	$ 8,661.25	$ 0.05	$ 0.05	$ 0.10	$ 0.37

WASTE CONNECTIONS

Abandon Waste Removal Support ($302,000 per year)	$ 302,000.00	$ 1.89	$ 1.89	$ 3.37	$ 12.87
Billing Audit $60,000 per Review (2 reviews during life of the Agreement)	$ 12,000.00	$ 0.08	$ 0.08	$ 0.13	$ 0.51
Administrative Fee (one time) for RFP Process - $150,000	$ -	$ -	$ -	$ -	$ -
Education and Outreach Program	$ 218,980.00	$ 1.37	$ 1.37	$ 2.45	$ 9.33
Compost Giveaways - Two (2) times per year - Min. 15 tons bagged compost each event	$ 5,400.00	$ 0.03	$ 0.03	$ 0.06	$ 0.23
Compost or Mulch Delivery - Minimum 250 tons per year (bagged, loose or combo)	$ 16,250.00	$ 0.10	$ 0.10	$ 0.18	$ 0.69
Franchise Agreement Reporting Requirements	$ 2,000.00	$ 0.01	$ 0.01	$ 0.02	$ 0.09
Online Data Tracking and Reporting Program (e.g. Recyclist)	$ 25,000.00	$ 0.16	$ 0.16	$ 0.28	$ 1.07
Franchise Free (13%)	$ 1,001,209.41	$ 6.28	$ 6.28	$ 11.18	$ 42.68
SB1383 Compliance	$ 85,000.00	$ 0.53	$ 0.53	$ 0.95	$ 3.62
MFD Bundled Service (95 gallon Cart w/ one 65 gallon Recycle Cart)	$ 261,919.68			$ 58.36	
Kitchen Waste Food Pail (Upon request - MFD)	$ 3.00			$ 0.05	
Indsustrial Service - 2 CY w/Service 1 Time per Week	$ 66,942.00				$ 223.14
FINAL TOTAL COST:		**$ 49.49**	**$ 48.49**	**$ 88.09**	**$ 336.28**
		SFR 95g Rate (Basis for award)		*Cannot exceed 180% of 95g Resi Rate*	*Cannot exceed 680% of 95g Resi Rate*

PROPOSED ADDITIONAL/OPTIONAL SERVICES (Indicate if cost or no cost for services)

Service Description	Annual Cost for Services	Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
Continued participation in community events. (No Cost)	$ -	$ -	$ -	$ -	$ -
Technical advisory to businesses for enclosure design. (No Cost)					
Extra Yardage fee for Commercial dumpsters (per occurance per yard)	$ 75,000.00	$ -	$ -	$ -	$ 36.00
Total Cost - Proposed Additiona/Optional Services		**$ -**	**$ -**	**$ -**	**$ 36.00**

RESIDENTIAL - ELECTED SERVICES

Service Description	Annual Cost for Services	Monthly Cost
Push Service Rate - Residential	$ 32,400.00	$ 36.00

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Residential Service

RESIDENTIAL SERVICE RATES One (1) Service Pick-Up Per Week		
Service Type	**Container Size**	**Monthly Rate**
Bundled (Solid Waste/Recycling/Organics)	65 Gallon Cart	$ 48.49
Bundled (Solid Waste/Recycling/Organics)	95 Gallon Cart	$ 49.49
Additional Solid Waste Cart	65 Gallon Cart	$ 19.40
Additional Solid Waste Cart	95 Gallon Cart	$ 19.80
Additional Organics Cart	95 Gallon Cart	$ 14.85
Contamination Fee	N/A	$ 38.00
On Premises Service	N/A	$ 36.00

EXTRA PICK-UP SERVICE	
Container Size	**Extra Pick-Up Rate**
Extra Pick-Up Request	36.00
Solid Waste Extra Pick-Up (per 30 gallon bag)	15.00
White Goods (Appliance) Pick-Up (Non-frigerator)	75.00
White Goods (Appliance) Pick-Up - Refrigerator without freon	75.00
White Goods (Appliance) Pick-Up - Refrigerator with freon	100.00
Additional Bulky Waste Pick-Up	195.00
Cart Exchange Request (per cart)	25.00

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Commercial & Multi-Family Service

COMMERCIAL CART SERVICES
Mobile Home Park & Multi-Family
(5 units or more)

Container Size	Service Frequency				
	1 Time/Week	2 Time/Week	3 Time/Week	4 Time/Week	5 Time/Week
32 Gallon Cart (Solid Waste)	$ 37.44	$ 73.01	$ 107.68	$ 141.78	$ 175.46
95 Gallon Cart (Solid Waste)	$ 88.09	$ 171.78	$ 253.38	$ 333.61	$ 412.84
65 Gallon Cart (Organic Waste)	$ 79.28	$ 154.60	$ 228.04	$ 300.25	$ 371.56

COMMERCIAL CART SERVICE RATES

Container Size	Service Frequency				
	1 Time/Week	2 Time/Week	3 Time/Week	4 Time/Week	5 Time/Week
95 Gallon Cart (Solid Waste)	$ 88.09	$ 171.78	$ 253.38	$ 333.61	$ 412.84
65 Gallon Cart (Organic Waste)	$ 79.28	$ 154.60	$ 228.04	$ 300.25	$ 371.56

EXTRA PICK-UP SERVICE

Service	Extra Pick-Up Rate
Extra Pick-Up	83.69

COMMERCIAL SERVICE RATES

Container Size	Service Frequency					
	1 Times/Week	2 Times/Week	3 Times/Week	4 Times/Week	5 Times/Week	6 Times/Week
2 Cubic Yard Bin	336.28	665.84	992.11	1,319.50	1,642.78	2,365.60
3 Cubic Yard Bin	501.06	992.11	1,478.24	1,966.06	2,447.74	3,524.75
4 Cubic Yard Bin	655.75	1,298.39	1,934.61	2,573.03	3,203.42	4,612.93
5 Cubic Yard Bin	816.41	1,616.50	2,408.59	3,203.42	3,988.26	5,743.09
6 Cubic Yard Bin	977.07	1,934.61	2,882.57	3,833.81	4,773.10	6,873.26
7 Cubic Yard Bin	1,278.72	2,531.87	3,772.49	5,017.41	6,246.67	8,995.21

Industry standard generally does not include 5-yard bins. WCN does not typically offer this container size and would like to discuss not providing this size container.

EXTRA PICK-UP SERVICE

Container Size	Extra Pick-Up Rate
2 Cubic Yard Bin	90.80
3 Cubic Yard Bin	135.29
4 Cubic Yard Bin	177.05
5 Cubic Yard Bin	220.43
6 Cubic Yard Bin	263.81
7 Cubic Yard Bin	345.25

WASTE CONNECTIONS

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Industrial Service

ROLL-OFF CONTAINERS (Per Service Request)				
Material Type	**20 Cubic Yard Box**	**25 Cubic Yard Box**	**30 Cubic Yard Box**	**40 Cubic Yard Box**
Mixed Solid Waste	855.41	928.72	1,002.03	1,163.77
Metal & Wood Waste	1,069.26	1,160.90	1,252.53	1,454.72
Organic Waste	966.15	1,034.94	1,103.73	1,256.43

Industry standard generally does not include 25-yard Containers. WCN does not typically offer this container size and would like to discuss not providing this size container

COMPACTOR SERVICE	
Container Size	**Per Service Request**
Less Than 30 Yard Compactor	992.71
30 Yard to 39 Yard Compactor	1,162.21
40 Yard and Over Compactor	1,346.83

SPECIAL SERVICES	
Service Type	**Rate**
Extra Day Charge (Industrial)	55.00
Delivery Charge	0.00
Relocation Service	115.00
Overage Cost - Solid Waste (2 Tons or less)	100.00
Overage Cost - Organic Waste (2 Tons or less)	130.00
Same Day Service	295.00
Lock Bar Installation	275.00
Lock Back Service	100.00
Extra Yard - Container Overloaded	49.00
Contamination Fee - Commercial	175.00

65 Gallon Cart (Organic Waste	$ 70.42	$ 126.75	$ 179.56	$ 225.33	$ 264.06

EXTRA PICK-UP SERVICE	
Service	**Extra Pick-Up Rate**
Extra Pick-Up	$ 57.96

COMMERCIAL SERVICE RATES						
Container Size	**Service Frequency**					
	1 Times/Week	**2 Times/Week**	**3 Times/Week**	**4 Times/Week**	**5 Times/Week**	**6 Times/Week**
2 Cubic Yard Bin	$ 325.07	$ 585.13	$ 828.94	$ 1,040.23	$ 1,219.02	$ 1,365.31
3 Cubic Yard Bin	$ 627.38	$ 1,129.28	$ 1,599.82	$ 2,007.62	$ 2,352.68	$ 2,635.00
4 Cubic Yard Bin	$ 810.16	$ 1,458.29	$ 2,065.91	$ 2,592.51	$ 3,038.10	$ 3,402.67
5 Cubic Yard Bin	$ 955.07	$ 1,719.12	$ 2,435.42	$ 3,056.21	$ 3,581.50	$ 4,011.28
6 Cubic Yard Bin	$ 1,086.80	$ 1,956.24	$ 2,771.34	$ 3,477.76	$ 4,075.50	$ 4,564.56
7 Cubic Yard Bin	$ 1,325.57	$ 2,386.02	$ 3,380.20	$ 4,241.81	$ 4,970.88	$ 5,567.38

EXTRA PICK-UP SERVICE	
Container Size	**Extra Pick-Up Rate**
2 Cubic Yard Bin	$ 92.94

WASTE CONNECTIONS

3 Cubic Yard Bin	$	117.63
4 Cubic Yard Bin	$	152.51
5 Cubic Yard Bin	$	182.05
6 Cubic Yard Bin	$	197.20
7 Cubic Yard Bin	$	221.15

EXHIBIT 1
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
COST PROPROSAL WORKSHEET

Service Description	Annual Cost for Services	MONTHLY COST EXPRESSION: Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week
Bundled Residential Services (95 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic Waste)	$ 3,723,066.00	$ 38.17	$ -	$ -	$ -
Bundled Residential Services (65 gallon Solid Waste, 65 gallon Recycling, 95 gallon Organic Waste)	$ 1,130,774.00	$ -	$ 35.24	$ -	$ -
Kitchen Waste Food Pail (Upon request - Residential)	$ 45,000.00	$ 0.35	$ 0.35	$ -	$ -
Two Bulky Waste Pick-Ups per Year - Residential	$ 63,038.00	$ 0.48	$ 0.49	$ -	$ -
Residential Holiday Tree Collection - Residential	$ 12,317.67	$ 0.09	$ 0.10	$ -	$ -
Post Holiday Pick-Up (2 Extra Bags - 30-39 gallon) - Residential	$ 4,579.86	$ 0.04	$ 0.04	$ -	$ -
Cardboard Drop-Off (Hauler's Facility)	$ 6,716.42	$ 0.05	$ 0.05	$ -	$ -
Recycling Buy-Back Center & Voucher Program	$ 15,000.00	$ 0.12	$ 0.12	$ -	$ -
Street Sweeping Services	$ 125,380.00	$ 0.48	$ 0.49	$ 8.11	$ 33.69
Paper Shredding Events - Two Times per Year	$ 1,798.00	$ 0.01	$ 0.01	$ -	$ -
Household Hazardous Waste (HHW) Drop-Off Program	$ 40,000.00	$ 0.31	$ 0.31	$ -	$ -
E-Waste Drop-Off Program	$ 9,251.39	$ 0.07	$ 0.07	$ -	$ -
Batteries, Oil, Paint, and Antifreeze (BOPA) Drop-Off Program	$ 11,502.78	$ 0.09	$ 0.09	$ -	$ -
Used Motor Oil Collection Service (curbside p//u of used oil & filters (Residential Only)(City Contribution)	$ 10,922.24	$ 0.08	$ 0.09	$ -	$ -
Waste Oil Drop-Off Program	$ 8,502.78	$ 0.07	$ 0.07	$ -	$ -
White Goods (Appliances) Drop-Off Program	$ 10,541.89	$ 0.08	$ 0.08	$ -	$ -
Minimum of Two HHW/Extended Producer Responsibility Drop-Off Events	$ 40,500.00	$ 0.31	$ 0.32	$ -	$ -
Sharps Mail-Back Program (Residential & MFD)	$ 3,136.52	$ 0.02	$ 0.02	$ -	$ -
Battery Collection Program at Three (3) City Facilities (Minimum of four (4) pick-ups by Collector per year)	$ 7,477.00	$ 0.06	$ 0.06	$ -	$ -
Cart Replacment (Free Once Every 10 Years)	$ 172,800.00	$ 1.33	$ 1.35	$ -	$ -
Abandon Waste Removal Support ($302,000 per year)	$ 302,000.00	$ 1.16	$ 1.18	$ 19.53	$ 81.15
Billing Audit $60,000 per Review (2 reviews during life of the Agreement)	$ 10,000.00	$ 0.04	$ 0.04	$ 0.65	$ 2.69
Administrative Fee (one time) for RFP Process - $150,000	$ 150,000.00	$ 0.06	$ 0.06	$ 0.97	$ 4.03
Education and Outreach Program	$ 20,000.00	$ 0.08	$ 0.08	$ 1.29	$ 5.37
Compost Giveaways - Two (2) times per year - Min. 15 tons bagged compost each event	$ 7,618.00	$ 0.08	$ -	$ -	$ -
Compost or Mulch Delivery - Minimum 250 tons per year (bagged, loose or combo)	$ 53,435.00	$ 0.55	$ -	$ -	$ -
Franchise Agreement Reporting Requirements	$ 24,377.00	$ 0.09	$ 0.09	$ 1.58	$ 6.55
Online Data Tracking and Reporting Program (e.g. Recyclist)	$ 25,000.00	$ 0.10	$ 0.10	$ 1.62	$ 6.72
Franchise Free (13%)	$ 861,488.60	$ 6.66	$ 6.14	$ 11.98	$ 45.27
SB1383 Compliance	$ 50,000.00	$ 0.19	$ 0.19	$ 3.23	$ 13.44
MFD Bundled Service (95 gallon Cart w/ one 65 gallon Recycle Cart)	$ 508.22	$ -	$ -	$ 42.35	$ -
Kitchen Waste Food Pail (Upon request - MFD)	$ 3,300.00	$ -	$ -	$ 0.85	$ -
Indsustrial Service - 2 CY w/Service 1 Time per Week	$ 1,791.61	$ -	$ -	$ -	$ 149.30
FINAL TOTAL COST:		**$ 51.21**	**$ 47.21**	**$ 92.17**	**$ 348.21**
		SFR 95g Rate (Basis for award)		*Cannot exceed 180% of 95g Resi Rate*	*Cannot exceed 680% of 95g Resi Rate*

