

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



CITY COUNCIL MEETING

A G E N D A

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

TUESDAY, MAY 19, 2026

5:30 PM

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

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

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

ZOOM MEETING INFORMATION:

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

MEETING ID: 814 0470 5962

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. – 827)

(Next City Council Res. No. 2026 – 58)

Next Suisun City Council Acting as Successor Agency Res. No. SA2026 - 04)

(Next Housing Authority Res. No. HA2026 – 04)

5:30 P.M CLOSED SESSION

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

CONFLICT OF INTEREST NOTIFICATION

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

PUBLIC COMMENT CLOSED SESSION

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

CLOSED SESSION

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

1. PERSONNEL MATTERS

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

PUBLIC EMPLOYEE PERFORMANCE

EVALUATION Title: City Manager

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

6:00 RECONVENE OPEN SESSION

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

CLOSED SESSION REPORT

Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS (Informational items only.)

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

3. City Attorney Report - (Enright).

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

Proclamations Presented

4. Proclamation Proclaiming May 16 through May 22, 2026 as “National Safe Boating Week” and Recognizing Sergeant Robert "Bob" Szmurlo for his Outstanding Contributions to Boating Safety - (Hernandez: Ahernandez@suisun.com).
5. Proclamation Proclaiming May 17 through May 23, 2026 as “Public Works Week” - (Vue: nvue@suisun.com).

Proclamations Not Presented

6. Proclamation Proclaiming May 16 through May 22, 2026 as “National Safe Boating Week” and Recognize Solano Yacht Club for its support of Suisun City events and contributions to promoting safe recreational boating., - (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

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

City Council

7. Initiate and Provide Intent to the Levy and Collection of Assessments for the City’s Landscaping & Lighting Districts - (Vue: Nvue@suisun.com).
 - a. Council Adoption of Resolution No. 2026-___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer’s Report Related to the Suisun City Maintenance Assessment Districts for Fiscal Year 2026-27.
 - b. Council Adoption of Resolution No. 2026-___: Declaring its Intention to Levy and Collect Assessments Within the City’s Maintenance Assessment Districts for Fiscal Year 2026-27 and Announcing That the Associated Public Hearing Will Be Held on June 16, 2026.
8. Initiate and Provide Intent to the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District:
 - a. Council Adoption of Resolution No. 2026-___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer’s Report Related to the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27; and

- b. Council Adoption of Resolution No. 2026-___: Declaring Its Intention to Levy and Collect Assessments Within the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27.
- 9. Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Morgan Fence Company, Inc. for the Fire Department Fence Replacement Project - (Vue: Nvue@suisun.com).
- 10. Council Adoption of Resolution No. 2026-___: Approving the Appointment of one Representative and one Alternate to the Technical Advisory Committee (TAC) for the Community Action Partnership (CAP) of Solano Joint Powers Authority (JPA) - (Goltiao: Jgoltiao@suisun.com).
- 11. Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Execute a Second Amendment to a Professional Services Agreement with Rincon Consultants Inc. for continued services preparing an Environmental Document for the Olive Tree Ranch Development Project and determining that the action is exempt from the California Environmental Quality Act (CEQA) - (Kearns: jkearns@suisun.com).

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

- 12. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on April 7, 2026 – (Skinner: Clerk@suisun.com).

PUBLIC HEARING - NONE

GENERAL BUSINESS

- 13. Council Adoptions of Resolutions for Police Department Roof Repair and Asbestos Mitigation Project - (Vue: nvouae@suisun.com).
 - a. Resolution No. 2026-___: Authorizing the Allocation of Emergency Reserve Funds in the Amount of \$850,000 for the Police Department Roof Repair and Asbestos Mitigation Project. (Vue - nvue@suisun.com)
 - b. Resolution No. 2026-___: Adopting the 7th Amendment to the Annual Appropriate Resolution (AAR) No. 2025-64 to Allocate Funds from the Emergency Reserve Fund to the Building Maintenance Fund for the Police Department Roof Repair and Asbestos Mitigation Project.
- 14. Update on Past, Current and Future Pavement Resurfacing Projects, Including Street Improvements Projects – (Vue: Nvue@suisun.com).

COUNCIL UPDATES

INFORMATIONAL REPORTS: (Non-Discussion Items)

ADJOURNMENT

Public Access To Agenda Documents

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

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

Accommodations

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City's reasonable accommodation policy is available for review on the City's website at www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum

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

Ordinances

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

Certification Of Posting

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

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

I, Ashley Nash, Administrative Assistant II for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Initiate and Provide Intent to the Levy and Collection of Assessments for the City's Landscaping & Lighting Districts:

- a. Council Adoption of Resolutions No. 2026-___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the Suisun City Maintenance Assessment Districts for Fiscal Year 2026-27.
- b. Council Adoption of Resolutions No. 2026-___: Declaring its Intention to Levy and Collect Assessments Within the City's Maintenance Assessment Districts for Fiscal Year 2026-27 and Announcing That the Associated Public Hearing Will Be Held on June 16, 2026.

FISCAL IMPACT: There would be no fiscal impact from this action.

STRATEGIC PLAN: Community Appeal. Sustainability and Stewardship.

BACKGROUND: The Landscaping & Lighting Districts (LLDs) also referred to as Maintenance Assessment Districts ("Districts") are important components of the City's overall budget. The Districts cover costs associated with landscape maintenance and lighting within each individual Districts, with some LLDs contributing towards the City's dredging program. Over \$1 million is generated annually in assessments (Non-General Fund) from the Districts.

The Solano County Auditor/Controller's office collects the annual levy from the Districts via the secured property tax bills for the assessable parcels within each of the District boundaries. For Fiscal Year 2026-27, maximum assessments for the individual Districts will vary from \$75.00 to \$4,699.80 per equivalent dwelling unit (EDU).

With the exception of Heritage Park, Montebello Vista, and Marina Village Dredging, the Districts are subject to an automatic annual increase/inflator which is based on the Annual Construction Cost Index (CCI) as published in the April issue of the Engineering News Record magazine. This year the annual CCI was 0.360% from the prior year. The total assessments collected from the Districts will be approximately \$1,521,454.10.

STAFF REPORT: If adopted, the resolutions associated with this Staff Report initiate the annual process of levying assessments on the parcels within the City's Landscaping & Lighting Districts (Districts), accepts and files the annual Engineer's Report. The City has eight (8) Districts: Blossom, Heritage Park, Lawler Ranch, Marina Village Channel Improvement (Marina Village), Montebello Vista, Peterson Ranch, Railroad Avenue, and Victorian Harbor. Victorian Harbor is comprised of five (5) individual Districts (A, B, C-D, E, and F). Six (6) of the Districts were created in accordance with the Landscaping and Lighting Act of 1972. Two (2) Districts, Marina Village Channel Improvement and Victorian Harbor, were created in accordance with the Municipal Improvement Act of 1913 and include a dredging levy. Marina Village is a dredging-only District with no annual inflator. Both Acts require the preparation of annual Engineer's Reports for each District, including reports for the individual Victorian Harbor Districts. The Preliminary Engineer's Report for Fiscal Year 2026-27 is

included with this Staff Report as Attachment #4.

During the month of April 2026, staff conducted annual meetings with Blossom, Heritage Park, Lawler Ranch, Montebello Vista, Peterson Ranch, and Victorian Harbors (A, B, C-D, E, and F). At these meetings, staff discusses District funding, past year accomplishments, the maintenance schedule, plans for the coming year, and receives any resident concerns or requests for the coming year.

The annual meetings have been held on a regular basis over the last thirteen years. Note that the City is not required by law and/or per the District formation documents to hold these annual meetings each year. Most cities do not hold annual meetings with the individual Districts. The City continues to hold these annual meetings via ZOOM as a way to facilitate better communication and transparency between the attending residents of each District and City staff. In addition to the annual LLD meetings, staff has worked diligently to share with residents the many ways that they can contact the Department to report issues or ask questions. This includes Facebook, MyCivic, and PWM@suisun.com or by calling directly or stopping by City Hall.

Three (3) Districts continue to warrant a specific update on their status as noted below.

Montebello Vista District

The MBV District continues to endure financial hardship, as the District does not generate sufficient revenue to meet the basic funding requirements needed to cover basic maintenance costs for Montebello Vista Park, the two medians at each entrance of the neighborhood, the east side of Walters Road from Bella Vista Dr./Mammoth Drive to Bella Vista Dr. to the north, and their streetlights. This District was not formed to include an annual inflator. The District has had a difficult time making headway on reducing its negative balance due to increase in costs and public expectation that the park is maintained at a certain level. It is anticipated that the addition of 90,000 square feet of artificial turf that is included in the Montebello Vista Park Improvements Project will provide a positive impact on water usage costs and on staff costs.

Heritage Park

Like Montebello Vista, the Heritage Park (District) continues to have a static revenue stream that is insufficient to sustain a very basic level of landscape maintenance activities within the District. While under the previous City-wide landscape maintenance contract the District experienced dramatic reductions in landscape maintenance, no litter pickup, and inability to address most irrigation system failures. Even with the service reductions in the increase in the monthly contract costs put this District further into the red and was at an unsustainable level.

Now that the District's maintenance is being handled by the LLD-Only Crew (as of January 1, 2022), the District is starting to look a bit better with the LLD-Only Crew being able to maintain additional areas that were not being maintained as part of the former landscape contract. This District has the unique feature of having pine trees which drop large volumes of pine needles several times a year which requires a large number staff hours to address.

City Council is being asked to approve the following as part of tonight's Consent Calendar: initiate the levy process, consider for approval the Preliminary Engineer's Reports for all Districts, declare the intent to levy and collect assessments for all Districts, and establish June 16, 2026, at 6:00 p.m. for the required Public Hearing. This meeting does not provide final approval of the Fiscal Year 2026-27 levy amounts and does not trigger the actual assessments.

At the Public Hearing, Council should allow property owners the opportunity to address the Council concerning their District. Council will then approve or amend the Preliminary Engineer's Report which

if approved will become the Final Engineer's Report for the year, and order the levy and collection of the assessments. Our consultant will then prepare the Assessor Parcel Assessment Report to be sent to the County prior to the Assessor's deadline (August 10, 2026).

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

- a. Resolution No. 2026-___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the Suisun City Maintenance Assessment Districts for Fiscal Year 2026-27.
- b. Resolution No. 2026-___: Declaring its Intention to Levy and Collect Assessments Within the City's Maintenance Assessment Districts for Fiscal Year 2026-27 and Announcing That the Associated Public Hearing Will Be Held on June 16, 2026.

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-___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the Suisun City Maintenance Assessment Districts for Fiscal Year 2026-27.
2. Resolution No. 2026-___: Declaring its Intention to Levy and Collect Assessments Within the City's Maintenance Assessment Districts for Fiscal Year 2026-27 and Announcing That the Associated Public Hearing Will Be Held on June 16, 2026.
3. Table Summarizing Proposed District Assessments for Fiscal Year 2026-27.

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RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF
ASSESSMENTS AND ORDERING THE PREPARATION AND FILING OF THE
ENGINEER'S REPORT RELATED TO THE SUISUN CITY MAINTENANCE
ASSESSMENT DISTRICTS FOR FISCAL YEAR 2026-27**

WHEREAS, the City Council has by previous Resolutions formed and levied annual assessments for the **Blossom Maintenance Assessment District, Heritage Park Maintenance Assessment District, Lawler Ranch Maintenance Assessment District, Marina Village Channel Improvement District, Montebello Vista Maintenance Assessment District, Peterson Ranch Maintenance Assessment District, Railroad Avenue Maintenance Assessment District and Victorian Harbor Maintenance Assessment District** (hereafter referred to as the "Districts"), pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) and the Municipal Improvement Act of 1913, Division 12 of the California Streets and Highways Code (commencing with Section 10000) (hereafter referred to as the "Acts") that provide for the levy and collection of assessments for the City of Suisun City to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council wishes to initiate proceedings to provide for the levy and collection of assessments for Fiscal Year 2026-27 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the Districts.

WHEREAS, the City Council has retained NBS for the purpose of assisting with the annual levy of the Districts and the preparation and filing of an Annual Engineer's Report (the "Report") with the City Clerk in accordance with the Acts.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICTS, PURSUANT TO THE ACTS, AS FOLLOWS:

Section 1 The City Council hereby orders NBS to prepare and file with the City Clerk the Report concerning the levy and collection of assessments for the Districts for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, in accordance with the Acts.

Section 2 The improvements within the Districts may include operation, maintenance, and servicing of landscaping, street lighting, channel maintenance, parks, median island landscaping, alleyway landscaping, hardscape, sound walls, and appurtenant facilities within the boundaries of the Districts. Services provided include all necessary service, operations, administration and

maintenance required to keep the improvements in a healthy, vigorous and satisfactory condition. The improvements within the Districts are outlined in the Report, which provide details of all improvements

Section 3 There will be no changes to the improvements and services to be provided for Fiscal Year 2026-27

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 19th day of May 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner
City Clerk

RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN
THE CITY'S MAINTENANCE ASSESSMENT DISTRICTS FOR FISCAL YEAR 2026-27
AND ANNOUNCING THAT THE ASSOCIATED PUBLIC HEARING WILL BE HELD
ON JUNE 16, 2026**

WHEREAS, the City Council has by previous Resolutions formed and levied annual assessments for the **Blossom Maintenance Assessment District, Heritage Park Maintenance Assessment District, Lawler Ranch Maintenance Assessment District, Marina Village Channel Improvement District, Montebello Vista Maintenance Assessment District, Peterson Ranch Maintenance Assessment District, Railroad Avenue Maintenance Assessment District and Victorian Harbor Maintenance Assessment District** (hereafter referred to as the "Districts"), pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) and the Municipal Improvement Act of 1913, Division 12 of the California Streets and Highways Code (commencing with Section 10000) (hereafter referred to as the "Acts"); and,

WHEREAS, the City Council pursuant to the provisions of the Act did by previous Resolution, order the preparation of an annual Engineer's Report for the Maintenance Districts.

WHEREAS, NBS has filed with the City Clerk the Annual Engineer's Report (the "Report") concerning the cost of maintaining the improvements in such Districts for Fiscal Year 2026-27; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the Districts, each and all of the budget items and documents as set forth therein, and is satisfied that the levy amounts, on a preliminary basis, have been assessed in accordance with the special benefit received from the improvements, operation, maintenance and services to be performed within the Districts, as set forth in said Report.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICTS, PURSUANT TO THE ACTS, AS FOLLOWS:

Section 1 Engineer of Record: City of Suisun City Public Works Director will be the Engineer of Work for purposes of the Districts.

Section 2 Intention: The City Council hereby declares its intention to levy and collect assessments within the Districts pursuant to the Act for Fiscal Year 2026-27.

Section 3 Engineer's Report: The Report, as presented, is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection. Reference is made to the Report for a full and detailed description of the improvements to be maintained, the boundaries of the Districts and the proposed assessments upon assessable lots and parcels of land within the Districts.

Section 4 Description of Improvements: The improvements within the Districts may include operation, maintenance, and servicing of landscaping, street lighting, channel maintenance, parks, median island landscaping, alleyway landscaping, hardscape, sound walls, and appurtenant facilities within the boundaries of the Districts. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and satisfactory condition. For a full and detailed description of the improvements, please refer to the Engineer's Report on file with the City Clerk.

Section 5 Proposed Assessment Amounts: For Fiscal Year 2026-27, the proposed assessments are outlined in the Report which details any changes or increases in the annual assessment and is on file with the City Clerk.

Section 6 Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with Chapter 3, Section 22626 of the Act.

Section 7 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the Districts by causing the publishing of this Resolution once in the local newspaper, not less than ten (10) days before the date of the Public Hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the Public Hearing all interested persons shall be afforded the opportunity to hear and be heard.

Section 8 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Tuesday, June 16, 2026, at 6:00 p.m. or as soon thereafter as feasible in the City Council Chambers located at 701 Civic Center Boulevard, Suisun City.

Section 9 That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 19th day of May 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner
City Clerk

Summary of Proposed District Assessments- Fiscal Year 2026-27

District	# of Parcels & EDU's	NEW PROPOSED LEVY FY26-27 (Assessment per EDU)	ENR CCI (0.360%) Increase FY26-27	PRIOR YEAR FY25-26 (Assessment per EDU)	First Year Assessed
Blossom	113.00	\$209.63	\$0.75	\$208.88	92/93
Heritage Park	759.00	192.64	0.00	192.64	89/90
Lawler Ranch	1,304.25	325.82	1.17	324.65	90/91
Marina Village Inlet	25.00	1,127.68	0.00	1,127.68	95/96
Marina Village - Inlet & Main	16.00	1,199.92	0.00	1,199.92	95/96
Marina Village- Commercial	1.00	4,688.27	0.00	4,688.27	95/96
Montebello Vista	486.00	75.00	0.00	75.00	89/90
Peterson Ranch	605.00	447.33	1.60	445.73	02/03
Railroad Avenue	2.00	4,699.80	16.88	4,682.92	91/92
Victorian Harbor A- Dredging	94.00	348.50	1.25	347.25	94/95
Victorian Harbor A- Maintenance	94.00	966.26	3.47	962.79	94/95
Victorian Harbor B- Dredging	20.95	348.50	1.25	347.25	94/95
Victorian Harbor B- Maintenance	20.95	966.26	3.47	962.79	94/95
Victorian Harbor C-D- Dredging	125.15	348.50	1.25	347.25	94/95
Victorian Harbor C-D- Maintenance	119.99	1,449.84	5.20	1,444.64	94/95
Victorian Harbor E- Dredging	55.00	348.50	1.25	347.25	94/95
Victorian Harbor E- Maintenance	55.00	966.26	3.47	962.79	94/95
Victorian Harbor F- Dredging	89.00	348.50	1.25	347.25	94/95
Victorian Harbor F- Maintenance	89.00	966.26	3.47	962.79	94/95

EDU= Equivalent Dwelling Unit

ENR CCI= Adjusted annual inflator produced by the Engineer's News Record Construction Cost Index.

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AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Initiate and Provide Intent to the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District:

- a. Council Adoption of Resolution No. 2026-___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27; and
- b. Council Adoption of Resolution No. 2026-___: Declaring Its Intention to Levy and Collect Assessments Within the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27.

FISCAL IMPACT: There would be no fiscal impact from this item.

STRATEGIC PLAN: Community Appeal. Sustainability and Stewardship.