PROPOSED ADDITIONAL/OPTIONAL SERVICES (Indicate if cost or no cost for services)

Service Description	Annual Cost for Services	Residential Bundled Rate 95 Gallon	Residential Bundled Rate 65 Gallon	Commercial & MFD 95g Bundled 1x per week	Industrial Rate 2CY 1 X per week

Total Cost - Proposed Additiona/Optional Services: _____

RESIDENTIAL - ELECTED SERVICES

Service Description	Annual Cost for Services	Monthly Cost
Push Service Rate - Residential	$ 264.00	$ 22.00

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Residential Service

RESIDENTIAL SERVICE RATES One (1) Service Pick-Up Per Week		
Service Type	**Container Size**	**Monthly Rate**
Bundled (Solid Waste/Recycling/Organics)	65 Gallon Cart	$ 47.21
Bundled (Solid Waste/Recycling/Organics)	95 Gallon Cart	$ 51.21
Additional Solid Waste Cart	65 Gallon Cart	$ 14.58
Additional Solid Waste Cart	95 Gallon Cart	$ 16.20
Additional Organics Cart	95 Gallon Cart	$ 9.26
Contamination Fee	N/A	$ 36.13
On Premises Service	N/A	$ 22.00

EXTRA PICK-UP SERVICE	
Container Size	**Extra Pick-Up Rate**
Extra Pick-Up Request	24.45
Solid Waste Extra Pick-Up (per 30 gallon bag)	5.78
White Goods (Appliance) Pick-Up (Non-frigerator)	150.47
White Goods (Appliance) Pick-Up - Refrigerator without freon	92.96
White Goods (Appliance) Pick-Up - Refrigerator with freon	117.29
Additional Bulky Waste Pick-Up	92.96
Cart Exchange Request (per cart)	36.05

REPUBLIC SERVICES

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Commercial & Multi-Family Service

COMMERCIAL CART SERVICES Mobile Home Park & Multi-Family (5 units or more)					
Container Size	**Service Frequency**				
	1 Time/Week	**2 Time/Week**	**3 Time/Week**	**4 Time/Week**	**5 Time/Week**
32 Gallon Cart (Solid Waste)	$ 35.82	$ 65.39	$ 98.10	$ 130.83	$ 163.49
95 Gallon Cart (Solid Waste)	$ 92.17	$ 184.32	$ 276.51	$ 368.68	$ 460.87
65 Gallon Cart (Organic Waste)	$ 99.38	$ 198.78	$ 298.17	$ 397.59	$ 496.94

COMMERCIAL CART SERVICE RATES					
Container Size	**Service Frequency**				
	1 Time/Week	**2 Time/Week**	**3 Time/Week**	**4 Time/Week**	**5 Time/Week**
95 Gallon Cart (Solid Waste)	$ 92.17	$ 184.32	$ 276.51	$ 368.68	$ 460.87
65 Gallon Cart (Organic Waste)	$ 99.38	$ 198.78	$ 298.17	$ 397.59	$ 496.94

EXTRA PICK-UP SERVICE	
Service	**Extra Pick-Up Rate**
Extra Pick-Up	58.34

COMMERCIAL SERVICE RATES						
Container Size	**Service Frequency**					
	1 Times/Week	**2 Times/Week**	**3 Times/Week**	**4 Times/Week**	**5 Times/Week**	**6 Times/Week**
2 Cubic Yard Bin	$ 348.21	$ 644.39	$ 936.99	$ 1,231.65	$ 1,500.04	n/a
3 Cubic Yard Bin	$ 488.81	$ 901.25	$ 1,286.01	$ 1,684.81	$ 2,025.93	n/a
4 Cubic Yard Bin	$ 629.05	$ 1,214.58	$ 1,650.46	$ 2,199.44	$ 2,700.94	n/a
5 Cubic Yard Bin	$ 747.13	$ 1,420.91	$ 2,023.09	$ 2,654.44	$ 3,225.10	n/a
6 Cubic Yard Bin	$ 836.36	$ 1,617.23	$ 2,364.46	$ 3,029.85	$ 3,693.46	n/a
7 Cubic Yard Bin	$ 1,028.57	$ 1,951.40	$ 2,867.21	$ 3,802.71	$ 4,725.99	n/a

EXTRA PICK-UP SERVICE	
Container Size	**Extra Pick-Up Rate**
2 Cubic Yard Bin	$ 91.76
3 Cubic Yard Bin	$ 116.14
4 Cubic Yard Bin	$ 150.58
5 Cubic Yard Bin	$ 179.74
6 Cubic Yard Bin	$ 194.70
7 Cubic Yard Bin	$ 218.35

REPUBLIC SERVICES

EXHIBIT 2
SUISUN CITY
SOLID WASTE SERVICE REQUEST FOR PROPOSAL
PROPOSED SERVICE RATE TABLE
Industrial Service

ROLL-OFF CONTAINERS (Per Service Request)				
Material Type	**20 Cubic Yard Box**	**25 Cubic Yard Box**	**30 Cubic Yard Box**	**40 Cubic Yard Box**
Mixed Solid Waste	$ 810.28	$ 859.39	$ 908.50	$ 957.69
Metal & Wood Waste	$ 687.48	$ 731.18	$ 772.05	$ 818.43
Organic Waste	$ 757.81	$ 801.51	$ 842.38	$ 888.75

COMPACTOR SERVICE	
Container Size	**Per Service Request**
Less Than 30 Yard Compactor	$ 982.17
30 Yard to 39 Yard Compactor	$ 1,227.78
40 Yard and Over Compactor	$ 1,473.24

SPECIAL SERVICES	
Service Type	**Rate**
Extra Day Charge (Industrial)	$ 71.89
Delivery Charge	$ 133.84
Relocation Service	$ 132.04
Overage Cost - Solid Waste (2 Tons or less)	$ 120.04
Overage Cost - Organic Waste (2 Tons or less)	$ 158.50
Same Day Service	$ 359.17
Lock Bar Installation	$ 104.58
Lock Back Service	$ 104.58
Extra Yard - Container Overloaded	$ 53.96
Contamination Fee - Commercial	$ 205.65

PROPOSED CITYWIDE SOLID WASTE SERVICE OVERVIEW

DISCUSSING TRANSITION TO RECOLOGY

AUGUST 4, 2026

1

BACKGROUND

2



City Council Actions & Timeline

Council Approval of Recommended Service Provider

City Council accepted the Evaluation Committee's recommendation of Recology Vacaville Solano as the new franchise hauler at the June 23rd meeting and directed staff to conduct two (2) community outreach meetings.

Council Review and Award

The request to award the franchise and to authorize the City Manager to execute the Franchise Agreement is before you tonight.

Resident Participation

Residents that attended the community meetings on July 16th were encouraged to attend the August 4th meeting and submit comments in-person or online.

Service Continuity & Communication

Republic Services will continue until June 30, 2027; Recology will take over service as of July 1, 2027. Transition communications start 30 days prior to July 1, 2027.

3

RATE COMPARISON - *REMINDER*

4

RATE COMPARISON TABLE				
Service Category	**Recology**	**Republic Services** (Current Rate as of 1/1/26)	**$ Diff. (Rec vs. RS)**	**% Diff. (Rec vs. RS)**
Residential - 95-gal cart	$ 46.21	$ 51.21	$ (5.00)	-9.76%
Residential - 65-gal cart	$ 43.67	$ -	$ -	0.00%
Comm/MFD - 95-gal cart 1x/week	$ 80.62	$ 89.34	$ (8.72)	-9.76%
Industrial - 2 CY - 1x/week	$ 310.50	$ 344.08	$ (33.58)	-9.76%

RATE COMPARISON

5

RESIDENTIAL SERVICES (NEW & EXISTING)

6



Residential Services

- 64-gallon option for trash carts (SFD) *
- Paper Shredding Events – 2x/yr *
- Two (2) Bulky Waste Pick-Ups per calendar year *
- Holiday Tree Collection (SFD) *
- Sharps Mail-Back Program *
- Two (2) extra bags of trash after Christmas (SFD) *
- Battery Drop-Off Program (at three City facilities) *
- Recycling Buy-Back Center
- Buy-Back Center coupons (can be used towards bill)
- Compost Giveaway Events – 2x/yr
- E-Waste Drop-Off
- Cardboard Recycling Drop-Off
- Motor Oil Curbside Collection Program (SFD)
- Motor Oil Drop-Off Program
- White Goods Drop-off program (formalized 5 days/wk instead of 16 days/yr)
- Household Hazardous Waste (including BOPA and e-waste) Drop-Off Program
- Push Service (signed doctor's note required)
- Pull Down Service (extra cost - $10.81/month)

** New residential service offerings*

7

CHANGES TO LANDFILL COUPONS & BULKY WASTE SERVICE

8



Changes to Landfill Coupons and Bulky Waste Service

Discontinuation of Landfill Coupons

The new Franchise Agreement eliminates landfill coupon credit slips previously worth $25 toward load costs.

Bulky Waste Curbside Pick-ups

Two (2) annual Bulky Waste Pick-ups will now be available after July 1, 2027.

White Goods Drop-off Program

A White Goods (appliances) drop-off program will be available five days a week by appointment at 1889 Walters Court, Fairfield.

9

COLLECTION SCHEDULE

10



Collection Schedule

Flexible Multi-Day Service

Recology proposes a flexible, multi-day collection schedule to improve service efficiency and convenience.

Schedule Coordination w/ Street Sweeping

The City to ensure no conflict between collection schedules and street sweeping to maintain smooth operations and effective sweeping.

Resident Communication

Final schedule will be released in Welcome Outreach Package. Schedule will be shared on websites and social media to provide residents clear information on new collection days.

11

CART SYSTEM & CART TRANSITION

12

Cart Options and Change-Out Process

Three-Cart System

The three-cart system will remain in place with new Recology carts. Grey (solid waste), blue (recycling), and green (organics recycling).



New 64-Gallon Cart Option

A 64-gallon cart option will be available and monitored, with adjustments possible to the 95-gallon size if needed.

Change-Out Process Timeline

Cart changes will be completed by July 1, 2027, with a third-party contractor hired to manage delivery and change-out in coordination with Republic Services.

Resident Participation

Residents may be asked to bring carts to the curb to facilitate a smooth and efficient change-out transition.

13

STREET SWEEPING

14

Street Sweeping

In-House Sweeper

Recology runs street sweeping with an in-house sweeper.

Schedule Street Sweeping

Recology and the City will be coordinating to finalize the street sweeping schedule. Sweeping will not occur on a service day. Sweeping will occur the day after service.