BACKGROUND: As a condition of approval for the McCoy Creek Development Project (Grey Hawk), the developer was required to create a Parking Assessment District (PAD) to offset long-term maintenance costs associated with the on-street parking within the public right-of-way. The number of on-street parking spaces provided is seventy-five (75). This parking serves both residential and commercial mixed-use parking demands. Both the residential and commercial components of the mixed-use development are required to pay for the long-term maintenance of the on-street parking.

Utilizing the public right-of-way for this mixed-use development is a deviation from the City's requirement for off-street parking and therefore an assessment for maintenance was established.

The boundaries of this District are described as within the area bounded by McCoy Creek Way to the north, Gray Hawk Lane to the south, Crescent Elementary School to the east and Grizzly Island Road to the west. This District consists of mixed parcel types and includes seventy-two and four tenths (72.4) assessable equivalent dwelling units (on-street parking spaces).

STAFF REPORT: The process of Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the McCoy Creek Parking Benefit Assessment District is presented to the Council each year and staff requests direction for proceeding with establishing the annual inflator and for approval of the Engineer's Report.

The proposed assessments are collected for the City by the Solano County Auditor/Controller, via the secured property tax bills of the assessable parcels within the District boundary, to fund the parking improvements and ongoing maintenance. For Fiscal Year 2026-27, maximum assessments would be approximately \$123.13 per equivalent dwelling unit, generating a total assessment of approximately \$8,914.523.

The assessment is subject to an annual inflation factor based on the Annual Construction Cost Index (CCI) as published in the first issue of each April of the Engineering News Record magazine. This year the annual inflation factor was 0.360% from the prior year.

Today, the City Council is being asked to Initiate the process, consider for approval of the Preliminary Engineer's Reports for Parking Benefit Assessment District, declare the Intent to levy and collect assessments for all Districts, and establish June 16, 2026, at 6:00pm for the required Public Hearing. A 0.360% annual inflator, based on the Engineering Magazine's Construction Cost Increase (CCI), is proposed to be added to this District's annual assessment for Fiscal Year 2026-27.

At the Public Hearing, Council affords property owners the opportunity to address the Council concerning the PAD and related matters, and the Council may approve or amend the Preliminary Engineer's Reports and order the levy and collection of taxes. Following Council direction, the City assessment district consultant (NBS) shall prepare the Assessor Parcel Assessment Report to be sent to the County in time for the assessor's deadline.

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

- a. Resolution No. 2026___: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27.
- b. Resolution No. 2026-___: Declaring Its Intention to Levy and Collect Assessments Within the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27.

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: Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation and Filing of the Engineer's Report Related to the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27.
- 2. Resolution No. 2026-___: Declaring Its Intention to Levy and Collect Assessments Within the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2026-27.
- 3. FY2026-27 Preliminary Engineer's Report - McCoy Creek Benefit Assessment District.

RESOLUTION NO. 2026-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF
ASSESSMENTS AND ORDERING THE PREPARATION AND FILING OF THE
ENGINEER'S REPORT RELATED TO THE MCCOY CREEK PARKING BENEFIT
ASSESSMENT DISTRICT FOR FISCAL YEAR 2026-27**

WHEREAS, the City Council has by previous Resolutions formed and levied annual assessments for the **McCoy Creek Parking Benefit Assessment District** (hereafter referred to as the "District"), pursuant to the *Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments for the City of Suisun City to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council wishes to initiate proceedings to provide for the levy and collection of assessments for Fiscal Year 2026-27 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the District.

WHEREAS, the City Council has retained NBS for the purpose of assisting with the annual levy of the District and the preparation and filing of an Annual Engineer's Report (the "Report") with the City Clerk in accordance with the Act.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, PURSUANT TO THE ACT, AS FOLLOWS:

Section 1 The City Council hereby orders NBS to prepare and file with the City Clerk the Report concerning the levy and collection of assessments for the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027.

Section 2 The improvements that are being maintained in accordance with the Act, are the construction, operation, maintenance, and servicing of parking facilities including, but not limited to, maintenance, replacement, repair, materials, personnel, contracting services, and other items necessary for the satisfactory operation of these services. There are no substantial changes proposed to be made to existing improvements.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, duly held on the 19th day of May 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner, City Clerk

RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN
THE MCCOY CREEK PARKING BENEFIT ASESMENT DISTRICT FOR FISCAL
YEAR 2026-27**

WHEREAS, the City Council has by previous Resolutions formed and levied annual assessments for the **McCoy Creek Parking Benefit Assessment District** (hereafter referred to as the “District”), pursuant to the *Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703)* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments for the City of Suisun City to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council pursuant to the provisions of the Act did by previous Resolution, order the preparation of an annual Engineer’s Report for the District.

WHEREAS, NBS has filed with the City Clerk the Annual Engineer’s Report (the “Report”) concerning the cost of maintaining the improvements in such District for Fiscal Year 2026-27; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the levy amounts, on a preliminary basis, have been assessed in accordance with the special benefit received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Report.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, PURSUANT TO THE ACT, AS FOLLOWS:

Section 1 Engineer of Record: Nouae Vue, P.E., is designated as Engineer of Work for purposes of the District.

Section 2 Intention: The City Council hereby declares its intention to levy and collect assessments within the District pursuant to the Act for Fiscal Year 2026-27.

Section 3 Engineer’s Report: The Report, as presented, is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection. Reference is made to the Report for a full and detailed description of the improvements to be maintained, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District.

Section 4 Description of Improvements: The improvements that are being maintained in accordance with the Act, are the construction, operation, maintenance, and servicing of parking facilities including, but not limited to, maintenance, replacement, repair, materials, personnel,

contracting services, and other items necessary for the satisfactory operation of these services. There are no substantial changes proposed to be made to existing improvements.

Section 5 **Proposed Assessment Amounts:** For Fiscal Year 2026-27, the proposed assessments are outlined in the Report which details any changes or increases in the annual assessment and is on file with the City Clerk.

Section 6 **Public Hearing:** The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District. Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2026, at 6:00 p.m.** or as soon thereafter as feasible in the City Council Chambers located at 701 Civic Center Boulevard, Suisun City.

Section 7 That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, duly held on the 19th day of May 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner
City Clerk

CITY OF SUISUN CITY

Fiscal Year 2026/27 Engineer's Report For:

McCoy Creek Parking Benefit Assessment District

May 2026

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1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Suisun City (the “City”) has previously formed the following special benefit assessment district pursuant to terms of the “Benefit Assessment Act of 1982”, Chapter 6.4, Division 2, Title 5 of the California Government Code (commencing with Section 54703) (hereafter referred to as the “Act”). The district is known and designated as the McCoy Creek Parking Benefit Assessment District (the “District”);

WHEREAS, on May 19, 2026 the City Council under the Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District;

WHEREAS, the Resolution of Initiation directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year, a diagram for the District, showing the boundaries of the District and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

NOW THEREFORE, the following assessment is proposed to be authorized in order to pay for the estimated costs of maintenance, operation, and servicing of improvements to be paid by the assessable real property within the boundaries of the District in proportion to the special benefit received.

SUMMARY OF ASSESSMENT

Description	Estimated for Fiscal Year 2026/27
Estimated Fiscal Year 2026/27 Levy ⁽¹⁾	\$8,914.46
Total District Equivalent Dwelling Units	72.40
Fiscal Year 2026/27 Assessment Per EDU	\$123.13

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information and belief, the Engineer’s Report and assessments herein have been prepared and computed in accordance with the Act.

By: _____
City of Suisun City
Public Works Director (Engineer of Work)

2. PLANS AND SPECIFICATIONS

2.1 Description of the Boundaries of the District

The boundaries of the District are described as the area bounded by McCoy Creek Way to the north, Gray Hawk Lane to the south, Crescent Elementary School to the east, and Grizzly Island Road to the west. The District consists of mixed-use parcel types and is proposed to include 75 on-street parking spaces at build-out for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 13.

2.2 Description of Improvements and Services

In accordance with the Act, the improvements are the construction, operation, maintenance, and servicing of parking facilities including, but not limited to, maintenance, replacement, repair, materials, personnel, contracting services, and other items necessary for the satisfactory operation of these services.

Reference is made to the plans and specifications for the improvements, which are on file with the City. The specific improvements within the District are as follows:

PARKING AREAS AND FACILITIES

75 on-street parking spaces benefiting Lots 1 through 10 and Lot 13, located on the south side of McCoy Creek Way, west of Crescent Elementary School, east of Grizzly Island Road, and north of Gray Hawk Lane.

3. ESTIMATE OF COSTS

The following table shows the estimate of costs related to the District.

City of Suisun City
McCoy Creek Parking Assessment District
Cash Position Summaries
Fiscal Year 2026-27 Annual Budget

Budget Activity	FY 2023-24 Actual	FY 2024-25 Actual	FY 2025-26 Amended Budget	FY 2026-27 Proposed Budget
Resources				
Beginning Balance	\$32,996	\$28,558	\$21,353	\$21,353
District Assessment ⁽¹⁾	\$8,781	\$8,883	\$9,504	\$9,884
Interest Earnings	762	0	200	200
Subtotal: Revenue & Transfers	\$9,544	\$8,883	\$9,704	\$10,084
Subtotal: Resources	\$42,540	\$37,441	\$31,057	\$31,437
Expenditures				
Other Professional Services	\$0	\$121	\$172	\$172
Software	0	0	933	1,100
Advertising	151	0	0	0
Property Tax Admin Fee	83	89	100	200
Other Contract Services	0	0	1,100	1,100
Field Supplies	0	161	400	400
Public Works Supplies	13,881	16,207	12,700	15,000
Major Facility Repairs	0		12,800	12,800
Investment Loss	(634)	(186)	0	0
Subtotal: Operating	\$13,482	\$16,392	\$28,205	\$30,772
Staff Administration Costs	\$500	\$500	\$500	\$500
Subtotal: Non-Operating	\$500	\$500	\$500	\$500
Subtotal: Expenditures	\$13,982	\$16,892	\$28,705	\$31,272
Ending Balance	\$28,558	\$20,549	\$2,352	\$165

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

4. ASSESSMENTS

The assessments for Fiscal Year 2026/27 apportioned to each parcel as shown on the latest equalized roll at the Solano County Assessor's office are listed in Section 6 of this Engineer's Report. The description of each lot or parcel is part of the records of the County Assessor and such records are, by reference, made part of this Engineer's Report.

4.1 Method of Apportionment

Pursuant to the Act and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. An Equivalent Dwelling Unit (EDU) of benefit per parcel/unit type is equal to the number of on-street parking spaces benefiting the parcel.

The District consists of three development types: Single-Family Attached parcels – (Retail Space) ("SFA"); Residential/Commercial parcels – (Carriage Unit over Retail) – (Live-Work or "L-W"); and Commercial parcels ("COM"), subject to this assessment. For any fiscal year, the estimated costs are apportioned as follows: each SFA parcel is deemed to receive 3.30 EDUs of benefit per parcel/unit type; each L-W parcel is deemed to receive 4.30 EDUs of benefit per each parcel/unit type; and each COM parcel is deemed to receive 1 EDU per 260 square feet of building area. The total EDU count for the District is 72.40. Please refer to Section 7 of the Original Engineer's Report for a full description and breakdown of the actual EDU calculations for the District.

The annual assessment for each parcel is calculated first by dividing the total District estimated costs by the total EDU count, thus yielding an assessment rate per EDU; second, multiplying the quotient from the first step by a given parcel's individual EDU value. (Note: the actual annual assessment per EDU cannot exceed the Maximum Assessment described in this section without appropriate proceedings being conducted by the City.)

The District costs are spread to each of the 72.40 EDUs within the District as follows:

Estimated Fiscal Year 2026/27 Levy ⁽¹⁾	\$8,914.46
Total District Equivalent Dwelling Units	72.40
Fiscal Year 2026/27 Assessment Per EDU	\$123.13

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

4.2 Proposition 218 Requirements

This rate automatically increases in future years based on the Annual Construction Cost Index for San Francisco as published in the first issue of each April of the Engineering News Record magazine (“April Construction Cost Index”). The confirmed assessment per EDU for Fiscal Year 2006/07 set the initial maximum assessment. If the actual assessment in any succeeding year increases by a percentage no greater than the April Construction Cost Index, the assessment shall not be considered an increase. The table below shows the April Construction Cost Index history and the authorized assessment related to the increase.

Fiscal Year	Percentage Increase	Maximum Assessment	Actual Assessment
2006/07	N/A	\$66.74	\$66.74
2007/08	7.76%	71.93	71.92
2008/09	0.58%	72.36	72.36
2009/10	6.56%	77.07	77.07
2010/11 ⁽¹⁾	0.00%	77.07	77.07
2011/12	4.42%	80.48	80.48
2012/13	2.07%	82.15	82.15
2013/14	0.02%	82.17	82.17
2014/15	5.03%	86.30	86.30
2015/16	2.46%	88.42	88.42
2016/17	3.55%	91.56	91.56
2017/18	1.19%	92.65	92.65
2018/19	2.72%	95.17	95.17
2019/20	2.56%	97.61	97.61
2020/21	4.01%	101.52	101.52
2021/22	2.66%	104.22	104.22
2022/23	14.79%	119.64	119.64
2023/24	1.43%	121.35	121.34
2024/25	1.10%	122.69	122.68
2025/26 ⁽²⁾	0.00%	122.69	122.68
2026/27	0.36%	123.13	123.13

- (1) The 2010/11 percentage increase in the annual April Construction Cost Index was - 0.26%, and as such the maximum assessment rate for 2010/11 remained the same as the prior year.
- (2) The 2025/26 percentage increase in the annual April Construction Cost Index was - 1.453, and as such the maximum assessment rate for 2025/26 remained the same as the prior year.

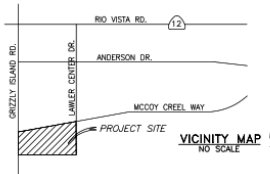
5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City in the format required under the provisions of the Act. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference herein and made part of this Engineer's Report.

SHEET 1 OF 1

ASSESSMENT DIAGRAM MCCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT

CITY OF SUISUN
COUNTY OF SOLANO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN
THIS ____ DAY OF ____, 200__

CITY CLERK
CITY OF SUISUN
SOLANO COUNTY, CALIFORNIA

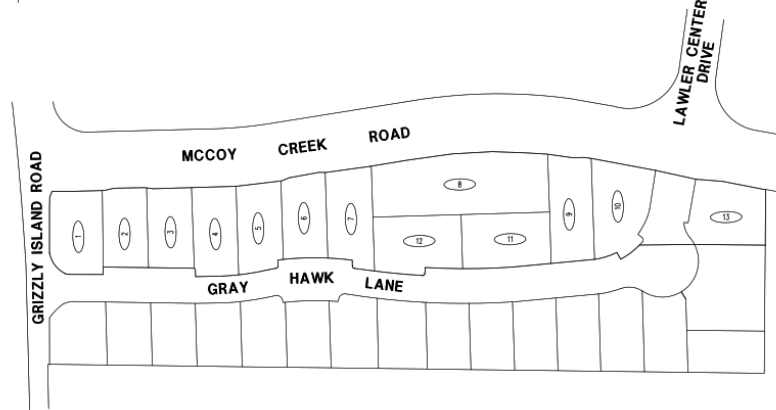
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE BOUNDARIES OF MCCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT CITY OF SUISUN, COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF ____, 200__, BY ITS RESOLUTION NO. ____

CITY CLERK
CITY OF SUISUN
SOLANO COUNTY, CALIFORNIA

FILED THIS ____ DAY OF ____, 200__, AT THE HOUR OF ____ O'CLOCK ____ M., IN BOOK ____ AT PAGE ____ OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF SOLANO

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SOLANO ASSESSOR'S MAPS.



ASSESSMENT ID

Assessment Number	APN
1	POR. OF 173-670-0108015
2	POR. OF 173-670-0108015
3	POR. OF 173-670-0108015
4	POR. OF 173-670-0108015
5	POR. OF 173-670-0108015
6	POR. OF 173-670-0108015
7	POR. OF 173-670-0108015
8	POR. OF 173-670-0108015
9	POR. OF 173-670-0108015
10	POR. OF 173-670-0108015
11	POR. OF 173-670-0108015
12	POR. OF 173-670-0108015
13	POR. OF 173-670-0108015

NBS

33605 Highway 79 South, Suite 100
Tombala, CA 94967

LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- ASSESSMENT NUMBER



6. ASSESSMENT ROLL

The following parcels within the District will be assessed for Fiscal Year 2026/27:

APN	Parcel Type	EDUs	Fiscal Year 2026/27 Assessment ⁽¹⁾
0173-811-010	SFA	3.30	\$406.32
0173-811-020	LW	4.30	529.44
0173-811-030	LW	34.40	4,235.66
0173-811-060	LW	4.30	529.44
0173-811-070	LW	4.30	529.44
0173-811-080	SFA	3.30	406.32
0173-811-090	SFA	3.30	406.32
0173-811-100	SFA	3.30	406.32
0173-811-110	LW	4.30	529.44
0173-811-120	LW	4.30	529.44
0173-812-180	SFA	3.30	406.32
Totals:		72.40	\$8,914.46

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

Assessor's parcel identification, for each lot or parcel within the District, shall be based on the Solano County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of assessor's parcels assessed within the District for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on Solano County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the Solano County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Morgan Fence Company, Inc. for the Fire Department Fence Replacement Project.

FISCAL IMPACT: There is enough money in Fund 010-3350-93140 Major Facilities to cover this unexcepted expense in Fiscal Year 2025-2026.

STRATEGIC PLAN: Sustainability and Stewardship, Public Safety

BACKGROUND: Suisun City is responsible for some of the maintenance for the Fire Department. The current Fire Department was originally built in 1980, and the fence was replaced approximately 20 years ago. The fence is now at the end of its life; the boards are fragile and falling off.

Since the boards are fragile and easily moved, some of the homeless were gaining access to the extension cords for the Fire vehicles and plugging in their devices on the other side of the fence at night. In the past, Facilities Maintenance has repaired the fence by replacing missing boards and screwing the loose boards back in place.

This project will replace the current plain slat fence with a lapped and capped fence which is stronger and more durable. The fence will also be built taller to a 6-foot height from a 5-foot-high fence. In addition, it will provide more security for the perimeter and work well with any future security gate at the driveway.

STAFF REPORT:

On April 8, 2026, the City sent the Fire Department Fence Replacement Request for Quotes to four [4] local fence contractors and received only one [1] response from Morgan Fence Company, Inc. for the amount of \$52,000.

The project scope includes replacing the wooden 5-foot tall slat fence with a 6-foot tall wood lapped and capped fence, replacing the pedestrian gate on the parking lot side with a new gate with a new key entry security lock, and extend the fence to cover the Fire staff sleeping rooms.

Bids for the project were due by 12:00 pm on April 14, 2026. One bid from Morgan Fence Company, Inc. was received and opened following the deadline.

Staff recommends awarding the construction contract for the Fire Department Fence Replacement Project in the total amount of \$52,000, including a 20% contingency in the amount of \$10,400 in the construction budget towards addressing unforeseen items for a total of \$62,400.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2026-___: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with

Morgan Fence Company, Inc. for the Fire Department Fence Replacement Project.

PREPARED BY:

Gemma Geluz, Administrative Technician

REVIEWED BY:

Nouae Vue

APPROVED BY:

Bret Prebula

ATTACHMENTS:

1. [Resolution Awarding Contract for the Fire Dept Fence Replacement.docx](#)
2. [Request for Quotes - Fire Dept Fence Replacement.pdf](#)
3. [Contract Svcs Agr - Morgan Fence.pdf](#)
- .

RESOLUTION NO. 2026-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION
CONTRACT ON THE CITY’S BEHALF WITH MORGAN FENCE COMPANY, INC.
FOR THE FIRE DEPARTMENT FENCE REPLACEMENT PROJECT.**

WHEREAS, The Fire Department wooden fence is failing and need replacement; and

WHEREAS, this project’s Request for Quotes was sent out to four [4] fence contractors on April 8, 2026;

WHEREAS, the City only received one [1] proposal from Morgan Fence Company, Inc. for the amount of \$52,000; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to enter into a construction contract on behalf of the City with Morgan Fence Company, Inc. for the Fire Department Fence Replacement Project in the amount of \$62,400 for the base Project along a Project contingency (\$10,400), and to take any and all necessary and appropriate actions to implement this contract.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 19th day of May 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner
City Clerk



CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585

Incorporated October 9, 1868

Request for Quote (RFQ) Fire Department Fence Replacement Project

DATE: April 8, 2026

REQUEST FOR PROPOSALS: Fire Department Fence Replacement Project

PROPOSAL DUE DATE: April 14, 2026 at 12 PM

General: The Suisun City Public Works Department seeks a quote for the replacement and extension of the wood fence around the Fire Department at 621 Pintail Drive.

Project Description: This project is to replace the fence around the main Fire Department building and their back lot with an extension of the fence to cover the bedroom windows along the west side of the building (parking lot side).

Currently, the fence is a 5'5" tall wooden fence that surrounds the building along the public parking lot (east side) to the back of their property to south and a small fence along East Wigeon Way. There are two [2] gates on the parking lot side. One will be eliminated and the other rebuilt with a security lock. There are wooden light poles and electrical conduit that needs to be removed.

Specifications:

- The fence will be replaced with a 6-foot wooden lapped fence with capping.
- Light poles and electrical conduits to be removed. (Location 1)
- One [1] pedestrian gate (Location 2) with a lock for security. The City would like a surface mounted outdoor rated key punch lock for this gate.
- The unused second gate (see Location 3) will be removed and replaced with fencing.
- Extend fencing along the east side to cover the bedroom windows. (Location 4)

Proposals must be emailed to the Public Works Department at 701 Civic Center Boulevard at publicworks@suisun.com, as a PDF attachment, no later than 12:00 PM on April 14, 2026. Due to the possibility of negotiations with any bidder that may be eligible for contract award, prices will not be divulged at time of opening.

A proposal **MUST** be signed by an official authorized to bind the bidder and must contain a statement to the effect that the proposal price is firm for a period of ninety days beginning April 14, 2026.

This Solicitation does not commit Suisun City to award a contract, to pay any costs incurred in the preparation of proposals, or to procure or contract for the services solicited. The City has the right to reject any or all proposals, to waive any minor irregularities, to cancel in part or whole this solicitation if it is in the best interests of the City, and to award a contract that will be most advantageous for the City.

The City of Suisun City is an affirmative action and equal opportunity agency.

Required work: In general, the work consists of a contractor supplying all labor, materials, tools, equipment, implements and methods of process to complete the fence project at the Fire Department.

Contractors will need to provide the typical pest control measures (i.e., spraying, mouse traps, etc.) and typical schedule (monthly, quarterly and yearly) for these applications and maintenance.

There are several service locations that are locked, you will need to provide a set schedule for these locations, so the facilities can be unlocked for maintenance. Contractors will need to contact the indicated staff by email the day before going to the locked locations.

Contractor shall provide copies of all applicable licenses, certificates, certification necessary to apply any and all regulated substances associated with the proposed work.

The City reserves the right to change or modify the scope of the work.

This is a prevailing wage project, and the Contractor will be supplied with the DIR project number after award.

Contractors will need to provide a job reference list.

After the contract has been awarded the contractor will need to provide proof of current license(s), obtain a Suisun City Business License and submit insurance certificate naming Suisun City as additionally insured.

Submittal Requirements:

All proposal submittal packages and all Requests for Information (RFIs) shall be submitted to Gemma Geluz at ggeluz@suisun.com.

Prospective bidders are solely responsible for regularly monitoring the OpenGov portal for the issuance of addenda, clarifications, or other updates related to this solicitation. Addenda issued through the portal shall be considered an integral part of the solicitation documents.

Failure to submit required materials, or failure to review and acknowledge issued addenda, may result in the bid being deemed non-responsive and subject to disqualification.

The nature and form of response are at the discretion of those responding but shall include the information listed below. Additional information submitted after the formal closing date and time will not be accepted.

RFQs are due on Tuesday April 14, 2026, at 12:00 PM. Email your quotes to ggeluz@suisun.com.

Please direct all questions or proposals to:

Gemma Geluz
Public Works Administrative Technician
City of Suisun City
701 Civic Centers Blvd.
City of Suisun City, CA 94585
(707) 421-7340
Email: ggeluz@suisun.com

Attachments: Location Maps

Example of Lapped Fence



Location Maps

Fire Department, 621 Pintail Drive, Suisun City

Current Fence Location for Replacement



Fire Department

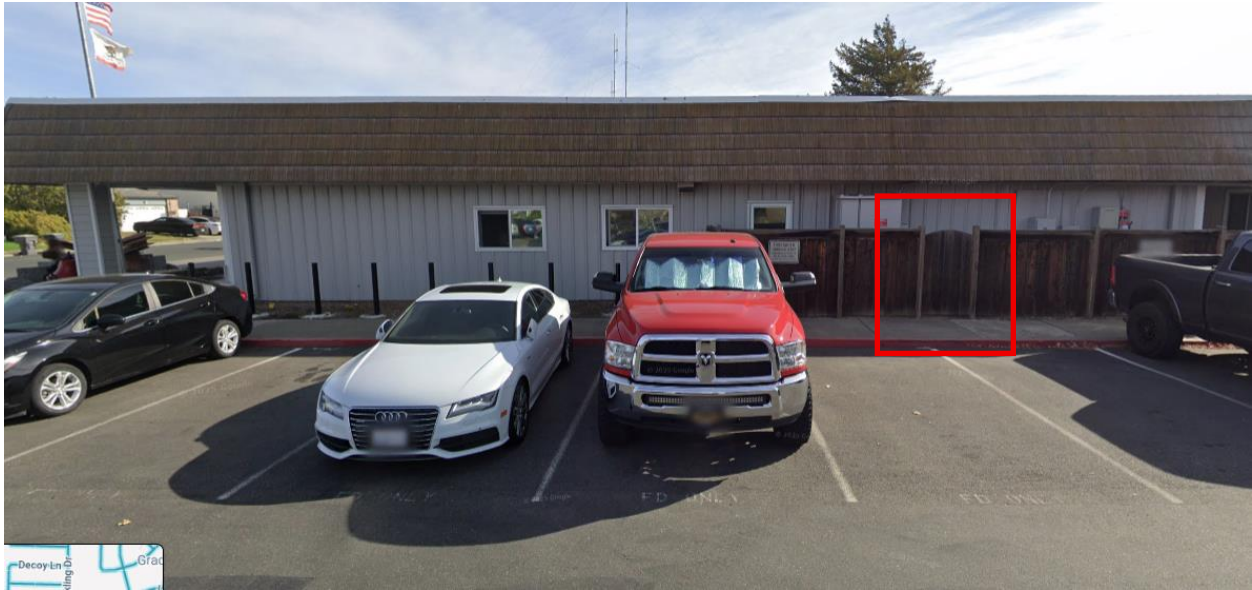
Location 1: E. Wigeon Wigeon Way



Location 2: Pedestrian Gate (west side)



Location 3: Remove Gate (west side)



Location 4: Add fence (west side)



CITY OF SUISUN CITY

CONTRACT SERVICES AGREEMENT FOR

Fire Department Fence Replacement Project

THIS CONTRACT SERVICES AGREEMENT (herein "Agreement") is made and entered into this _____ day of _____, 2026, by and between the CITY OF SUISUN CITY, a _____ City Municipality herein ("City") and _____ Morgan Fence Company, Inc. (herein "Contractor").

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES OF CONTRACTOR

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, the Contractor shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by reference. Contractor warrants that all work and services shall be performed in professional and satisfactory manner.

1.2 Compliance With Law. All work and services rendered hereunder shall be provide in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Contractor shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

2. COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Contractor shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "B" and incorporated herein by this reference, but not exceeding the maximum contract amount of Fifty-Two Thousand Dollars (\$52,000.00) ("Contract Sum").

2.2 Method of Payment. Provided that Contractor is not in default under the terms of this Agreement, Contractor shall be paid at the completion of the project.

3. COORDINATION OF WORK

3.1 Representative of Contractor. Ryan Morgan is hereby designated as being the principal and representative of Contractor authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith.

3.2 Contract Officer. Nouae Vue is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of

City shall have the right to designate another Contract Officer by providing written notice to Contractor.

3.3 Prohibition Against Subcontracting or Assignment. Contractor shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

3.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth. Contractor shall perform all services required herein as an independent contractor consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agent or employees are agents or employees of City.

4. INSURANCE AND INDEMNIFICATION

Insurance. The Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Occurrence Form CG0001 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than \$1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Contractor against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Contractor in the course of carrying out the work or services contemplated in this Agreement.

(c) Automotive Insurance (Form CA 0001 (Ed 1/87) including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than \$1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Contractor's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective

insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Contractor shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

No work or services under this Agreement shall commence until the Contractor has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

CANCELLATION:

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.

[to be initialed]

Contractor Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or any automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Contractor agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Contractor may be held responsible for the payment of damages to any persons or property resulting from the Contractor's activities or the activities of any person or persons for which the

Contractor is otherwise responsible nor shall it limit the Contractor's indemnification liabilities as provided in Section 5.3.

In the event the Contractor subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

Indemnification. To the full extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Contractor, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Contractor is legally liable ("indemnitors"), or arising from Contractor's or indemnitors' reckless or willful misconduct, or arising from Contractor's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Contractor will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorney's fees incurred in connection therewith;

(b) Contractor will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Contractor hereunder; and Contractor agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Contractor hereunder, Contractor agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorney's fees.

Contractor shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Contractor shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Contractor in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted

by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Contractor and shall survive termination of this Agreement.

1.2 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

5. TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement shall continue in full force and effect until project completion.

5.2 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to the other party. Upon receipt of the notice of termination, the Contractor shall immediately cease all work or services hereunder except as may be specifically approved by the City, Contractor shall be entitled to compensation for all services rendered prior to the effectiveness of the notice of termination and for such additional services specifically authorized by the Contractor Officer and City shall be entitled to reimbursement for any compensation paid in excess of the services rendered.

6. MISCELLANEOUS

6.1 Covenant Against Discrimination. Contractor covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color creed, religion, sex, marital status, national origin, or ancestry.

6.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

6.3 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

6.4 Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer:

Nouae Vue, Public Works Director
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585
O: 707-421-7340, F: 707-429-3758
Email: nvue@suisun.com

and in the case of the Contractor, to the person at the address designated on the execution page of this Agreement.

Ryan Morgan
Morgan Fence Company, Inc.
4160 Suisun Valley Rd.
Suite e-554
Fairfield, CA 94534
707-427-6159
Email: ryan@morganfencecompany.com

6.5 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

6.6 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

6.7 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties

hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

6.8 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

6.9 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

6.10 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

CITY

CITY OF Suisun City, a City Municipality

Bret Prebula, City Manager

ATTEST

Anita Skinner, City Clerk

CONTRACTOR

Morgan Fence Company, Inc.

By: _____
Name:

Its: _____

By: _____
Name: _____

Its: _____

[END OF SIGNATURES]

EXHIBIT "A"

SCOPE OF SERVICES

See Attachment



CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585

Incorporated October 9, 1868

Request for Quote (RFQ) Fire Department Fence Replacement Project

DATE: April 8, 2026

REQUEST FOR PROPOSALS: Fire Department Fence Replacement Project

PROPOSAL DUE DATE: April 14, 2026 at 12 PM

General: The Suisun City Public Works Department seeks a quote for the replacement and extension of the wood fence around the Fire Department at 621 Pintail Drive.

Project Description: This project is to replace the fence around the main Fire Department building and their back lot with an extension of the fence to cover the bedroom windows along the west side of the building (parking lot side).

Currently, the fence is a 5'5" tall wooden fence that surrounds the building along the public parking lot (east side) to the back of their property to south and a small fence along East Wigeon Way. There are two [2] gates on the parking lot side. One will be eliminated and the other rebuilt with a security lock. There are wooden light poles and electrical conduit that needs to be removed.

Specifications:

- The fence will be replaced with a 6-foot wooden lapped fence with capping.
- Light poles and electrical conduits to be removed. (Location 1)
- One [1] pedestrian gate (Location 2) with a lock for security. The City would like a surface mounted outdoor rated key punch lock for this gate.
- The unused second gate (see Location 3) will be removed and replaced with fencing.
- Extend fencing along the east side to cover the bedroom windows. (Location 4)

Proposals must be emailed to the Public Works Department at 701 Civic Center Boulevard at publicworks@suisun.com, as a PDF attachment, no later than 12:00 PM on April 14, 2026. Due to the possibility of negotiations with any bidder that may be eligible for contract award, prices will not be divulged at time of opening.

A proposal **MUST** be signed by an official authorized to bind the bidder and must contain a statement to the effect that the proposal price is firm for a period of ninety days beginning April 14, 2026.

This Solicitation does not commit Suisun City to award a contract, to pay any costs incurred in the preparation of proposals, or to procure or contract for the services solicited. The City has the right to reject any or all proposals, to waive any minor irregularities, to cancel in part or whole this solicitation if it is in the best interests of the City, and to award a contract that will be most advantageous for the City.

The City of Suisun City is an affirmative action and equal opportunity agency.

Required work: In general, the work consists of a contractor supplying all labor, materials, tools, equipment, implements and methods of process to complete the fence project at the Fire Department.

Contractors will need to provide the typical pest control measures (i.e., spraying, mouse traps, etc.) and typical schedule (monthly, quarterly and yearly) for these applications and maintenance.

There are several service locations that are locked, you will need to provide a set schedule for these locations, so the facilities can be unlocked for maintenance. Contractors will need to contact the indicated staff by email the day before going to the locked locations.

Contractor shall provide copies of all applicable licenses, certificates, certification necessary to apply any and all regulated substances associated with the proposed work.

The City reserves the right to change or modify the scope of the work.

This is a prevailing wage project, and the Contractor will be supplied with the DIR project number after award.

Contractors will need to provide a job reference list.

After the contract has been awarded the contractor will need to provide proof of current license(s), obtain a Suisun City Business License and submit insurance certificate naming Suisun City as additionally insured.

Submittal Requirements:

All proposal submittal packages and all Requests for Information (RFIs) shall be submitted to Gemma Geluz at ggeluz@suisun.com.

Prospective bidders are solely responsible for regularly monitoring the OpenGov portal for the issuance of addenda, clarifications, or other updates related to this solicitation. Addenda issued through the portal shall be considered an integral part of the solicitation documents.

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The nature and form of response are at the discretion of those responding but shall include the information listed below. Additional information submitted after the formal closing date and time will not be accepted.

RFQs are due on Tuesday April 14, 2026, at 12:00 PM. Email your quotes to ggeluz@suisun.com.

Please direct all questions or proposals to:

Gemma Geluz
Public Works Administrative Technician
City of Suisun City
701 Civic Centers Blvd.
City of Suisun City, CA 94585
(707) 421-7340
Email: ggeluz@suisun.com

Attachments: Location Maps

Example of Lapped Fence



Location Maps

Fire Department, 621 Pintail Drive, Suisun City

Current Fence Location for Replacement



Fire Department

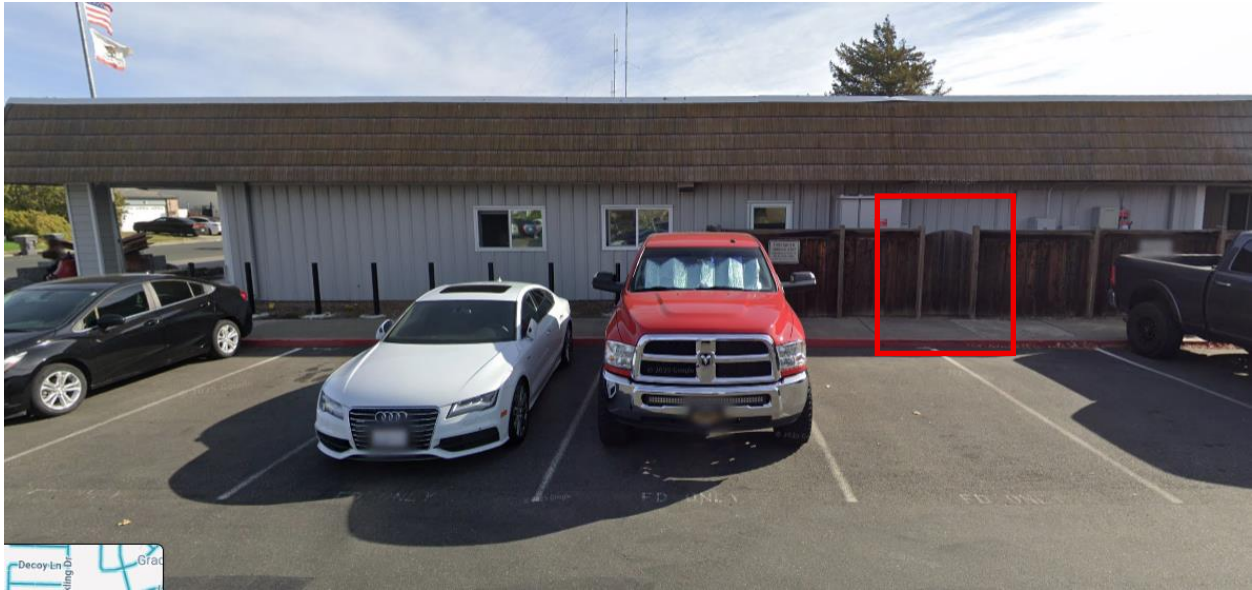
Location 1: E. Wigeon Wigeon Way



Location 2: Pedestrian Gate (west side)



Location 3: Remove Gate (west side)



Location 4: Add fence (west side)



EXHIBIT “B”

SCHEDULE OF COMPENSATION

See Attachment

MORGAN FENCE CO., Inc.