Resident Communication

The final sweeping schedule will be included in the Recology's Welcome Outreach Package. The City will also post online and social media, and be available upon request.



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LANDFILL LOCATION

16



Recology Hay Road Landfill

Recology Hay Road Landfill

Recology Hay Road Landfill is located at 6246 Hay Rd., Vacaville, and operates seven (7) days per week – 8am to 4pm.

Potrero Hills Landfill – Still Available to Residents

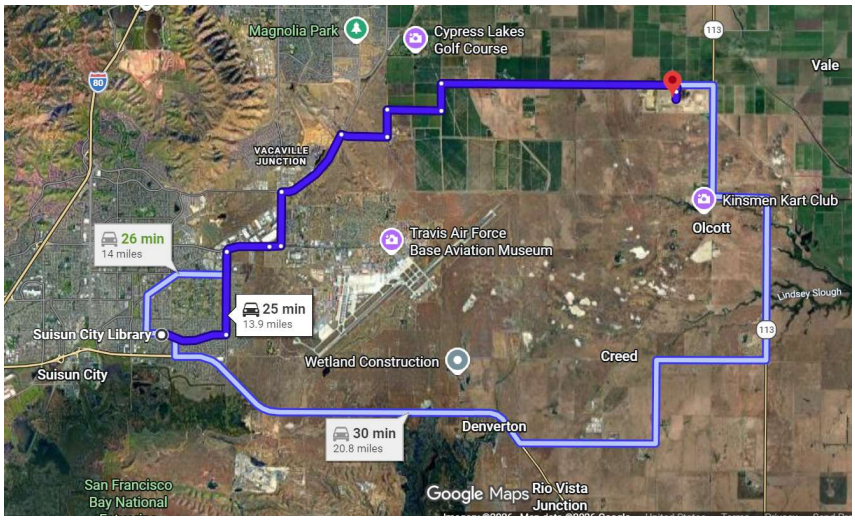
Potrero Hills Landfill located at 3675 Potrero Hills Lane and is still available to residents Tuesday through Saturday - 9am to 1pm.

Landfill Accessibility

Information regarding the Recology Hay Road Landfill will be included within the Welcome Outreach Package mailed to each residence by Recology.

17

Recology Hay Road Landfill

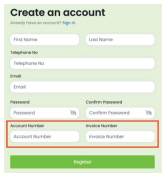


18

BILL PAY OPTIONS

19

Payment Methods and Customer Service



Multiple Payment Options

Residents can pay bills online, in-person, by phone, or mail.



Billing and Communication

Bills will be sent via email and US mail. Customer Service will be available for questions.



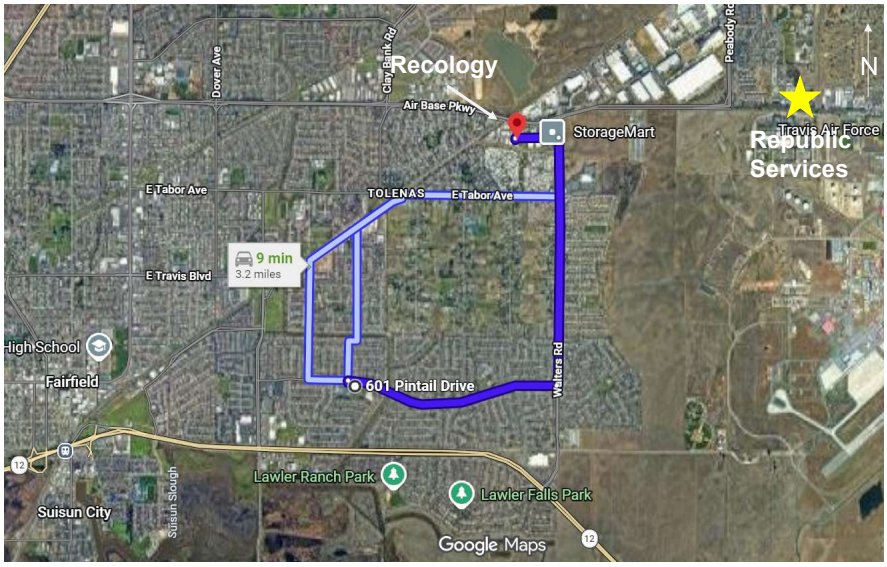


Customer Service Location – 1889 Walters Court, Fairfield

Recology's office - 1889 Walters Court, Fairfield. Dedicated Suisun City customer service number will be established and included in the Welcome Outreach Package.

20

Recology – 1889 Walters Court



21

HOUSEHOLD HAZARDOUS WASTE (HHW) FACILITY

22



Temporary and Future HHW Locations

Future HHW Facility Site

A new HHW facility will be permitted at 1889 Walters Court. The goal will be to be operational by July 1, 2027. This facility will be open on four (4) Saturdays each month. No appointment necessary.

HHW Facility Siting Timeline

The siting process is estimated to take 8-10 month to complete. The goal will be to try to complete this process prior to the July 1, 2027, service start date.

Current Recology HHW Facility Location

If needed, a HHW facility is available at 855 ½ Davis Street, Vacaville with six monthly drop-off days (Four Saturdays and every other Tuesday). No appointment necessary.

23

TRANSITION PLAN & OUTREACH

24

Timeline and Community Engagement

Transition Timeline

Once the negotiation process is completed, Transition Plans for both Recology and for Republic Service will be finalized. This information will be shared with residents and Council.



Community Outreach

Outreach starts June 2027 including a Welcome Outreach Packets with a dedicated informational webpage on both Recology and the City's webpages.

Cart Change-Out Process

Cart replacement coordinated by third-party contractor - completed by July 1.

Street Sweeping Schedule & Service Schedule

The street sweeping & service schedule will be finalized once negotiation process is completed and shared via outreach materials (Welcome Outreach Package), online, through social media, and upon request.

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THANK YOU

QUESTIONS?

26

AGENDA ITEM NO.13

AGENDA TRANSMITTAL

MEETING DATE: August 4, 2026

AGENDA ITEM: Receive Housing Authority and City Council Feedback and Direction to Issue a Request for Qualifications and Proposal (RFQ/P) for the Sale of Approximately 4.19 Acres of Property (APNs 0030-295-030, 0032-230-280, and 0032-230-310) Owned by the City of Suisun City, and Approximately 29.98 Acres of Property (APNs 0032-230-290, and 0032-230-370) Owned by the Suisun City Housing Authority Located Generally at the Northwest Corner of Marina Boulevard and Highway 12, and Determining that the Action is Exempt from the California Environmental Quality Act (CEQA).

FISCAL IMPACT: Direct costs associated with the sale of the Properties will include appraisals and traditional real estate brokerage services. These costs are expected to be offset by proceeds generated from the sale. The final costs cannot be determined at this time due to the complexity of the transaction and the uncertainties associated with negotiations under the Surplus Land Act (SLA). Future development of the Properties is anticipated to generate long-term fiscal and economic benefits, including increased property tax revenues, new sales tax revenue from commercial development, job creation, housing production, and broader economic activity. However, the specific fiscal impacts cannot be quantified at this time, as the ultimate development program will be determined through the property disposition and subsequent entitlement processes.

STRATEGIC PLAN: Community Appeal; Sustainability and Stewardship; and Community Vibrancy.

BACKGROUND: On October 21, 2025, the City of Suisun City Council (City) and Suisun City Housing Authority (Housing Authority) deemed approximately 34-acres of property consisting of five (5) parcels as surplus land (Resolutions No. 2025-124 and HA2025-09) pursuant to the Surplus Land Act (SLA), as listed below in **Table 1: Surplus Land** and shown in **Attachment 1, SLA Property Locations**.

On October 9, 2019, Governor Newsom signed Assembly Bill (AB) 1486. Assembly Bill 1486, which amended the Surplus Land Act ("SLA"), effective January 1, 2020, changed the existing, long-standing definition of "surplus land"; providing that land no longer necessary for a local agency's use shall be declared either "surplus land" or "exempt surplus land" before taking any action to sell or lease land. To that end, AB 1486 also added a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development," or "property disposed of for the sole purpose of investment or generation or revenue." AB 1486 further prohibits a city from negotiating any disposition of property prior to compliance with the procedural requirements of the SLA.

Table 1: Surplus Land

APN	Ownership	Acres	Designation	Zoning	Existing Use
0030-295-030	City of Suisun City	1.50	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-280	City of Suisun City	1.06	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-310	City of Suisun City	1.63	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-290	Housing Authority	15.42	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-370	Housing Authority	14.56	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped

Summary of Surplus Land Act Process

Pursuant to the SLA, City staff must send a written Notice of Availability (NOA) of the surplus Property by electronic mail or by certified mail to all of the entities identified in Government Code section 54222, which include local public entities, housing sponsors that have notified the California Department of Housing and Community Development (HCD) of their interest in surplus land for the purpose of developing low- and moderate-income housing, regional park authority and the State Resources Agency for open-space purposes, and local school districts for the purpose of school facilities or use.

If the Property is within an infill opportunity zone or covered by a transit village plan, the NOA must also be sent to the City, or housing authority operating within the City. If one of the entities/agencies receiving the NOA desires to purchase or lease the Properties, it must notify the City of its interest to do so in writing within 60 days following issuance of the NOA.

After this 60-day notice period, the City is required to negotiate, in good faith, price and terms for the disposition with any responding entity(ies)/agency(ies) for a period of 90 days. Finally, if no agreement is reached between the City and any interested entity(ies)/agency(ies) within those 90 days, the land may be disposed of without further regard to the Surplus Land Act subsequent to the receipt of a compliance letter from HCD.

Community Input on Request for Qualifications and Proposals (RFQ/P)
Recognizing that the subject properties are a catalyst site for future development, City Staff is requesting input on the draft RFQ/P from the community and City Council prior to its release. Upon receiving feedback and direction, City Staff requests issuance of the RFQ/P in August 2026.

STAFF REPORT: Following the October 21, 2025, approval by the City Council and Housing Authority declaring the properties surplus pursuant to the Surplus Land Act, the City's consultant, Kosmont, prepared and issued a Notice of Availability (NOA) for an initial review period of 60 days from November 21, 2025, to February 2, 2026, first soliciting affordable housing developers. During that period, the City received no interest and may now pursue a Request for Qualifications and Proposals (RFQ/P) for other developers.

Pursuant to the SLA, the City is now able to issue an RFQ/P to the development community by soliciting qualifications and proposals for development of the subject site. Because the site includes parcels owned separately by the City and by the Housing Authority, all actions and recommendations herein pertaining to the Housing Authority-owned parcels are undertaken pursuant to the Housing Authority's independent legal authority, including Health and Safety Code section 34315, and remain subject to separate approval by the Housing Authority Board acting in that capacity, notwithstanding the shared membership of the City Council and the Housing Authority Board. Staff requests review and feedback on the draft RFQ/P, included as **Attachment 2, Draft RFQ/P**.

The RFQ/P is organized into the following sections:

- **Introduction and Background:** This section describes the vision for the site and provides a general overview of the City of Suisun City and the development site.

- **Submittal Requirements:** This section provides an overview of the submittal requirements for each qualification/proposal package, including required content, submittal date, and contact information of the proposer.

- **Disclosures:** This section provides typical disclosures.

- **Evaluation Criteria, Procedures, and Tentative Timeline:** This section provides an overview of the evaluation criteria which the proposals will be reviewed, award procedures, and tentative timeline for selection.

- **Additional Documentation and Contact Information:** This section provides links to documents that would assist proposers in researching the site, such any planning documents, fee schedule, and draft SLA Covenant (for State required affordable housing, if housing is proposed).

Evaluation Committee
City Staff requests direction from the City Council regarding whether an evaluation committee, beyond City Staff, should be established as part of the proposal review process. If desired, the Council could appoint no more than two (2) members of the public and/or project stakeholders to serve on the evaluation committee alongside City Staff. While it is standard practice for City Staff to conduct proposal evaluations, Staff recognizes the significance of this Project and is receptive to incorporating additional perspectives through a Council-appointed representative(s).

Although a member of the City Council could technically participate in the evaluation committee, doing so as a voting member may raise concerns regarding impartiality and the ability to participate in future Council deliberations and action on the recommended proposer. Should the Council wish to have Council representation during the evaluation process, the preferred approach would be for a Councilmember to participate as a non-voting observer. This approach provides transparency and oversight while preserving the Councilmember's ability to objectively consider and vote on the final recommendation during a subsequent public hearing.

Next Steps
Upon receiving direction from the City Council, City Staff proposes to issue the RFQ/P in August 2026 with an approximately 45-day solicitation period, providing prospective teams with adequate time to research the opportunity and prepare a comprehensive statement of qualifications. Qualifications will then be evaluated and developer(s) invited to participate in an interview. From there, only the most qualified would be invited to submit a proposal, which could include more detail such as conceptual site layout, and term sheet for purchase of the property.

Following the submission deadline, City Staff will evaluate the proposals and return to the City Council with a summary of the results and a recommendation. If approved, the City Council would authorize Staff to enter into an Exclusive Negotiation Agreement (ENA) with the selected proposer. The ENA would establish the framework for negotiating key business terms, including property acquisition or disposition terms, project scope, performance milestones, and preparation of a Development Agreement, which would ultimately return to the City Council for consideration and approval.

Any rezoning, Development Agreement, or other discretionary land use entitlements necessary to implement a selected proposal would require separate and independent environmental review under CEQA and will be subject to the City's standard public notice, hearing, and approval processes, apart from and in addition to this RFQ/P process.

Environmental Review

The Development Services Director has determined that the recommendation described in this Staff Report is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c). This determination is limited to the action of authorizing issuance of the RFQ/P and providing Staff direction; it does not constitute approval of any project, disposition, or development entitlement. Consistent with CEQA Guidelines section 15004(b) and Save Tara v. City of West Hollywood (2008) 45 Cal.4th 116, the City and Housing Authority retain full discretion to reject all proposals, modify the scope of any future project, or decline to proceed, and no irreversible commitment of resources or definite course of action is being made at this stage. Any subsequent approval of a Development Agreement, rezoning, or other discretionary entitlement will be subject to separate environmental review under CEQA at that time.

STAFF RECOMMENDATION: Staff recommends that City Council and Housing Authority receive a report and provide direction to City Staff regarding the RFQ/P for the subject properties within Suisun City.

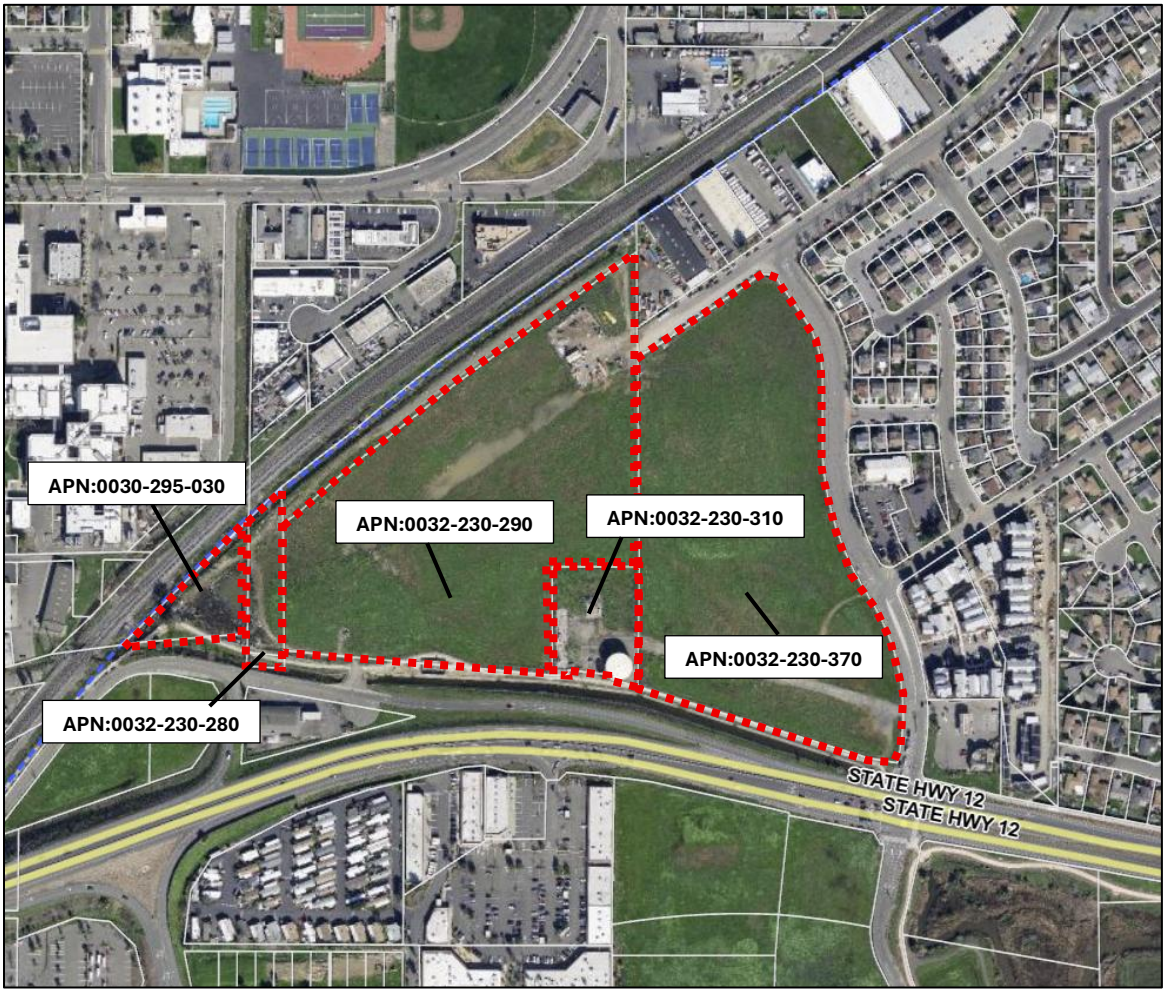
DOCUMENTS ATTACHED:

1. SLA Property Locations
2. Draft RFQ/P
3. PowerPoint

PREPARED BY: Ricky Caperton, AICP, Development Services Director
REVIEWED BY: Ricky Caperton, AICP, Development Services Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENT 1

SLA Property Locations



APN	Ownership	Acres	Designation	Zoning	Existing Use
0030-295-030	City of Suisun City	1.50	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-280	City of Suisun City	1.06	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-310	City of Suisun City	1.63	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-290	Housing Authority	15.42	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-370	Housing Authority	14.56	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped

DRAFT REQUEST FOR DEVELOPER QUALIFICATIONS AND PROPOSALS ("RFQ/P")

The City of Suisun City is requesting qualifications and proposals for:

Commercial Development Opportunity
NWQ Highway 12 and Marina Blvd (~34 AC)

RFQ/P ISSUE DATE: DATE [Note: TBD]

RFQ/P SUBMITTAL DEADLINE: DATE by 5:00 PM PST
[Note: TBD]

DRAFT

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DEADLINE FOR SUBMITTAL: ***DATE at 5:00 PM PST***

1. Introduction and Background

City Vision for the Site

The City of Suisun City ("City") and the Suisun City Housing Authority ("SCHA") own approximately 34 acres of vacant, undeveloped property, with the exception of an existing above-ground water storage tank, located north of Highway 12 and west of Marina Blvd. in the City ("Site"). This large and underutilized property is zoned for commercial development and is a freeway- and downtown adjacent development opportunity in the City.

The Site is designated as Downtown Commercial in the Waterfront Specific Plan (November 2016, as amended by Ordinance No. 751, September 2018) ("WDSP"), and is intended to accommodate primarily retail, medical health care facilities, and commercial services, but also to allow for complementary office, civic, and recreational uses. The City envisions the Site as a key opportunity in the City. The existing zoning does not currently permit residential use; the City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process. Additionally, the Site has a restrictive covenant that generally requires that a minimum of 15% of residential units on the Site be income restricted for lower-income households. City intends to sell Site as-is and without modification to the current zoning.

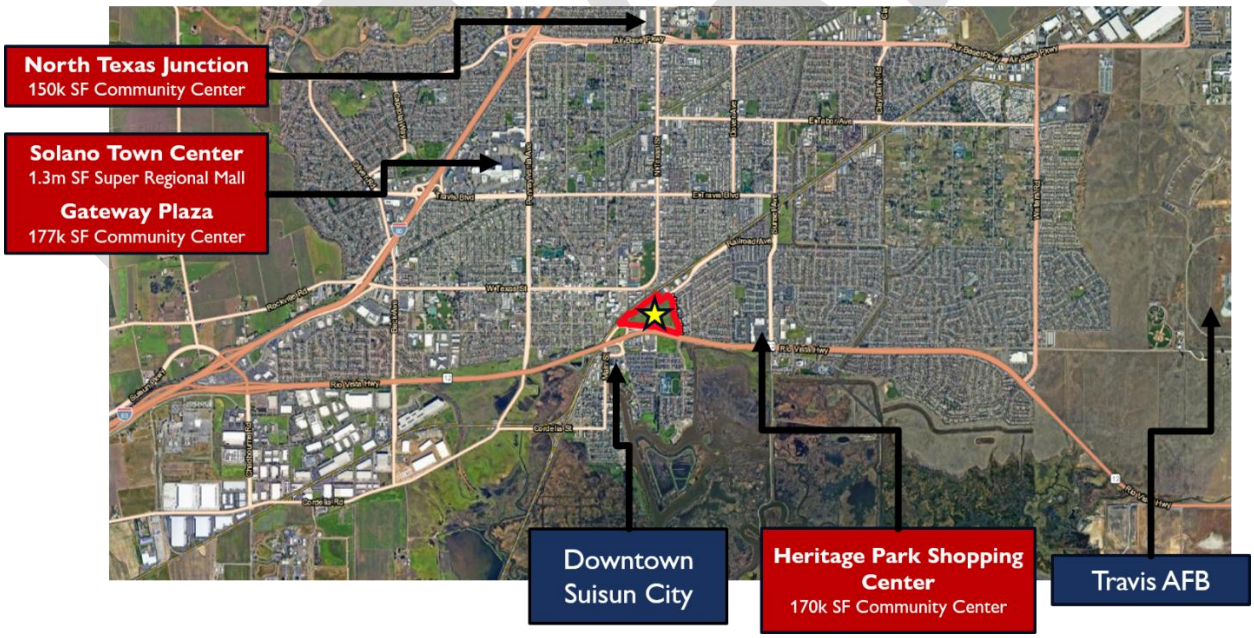
The City is seeking proposals for a qualified developer(s) to purchase and develop the Site that can enhance the local community and deliver measurable community benefits through thoughtful site planning, high-quality architecture, and integration of public space, while achieving the goals and vision of the Waterfront District Specific Plan.

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Figure 1: Aerial of Subject Site



Figure 2: Regional Map



City of Suisun City

Located in central Solano County, City is a historic waterfront community positioned at the crossroads of the San Francisco Bay Area, the Sacramento Valley, and the greater Northern California region. The City is home to approximately 29,600 residents and benefits from a strategic location adjacent to Fairfield, near Travis Air Force Base, and along the State Route 12 / Interstate 80 regional transportation corridor. The City was incorporated in 1868 as California's 30th city, and is a General Law City operating under a Council/Manager form of government.

The City's location along State Route 12, approximately three miles east of Interstate 80, places the Site within a high-visibility regional corridor serving local residents, commuters, visitors, freight movement, and traffic moving between the Bay Area, Napa Valley, Sacramento, and the Delta. Ongoing and planned improvements to the I-80/I-680/SR-12 interchange are intended to improve safety, travel times, and regional connectivity, further reinforcing Suisun City's position as an accessible location for commercial investment. State Route 12 sees traffic counts of ~35,000 – 45,000 average daily vehicles near the Site.

The City combines small-city character with significant regional access, including a marina providing watercraft access to Grizzly Bay, Suisun Bay, San Pablo Bay, and the San Francisco Bay. The Suisun-Fairfield Train Depot serves as a multimodal transportation hub, with Amtrak Capitol Corridor service connecting City to Sacramento, Davis, Oakland, San Jose, and other major Northern California destinations. The station is located near the historic downtown and waterfront, with connections to regional bus services and other mobility options, reinforcing City's role as an accessible location for residents, workers, visitors, and businesses.

The City is also distinguished by its waterfront setting and relationship to the Suisun Marsh, one of the most significant ecological landscapes in California. The City Marina includes berthing slips, a guest dock, boat launch facilities, and direct access through the Suisun Channel to the California Delta and San Francisco Bay. The nearby Suisun Marsh comprises approximately 85,000 acres of tidal marsh, managed wetlands, and waterways and is recognized as the largest remaining wetland around San Francisco Bay. These natural assets support boating, kayaking, fishing, bird watching, eco-tourism, and other visitor-serving activities that contribute to City's identity and economic potential.