Phone (707) 427-6159

Fax (866) 710-0899

WWW.MORGANFENCE.COM

Mailing address:

4160 Suisun Valley Rd. Ste E – PMB 554 • Fairfield CA 94534

Physical Address: 1 Wetland Ln. Fairfield CA 94534

“No Job Too Small”

CONTRACT PROPOSAL

QUOTE GOOD FOR 30 DAYS

Contractor's License No.

CA 896119

- Family Owned and Operated Since 1962-

CUSTOMER NAME	City of Suisun City			DATE	04/13/2026
ADDRESS	701 Civic Center Blvd			P.O. #	
CITY STATE ZIP	Suisun City CA 94585			SALESPERSON	R MORGAN
TELEPHONE HOME		BUS.	707-421-7340	MATERIAL INSTALLED	☒
FAX		ATTN:	Gemma Geluz	COLOR	wood ☒
EMAIL ADDRESS	ggeluz@suisun.com			REPAIR	☒
STREET & NUMBER	621 Pintail Dr			CHAIN LINK	☐
CITY STATE ZIP	Suisun City CA 94585			BARB WIRE	☐
TELEPHONE HOME		BUS.		ORNAMENTAL IRON	☐
CROSS STREET				STYLE	

TOTAL LINEAR FOOTAGE LESS GATES	DIAMETER LINE POST OD IN INCHES	GATE FRAME SIZE	SPECIAL INSTRUCTIONS	
277'	4x4	1.5"	Install approx 280' of 6' wood fence, overlap boards and cap rail. One 42" iron gate with perf and push button lock. remove & haul away old fence. Reinstall camera.	
OVERALL HEIGHT	HOLE DIAMETER IN INCHES	TOP RAIL & TENSION WIRE		
6'	7" x 24"	RAIL TOP BOTTOM ☒ ☒		
WIRE FABRIC GAUGE	POST SPACING	TENSION WIRE TOP BOTTOM	SKETCH	
-	8FT. OR LESS IN CONCRETE	☐ ☐		
SELVEDGE KNUCKLE-UP BARB-UP	SINGLE OR WALK GATE SIZE	DIRT FROM HOLES		
-	42"	LEAVE ☐ TAKE ☒		
DIAMETER END POST OD IN INCHES	DOUBLE DRIVE GATE SIZE	POST SIZE RAIL SIZE		
4x4	-	4x4 2x4		
DIAMETER GATE POST OD IN INCHES	ROLL GATE SIZE	PICKET SIZE	ALL SIGNED CONTRACTS WILL BE REVIEWED BY MANAGEMENT PRIOR TO ACCEPTANCE. All materials will remain the property of Morgan Fence Company, Inc. until all invoices pertaining to this job are paid in full. Right of access and removal is granted to MFC, Inc. in the event of non-payment under the terms of this contract. MFC, Inc. assumes no responsibility for any and all repairs for underground sprinklers, electrical, etc. damages during the normal course of installation. INITIAL HERE	
4x4	-	1x6		

TERMS OF PAYMENT	RECEIPT OF DOWN PAYMENT ACKNOWLEDGE	TOTAL COMPLETE
DUE ON COMPLETION	\$ ☐ CASH ☐ CHECK ☐ CREDIT CARD	\$52,000.00

All pricing is for CASH OR CHECK payment, payment by CREDIT CARD will lose the included 5% discount. INITIAL HERE.	CUSTOMER SIGNATURE	DATE
--	--------------------	------

EXHIBIT "C"

PROVISIONS REQUIRED FOR PUBLIC WORKS CONTRACTS PURSUANT TO CALIFORNIA LABOR CODE SECTION 1720 ET SEQ.

HOURS OF WORK:

- A. In accordance with California Labor Code Section 1810, 8 hours of labor in performance of the services described in Exhibit A shall constitute a legal day's work under this contract.
- B. In accordance with California Labor Code Section 1811, the time of service of any worker employed in performance of the services described in Exhibit A is limited to eight hours during any one calendar day, and forty hours during any one calendar week, except in accordance with California Labor Code Section 1815, which provides that work in excess of eight hours during any one calendar day and forty hours during any one calendar week is permitted upon compensation for all hours worked in excess of eight hours during any one calendar day and forty hours during any one calendar week at not less than one-and-one-half times the basic rate of pay.
- C. The Contractor and its subcontractors shall forfeit as a penalty to the City \$25 for each worker employed in the performance of the services described in Exhibit A for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day, or more than 40 hours in any one calendar week, in violation of the provisions of California Labor Code Section 1810 and following.

WAGES:

- A. In accordance with California Labor Code Section 1773.2, the City has determined the general prevailing wages in the locality in which the services described in Exhibit A are to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City Public Works Office and shall be made available on request. The Contractor and subcontractors engaged in the performance of the services described in Exhibit A shall pay no less than these rates to all persons engaged in performance of the services described in Exhibit A.
- B. In accordance with Labor Code Section 1775, the Contractor and any subcontractors engaged in performance of the services described in Exhibit A shall comply Labor Code Section 1775, which establishes a penalty of up to \$50 per day for each worker engaged in the performance of the services described in Exhibit A that the Contractor or any subcontractor pays less than the specified prevailing wage. The amount of such penalty shall be determined by the Labor Commissioner and shall be based on consideration of the mistake, inadvertence, or neglect of the Contractor or subcontractor in failing to pay the correct rate of prevailing wages, or the previous record of the Contractor or subcontractor

in meeting applicable prevailing wage obligations, or the willful failure by the Contractor or subcontractor to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rate of prevailing wages is not excusable if the Contractor or subcontractor had knowledge of their obligations under the California Labor Code. The Contractor or subcontractor shall pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate. If a subcontractor worker engaged in performance of the services described in Exhibit A is not paid the general prevailing per diem wages by the subcontractor, the Contractor is not liable for any penalties therefore unless the Contractor had knowledge of that failure or unless the Contractor fails to comply with all of the following requirements:

1. The contract executed between the Contractor and the subcontractor for the performance of part of the services described in Exhibit A shall include a copy of the provisions of California Labor Code Sections 1771, 1775, 1776, 1777.5, 1813, and 1815.
2. The Contractor shall monitor payment of the specified general prevailing rate of per diem wages by the subcontractor by periodic review of the subcontractor's certified payroll records.
3. Upon becoming aware of a subcontractor's failure to pay the specified prevailing rate of wages, the Contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for performance of the services described in Exhibit A.
4. Prior to making final payment to the subcontractor, the Contractor shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages for employees engaged in the performance of the services described in Exhibit A and any amounts due pursuant to California Labor Code Section 1813.

C. In accordance with California Labor Code Section 1776, the Contractor and each subcontractor engaged in performance of the services described in Exhibit A shall keep accurate payroll records showing the name, address, social security number, work, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in performance of the services described in Exhibit A. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

1. The information contained in the payroll record is true and correct.

2. The employer has complied with the requirements of Sections 1771, 1811, and 1815 for any work performed by the employer's employees on the public works project.

The payroll records required pursuant to California Labor Code Section 1776 shall be certified and shall be available for inspection by the Owner and its authorized representatives, the Division of Labor Standards Enforcement, the Division of Apprenticeship Standards of the Department of Industrial Relations and shall otherwise be available for inspection in accordance with California Labor Code Section 1776.

- D. In accordance with California Labor Code Section 1777.5, the Consultant, on behalf of the Contractor and any subcontractors engaged in performance of the services described in Exhibit A, shall be responsible for ensuring compliance with California Labor Code Section 1777.5 governing employment and payment of apprentices on public works contracts.
- E. In case it becomes necessary for the Contractor or any subcontractor engaged in performance of the services described in Exhibit A to employ for the services described in Exhibit A any person in a trade or occupation (except executive, supervisory, administrative, clerical, or other non manual workers as such) for which no minimum wage rate has been determined by the Director of the Department of Industrial Relations, the Contractor shall pay the minimum rate of wages specified therein for the classification which most nearly corresponds to services described in Exhibit A to be performed by that person. The minimum rate thus furnished shall be applicable as a minimum for such trade or occupation from the time of the initial employment of the person affected and during the continuance of such employment.

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AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Council Adoption of Resolution No. 2026-__: Approving the Appointment of one Representative and one Alternate to the Technical Advisory Committee (TAC) for the Community Action Partnership (CAP) of Solano Joint Powers Authority (JPA).

FISCAL IMPACT: There is no fiscal impact associated with this item.

STRATEGIC PLAN: Community Vibrancy

BACKGROUND:

In 1999, Solano County and cities within Solano County formed the Solano Safety Net Consortium to coordinate homeless and safety net services, administer related funding, and provide oversight of homeless housing and community services programs.

In 2006, the organization was renamed Community Action Partnership of Solano Joint Powers Authority to reflect its collaborative approach to reducing homelessness and providing safety net services. CAP Solano JPA serves as the collaborative applicant for federal U.S. Department of Housing and Urban Development funding, the lead agency for the Homeless Management Information System (HMIS), and the recipient of the County's Community Services Block Grant (CSBG) funds from the State of California.

On March 15, 2022, the City Council adopted resolution 2022-40 affirming the Council's support for amending the governance structure of the CAP Solano JPA agreement to specifically include elected officials from the partnering Cities and the County on the newly constituted Board of Directors.

The Joint Exercise of Powers Agreement for CAP Solano JPA included the creation of a Technical Advisory Committee ("TAC").

STAFF REPORT:

Staffing changes necessitate an amendment to the resolution. Council is requested to adopt a resolution appointing staff to TAC to ensure continuity in regional participation. One appointment must be a trained/technical staff member. The JPA Board establishes procedures and regulations for the function of the TAC committee as the Board deems appropriate. The TAC committee provides technical advice and assistance and perform such other duties as are delegated by the Board.

Staff is requesting the City Council to appoint the Management Analyst for Unhoused Services as the standing TAC appointment for Suisun City and Housing Programs Manager as the Alternate.

STAFF RECOMMENDATION: Council Adoption of Resolution No. 2026-__: Approving the Appointment of one Representative and one Alternate to the Technical Advisory Committee (TAC) for

the Community Action Partnership (CAP) of Solano Joint Powers Authority (JPA).

PREPARED BY:	Jason Goltiao, Housing Programs Manager
REVIEWED BY:	Bret Prebula, City Manager
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. [Resolution Approving Appointment of Representative and Alternate to the Technical Advisory Committee for the CAP JPA](#)

RESOLUTION NO. 2026 - ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE APPOINTMENT OF ONE REPRESENTATIVE AND ONE ALTERNATE TO THE TECHNICAL ADVISORY COMMITTEE (TAC) FOR THE COMMUNITY ACTION PARTNERSHIP (CAP) OF SOLANO JOINT POWERS AUTHORITY (JPA)

WHEREAS, in 1999, through a collaborative effort between Solano County and various cities, the Community Action Partnership (CAP) Solano Joint Powers Authority (JPA), formerly known as the Solano Safety Net Consortium (“SSNC”), was formed to address poverty and homelessness on a countywide basis; and

WHEREAS, in 2006 SSNC was renamed Community Action Partnership of Solano, Joint Powers Authority or CAP Solano JPA to reflect the national trend of community organizations and local governments working together in partnership to reduce homelessness and provide basic safety net services. CAP Solano JPA is the collaborative applicant for federal Housing and Urban Development (HUD) funds, the Homeless Management Information Systems (HMIS) lead agency, and the recipient of the County’s Community Service Block Grant funds (CSBG) from the State of California; and

WHEREAS, on March 15, 2022 the City Council adopted resolution 2022-40 affirming the Council’s support for amending the governance structure of the CAP Solano JPA agreement which included the creation of a Technical Advisory Committee; and

WHEREAS, additionally, on March 15, 2022, by resolution 2022-40, the City Council appointed staff to serve on the CAP Solano JPA Technical Advisory Committee (“TAC”); and

WHEREAS, on December 5, 2023, by resolution 2023-153 appointments were made to the TAC by position to ensure for continuity in regional participation; and

WHEREAS, due to staffing necessities, council is requested to reappoint staff, by position, to the TAC by position to ensure for continuity in regional participation; and

NOW THEREFORE, THE COUNCIL OF THE CITY OF SUISUN CITY HEREBY RESOLVES:

1. Appointments to the CAP Solano JPA Technical Advisory Committee, made by Resolution 2023-153, are hereby rescinded.
2. The City Council hereby appoints the Management Analyst for Unhoused Services as the City’s Representative to the CAP Solano JPA Technical Advisory Committee and the Housing Programs Manager as the Alternate Representative

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 19th of May 2026, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 19th of May 2026.

Anita Skinner
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Council Adoption of Resolution No. 2026-___: Authorizing the City Manager to Execute a Second Amendment to a Professional Services Agreement with Rincon Consultants Inc. for continued services preparing an Environmental Document for the Olive Tree Ranch Development Project and determining that the action is exempt from the California Environmental Quality Act (CEQA).

FISCAL IMPACT: Due to this contract amendment, there would be no fiscal impact on the General Fund. The total cost for retaining Rincon Consultants to prepare and complete an environmental document will be fully borne by the developer/applicant. Payments to the consultant are only made when funds are deposited by the developer.

STRATEGIC PLAN: Community Appeal.

BACKGROUND: On October 18, 2022, the City Council adopted Resolution No. 2022-137 authorizing the City Manager to execute a professional services agreement with environmental consulting firm Rincon Consultants to complete a California Environmental Quality Act (CEQA) review for the Olive Tree Ranch development project, located between Humphrey Drive and Olive Avenue and south of East Tabor Avenue.

Following execution of the original contract in 2022, one (1) additional contract modification has been approved to allow environmental evaluation to continue, bringing the total contract amount to \$60,701 as shown below:

- Original Contract (Resolution No. 2022-137) \$49,273
- 1st Contract Modification (Resolution No. 2024-01) \$11,428 (total \$60,701)
- Total Contract Amount to Date: \$60,701

On April 1, 2025, the City Council voted to retain the General Plan alignment of Railroad Avenue as shown in the 2035 General Plan Circulation Diagram. As a result of this action, staff received a revised development project from the Applicant which requires a new CEQA strategy. For these reasons, staff requested a proposal from Rincon to move this project forward.

STAFF REPORT: Since the initial contract approval, the Applicant and consultant have been working with staff to complete the required environmental review. Work to date included preparation of an addendum to the original environmental document from 2010.

After assessing the newly submitted project and the work completed previously by Rincon Consultants Inc., Rincon is seeking an additional \$37,373 to augment the budget to ensure adequate funding is available for preparation and completion of an environmental document. Tasks include updating the draft addendum and cultural resources report as well as preparation of a biological assessment and wetland delineation. Additionally, more time has been allocated to project management.

If approved, the recommended budget augmentation of \$37,373 increases the total contract to \$98,074. Again, this cost is fully borne by the Applicant, and no general funds are used for preparation of the environmental analysis.

Environmental Review

The Development Services Director has determined that the recommended action of approving the contract modification is not a “project” pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378 since it does not result in a physical change in the environment.

STAFF RECOMMENDATION: Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a second amendment to a Professional Services Agreement with Rincon Consultants Inc. to continue preparation of an environmental document for the Olive Tree Ranch Development Project.

PREPARED BY:

John Kearns, Principal Planner

REVIEWED BY:

Ricky Caperton, AICP, Dev. Services Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. Council Resolution No. 2026-___: Authorizing City Manager to execute a second amendment to a Professional Services Agreement with Rincon Consultants Inc.
2. Rincon Consultants Augment Request (04-27-2026)
- .

RESOLUTION NO. 2026-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO
A PROFESSIONAL SERVICES AGREEMENT WITH RINCON CONSULTANTS INC.
FOR CONTINUED SERVICES PREPARING AN ENVIRONMENTAL DOCUMENT
FOR THE OLIVE TREE RANCH DEVELOPMENT PROJECT AND DETERMINING
THAT THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)**

WHEREAS, a development application has been received for the Olive Tree Ranch Development Project and requires environmental review consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, it has been determined that it is necessary to hire a consulting firm to complete the environment document for the Project at the full cost of the Applicant; and

WHEREAS, the City solicited a Request for Proposals (RFP) from environmental firms to complete the work for the project; and

WHEREAS, three proposals were received and thoroughly reviewed and the proposal from Rincon Consultants Inc. was determined to be the top-ranking proposer due to their approach and timeliness in completing the work.

WHEREAS, the City Council authorized the City Manager to enter into a professional services agreement with Rincon Consultants at their October 18, 2022, meeting in the amount of \$49,273; and

WHEREAS, the City Council authorized the City Manager to execute the first amendment to the professional services contract at their January 16, 2024, meeting to include additional scope of work and budget in the amount of \$11,428, increasing the total budget to \$60,701; and

WHEREAS, it is necessary to increase the scope of work and budget in the amount of \$37,373 to update the addendum and special studies for the project as well as additional project management time related to completing the environmental analysis for the project, increasing the budget to \$98,074.00; and

WHEREAS, this action is not considered a “project” pursuant to (CEQA) Guidelines §15378 since it does not result in a physical change in the environment.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to execute a second amendment to a Professional Services Agreement with Rincon Consultants Inc. for \$37,373, increasing the total amount of the agreement to \$98,074.00, for continued services preparing an addendum for the Olive Tree Ranch Project.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, this 19th day of May 2026, by the following vote:

ATTACHMENT 1

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner, CMC
City Clerk

**Rincon Consultants, Inc.**

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

April 27, 2026

Project No. 22-13135

John Kearns, Principal Planner
City of Suisun City
701 Civic Center Boulevard
Suisun City, California 94585
Via email: jkearns@suisun.com

Subject: Revised Proposal to Add Services for CEQA Documentation for the Olive Tree Ranch Residential Subdivision Project Initial Study-Mitigated Negative Declaration Addendum

Dear Mr. Kearns:

This letter is Rincon Consultants, Inc.'s revised proposal to provide additional services to our existing agreement in order to incorporate project changes into the Addendum based on a revised applicant project description received in March 2026; update the Cultural Resources Report; conduct a Biological Resources Assessment; and prepare an Aquatic Resources Delineation (ARD) report.

Scope of Work

Task 1 Addendum Updates

Rincon will review the updated plans and incorporate the changes throughout the Addendum, including updates in the project description, associated graphics, and throughout the Addendum.

Task 2 Cultural Resources Report Updates

Rincon will review the updated plans and incorporate the changes throughout the Cultural Resources Report.

Task 3 Biological Resources Assessment

Under this task, Rincon will conduct a biological resources assessment (BRA) for the project to confirm previously identified impacts to biological resources and identify any change in impacts to biological resources on the project site. The BRA will include updated literature review and database queries, a field reconnaissance survey to confirm existing conditions, and updates to the Biological Resources section of the ISMND Addendum which documents affected environment, potential impacts, and proposed mitigation measures addressing impacts to biological resources, as defined by the CEQA significance criteria. Based on an initial review of aerial imagery, the previously disturbed nature of much of the site, and the intensively developed surrounding area, Rincon assumes an abbreviated analysis will be sufficient to support CEQA environmental review.



Task 3.1 Literature and Database Review

Rincon will conduct updated queries of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Critical Habitat Portal, USFWS Information for Planning and Consultation (IPaC), the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, the US Geological Survey (USGS) National Hydrography Dataset (NHD), and USFWS National Wetlands Inventory (NWI), and review of aerial imagery and available maps, the CDFW Special Animals List, project-specific reports such as the Revised Biological Assessment and Jurisdictional Wetland Delineation (referred to as LSA 2006a and 2006b, respectively, in the existing ISMND), and relevant federal, state and local plans, ordinances, policies and regulations that address sensitive species and biological resources. The results of the database queries and literature review will serve to focus a field reconnaissance survey.

Task 3.2 Reconnaissance Survey

Rincon will conduct a reconnaissance-level field survey to assess the habitat suitability for potential special status species, map the existing vegetation and land cover types, map any sensitive biological resources currently on site, document any wildlife connectivity/movement features, and record observations of plant and wildlife species. The survey will serve to confirm the results of previous surveys and assessments for the project. Rincon will conduct a habitat assessment, including mapping of natural terrestrial communities, and identify plant and wildlife species encountered, including any special status species. No focused/protocol surveys are proposed aside from the aquatic resources delineation in the subsequent task. The survey area will be photographed, and any significant findings onsite will be mapped. Given the highly disturbed and developed nature of the project area, Rincon anticipates an efficient effort resulting in confirmation of the previous results. Based on the results of the field survey, and as part of the BRA effort, Rincon will identify any additional species-specific or protocol-level studies that may be recommended or necessary for project entitlement, if applicable.

Task 3.3 Biological Resources Section of Addendum

Rincon will update the Biological Resources section of the Addendum to present the cumulative methods and results of the previous biological studies and additional reconnaissance surveys, the existing conditions in the project area with regard to biological resources, an assessment of any changes to potential impacts to the biological resources identified in the CEQA Appendix G checklist, and proposed mitigation measures, if additional potentially significant impacts, defined by the CEQA criteria, are identified. The Biological Resources section will be supported by appropriate maps, figures, and photographs.

Assumptions

- The database query area will include the *Fairfield North, California* USGS 7.5-minute quadrangle and surrounding eight USGS quadrangles.
- The study area for the reconnaissance survey will be limited to the 10.1-acre project site.
- Access and permission to enter will be provided to Rincon in writing prior to field surveys.
- The field reconnaissance survey can be completed by one biologist in a single 10-hour day, inclusive of travel time. If it is determined that additional days are required due to the extent of the biological resources that occur on site, additional survey days will be included at an additional cost.



- Project design/grading plans, if applicable, project description, and a kmz, shape files, or georeferenced CAD files identifying the project site will be provided to Rincon and will be sufficient to assess potential impacts of project implementation.
- The reconnaissance-level field survey does not qualify as a protocol survey to definitively determine the presence or absence of special status species. No focused/protocol surveys or arborist evaluation are included. Any additional protocol-level special status species surveys, arborist evaluations, and/or additional reports and plans, if recommended, would require additional scope-of-work and budget.
- No permitting, such as permitting pursuant to Clean Water Act Sections 404 and 401, Endangered Species Act Section 7/Section 10, or California Fish and Game Code Section 1600 et seq. permitting is proposed. If impacts to regulated resources are identified, additional scope-of-work and budget may be required.
- Rincon assumes one round of City review and one round of revision to address public comments.
- Deliverables will include the Biological Resources Section of the ISMND Addendum only; no Biological Assessment, survey reports, or update of existing documents of a similar nature are part of this scope-of-work.

Task 4 Aquatic Resources Delineation

Rincon will conduct a formal delineation of wetlands and other waters of the U.S and State on the project site in order to confirm or revise as needed a previous delineation verified by the U.S. Army Corps of Engineers (USACE) in 2006 and identify any potentially jurisdictional aquatic features that may occur in the expanded northern portion of the site that the previous delineation did not cover. Rincon will evaluate connectivity to downstream federally jurisdictional features to determine the extent of federal jurisdiction within the project site, if any.

Task 4.1 Aquatic Resources Delineation

Rincon will initiate the assessment with a review of relevant documents and databases, including the National Wetlands Inventory, National Hydrography Dataset, historical aerial imagery and soils maps of the project vicinity. Rincon biologists will conduct an aquatic resources field delineation of potentially jurisdictional aquatic features within the study area to assess and map the extent of wetlands or waters that may be afforded regulatory protection by federal, state, and local regulatory agencies. The delineation will be conducted concurrently with the biological resources reconnaissance survey.

The survey will focus on re-evaluating the previously recorded features and searching the expanded site footprint for additional wetlands and waters. Potential wetlands and waters of the U.S. and State will be delineated in accordance with the methods described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (ACOE 2008), and *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (ACOE 2008). Potentially jurisdictional wetlands or waters of the State pursuant to the Porter-Cologne Water Quality Control Act or California Fish and Game Code Section 1602 will also be identified.

Wetland delineation data forms and Ordinary High Water Mark data sheets will be completed as needed at representative locations, such that classes of aquatic features encountered on the site are well represented. Revisions to previously documented features and any new aquatic features will be mapped in the field using a GPS unit capable of sub-meter accuracy.



Task 4.2 Aquatic Resources Delineation Report

An ARD will be prepared and will include a brief introduction and background of the project, a discussion of methods used for the jurisdictional delineation study, and the results and conclusions of the study, including the field data collected and a presentation of findings such as acreages and narrative descriptions of all aquatic resources delineated and justification for conclusions regarding jurisdictional status. The ARD report will include information as required by the *Minimum Standards for Acceptance of Aquatic Resources Delineation Reports* (USACE 2016). Using aerial imagery and topographic mapping of the project site, Rincon would overlay GPS data collected to present the locations of wetland sample pits, limits of wetlands and waters, limits of channel bed and bank, and limits of riparian vegetation observed during the field survey. A location map, a soils survey map, the data observation forms, a complete list of plant species observed, and the delineation map will be included.

The draft report will be submitted to the City for review and comment. Following review, the draft report will be finalized and an electronic copy of the report in portable document format (PDF) will be delivered for City review and comment. Rincon will then address one final round of comments.

Assumptions

- The aquatic resources field delineation will be conducted concurrently with the biological resources reconnaissance survey and will take the two biologists no more than 10 hours (one, 10-hour day for the survey), inclusive of travel time. Based on preliminary review, Rincon assumes the following will be reviewed within the Study Area and vicinity:
 - Humphrey Drain channel
 - Up to 6 seasonal wetland areas onsite
 - Up to 2 off-site features (wetlands and riparian areas associated with the Humphrey Drain channel)
- If additional areas are to be reviewed that result in effort beyond the single day scoped, additional authorization will be required.
- The USACE Approved Jurisdictional Delineation report (LSA 2006) and any associated data files will be provided to Rincon for review prior to the field delineation.
- The field delineation can be scheduled within 2 weeks of notice to proceed. The ARD report will be completed in 4-6 weeks following the field delineation.

Task 5 Extended Project Management

The project timeline has increased beyond that originally anticipated in our scope of work. To include additional internal coordination, client communication, and ongoing management of the project including administrative and billing tasks, Rincon estimates the need for 28 additional staff hours.



Cost

We estimate an additional \$37,373 is needed to complete this revised scope of work, which would bring our authorized budget from \$60,701 to \$98,074. Please note that the majority of the original budget was already completed and paid (\$50,867.25) and thus we estimate the remaining cost to complete the project (with the updates to the ISMND Addendum and technical studies as noted in this Add Services proposal) would be **\$47,206.75** as noted in the table below.

Table 1 Cost Summary

Original Contract Value		\$60,701.00
Task 1	Addendum Updates	\$4,051.00
Task 2	Cultural Resources Report Updates	\$1,007.00
Task 3	Biological Resources Assessment	\$11,026.00
Task 4	Aquatic Resources Delineation	\$14,733.00
Task 5	Extended Project Management	\$6,556.00
Add Services Total Cost		\$37,373.00
New Contract Value		\$98,074.00
Paid to Date		\$50,867.25
Remaining Payment with Add Services		\$47,206.75

Thank you for your consideration of this proposal to add services. We appreciate the opportunity to continue to assist the City of Suisun City with this project. Please let us know if you have any questions about this proposal or need additional information.

Sincerely,

RINCON CONSULTANTS, INC.

Nichole Yee
Project Manager
Phone: 626-388-3243
Email: nyee@rinconconsultants.com

Matt Maddox, MESM, AICP
Principal
Phone: 916-706-1374
Email: mmaddox@rinconconsultants.com

Contact for Clarification

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AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on April 7, 2026.

FISCAL IMPACT: None

STRATEGIC PLAN: Provide Good Governance.

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

STAFF REPORT: Minutes of the City Council, Suisun City Council Acting as Successor Agency and Housing Authority held on April 7, 2026, are submitted for your approval.

STAFF RECOMMENDATION: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on April 7, 2026.

PREPARED BY:	Anita Skinner, City Clerk
REVIEWED BY:	Bret Prebula, City Manager
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Minutes - April 7, 2026 Regular Meetings of the City Council-Successor Agency-Housing Authority 600 pm

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



CITY COUNCIL MEETING

MINUTES
REGULAR MEETING OF THE SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND SUISUN CITY HOUSING AUTHORITY
TUESDAY, APRIL 7, 2026
6:00 PM

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

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

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

ZOOM MEETING INFORMATION:

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

MEETING ID: 819 8157 7224

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. – 825)

(Next City Council Res. No. 2026 – 41)

Next Suisun City Council Acting as Successor Agency Res. No. SA2026 - 03)

(Next Housing Authority Res. No. HA2026 – 03)

6:00 P.M CLOSED SESSION

CALL TO ORDER 6:00pm

Mayor Hernandez called the meeting to order at 6:00 pm.

ROLL CALL

PRESENT: Hernandez, Pal, Shepherd

ABSENT: Dawson, Washington (arrived at 6:02pm)

CONFLICT OF INTEREST NOTIFICATION None

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

PUBLIC COMMENT CLOSED SESSION None

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

CLOSED SESSION

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

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: (One Case)

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

Council entered into closed session at 6:02pm and closed at 6:27pm.

6:30 P.M. RECONVENE OPEN SESSION

CALL TO ORDER

Mayor Hernandez called the meeting to order at 6:35pm.

ROLL CALL

PRESENT: Hernandez, Pal, Shepherd, Washington

ABSENT: Dawson

PLEDGE OF ALLEGIANCE Pal

Led by Council Member Pal.

INVOCATION

Given by Clerk Skinner

CLOSED SESSION REPORT None

Announcement of Actions Taken, if any in Closed Session

APPROVAL OF REORDERING OF AGENDA

Motion by Council Member Pal for Items 17, 18, 16 and seconded by Council Member Washington.
Motion passed unanimously.

CONFLICT OF INTEREST NOTIFICATION None

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

REPORTS (Informational items only.)

2. City Manager Update - (Prebula: Bprebula@suisun.com).
 - Still working on code enforcement items
 - California Forever update on 4/21
3. City Attorney Report - (Enright). None

PRESENTATIONS/APPOINTMENTS

Proclamations Presented

4. Proclamation Proclaiming the Month of April 2026 as Autism Acceptance Month - (Hernandez: Ahernandez@suisun.com).

Mayor Hernandez read the proclamation and presented by Council Members Washington and Shepherd.

5. Proclamation "National Public Safety Telecommunicators Week" - (Roth: Aroth@suisun.com).

Mayor Hernandez read the proclamation and presented by Council Member Washington to members of Suisun City Dispatchers. Comments by Police Chief Roth and Fire Chief Lopez. Council comments.

Proclamations Not Presented

6. Proclamation "Fair Housing Month" - (Hernandez: Ahernandez@suisun.com).

Mayor Hernandez stated the proclamation was presented at a prior event.

Presentations

7. Presentation of the "Best of the Best" Award of Excellence to the Recreation, Parks & Marina Department by Stephanie Stephens, Executive Director of the California Parks & Recreation Society (CPRS).

Presented by CPRS Executive Director Stephanie Stephens to RPM Department staff member Marvin Mora.

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.)

Alexis Megary comments supporting California Forever.

Michael Jefferson firmly and respectfully demand that Vice Mayor Dawson recuse herself from any and all items relating to California Forever, as her brother sold property to California Forever.

Steve Olry commented on strategic plan report that indicated both Buzz Oates projects were being abandoned;

Alicia Mijares representative for Sheet Metal Local 21, commends the council efforts in moving forward and California Forever would be a big investment in the county.

Donna LeBlanc commented that Geopp Park reopened yesterday; landscaping and weed comments along Civic Center exit and median on Highway 12.

Yakub Farrakan comments on an upcoming event and they are looking for speakers for the event.

Rochele Henderson spoke in favor of California Forever.

Joseph Joyce spoke on comments made earlier against his family and their alleged relationship with California Forever.

ON LINE

Michelle Chavez encouraged council to move forward on expansion and get city codes up to date.

Council Member Pal left dais at 7:28pm and returned at 7:30pm

Nicole, Troy, Camille Robinson, Daniel Dale, Mavis, Charlie spoke in support the expansion plan.

Joe Joyce commented on Cinco de Mayo celebration on May 3.

COUNCIL COMMENTS

(Comments are limited to no more than 3 minutes)

Council Members responded to public comments and answered questions posed by members of the public.

CONSENT CALENDAR

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

. City Council

8. Council Adoption of Resolution No. 2026-41: Authorizing the Award of a Construction Contract for the Installation of the Metal Building Previously Purchased for the Public Works Department's Vacuum Truck and for SB 1383 Compost Storage - (Vue: Nvue@suisun.com).
9. Council Adoption of Resolution No. 2026-42: Approving a Professional Services Agreement with REP'd for Video Messaging and Engagement Services and Authorizing the City Manager to Execute the Agreement - (Prebula: Bprebula@suisun.com).
10. Council Adoption of Resolution No. 2026-43: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Kerex Engineering, Inc. for the 2026 Pavement Resurfacing Project - (Vue: Nvue@suisun.com).
11. Council Adoption of Resolution No. 2026-44 Authoring the City Manager to Accept a Donation of a Type I Fire Engine from the Contra Costa County Fire Protection District to Serve as a Reserve Engine for Suisun City Fire Department - (Lopez: Bllopez@suisun.com).
12. Council Adoption of Resolution 2026-45: Authorizing the City Manager or Designee to Process Annual Subscription Invoices for OpenGov Asset Management (Formerly Cartograph) Without Returning to City Council Annually - (Vue: Nvue@suisun.com).

Suisun City Council Acting as Successor Agency

13. Board Adoption of Resolution No. SA 2026-03: Authorizing the Execution and Delivery of a Transfer of Sidewalk Access and Fireplace Areas from the Lawler House Parcel to the Courtyard Property and Directing the Secretary of the Successor Agency to Transmit this Resolution to the Oversight Board, Finding that such Action is Exempt from Environmental Review under the California Environmental Quality Act - (City Attorney).

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

14. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on March 17, 2026 and March 24, 2026 – (Skinner: Clerk@suisun.com).

Council Member Washington pulled Item 11.

Donna LeBlanc, Item 9, commented there is nothing in the report that states where funds are coming from.

Motion by Council Member Pal to approve Consent Calendar Items 8, 9, 10, 12, 13, 14 and seconded by Council member Washington. Motion passed by the following vote:

AYES: Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: Dawson

Item 11

Council Member Washington thanked the department for their work on partnering with other agencies to make this happen.

Motion by Council Member Washington to approve Item 11 and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: None

PUBLIC HEARING

15. PUBLIC HEARING: Council Introduction and Waive Reading of Ordinance No.825; An Ordinance of the City Council of the City of Suisun City, California, Adopting an Ordinance Amending Municipal Code Chapter 18.04.010 Definitions, Chapter 18.30.170 Accessory Dwelling Units, And Table 18.31.01 Development Standards In Residential Zones, Accessory Dwelling Units, to Comply with Recent Changes to State Law Regarding Accessory Dwelling Units (ADU) And Junior Accessory Dwelling Units (JADU) and Determining That The Action Is Exempt From The California Environmental Quality Act (CEQA) - (Continued from March 17, 2026) (Kearns:Jkearns@suisun.com).

City Attorney Enright commented that a letter was received from California Housing Defense Fund and that the city will be addressing their concerns.

Principal Planner Kearns introduced the ordinance and Contract Planner April Wooden who presented the changes to the ordinance and compliance with state law.

Council asked clarifying questions.

Mayor Hernandez opened the Public Hearing.

Electronic Comment

James Lloyd and Dylan Casey, CalHDF, applauds the City for amending its code to keep pace with changes to state law; however, the City should make sure that its ADU code provisions comply with state law.

In Person

Steve Olry numerous concerns regarding setbacks; live in a community with zero code enforcement; additional vehicles on private property.

Michael Jefferson concerns with additional vehicles on private property.

There being no further comments Mayor Hernandez closed the Public Hearing.

Council comments and discussion.

**Motion by Council Member Pal to approve Item 15 and seconded by Council Member Shepherd.
Motion passed by the following vote:**

AYES: Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: Dawson

Council Member Washington left dais at 8:32pm and returned at 8:35pm.