Suisun's Downtown Waterfront District serves as a local and regional destination, offering restaurants, shopping, entertainment, events, and access to outdoor recreation. The Waterfront District has been marketed as a walkable Solano County destination with dining, shopping, water-oriented activities, and year-round events, including concerts, car shows, holiday programming, and community celebrations. These assets provide an important foundation for continued investment in visitor-serving, commercial, and placemaking-oriented development. Further, the area is a designated Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG), which could provide for special opportunities for grants and other sources of funding

Economic development, fiscal sustainability, and strategic reuse of underutilized land are key City priorities. The City's 2020–2025 Strategic Plan identifies goals to revitalize the Downtown Waterfront District, develop a sustainable economy, attract small and medium-sized businesses, create jobs, determine the economic viability of specific land uses, and activate underutilized land over time. The City's 2025 Legislative Platform further identifies implementation of the highest and

best use of the 34-acre Site as a key economic development priority, along with attracting new investment, supporting business retention and expansion, leveraging public-private partnerships, and strengthening regional competitiveness.

The Site represents one of Suisun's most significant near-term opportunities to advance these objectives. With freeway/highway visibility, regional access, and existing commercial zoning, the Site is well-positioned for a development concept that can expand the City's commercial base, attract private investment, generate jobs, enhance local revenues, and create a stronger gateway presence. While the City may consider long-term land use flexibility where appropriate and consistent with City objectives, this RFQ/P is focused on identifying qualified development teams capable of delivering a feasible, high-quality commercial or mixed-use commercial development concept that responds to the Site's market position and advances the City's economic development goals. The existing zoning does not currently permit residential use; the City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process.

The City seeks a development partner with the experience, financial capacity, and implementation approach necessary to transform this important public asset into a catalytic project. The successful development concept should balance market feasibility, high-quality design, fiscal benefit, community compatibility, and long-term value creation for City, while focusing on the interconnectedness to downtown Suisun and the region as a whole.

Overview of Site

The City invites experienced developers to submit qualifications for an opportunity to acquire and develop the Site which is comprised of five publicly-owned parcels located north of Highway 12 and west of Marina Blvd. The City will accept proposals to purchase the Site "As Is".

Pursuant to Cal. Gov't Code §§ 54220, et seq. (Surplus Land Act, "SLA"), on October 21st 2025, the City, by Resolution 2025-124 declared the subject Site as "surplus land." The City received an approval letter from the California Department of Housing and Community Development ("HCD") on February 26, 2026, that it has complied with the SLA and can proceed with the disposition of the Site. It should be noted that as a condition of the SLA, an affordable housing covenant regarding future residential development will be recorded against the subject Site. The covenant will state that if ten (10) or more residential units are developed on the subject Site, then not less than 15% of the total number of units must be income restricted to lower income households.

The Site is a freeway-adjacent property located in close proximity to Downtown Suisun between Marina Blvd and Main Street, as well as the train station and transit hub.

APN	Ownership	Est. Lot Size (AC)	Designation	Zoning	Existing Use
0030-295-030	City of Suisun City	1.50	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-280	City of Suisun City	1.06	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-310	City of Suisun City	1.63	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-290	Housing Authority	15.42	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped
0030-230-370	Housing Authority	14.56	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant / Undeveloped

The Site has a total land area of approximately 34.17 +/- gross acres. However, not all gross acreage is designated Downtown Commercial or available for commercial development. Portions of the Site, including the Central County Bikeway and drainage canal corridor along the southern boundary and the existing water storage tank area are expected to be retained by the City or other partner agencies or encumbered by easements. In addition, the planned Railroad Avenue extension will require a minimum 96-foot right-of-way dedication across a portion of the Site (WDSP § 4.1.3 and Figure 4-3). The estimated net developable acreage, after accounting for these constraints, is between approximately 28 and 30 acres. Respondents should independently verify developable acreage through their own due diligence and should not rely solely on the gross acreage figures stated herein. The Site is bound by Highway 12 and the Central County Bikeway to the south, Marina Blvd to the east, railroad tracks along the northwest side of the Properties. The Site is generally vacant, with the Central County Bikeway running along the southern portion of the Site and a water tank also located on the southern portion of the Site.

The parcels that make up the Site are designated Downtown Commercial and zoned pursuant to the Waterfront District Specific Plan. According to the Waterfront District Specific Plan ("WDSP") (November 2016), the Downtown Commercial area is intended to accommodate primarily retail and commercial services, but also allows complementary office, civic, and recreational uses. As previously introduced, this designation does not currently permit residential use. Therefore, if any interested parties seek to develop housing on the Site, appropriate entitlements would be required, such as General Plan, Specific Plan, and/or Zoning amendments. For information regarding the DC zone development standards applicable to the Site, including building height limits, floor area ratios, setback requirements, and applicable design standards, please refer to the WDSP Chapter 6 and applicable tables. For information related to the potential for environmental constraints or considerations, please refer to the City of Suisun website where the 2035 General Plan, WDSP, General Plan Technical Background Reports, and 2035 General Plan Environmental Impact Report (links provided at the end of this document).

The City or other partner agencies may retain some portions of the Site for public use / infrastructure, such as easements, infrastructure, roads / pathways, utilities, and relocation the existing water tank. Those details would be contemplated and assessed during discussions with any potentially interested parties.

Environmental Conditions and CEQA. The City is not aware of any material environmental conditions affecting the Site beyond those described herein. However, there was a Letter of Biological Findings prepared November 9, 2009, a Wetlands Assessment prepared November 9, 2009, a Phase I prepared November 17, 2009, and a Phase II prepared December 1, 2009, respectively, which are included as attachments. In addition, as part of a feasibility study for the Railroad Avenue extension, an environmental analysis is being prepared and will assess potential environmental impacts of the right-of-way anticipated for a future roadway extension. The City has determined that the disposition of the Site is categorically exempt from CEQA review pursuant to CEQA Guidelines Section 15312 (Surplus Government Property Sales). The selected developer will be responsible for all project-level environmental review under CEQA, including preparation of any required environmental documents, and for all associated costs. The City's 2035 General Plan Environmental Impact Report (certified 2015) and the WDSP Specific Plan Consistency Analysis are on file with the Development Services Department and available upon request.

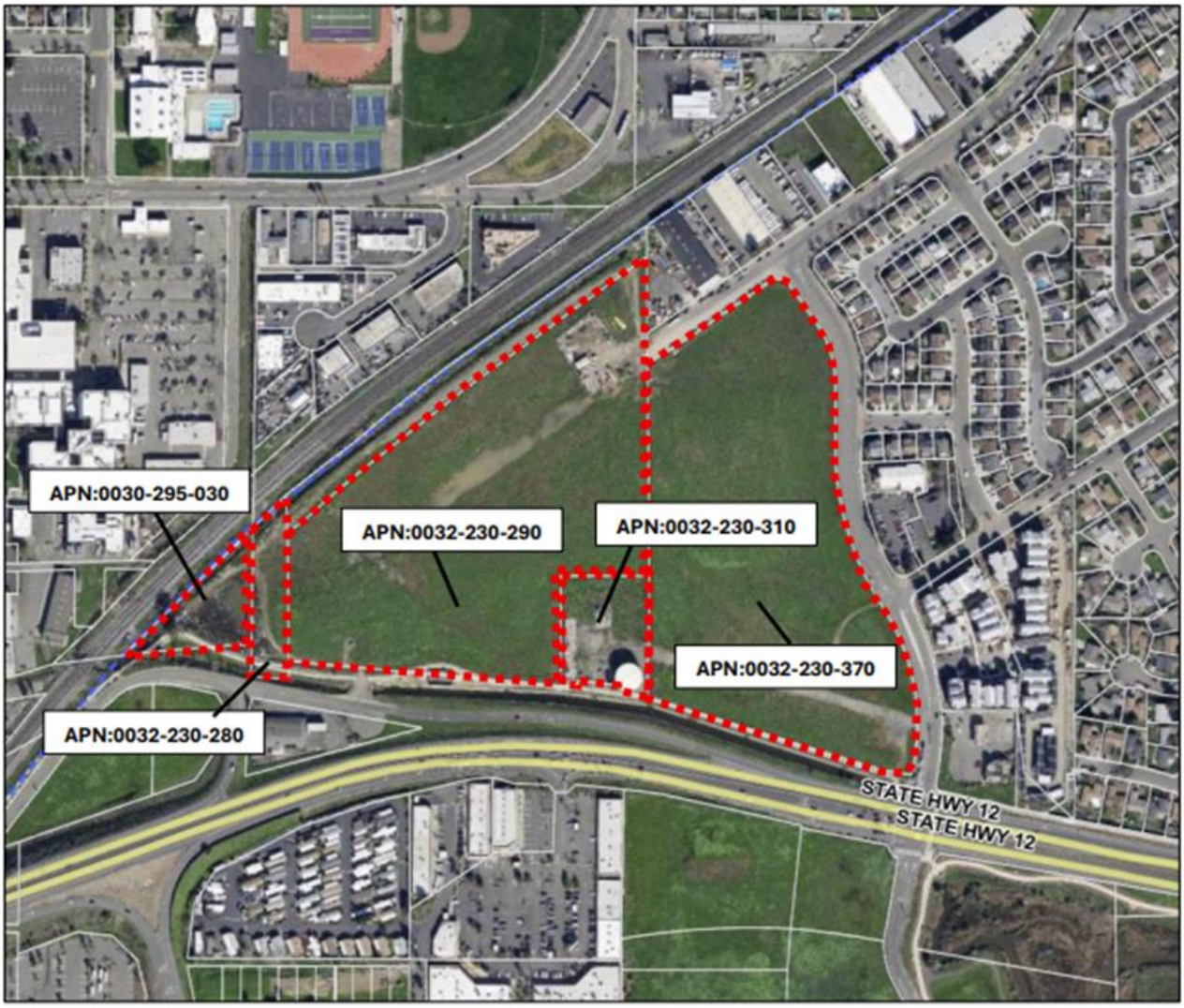
Infrastructure and Roadway Improvements

The WDSP (Section 4.1.3 and Figure 4-3, as amended by Ordinance No. 751) identifies the following planned roadway improvement to serve the Site: extension of Railroad Avenue as a four-lane divided arterial with bicycle lanes and a minimum 96-foot right-of-way, from Marina Boulevard to the Denverton Road/Main Street extension. The City anticipates that on-site roadway infrastructure, including the Railroad Avenue extension, will be a developer obligation to be negotiated and documented in the Exclusive Negotiating Agreement and Disposition and Development Agreement. Note: Suisun City Public Works is currently working with a consultant on the roadway alignment and environmental analysis for the Railroad Avenue extension. Respondents are encouraged to contact the Public Works Department for the most current status.

Travis Air Force Base Land Use Compatibility

Development on the Site is subject to the Travis Air Force Base Land Use Compatibility Plan (TAFB LUCP), adopted by the Solano County Airport Land Use Commission, as required by the WDSP (Section 7.1.3) and the Suisun City Zoning Code (Section 18.20.060). The Site falls within Zone D of the ALUC Plan. Respondents should review the TAFB LUCP for applicable use restrictions, height limitations, and noise attenuation requirements. Projects on the Site may require a consistency determination from the Solano County Airport Land Use Commission. The current TAFB LUCP is available at https://content.solanocounty.gov/sites/default/files/2025-05/Travis%20AFB%20LUCP%20%282024%29_0.pdf

Figure 3: Site Aerial Maps



Waterfront District Specific Plan

The Site is located within the WDSP area and generally corresponds to one of the Specific Plan's key opportunity areas within District 1: Western Marina Boulevard and Highway 12. The WDSP identifies this district as containing large vacant or underutilized parcels along both sides of State Route 12, including a vacant commercial property north of Highway 12, bounded generally by the railroad tracks to the west and Marina Boulevard to the east.

The WDSP provides the community-based land use, circulation, development standards, and design framework for Suisun City's historic downtown, waterfront, and adjacent opportunity areas. Originally adopted in 1983 and comprehensively amended in 1999, the Plan was updated in 2016 and further amended by Ordinance 751 in September 2018 to better align with the City's General Plan, reinforce the Waterfront District as a Priority Development Area, encourage infill development near fixed transportation facilities, and expand the planning area to include properties north of Highway 12.

The WDSP is intended to guide the long-term evolution of the Waterfront District as Suisun City's social, cultural, commercial, and visitor-serving core. The Plan emphasizes strategic development of vacant and underutilized land, downtown shopping and services, daytime and nighttime activity, transit-oriented development near the Suisun-Fairfield Train Depot, multimodal connectivity, and improved linkages between regional transportation assets and the Downtown Waterfront.

For the Site and surrounding District 1 area, the WDSP identifies a vision for a walkable, mixed-use, commercial and entertainment district with enhanced roadway connections, bicycle trail connectivity, and gateway improvements along Highway 12. The Specific Plan designates the applicable opportunity area for Downtown Commercial uses and identifies potential improvements such as the extension and realignment of Railroad Avenue, a new roadway network connecting to surrounding streets, potential connections toward Fairfield, new bicycle trail connections to the Central County Bikeway, and landscaped entry/gateway features along Highway 12 advertising Downtown Suisun City.