GENERAL BUSINESS

City Council

- 17 Council Adoption of Resolution No. 2026-46: Authorizing the City Manager to Approve a Memorandum of Understanding with On the Edge Ministries for the Life Skills Transitional Employment Program for Suisun City's Unhoused Population - (City Attorney).

Ashley Esparza presented the report.

Michael Were, Edge Ministries, spoke on program successes.

Council clarifying questions that were replied to by Mr. Were, City Attorney and City Manager.

PUBLIC COMMENTS

Donna LeBlanc asked if this program is approved will the city still be working with Mission Samoa; asked about funding; staff report does not mention costs, only slide 7 in the presentation listed costs.

Mr. Farrakan asked what happens after 6 months; funds from general fund which already has major issues.

Rochele Henderson commented mental health issues need to be addressed.

City Manager Prebula, Mayor Hernandez and staff responded to questions.
Continued Council discussion.

Consensus that mandatory drug testing be added to MOU.

Motion by Council Member Washington to approve Item 17 and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Hernandez, Pal, Shepherd, Washington

NOES: None

ABSENT: Dawson

18 Senate Bill 707 Updates to Brown Act and Senate Bill 827 Fiscal and Financial Training Requirement - (City Attorney).

Elizabeth Griffiths, Deputy City Attorney presented the report.

Council asked clarifying questions and were responded to by City and Deputy City Attorneys.

This was an update only and no action was taken.

16 Discussion and Direction Regarding New Tax Revenue District Options, Authorization to Release Request for Proposal for Professional Consulting Services, and Allocating Fund to Complete Phase 1 - (Prebula: Bprebula@suisun.com).

City Manager Prebula introduced Management Analyst Amanda Dum and RPM staff Member Marvin Mora who presented the report.

Council asked clarifying questions which were replied to by staff, City Manager Prebula and City Attorney Enright.

PUBLIC COMMENTS

Donna LeBlanc if you are going to do this, the other LLD's need to be dissolved and all residents need to pay the same amount; hire landscaping experts.

Michael Jefferson you are asking more money from the citizens; this is the wrong way to go.

Steve Olry compliment Amanda and Marvin for report; utility bills are doubling; situations like this is what Measure S was designed for.

Tom LeBlanc wants to echo what Donna LeBlanc stated and bought house based on the fact there was no LLD.

Rochelle Henderson asked for clarification on what is being proposed.

Mr. Prebula responded to questions; explained difference between tax and assessment.

Council Member Washington would like to move forward with an RFP; have to address this somehow and fight for our open spaces and this seems to be the most feasible.

Council Member Pal does not feel this is the right time for this.

Mayor Hernandez is in favor of moving forward with the RFP.

Consensus to move forward and remove property tax.

COUNCIL UPDATES

INFORMATIONAL REPORTS: (Non-Discussion Items)

ADJOURNMENT

There being no further business the meeting was adjourned in memory of Colonel Hilda Ross, Ray Martinez and Lady Mallory Trevigne at 10:03pm.

Anita Skinner, City Clerk

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AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Council Adoptions of Resolutions for Police Department Roof Repair and Asbestos Mitigation Project:

- a. Resolution No. 2026-__: Authorizing the Allocation of Emergency Reserve Funds in the Amount of \$850,000 for the Police Department Roof Repair and Asbestos Mitigation Project. (Vue - nvue@suisun.com)
- b. Resolution No. 2026-__: Adopting the 7th Amendment to the Annual Appropriate Resolution (AAR) No. 2025-64 to Allocate Funds from the Emergency Reserve Fund to the Building Maintenance Fund for the Police Department Roof Repair and Asbestos Mitigation Project.

FISCAL IMPACT: Staff is requesting the transfer of \$850,000 from the Emergency Reserve Fund into the Building Maintenance (3350) Fund for the completion of the Police Department Roof Repair and Asbestos Mitigation Project (Project). Any unused funds at the end of this Project will be returned to the Emergency Reserve Fund.

STRATEGIC PLAN: Sustainability and Stewardship.

BACKGROUND: The City Hall and Police Department Campuses were both built in 1989. While both roofs need to be repaired and are at the end of their lives, the roof damage over the Police Department building is extensive and needs to be addressed immediately to ensure safe working conditions and to ensure that even further, more costly damage is not sustained by this building thus further damaging a City asset.

STAFF REPORT: The roofs to both the City Hall building and to the Police Department buildings are have exceeded their expected lifespans and continue to experience leaks and incur further damage during inclement weather episodes. This has resulted in roof over the Police Department building experiencing extensive dry rot to the parapet walls, broken tiles, and an opening in its roof ridge. All these factors result in continued leaking and ongoing roof issues. Allocating the funds required to complete this Project will allow the City to complete the necessary mitigation and damage repairs to the roof over the Police Department building.

Staff's recommendation is for Council to authorize the allocation of Emergency Reserve Funds in the amount of \$850,000 into the Building Maintenance (3350) Fund so that this Project can be completed.

STAFF RECOMMENDATION: Staff Recommends Council Adoption of:

- a. Resolution No. 2026-__: Authorizing the Allocation of Emergency Reserve Funds in the Amount of \$850,000 for the Police Department Roof Repair and Asbestos Mitigation Project.
- b. Resolution No. 2026-__: Adopting the 7th Amendment to the Annual Appropriate Resolution (AAR) No. 2025-64 to Allocate Funds from the Emergency Reserve Fund to the Building Maintenance Fund for the Police Department Roof Repair and Asbestos Mitigation Project.

PREPARED BY:

Gemma Geluz, Administrative Technician

REVIEWED BY:

Nouae Vue, Public Works Director & City
Engineer

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2026-__: Authorizing the Allocation of Emergency Reserve Funds in the Amount of \$850,000 for the Police Department Roof Repair and Asbestos Mitigation Project.
2. Resolution AAR 7th Amendment PD Roof
3. Police Department Roof Repair & Asbestos Mitigation Project PPT
- .

RESOLUTION NO. 2026-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE ALLOCATION OF EMERGENCY RESERVE FUNDS IN THE
AMOUNT OF \$850,000 FOR THE POLICE DEPARTMENT ROOF REPAIR AND
ASBESTOS MITIGATION PROJECT**

WHEREAS, the City Hall and Police Department facilities were constructed in 1989 and the roofs on both buildings have reached the end of their useful life; and

WHEREAS, the Police Department roof has experienced significant deterioration, including extensive dry rot to parapet walls, broken roof tiles, and openings in the roof ridge, causing continued leakage and the potential for further structural damage; and

WHEREAS, the City has determined that immediate repairs and asbestos mitigation efforts are necessary to maintain safe working conditions for Police Department staff and to prevent further damage to City assets; and

WHEREAS, City staff recommends allocating \$850,000 from the Emergency Reserve Fund into the Building Maintenance Fund (Fund 3350) to provide sufficient resources to complete the needed mitigation and repairs for the Police Department Roof Repair and Asbestos Mitigation Project; and

WHEREAS, a separate Amendment to the Annual Appropriation Resolution (AAR) is also being presented to Council concurrently for approval and any unused funds remaining upon completion of the project will be returned to the Emergency Reserve Fund.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to allocate Emergency Reserve Funds in the amount of \$850,000 to the Building Maintenance Fund for the completion of the Police Department Roof Repair and Asbestos Mitigation Project.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 19th day of May 2026, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2026.

Anita Skinner
City Cler

RESOLUTION NO. 2026-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE 7TH AMENDMENT TO THE ANNUAL APPROPRIATION RESOLUTION NO. 2025-64 TO
ALLOCATE FUNDS FROM THE EMERGENCY RESERVE FUND TO THE BUILDING MAINTENANCE FUND
FOR THE POLICE DEPARTMENT ROOF REPAIR AND ASBESTOS MITIGATION PROJECT.**

WHEREAS, On June 24, 2025, the City Council adopted the Annual Appropriation Resolution No. 2025-64 to appropriate from each of the several funds of the City to each Department of the City in the amounts set forth in the Annual Budget Business and Financial Plan for Fiscal Year 2025-26.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY:

THAT the annual appropriation for the **Police Department Roof Repair Project** is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	Building Maintenance Fund (3350)	\$ 850,000
	Total	<u>\$ 850,000</u>

THAT account titles and numbers requiring adjustment by this Resolution are as follows:

		<u>Sources</u>	<u>Uses</u>
Revenue:			
A/C No. 015-1990-70101	Emergency Reserve Fund	\$ 850,000	
Appropriation:			
A/C No. 010-3350-93140	Building Maintenance - Major Facility Repairs		\$ 850,000
	Total Fund 010	<u>\$ 850,000</u>	<u>\$ 850,000</u>

THAT the purpose is to appropriate funds into the Building Maintenance Fund from the Emergency Reserve Fund to cover the costs associated with the Police Department Roof Repair and Asbestos Mitigation Project. Any remaining funds will be returned to the Emergency Reserve Fund.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 19th day of May 2026, by the following vote:

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

WITNESS my hand and seal of the said City this 19th day of May 2026.

Anita Skinner
City Clerk

Police Department Roof Repair & Asbestos Mitigation Project



Examples of Roof Damage

Open Roof Ridge (right)
Broken Roof Shingles (below)



Examples of Parapet Damage



Examples of Interior Damage in the Police Department



Sergeant's office



Server Room

Examples of Interior Damage in the Police Department Hallway



Project Scope

Replace roof and underlayment

Replace parapet walls

Mitigate asbestos roof tiles

Replace all damaged ceiling tiles

Questions?

Thank
you

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AGENDA TRANSMITTAL

MEETING DATE: May 19, 2026

AGENDA ITEM: Update on Past, Current and Future Pavement Resurfacing Projects, Including Street Improvements Projects.

FISCAL IMPACT: This is an informational update only. It does not affect the City's General Fund budget.

STRATEGIC PLAN: Ensure Public Safety. Enhance Community Appeal.

BACKGROUND: The City is responsible for maintaining about 153 miles of roadway, which equals more than 13 million square feet of pavement. Keeping roads in good condition is an ongoing responsibility.

To manage this, the Public Works Department (Department) uses a Pavement Management Program (PMP). This program helps prioritize which streets need work and determines the most cost-effective way to maintain them based on available funding.

Each year, the City performs maintenance work on selected streets. This includes treatments that help preserve and extend the life of the pavement. These preventive measures are much less expensive than completely rebuilding a road. Full road reconstruction is only done when repairs are no longer effective.

In 2017, California passed Senate Bill 1 (SB 1), also called the Road Repair and Accountability Act. This provides a steady source of funding for cities like Suisun City to repair and improve roads and transportation infrastructure.

In addition to repaving roads, the Department actively seeks outside grant funding to help support other street improvement projects. This involves identifying available funding opportunities and applying for them so that more work can be completed without relying solely on local funds.

STAFF REPORT: Suisun City continues to invest in improving roadway conditions and ensuring streets are accessible to all users, including individuals with disabilities, in compliance with the Americans with Disabilities Act (ADA).

Funding from Senate Bill 1 (SB 1) for paving projects supports not only construction but also planning and design activities, including the preparation of plans, specifications, and cost estimates (PS&E). These documents are typically developed in-house by City staff.

Completed Pavement Resurfacing Projects

In recent years, the City has completed several SB 1-funded pavement resurfacing projects, including:

- 2023 - Slurry seal treatment was applied on Main Street from Highway 12 to its southerly terminus, as well as on numerous residential and collector streets, including Breakwater Circle, Catalina Drive, Catamaran Way, Harbor Park Drive, Rocky Point Cove, Pepperwood Street,

Hoyt Court, Floyd Court, Anderson Drive (from Lawler Ranch Parkway to the McCoy Creek bridge), Emperor Drive, Lawler Ranch Parkway, McCoy Creek Way, and Capistrano Drive.

- 2024 - Asphalt rubber cape seal treatment was applied on Marina Boulevard from Highway 12 to Railroad Avenue, as well as a 3-inch grind and overlay on Railroad Avenue East from Sunset Avenue to approximately 400 feet east.

On-Going Pavement Resurfacing Projects

The City currently has two pavement resurfacing projects underway:

- The 2025 Pavement Resurfacing Project includes fiberized micro surfacing on Sunset Avenue, Walters Road and Blossom Avenue from Chryl Way to Railroad Avenue, as well as grind and overlay on Blossom Avenue from Pintail Drive to Chryl Way and on Worley Road from Railroad Avenue to Phillip Way. Construction was paused for winter conditions and is schedule to resume this year, with completion anticipated by the end of summer 2026.
- The 2026 Pavement Resurfacing Project includes asphalt rubber cape sealing on Emperor Drive from Pintail Drive to Longspur Drive, including upgrading curb ramps to ADA-compliant curb ramps.

Future SB-1 Funded Pavement Resurfacing Projects

Looking ahead, the City continues to plan for future pavement improvements. At the January 20, 2026 City Council meeting, additional SB 1-funded resurfacing projects were approved. A detailed list of these planned projects is included as an attachment to this report.

Railroad Avenue Extension Project

In addition to pavement resurfacing efforts, the City is in the process of advancing the Railroad Avenue Extension Project from its current conceptual stage to a clearly defined, engineered, and environmentally cleared project that is positioned for final design, right-of-way acquisition (if needed), permitting, grant funding, and construction.

The project proposes to extend Railroad Avenue approximately 1,500 feet from its current western terminus near Marina Boulevard to Main Street in western Suisun City. The extension would cross Union Avenue Creek and connect to Main Street in alignment with the existing westbound State Route 12 on-ramp, forming a new four-way intersection.

Completion of this roadway segment would close a critical gap in the City's cross-town arterial network and improve circulation, emergency response access, and connectivity to State Route 12, the Suisun-Fairfield Train Depot, and the Historic Waterfront/Downtown areas.

To support this effort, the City will soon contract with a consulting team to prepare technical documents and provide services necessary to establish a clear path forward from both engineering and regulatory perspectives.

Safe Routes to School (SR2S) Improvements Projects

The City has implemented, or is in the process of implementing, several safety projects funded through the Highway Safety Improvement Program (HSIP):

- HSIP Cycle 10 – Rectangular Rapid Flashing Beacons (RRFB) Project: This completed project installed RRFBs, curb extensions (bulb-outs), high-visibility crosswalks, pavement markings,

striping, and signage along Golden Eye Way (fronting Suisun Elementary School) and Harrier Drive (fronting Dan O. Root Elementary School).

- **HSIP Cycle 10 – Traffic Signal Improvements Project:** This completed project upgraded all eleven signalized intersections along major arterial roadways to improve safety and operational efficiency for motorists, pedestrians, and bicyclists. Improvements were made at intersections along Main Street, Sunset Avenue, and Walters Road, including key commercial and residential access points.
- **HSIP Cycle 11 – Rectangular Rapid Flashing Beacons (RRFB) Project:** This project upgraded existing RRFB systems on Marina Boulevard at Lotz Way (near Crystal Middle School) and added new pedestrian safety improvements on Pintail Drive at Cackling Drive near Suisun Elementary School.
- **HSIP Cycle 11 – T-Intersection Median Safety Improvements Project:** This completed project installed raised median islands at three T-intersections (Walters Road at McClellan Drive, Railroad Avenue at Village Drive, and Railroad Avenue at Birchwood Court) to improve safety for left-turning vehicles.
- **HSIP Cycle 12 – Construction is anticipated to begin and be completed in summer 2026. This project includes:**
 - **Pedestrian Safety Improvements at Pintail Drive and Crane Drive**
Fronting Goepp Park and Dan O. Root Elementary School, improvements will include RRFBs, curb extensions, ADA-compliant curb ramps, high-visibility crosswalks, and warning signage.
 - **Fire Station Advance Warning System Upgrade on Pintail Drive**
Enhancements to the existing warning system will improve safety by alerting motorists when emergency vehicles are entering or returning to the station.

Marina Boulevard and Buena Vista Avenue Sidewalk Gap Closure Project

This project filled in the gap in the sidewalk system on the west side of Marina Boulevard and on the south side of Buena Vista Avenue fronting the Marina Village Apartments.

Driftwood Drive Path Gap Closure Project

This project connected a missing segment of the Driftwood Drive Path to the Grizzly Island Trail. Improvements included construction of a 10-foot-wide shared-use path, upgraded curb ramps, crosswalk striping, storm drainage infrastructure, and new signage and roadway striping.

Highway 12 Beautification Project

Funded through a Clean California grant, this project enhanced the Highway 12 corridor with landscape improvements, including:

- Installation of oleander plantings in the center median from Marina Boulevard to Walters Road.
- Landscaping at the Civic Center eastbound off-ramp/on-ramp triangular area.
- Landscaping and wood/wire fencing along the north side of Highway 12 between Village Drive and Marina Boulevard.

Funding Sources

The funding sources for the above-described project are summarized in the attached table. A total of

approximately \$9,867,000 in outside funds have been committed to these Suisun City projects.

In summary, Suisun City is taking a proactive and strategic approach to maintaining and improving its roadway network. By maximizing available funding, pursuing competitive grants, prioritizing preventive maintenance, and planning for future needs, the City is working to ensure a safe, accessible, and efficient roadway network for all users.

STAFF RECOMMENDATION: No Council action is required at this time. This item is provided for informational purposes only.

PREPARED BY:	Nick Lozano, Sr. Associate Engineer
REVIEWED BY:	Nouae Vue, Public Works Director
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

[FY 2026-27 Senate Bill 1 Projects List.pdf](#)

[Funding Sources Table.pdf](#)

[PowerPoint Slides - Pavement Resurfacing & Street Improvements.pdf](#)

FY 2026-27 Local Streets and Roads Program Projects List

City of Suisun City - FY 2026-2027 Local Streets and Roads Program Projects List					
Pavement Treatment Description	Location	Estimated Useful Life Minimum	Estimated Useful Life Maximum	Project Started or Estimated Project Start	Revised Estimated Project End
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Emperor Drive (Pintail Drive to Longspur Drive)	8-10	40	2026	12/1/2026
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Montebello Drive (Walters Road to Bella Vista Drive)	8-10	40	2027	12/1/2027
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Woodlark Drive (Highway 12 to Pintail Drive)	8-10	40	2028	12/1/2028
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Anderson Drive (Grizzly Island Road to McCoy Creek Way)	8-10	40	2029	12/1/2029
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Buena Vista Avenue (Rio Verde to Village Drive)	8-10	40	2030	12/1/2030
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Wigeon Way (Pintail Drive to Merganser Drive)	8-10	40	2031	12/1/2031

**PAVEMENT RESURFACING AND STREET IMPROVEMENTS PROJECTS UPDATE
FUNDING SOURCES**

Pavement Resurfacing Projects			
Project	Grant Funds	Other Outside Funds	Note
2023 Slurry Seal	\$584,241	\$0	Senate Bill 1
2024 Asphalt Rubber Cape Seal & Overlay	\$590,872	\$0	Senate Bill 1
2025 Fiberized Micro Surface & Overlay	\$1,319,316	\$351,814	Senate Bill 1 and Encroachment Permit Fees
2026 Asphalt Rubber Cape Seal	\$500,000	\$0	Senate Bill 1
TOTAL =	\$2,994,429	\$351,814	Total of SB 1 and Other Outside Funds \$3,246,243

Highway Safety Improvement Program (HSIP) Projects			
HSIP Cycle 10 RRFB	\$249,800	\$0	No local match required
HSIP Cycle 10 Traffic Signal Improvements	\$1,873,935	\$0	10% local match required (\$208,215 OSSIP)
HSIP 11 RRFB	\$219,600	\$0	10% local match required (24,400 OSSIP)
HSIP 11 T-Intersection Safety Improvements	\$375,390	\$0	10% local match required (\$41,710 OSSIP)
HSIP 12 RRFB & Fire Station Advance Warning System	\$349,920	\$0	10% local match required (\$38,880 OSSIP)
TOTAL =	\$3,068,645	\$0	Total local mach required \$313,205

Other Street Improvements Projects			
Railroad Avenue Extension	\$800,000	\$0	Regional Transportation Impact Fees (RTIF)
Marina Boulevard and Buena Vista Avenue Sidewalk Gap Closure	\$95,000	\$0	Transportation Fund for Clean Air (TFCA)
Driftwood Drive Path Gap Closure	\$307,000	\$100,000	TDA-3 and TFCA
Highway 12 Beautification	\$2,150,000	\$0	Clean California Grant
TOTAL =	\$3,352,000	\$100,000	Total of Grant and Outside Funds \$3,452,000

SUMMARY	
Grand Total of Grant Funds and Other Outside Funds =	\$9,866,888
Total Local Match Required =	\$313,205

PAVEMENT RESURFACING & STREET IMPROVEMENTS



PROJECTS UPDATE

MAY 19, 2026

PAVEMENT MANAGEMENT PROGRAM (PMP)

PMP IS TO BE CERTIFIED EVERY TWO YEARS

WHAT IS A PMP?

- A computerized system that tracks street conditions and helps plan repairs
- Uses data and analysis to prioritize maintenance and make cost-effective decisions
- Shows how different repair strategies affect pavement condition over time
- Rates streets using a Pavement Condition Index (PCI) from 0–100
- In the Bay Area, cities typically use MTC's StreetSaver software

2

PAVEMENT TECHNICAL ASSISTANCE PROGRAM (P-TAP)

Pavement Management Budget Options Report



January, 2024



UPDATE OF PAVEMENT REPORT

- ❑ Current Pavement Report, January 2024
- ❑ Update of Pavement Report, 2026

Total Cost of \$26,866

- P-TAP Cycle 26 - \$21,493
- City Contribution - \$5,373.00

Current PCI = 55

76.7 Centerline Miles of Paved Streets

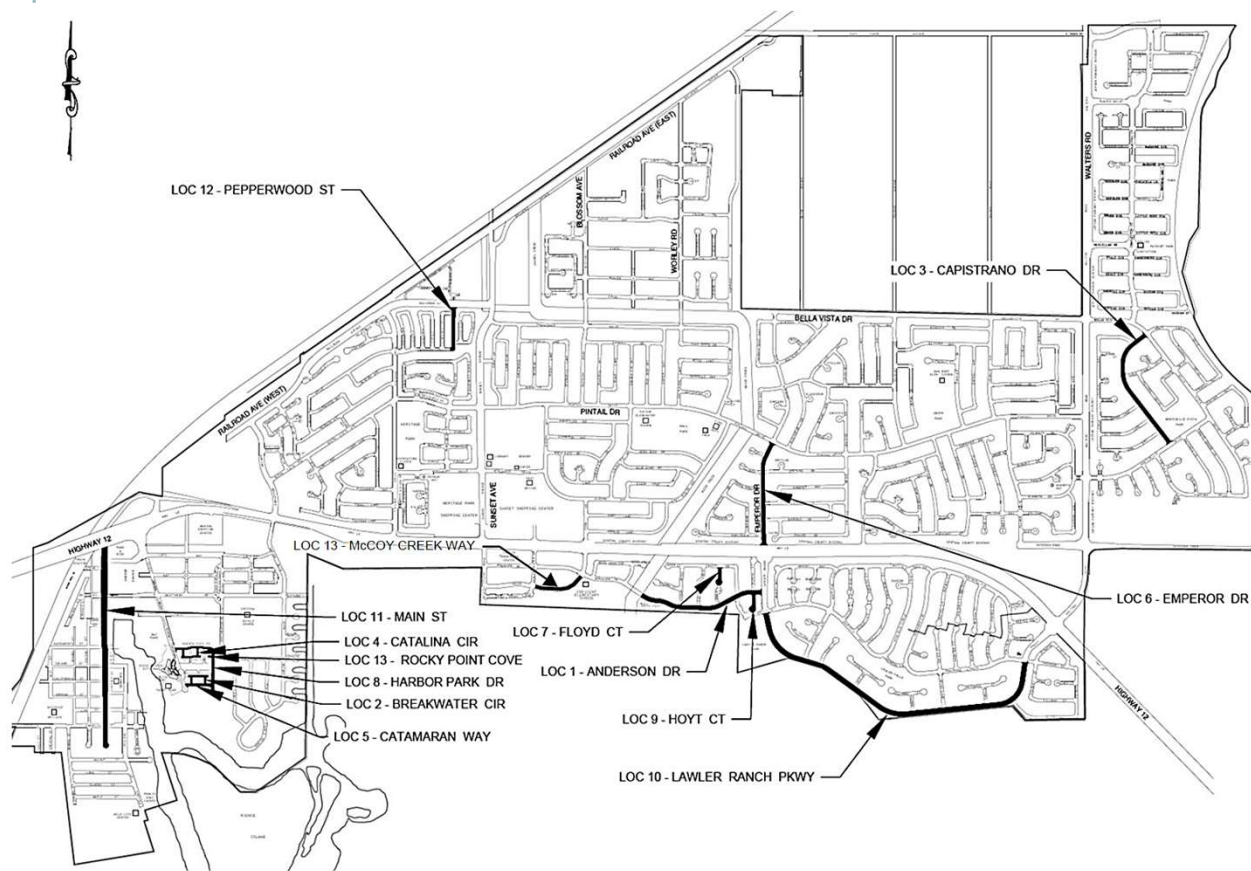
Arterial	6.9 miles
Collector	36.0 miles
Residential/Local	33.8 miles

Condition Category	PCI Range	Percent of Network
Good	70 to 100	29.9%
Fair	50 to 70	32.6%
Poor	25 to 50	22.6%
Very Poor	0 to 25	14.9%

3

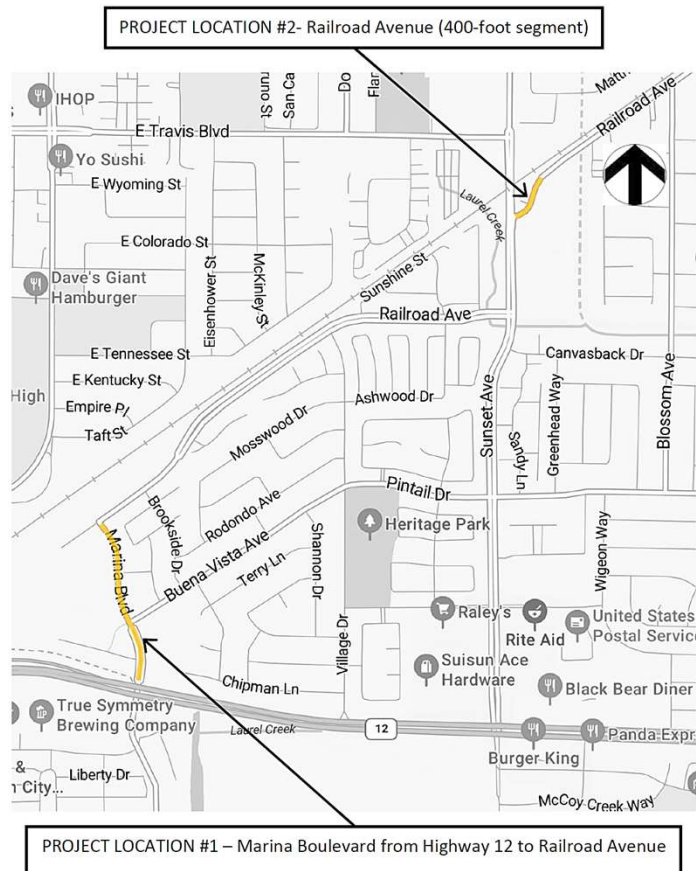
PAST PAVEMENT RESURFACING PROJECT

2023 SLURRY SEALING



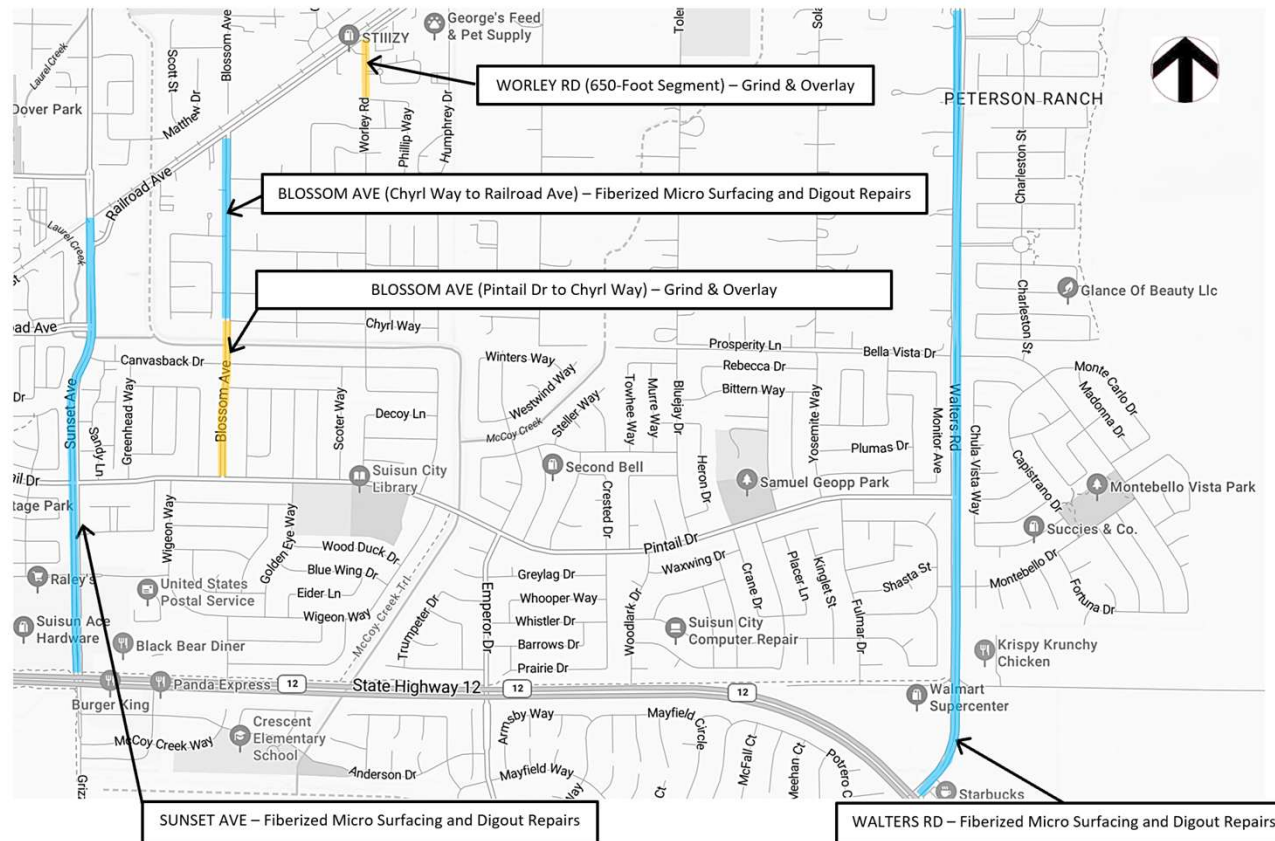
PAST PAVEMENT RESURFACING PROJECT

2024 ASPHALT RUBBER CAPE SEAL & GRIND/OVERLAY



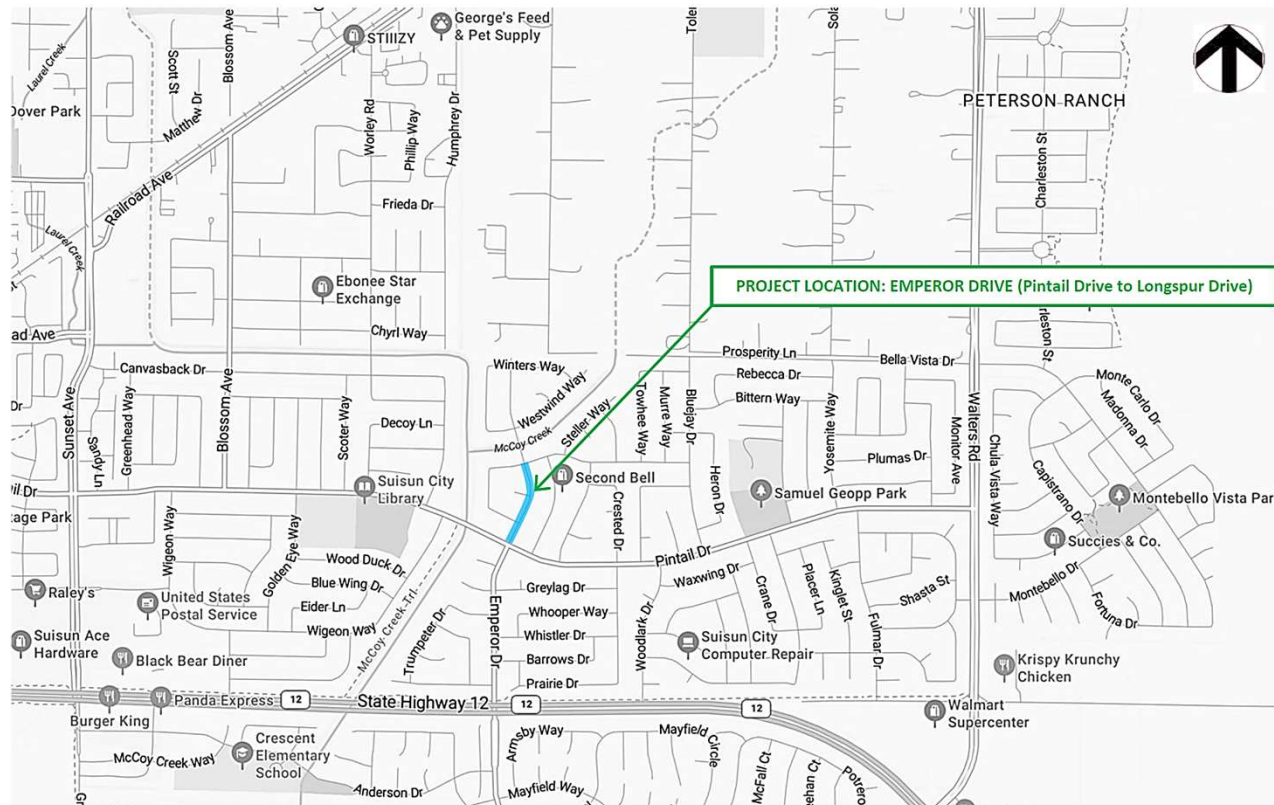
ON-GOING PAVEMENT RESURFACING PROJECT

2025 PAVEMENT RESURFACING PROJECT



CURRENT PAVEMENT RESURFACING PROJECT

2026 ASPHALT RUBBER CAPE SEAL PROJECT



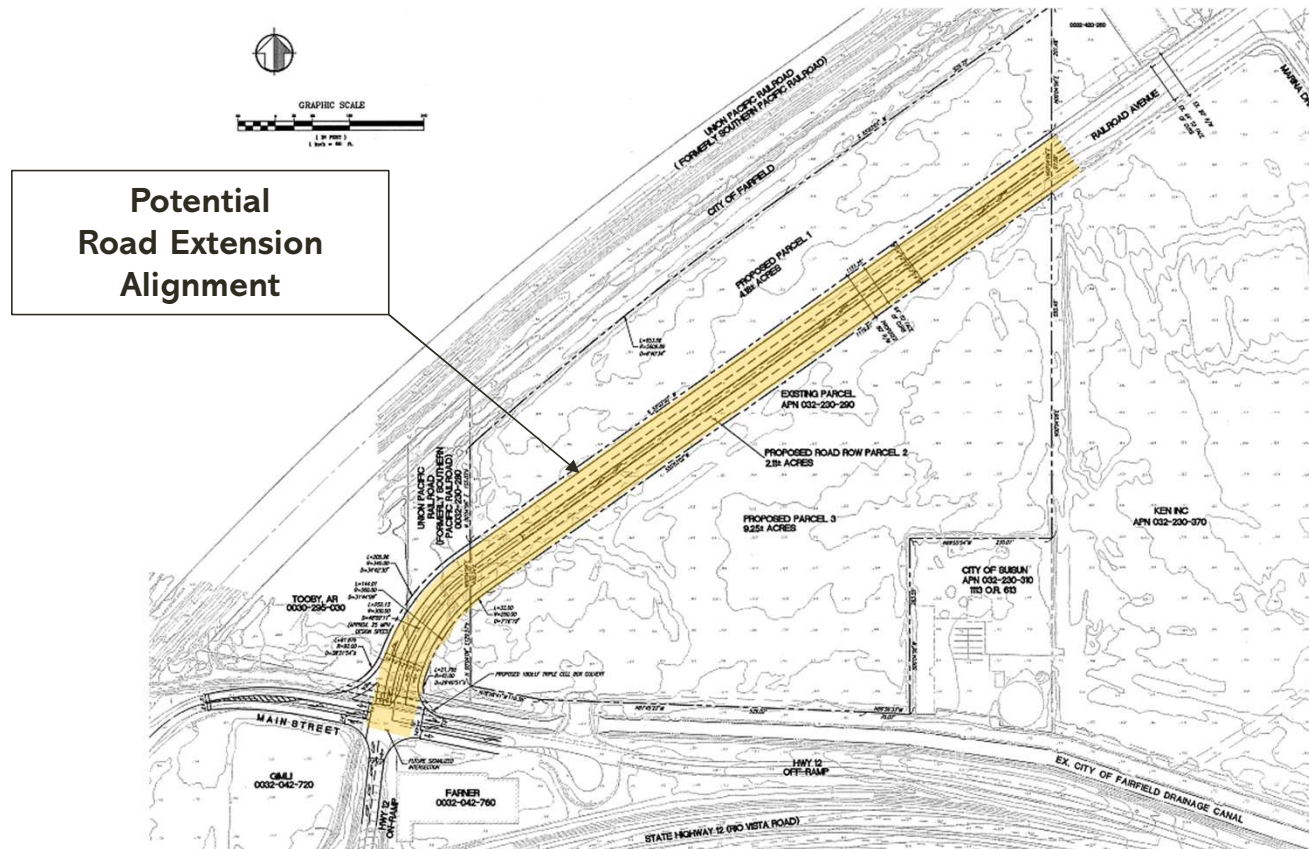
FUTURE PAVEMENT RESURFACING PROJECTS

APPROVED SENATE BILL 1 PROJECTS

City of Suisun City - FY 2026-2027 Local Streets and Roads Program Projects List					
Pavement Treatment Description	Location	Estimated Useful Life Minimum	Estimated Useful Life Maximum	Project Started or Estimated Project Start	Revised Estimated Project End
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Emperor Drive (Pintail Drive to Longspur Drive)	8-10	40	2026	12/1/2026
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Montebello Drive (Walters Road to Bella Vista Drive)	8-10	40	2027	12/1/2027
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Woodlark Drive (Highway 12 to Pintail Drive)	8-10	40	2028	12/1/2028
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Anderson Drive (Grizzly Island Road to McCoy Creek Way)	8-10	40	2029	12/1/2029
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Buena Vista Avenue (Rio Verde to Village Drive)	8-10	40	2030	12/1/2030
Asphalt Rubber Cape Seal with Digouts and ADA Ramp Upgrades	Wigeon Way (Pintail Drive to Merganser Drive)	8-10	40	2031	12/1/2031