The preliminary objectives and guiding concepts of the WDSP relevant to this RFQ/P include the following:

- Strengthen the economic viability of the Waterfront District and the City as a whole by attracting private investment, expanding commercial activity, such as medical health facility, and leveraging the Waterfront District's position as one of Suisun City's key economic development assets.
- Create a stronger gateway into Downtown Suisun City through high-quality development, landscaping, signage, vertical architectural features, public art, and other design elements that improve the visual experience along Highway 12 and Marina Boulevard.
- Support commercial, a medical health facility, community-serving recreational entertainment uses (i.e. movie theater, skating rink, golf simulator and/or putting green, etc.) , visitor-serving, and complementary uses that can generate activity, attract customers and visitors, create jobs, and reinforce the Downtown Waterfront as a regional destination.

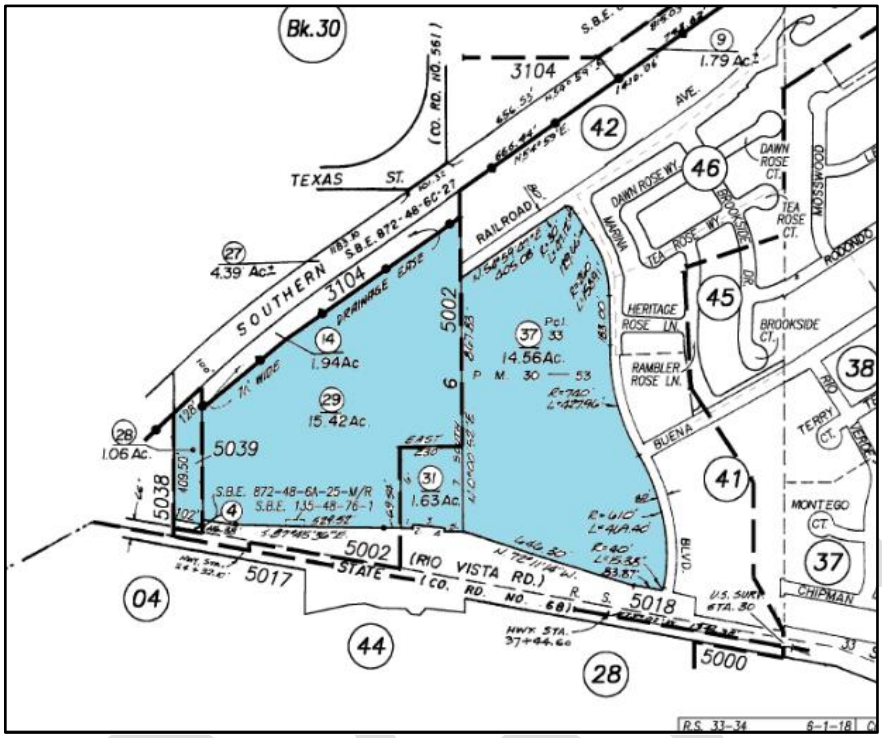
- Improve connectivity between the Site, Downtown, the waterfront, the Suisun-Fairfield Train Depot, and surrounding regional transportation facilities, including enhanced pedestrian, bicycle, vehicle, and transit connections.
- Establish a walkable, pedestrian-oriented commercial environment through public spaces, plazas, courtyards, outdoor dining areas, shaded walkways, pedestrian furnishings, and other placemaking improvements that support commercial patronage and district vitality.
- Promote high-quality site planning and architectural design that clusters buildings to support a pedestrian-friendly shopping environment, orients buildings toward streets and public spaces, marks key intersections and gateways, and avoids blank or inactive building frontages.
- Coordinate infrastructure, access, stormwater, and flood-control considerations with applicable agencies and adjacent jurisdictions, including the County of Solano and City of Fairfield, as appropriate.
- Ensure the process includes public outreach and input during site planning and desired outcomes.

The City intends for this developer solicitation and the ultimately selected development concept to be generally consistent with the WDSP's vision for the Site as a commercially and/or mixed-use oriented gateway opportunity. While the broader Specific Plan includes mixed-use and residential concepts in certain portions of the Waterfront District, this RFQ/P is focused on identifying qualified development teams capable of delivering a feasible, high-quality commercial, medical facilities and offices, entertainment, hospitality, retail, restaurant, medical, service, or other complementary development concept that advances the City's economic development, placemaking, and fiscal sustainability objectives. The City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process.

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Figure 4: Assessor Maps

Highway 12 and Marina Blvd (0032-230-280, 0032-230-290, 0032-230-310, 0032-230-370):



Highway 12 and Marina Blvd (0030-295-030):

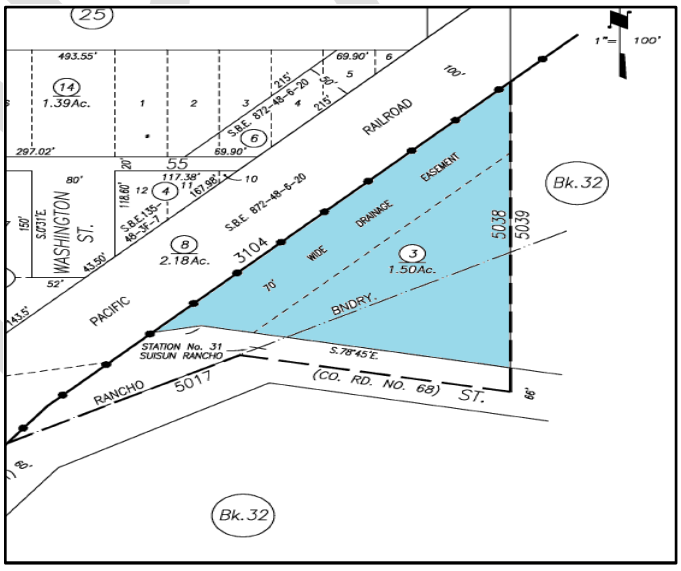
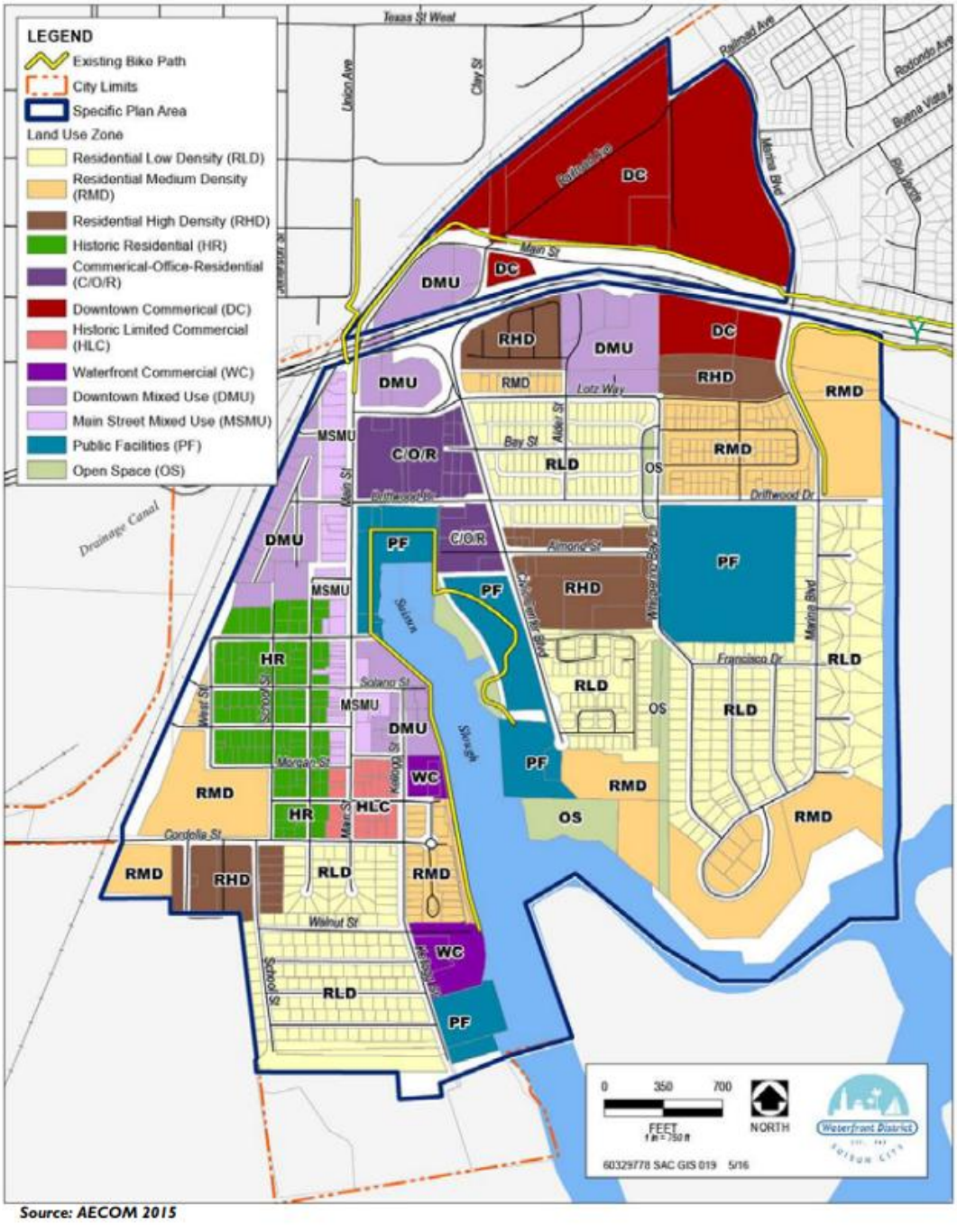


Figure 5: Land Use Map – Waterfront District Specific Plan (City)



Source: AECOM 2015

Figure 6: Traffic Count Map (ESRI)



Overview of Development Opportunity

The Site is designated as Downtown Commercial in the Downtown Waterfront Specific Plan, and is intended to accommodate primarily retail, medical, and commercial services, but also to allow for complementary office, civic, and recreational uses. City and Housing Authority intends to sell Site as-is..

The City is seeking proposals for a qualified developer to purchase and develop the Site that can enhance the local community and deliver measurable community benefits through thoughtful site planning, high-quality architecture, and public space integration.

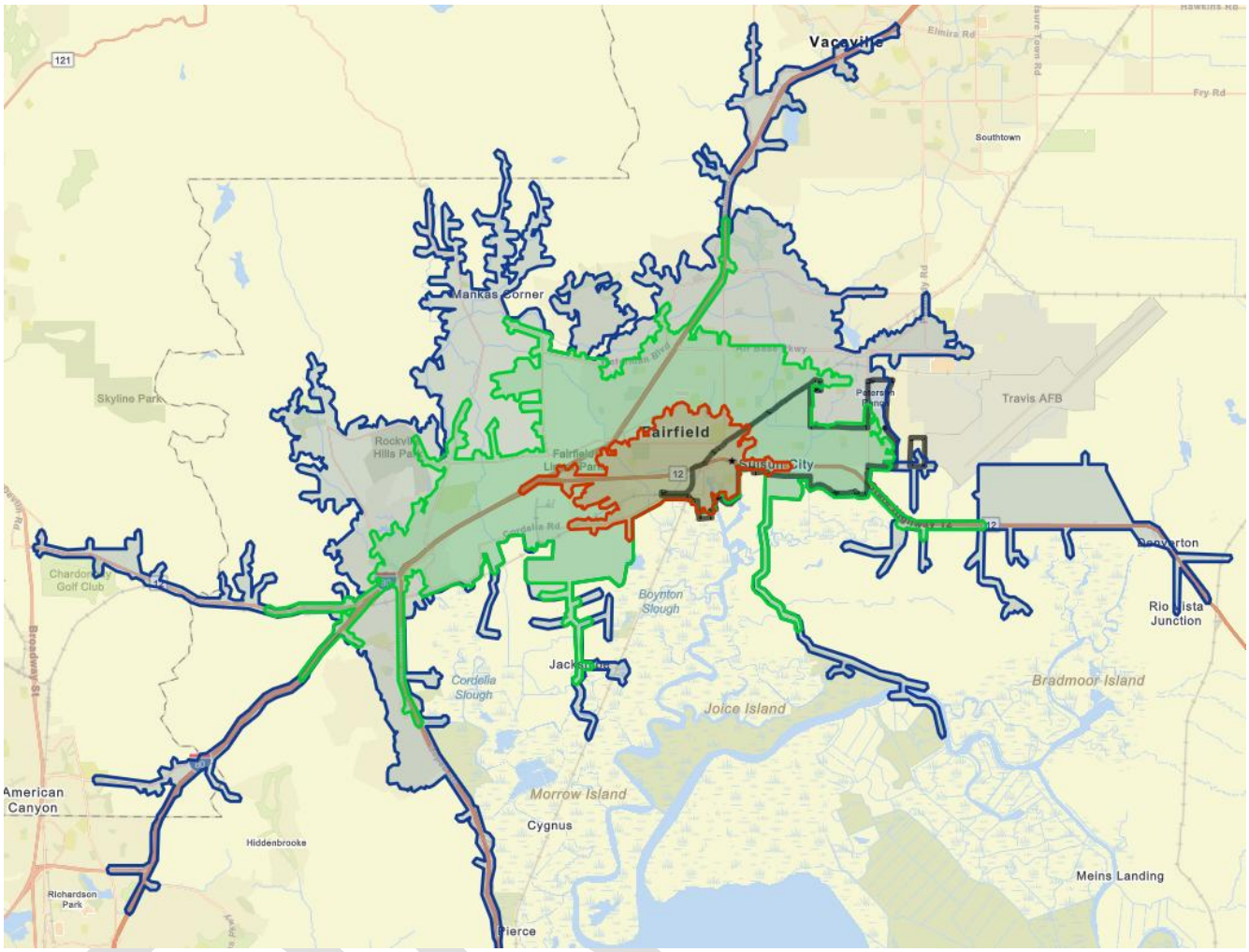
The City intends for this developer solicitation and the ultimately selected development concept to be generally consistent with the WDSP's vision for the Site as a commercially oriented gateway opportunity. While the broader Specific Plan includes mixed-use and residential concepts in certain portions of the Waterfront District, this RFQ/P is focused on identifying qualified development teams capable of delivering a feasible, high-quality commercial, entertainment, hospitality, retail, restaurant, service, medical, or other complementary development concept that advances the City's economic development, placemaking, and fiscal sustainability objectives. The City's potential partnership with interested parties seeking to develop non-commercial / mixed-uses would require appropriate entitlements, such as a General Plan / Specific Plan / Zoning amendments, as well as community infrastructure / amenity / benefit considerations, negotiated through a Development Agreement process.

The City desires that the selected qualified developer(s) consider the following: potential uses for the Site; plan and code consistency; potential entitlements needed; community engagement; and economic outcomes.

A Regional Map and Street Perspectives for the Site are provided on the following pages. Map sources: City, ESRI (regional and traffic count maps), ParcelQuest and Google Maps (aerial maps and street perspectives).

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Figure 7: Regional Map and Demographics (ESRI)



2025	*Drive Times*			*City of Suisun City*
	5 Minutes	***10 Minutes***	***15 Minutes***	
Population	16,000	84,400	140,200	29,100
Households	5,240	27,920	46,460	9,390
Avg. HH Income	$85,400	$111,000	$129,600	$120,900

Figure 8: Street Perspective Photos (Google Maps)

View of Site from Main Street, looking north east



View of Site from intersection of Highway 12 and Marina Blvd, looking north west



View of Site from Railroad Ave, looking south



2. Submittal Requirements

Submittal Overview

The City reserves all rights regarding this solicitation, including, but not limited to, the right to amend or modify this RFQ/P, reject all proposals, or extend any dates. Should the City not receive qualified proposals of interest by a submittal deadline, it reserves the right to extend that deadline until qualified proposals of interest are received.

Respondents are responsible for ensuring submittals are received by the City. All materials submitted during any part of the selection process become the property of the City. The respondent may designate portions of its submittals that contain proprietary data as "confidential," but the City cannot guarantee that it will be able to legally enforce such confidentiality. Submittals, including confidential-designated materials, may be subject to disclosure under the California Public Records Act (Gov. Code § 7920 et seq.). The City will seek to assert applicable exemptions, including the trade secret and financial data exemptions (Gov. Code §§ 7927.700, 7927.705), for properly designated materials. The City will provide respondents with reasonable advance notice before disclosing any confidential-designated material, affording respondents an opportunity to seek a court order preventing disclosure. Confidentiality protections, to the extent available, expire upon final developer selection or execution of an Exclusive Negotiating Agreement, whichever occurs first.

The City shall not be responsible for any costs and/or obligations incurred by and/or on behalf of a potential developer in preparing, submitting, or otherwise participating in any part of this RFQ/P, the selection, documentation, or the development process in its entirety. The City reserves the right to request clarification or additional information from respondents. Information included in this RFQ/P is believed to be accurate but should be independently verified by potential respondents prior to reliance upon.

Qualifications and Proposal Content

The City's top priority is to select a qualified / experienced development partner(s) to design and build a quality development project that will be synergistic and supportive of adjacent and other land uses near the Site. The evaluation criteria will consider a prospective developer's recent experience and financial wherewithal in working on projects of similar size, scope, and quality. Section 4 of the RFQ/P describes the evaluation criteria in greater detail.

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The evaluation and selection process will include two rounds as follows:

1. **Round One (Request for Qualifications)** – Respondents shall provide the information that follows in this Section. Once the Review Committee has the opportunity to evaluate each response, some or all respondents may be invited to an in-person interview Site Visit (upon request) and subsequently participate in **Round Two**.

2. **Round Two (Request for Proposals)** – Respondents selected to advance to **Round Two** will be notified via email and a term sheet will be requested by the City. This round may include, but is not limited to, a Letter of Intent ("LOI") from the developer that includes a specific project description, pricing and financial terms, entitlement and project schedule, performance benchmarks, evidence of project feasibility/financing, and other information as appropriate.Respondents shall provide the following information for **RFQ Round One** of the evaluation process:

   a. **Letter of Introduction** – Include a summary of the respondent's basic qualifications, development experience, past and current project experience of similar nature and size, and reasons for interest in this opportunity. The letter must identify the respondent's interest for development and be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity.

   b. **Detailed description of potential conceptual project** – Include sufficient information as to proposed / potential uses, program elements, tenants, and/or concept / architecture to give City Staff enough information to have an idea of what the final development could contain and look like. Supporting market data, concept plan, conceptual activation, high-level approach to public access / relation to public realm, pedestrian / multimodal connectivity, and collateral materials are encouraged to provide support for the proposed concept.

   c. **Team Members** – Identify members of the development team and provide a brief description of each team member's role including the following:

      i. Principals involved in the Project.

      ii. Resumes of key team members.

      iii. A description of team member's proposed role and relevant experience with projects of similar nature and size and experience in and familiarity with development in Suisun City or surrounding areas.

      iv. An organizational chart.

      v. Designation of lead contact for the team.

   d. **Relevant Project Experience** - A summary of current and previous experience of the team with regard to projects comparable both in size and uses. As appropriate, this information should include a project description, photos or site plans if available, land uses, dates

completed, developer role, cost/value, financing sources, duration of development processes, role of current employees in the project, existing status as to ownership and leasing of current developments, percent owned since project completion, and volume sold/leased. Additionally, please identify similar completed projects in the area that can be visited and provide a name and contact information.

e. **Project Approach** - A high level summary of the team's approach and anticipated timing related to design, entitlements, permitting, financing, development, and operation. Provide examples of processes employed in other similar projects. The City prefers a fee simple sale of the Site. Include a high-level description of the proposed transaction approach and the team's experience negotiating public-partner agreements (e.g., ENA, DDA/DA) and delivering public benefits.

f. **Financial Data** - A summary of the potential developer/development entity's capability to source the capital necessary to successfully fund and/or finance the proposed concept. If selected to advance to **Round Two**, a description of the anticipated financing structure to be utilized to finance the anticipated project and specific evidence will need to be provided to support proof of the ability to fund a project of this size.

g. **References** - No less than three references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience. Additionally, a reference list with contact information for public sector officials and staff involved in the previous projects identified as examples of Relevant Project Experience.

h. **Litigation History with Public Agencies** – Provide information as to any litigation that any developer/development entity that comprises the overall team has had with public agencies over the last 10 years. Include the status/resolution and whether the matter involved land use, permitting, CEQA, or contract disputes.

Submittal Date

Please return qualifications as part of **RFQ Round One** for review **by X [Note: 30 to 45 day timeline will be inserted once release date is determined] at 5:00 p.m. Pacific Time** to the contact listed below. If the City is not satisfied with the number and quality of submittals received, the City may issue a notification to developers to continue to submit or resubmit qualifications.

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Submittal Quantity and Contact

Please provide one (1) electronic version to: Ricky Caperton, AICP, Development Services Director, rcaperton@suisun.com (City of Suisun City) and khira@kosmont.com (Kosmont Companies, Consultant to City).

Letter / email can be addressed to:

Ken K. Hira

President

Kosmont Companies

1601 N. Sepulveda Blvd. #382

Manhattan Beach, CA 90266

3. Disclosures

1. The City reserves all rights to modify or terminate the selection process or not select a developer at all. This RFQ/P and selection process does not constitute any type of offer and creates no contractual or other liability to the City. There is no guarantee that a ground lease or sale will be consummated, or that a project will be reviewed or accepted pursuant to this RFQ/P.
2. Two of the five parcels comprising the Site (APNs 0030-230-290 and 0030-230-370, totaling approximately 29.98 acres) are owned by the Suisun City Housing Authority ("Housing Authority"), a separate legal entity from the City. Disposition of the Housing Authority parcels will require separate approval by the Housing Authority Board of Commissioners, in addition to City Council approval of any City-owned parcel disposition. Transaction documents (including any Exclusive Negotiating Agreement, Disposition and Development Agreement, and Housing Authority and Development Agreement) will require execution by both the City and the Housing Authority. The City and Housing Authority have each complied with the Surplus Land Act (Gov. Code §§ 54220 et seq.) with respect to their respective parcels. Respondents should factor the dual-approval governance structure into their proposed project timelines.
3. The development standards provided in the RFQ/P are subject to change.

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4. Evaluation Criteria, Procedures, and Tentative Timeline

Evaluation Criteria

The following criteria will be used as the primary basis for evaluating developer responses as part of ***RFQ Round One:***

- Demonstrated financial capacity and prior development experience, including equity/debt structures, successful delivery of comparable projects, and experience with public-partner transactions and ENA and DDA negotiations with public agencies in California.
- Track record of developing large commercial properties of similar size / magnitude of the Site with reputable brands / operators and high-quality architecture, design, and engineering teams.
- Experience navigating entitlements, including City land-use review, as well as experience managing permitting, compliance, and enforcement environments.
- History of ownership, development, and operations, robust community engagement, and constructive partnerships in other jurisdictions.
- Clear statement of vision for the Site, including how the proposed team views the Site's potential and its role in Suisun City's economy.

In addition to the criteria above, the following criteria will be used as the primary basis for evaluating selected developer responses as part of ***RFP Round Two***:

- **Design & Site Plan**: Preliminary site and floor plans, land uses, massing/elevations, amenities, program, and placemaking.
- **Brand/Tenant/Operator & Quality**: Identification of the intended brand(s) or operator tier, the list of potential brands/operators that will be solicited, and the anticipated quality, service level and price positioning suitable for the Site.
- **Resilience & Site Infrastructure**: Demonstrated understanding of Site infrastructure needs and feasible design strategies that are consistent with City policies / plans.
- **Financials & Schedule**: Realistic development pro forma (land economics, construction costs), and operating pro forma (market assumptions, rate of returns), proposed land purchase price or ground lease terms, and a realistic proposed development schedule with key milestones.
- **City Cost Recovery (ENA Deposit):** Provision of an ENA deposit sufficient to cover City's legal and consultant costs, associated with ENA preparation and negotiation, with reconciliation at ENA execution and augmentation if needed.

The City may request additional information. The order of presentation of the above criteria does not necessarily denote the specific importance of the same.

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Award Procedures

Note: Consultant will assist City in the process and vetting of applications but *will not* make any recommendations to the City Council about developer selection. Consultant *will not* act as City staff or a designated "employee" to the City and *will not* make governmental decisions. City staff, however, may make recommendations to the City Council and the Council will make the final decision at its sole discretion.

1. A committee, comprised of City staff and/or up to two (2) non-staff stakeholders (the "Review Committee"), will evaluate responses to **Round One** of this RFQ/P.

1. Next, interviews with top respondents will be set up to take place before the Review Committee. Using this information, the Review Committee shall make selections for respondents to advance to **Round Two** based on the Review Committee's evaluation of these interviews and the respondents' submittal.

2. The Review Committee will notify respondents but confirm with those that have been selected to advance to **Round Two**. Those selected to advance to **Round Two** will be given the opportunity to meet with staff to discuss project approach and execution and to better understand the City's expectation in terms of design, quality, and offsite improvements before submitting a response as part of **Round Two**. Staff will clarify what the preliminary and non-binding LOI shall cover.