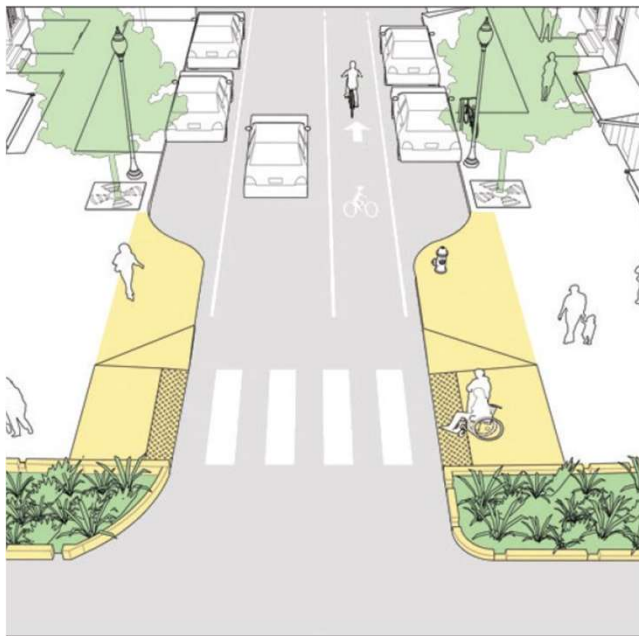
RAILROAD AVENUE EXTENSION PROJECT

PREPARATION OF PRELIMINARY DESIGN & ENVIRONMENTAL DOCUMENTS



HSIP CYCLE 10/ SAFE ROUTES TO SCHOOL PROJECT

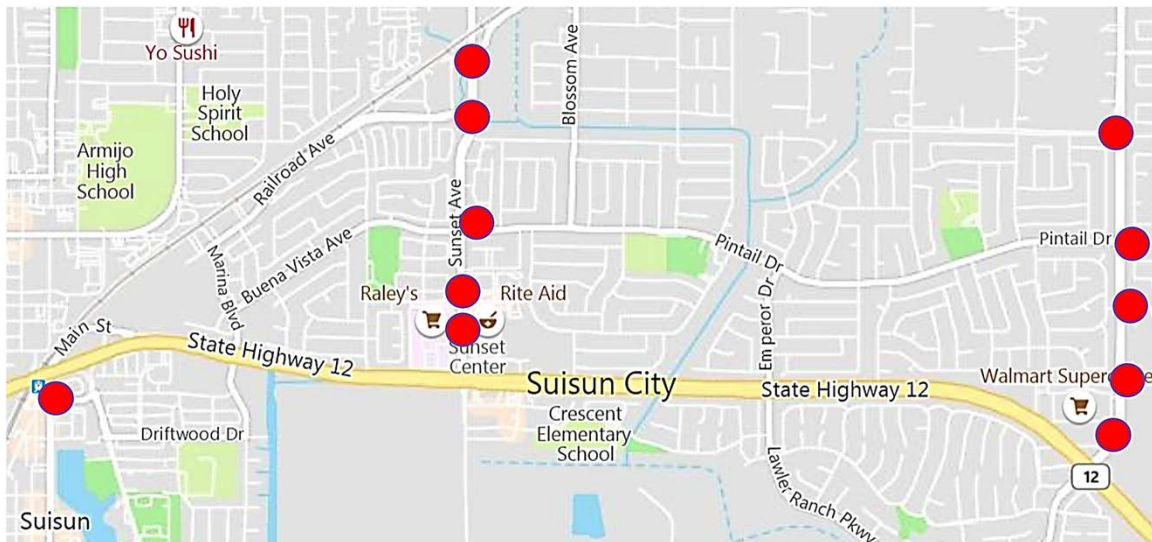
RECTANGULAR RAPID FLASHING BEACONS PROJECT



HSIP CYCLE 10

TRAFFIC SIGNAL IMPROVEMENTS PROJECT

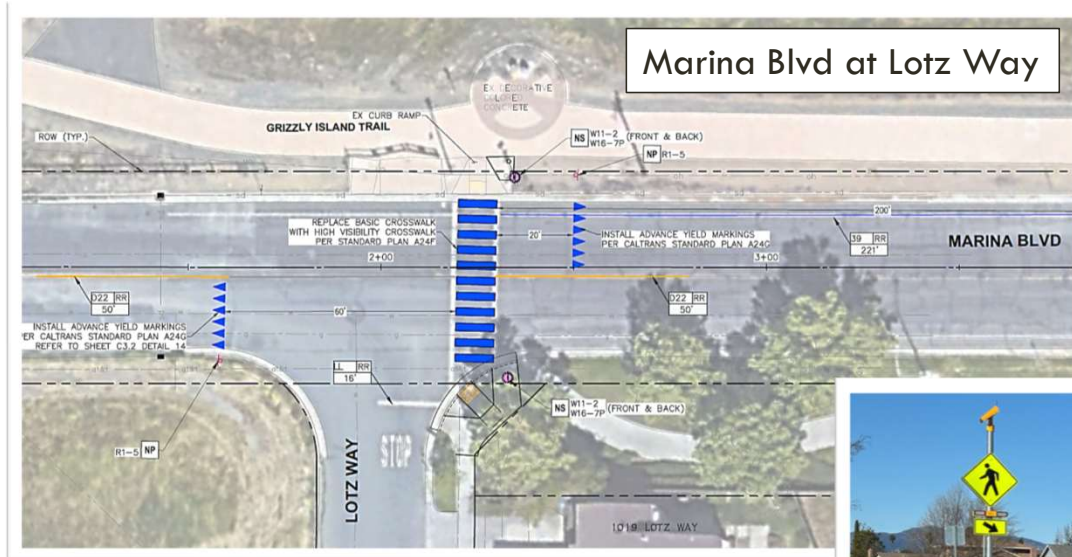
- Backup Batteries
- Upgraded Vehicle Detection Cameras
- Larger Signal Heads & Back Plates with Reflective Yellow Borders
- Cabinet and Controller Upgrades
- New Signal Poles and Street Lights
- New Signal Head at Walmart Intersection
- Protected Left Turn Phase – Pintail at Sunset
- New Ped Heads on W/S Main Street at Lotz Way
- Optimized Signal Timing
- Traffic Management Center (TMC)



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HSIP CYCLE 11/ SAFE ROUTES TO SCHOOL PROJECT

RECTANGULAR RAPID FLASHING BEACONS PROJECT



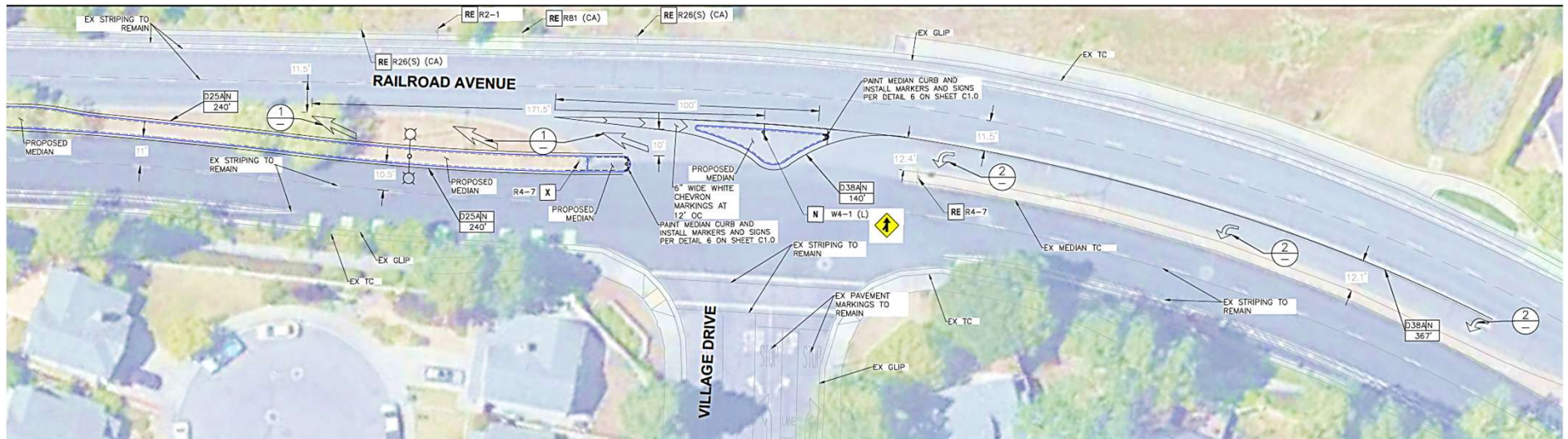
12

HSIP CYCLE 11

T-INTERSECTION SAFETY IMPROVEMENTS PROJECT

LOCATIONS:

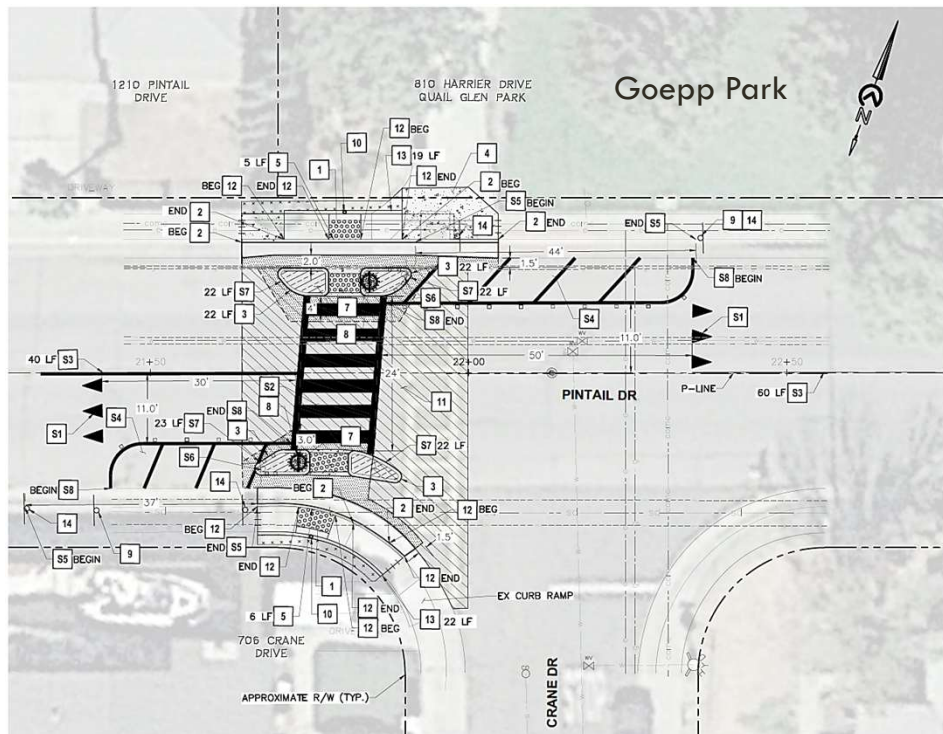
- 1) Walters Road at McClellan Drive
- 2) Railroad Avenue at Village Drive
- 3) Railroad Avenue at Birchwood Court



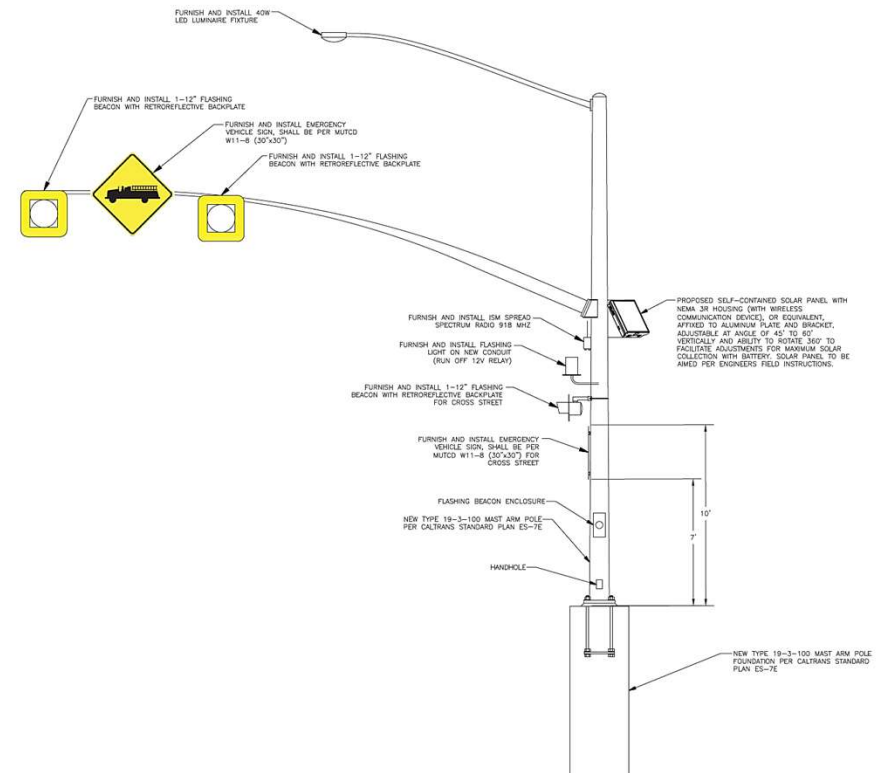
LOCATION #2

HSIP CYCLE 12/SAFE ROUTES TO SCHOOL PROJECT

RRFB AND FIRE STATION ADVANCE WARNING SYSTEM UPGRADE



RRFB Project on Pintail Drive at Crane Drive



Fire Station Advance Warning System Upgrade

TRANSPORTATION FUND FOR CLEAN AIR (TFCA)

SIDEWALK GAP CLOSURE PROJECT ON MARINA BLVD AND BUENA VISTA AVE



Marina Boulevard



Buena Vista Avenue

TRANSPORTATION DEVELOPMENT ACT ARTICLE 3 (TDA-3) & TRANSPORTATION FUND FOR CLEAN AIR (TFCA) DRIFTWOOD DRIVE PATH GAP CLOSURE PROJECT



CLEAN CALIFORNIA GRANT

HIGHWAY 12 BEAUTIFICATION PROJECT

Civic Center Blvd Off & On Ramps



NS Hwy 12 (Village Dr – Marina Blvd)



FUNDING SOURCES

CLEAN CALIFORNIA GRANT

Pavement Resurfacing Projects			
Project	Grant Funds	Other Outside Funds	Note
2023 Slurry Seal	\$584,241	\$0	Senate Bill 1
2024 Asphalt Rubber Cape Seal & Overlay	\$590,872	\$0	Senate Bill 1
2025 Fiberized Micro Surface & Overlay	\$1,319,316	\$351,814	Senate Bill 1 and Encroachment Permit Fees
2026 Asphalt Rubber Cape Seal	\$500,000	\$0	Senate Bill 1
TOTAL =	\$2,994,429	\$351,814	Total of SB 1 and Other Outside Funds \$3,246,243

Highway Safety Improvement Program (HSIP) Projects			
HSIP Cycle 10 RRFB	\$249,800	\$0	No local match required
HSIP Cycle 10 Traffic Signal Improvements	\$1,873,935	\$0	10% local match required (\$208,215 OSSIP)
HSIP 11 RRFB	\$219,600	\$0	10% local match required (24,400 OSSIP)
HSIP 11 T-Intersection Safety Improvements	\$375,390	\$0	10% local match required (\$41,710 OSSIP)
HSIP 12 RRFB & Fire Station Advance Warning System	\$349,920	\$0	10% local match required (\$38,880 OSSIP)
TOTAL =	\$3,068,645	\$0	Total local mach required \$313,205

Other Street Improvements Projects			
Railroad Avenue Extension	\$800,000	\$0	Regional Transportation Impact Fees (RTIF)
Marina Boulevard and Buena Vista Avenue Sidewalk Gap Closure	\$95,000	\$0	Transportation Fund for Clean Air (TFCA)
Driftwood Drive Path Gap Closure	\$307,000	\$100,000	TDA-3 and TFCA
Highway 12 Beautification	\$2,150,000	\$0	Clean California Grant
TOTAL =	\$3,352,000	\$100,000	Total of Grant and Outside Funds \$3,452,000

SUMMARY	
Grand Total of Grant Funds and Other Outside Funds =	\$9,866,888
Total Local Match Required =	\$313,205

QUESTIONS?