3. The Review Committee will vet project concepts and the LOI responses to **Round Two** of this RFQ/P based on their judgment as to which proposals best satisfy the objectives expressed by the City, as well as provide a desired potential development project and financial return for the City. The Review Committee shall present the evaluation results to the City Council. The City Council will then make the final selection decision with the top-ranked qualified respondent with the intent of conducting further negotiations.

4. As appropriate, the selected development team must comply with statutory and administrative requirements pertaining, but not limited to, zoning ordinances, subdivision requirements, fee schedules, and other applicable City, County, State, and Federal codes and ordinances.

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Tentative Timeline

- RFQ/P released on [Note: date to be inserted once determined].
- Responses to **Round One** of RFQ/P due on **X at 5:00 p.m. PST**. [Note: date to be inserted once determined].
- Evaluation of **Round One** responses, interviews and selection of **Round Two** candidates in X 2026. [Note: date to be inserted once determined].
- Evaluation of **Round Two** responses and Review Committee recommendation beginning X 2026. [Note: date to be inserted once determined].

5. Additional Documentation and Contact Information

Relevant documentation and information can be found below:

- City Request for Proposals: https://www.suisun.com/Government/City-Clerk/Request-for-Proposal-RFPs
- City Fee Schedules: https://www.suisun.com/Departments/Finance-Department/Fee-Schedules
- City Municipal Code – Zoning (Title 18): https://library.municode.com/ca/suisun_city/codes/code_of_ordinances?nodeId=TIT18ZO
- **City Planning**
    - City Planning: https://www.suisun.com/Departments/Development-Services/Planning
    - General Plan: https://www.suisun.com/Departments/Development-Services/Planning-ARCHIVED/General-Plan
    - Specific Plan: https://www.suisun.com/Departments/Development-Services/Planning-ARCHIVED/Specific-Plan
    - Zoning map: https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/zoning_map_-_suisun_city_-_2017.pdf
- Travis Air Force Base Land Use Compatibility Plan: https://content.solanocounty.gov/sites/default/files/2025-05/Travis%20AFB%20LUCP%20%282024%29_0.pdf
- SLA Covenant: [Note: link to be provided prior to release]
- Utility Availability Information: [Note: link to be provided prior to release]

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Prospective respondents should feel free to reach out to the City and Consultant contacts included below for questions regarding this submittal. Thank you for your consideration.

City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Ricky Caperton, AICP
Development Services Director
Phone: (707) 920-1156
Email: rcaperton@suisun.com

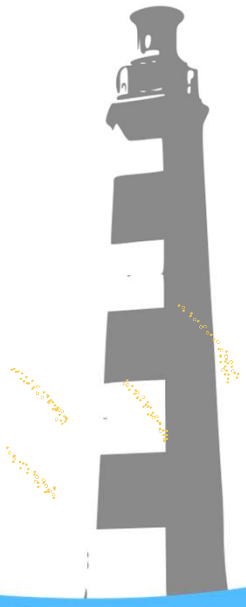
Kosmont Companies (Consultant to City)
1601 N. Sepulveda Blvd. #382
Manhattan Beach, CA 90266

Ken K. Hira
President
Phone: (949) 226-0288
Email: khira@kosmont.com

DRAFT

34-Acre Request for Qualifications / Proposal (RFQ/P)

City Council | August 4, 2026



1

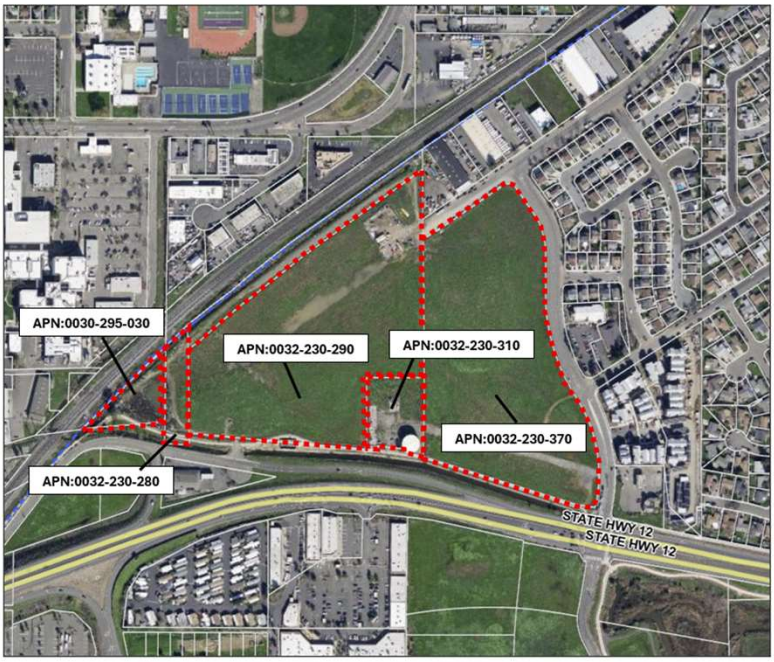
REQUEST

- Receive Housing Authority and City Council feedback and direction to issue a Request for Qualifications and Proposal (RFQ/P) for the sale of approximately 4.19 acres of property (APNs 0030-295-030, 0032-230-280, and 0032-230-310) owned by the City of Suisun City, and approximately 29.98 acres of property (APNs 0032-230-290, and 0032-230-370) owned by the Suisun City Housing Authority located generally at the northwest corner of Marina Boulevard and Highway 12, and determining that the action is exempt from the California Environmental Quality Act (CEQA).



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LOCATION



- **City of Suisun City Owned Parcels (4.19 acres)**
  - APN: 0030-295-030 / 1.50 acres
  - APN: 0032-230-280 / 1.06 acres
  - APN: 0032-230-310 / 1.63 acres
- **Housing Authority Owned Parcels (29.98 acres)**
  - APN: 0032-230-290 / 15.42 acres
  - APN: 0032-230-370 / 14.56 acres
- Designation: Downtown Commercial (DC)
- Zoning: Downtown Waterfront Specific Plan

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BACKGROUND

- October 21, 2025
  - Housing Authority approves declares parcels surplus (Resolution No. HA2025-09)
  - City Council declares parcels surplus (Resolution No. 2025-124)
- Pursuant to California Department of Housing and Community Development (HCD) Surplus Land Act (SLA), 60-Day Notice of Availability (NOA) period for affordable housing
  - Started November 21, 2025
  - Ended February 2, 2026
  - No responses received from affordable housing developers
- Following State-required 60-day NOA and SLA compliance, draft RFQ/P prepared by Kosmont (consultant)
- July 14, 2026, Development Agreement community workshop to receive feedback on future development agreement community benefits
- August 4, 2026, Council meeting for feedback and direction prior to release of RFQ/P

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Request for Qualifications / Proposals (RFQ/P)

- What is an RFQ/P?
  - Solicitation to understand prospective developer(s) background & experience, key personnel & resumes, similar project history, references, financial & organizational capacity
  - Proposals should demonstrate project understanding, schedule, and scope of development
- Purpose of an RFQ/P?
  - Allows City to transparently evaluate both technical qualifications and developer(s) approach and capability to carry out a project
- Does RFQ/P include sales price?
  - Not usually. Typically, an RFQ/P focuses primarily on qualifications
  - Term sheet would be provided at the RFP proposal stage and likely include pricing provided by developer
  - Detailed price (and terms) negotiations typically occur after a developer(s) is/are selected, at which time the City would enter into an Exclusive Negotiating Agreement (ENA) to begin detailed discussions
- How long will the RFQ/P process take?
  - RFQ/P process would take approximately 4 to 6 months
  - RFQ first, RFP to follow

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Request

- Provide City Council / Housing Authority feedback and input on Draft RFQ/P
- Allow for community feedback on RFQ/P
- Provide direction to Staff to allow for release of RFQ/P, subject to any input
  - Staff seeks to issue RFQ/P August 2026
- Provide direction on desired approach of allowing up to two (2) non-staff members (i.e. stakeholders) as part of the RFQ/P review panel
  - Examples of non-staff members could include community member(s), partner agency(ies) representation (i.e. SID, FSSD, etc.)
  - A councilmember can participate as an observer (non-reviewing member) for accountability and oversight
  - Note: if non-Staff members are desired, they do not need to be selected tonight

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RFQ/P Outline

- **Introduction & Background**
  - Vision for Site
  - City of Suisun City
  - Overview of Site
  - Overview of Development Opportunity
- **Submittal Requirements**
  - Overview
  - Qualifications & Proposal Content
  - Submittal Date
  - Submittal Quantity & Contact
- **Disclosures**
- **Evaluation Criteria, Procedures, & Tentative Timelines**
  - Evaluation Criteria
  - Award Procedures
  - Tentative Timeline
- **Additional Documentation**
  - Links to documents (i.e. planning documents, current master fee schedule, etc.)

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RFQ/P Timeline

- **August 2026**
  - RFQ/P released
- **September / October 2026**
  - Evaluate responses
  - Determine a shortlist of developer(s) to interview
- **October / November 2026**
  - Following interviews, invitation to submit RFP / term sheets (30 to 45 days)
- **November / December 2026**
  - Final evaluation of proposals
  - Council Consideration of preferred developer
- **December 2026 / January 2027**
  - Initiation of Exclusive Negotiating Agreement (ENA) with preferred developer
- **January / February 2027**
  - ENA negotiations

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RFQ Evaluation Criteria

- Demonstrated financial capacity and prior development experience, including equity/debt structures, successful delivery of comparable projects, and experience with public-partner transactions and ENA and DDA negotiations with public agencies in California.
- Track record of developing large commercial properties of similar size / magnitude of the Site with reputable brands/operators and high-quality architecture, design, and engineering teams.
- Experience navigating entitlements, including City land-use review, as well as experience managing permitting, compliance, and enforcement environments.
- History of ownership, development, and operations, robust community engagement, and constructive partnerships in other jurisdictions.
- Clear statement of vision for the Site, including how the proposed team views the Site's potential and its role in Suisun City's economy.

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RFP Evaluation Criteria

- **Design & Site Plan**: Preliminary site and floor plans, land uses, massing/elevations, amenities, program, and placemaking.
- **Brand/Tenant/Operator & Quality**: Identification of the intended brand(s) or operator tier, the list of potential brands/operators that will be solicited, and the anticipated quality, service level and price positioning suitable for the Site.
- **Resilience & Site Infrastructure**: Demonstrated understanding of Site infrastructure needs and feasible design strategies that are consistent with City policies / plans.
- **Financials & Schedule**: Realistic development pro forma (land economics, construction costs), and operating pro forma (market assumptions, rate of returns), proposed land purchase price or ground lease terms, and a realistic proposed development schedule with key milestones.
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RFQ/P Objectives

- Included in the Draft RFQ/P…
  - Strengthen economic viability
  - Create a stronger gateway into Downtown Suisun
    - High-quality landscaping
    - Signage
    - Architecture
    - Public art
  - Support non-residential uses
    - Medical health facility
    - Community-serving recreational entertainment (i.e. movie theater, skating rink, golf simulator, etc.)
  - Improve connectivity between the site and Downtown, waterfront, train-depot, and surrounding regional transportation facilities, including enhanced pedestrian facilities (i.e. sidewalks and bicycle facilities)
  - Ensure the process includes public outreach and input during site planning

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RFQ/P Development Opportunities

- Included in the Draft RFQ/P…
  - High-quality commercial development
    - Retail
    - Restaurants
    - Service
  - Entertainment
  - Hospitality
  - Medical
  - Office
  - Civic and recreational space(s)

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Key Information

- **Total site is approximately 34 acres; net developable acreage is approximately 30 acres**
  - WDSP calls for Railroad Avenue extension
  - Net acreage accounts for other easements and dedications
- **Development Agreement will be required as part of the development**
  - Community benefits will be negotiated at that time, which will include future input by Council and the community
- **Ultimately, it is anticipated the site will require a rezone and/or general amendment to allow for a mix of uses**
  - Currently, the site only allows for commercial (non-residential)
- **Upon sale, majority of proceeds would go to Housing Authority (not the General Fund)**
- **Existing water storage tank would likely be relocated as part of a project**
- **RFQ/P is NOT the end all be all for communicating community benefits and desires of the City**
  - Rather the RFQ/P is used as a vetting process to evaluate a developer(s) to ensure we select a partner that can carry out the City's vision

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Recommendation

- Staff recommends that City Council and Housing Authority receive a report and provide direction to City Staff regarding the RFQ/P for the subject properties within Suisun City.

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