

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, FEBRUARY 4, 2025
6:30 PM**

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

NOTICE

Pursuant to Government Code Section 54953(b) the following Suisun City Council meeting includes teleconference participation by:

- Mayor Hernandez from: Travis Air Force Base Civic Leaders Tour, 792 W. John Sims Parkway, Niceville, FL 32578

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

ZOOM MEETING INFORMATION:

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

MEETING ID: 899 5636 0248

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. – 816)

(Next City Council Res. No. 2025 – 08)

Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 02)

(Next Housing Authority Res. No. HA2025 – 02)

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

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.)

1. City Manager Update - (Prebula: bprebula@suisun.com).
2. City Attorney Report - (Enright).

PUBLIC COMMENT

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

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Proclamation Proclaiming the Month of February 2025 as "Annual Black History Month Celebration" - (Hernandez:ahernandez@suisun.com).
4. Proclamation Proclaiming the Month of February 2025 as "Lunar New Year" - (Hernandez: ahernandez@suisun.com).
5. Equity and Wellness Institute Fishing Dock Presentation

CONSENT CALENDAR

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

6. Council Approval of the Appointment of Mayor Pro Tem to Serve as the Alternate Board Member Representative on the Solano Transportation Authority (STA) Board and the Solano County Water Agency (SCWA) - (Prebula: bprebula@suisun.com).

PUBLIC HEARING

7. Council Adoption of Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain Other Matters Relating Thereto (Bermudez: j.bermudez@suisun.com).

GENERAL BUSINESS

8. Council Adoption of Resolution No. 2025-__: Elimination of the Public Safety Committee, Economic Pandemic Impact Community Advisory Committee, Restructuring of the Beautician Committee, and Dissolution of All Non-Standing Ad Hoc Committees - (Prebula: bprebula@suisun.com).

COUNCIL COMMENTS

REPORTS: (Informational items only)

9. 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 agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations

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

Decorum

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

Ordinances

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

Certification Of Posting

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

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

I, Ashley Nash, Administrative Assistant 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.

Office of the Mayor
Suisun City, California

Proclamation



WHEREAS, Black History Month is an annual celebration of the achievements and contributions of African Americans to the history, culture, and progress of the United States; and

WHEREAS, Black History Month provides an opportunity to honor the legacy of African Americans who have fought for freedom, equality, and justice, including leaders like Harriet Tubman, Martin Luther King Jr., Rosa Parks, and countless others whose contributions have shaped our nation's history; and

WHEREAS, African Americans have made significant contributions to all aspects of society, including the arts, sciences, education, government, sports, and the military, despite facing systemic racism, barriers to equality, and economic justice; and

WHEREAS, the City of Suisun City celebrates the influence of African American labor leaders, educators, entrepreneurs, and innovators, whose efforts have left a lasting impact on our communities, economy, and cultural heritage, and

WHEREAS, the City of Suisun City reaffirms its commitment to acknowledging the importance of celebrating Black History Month and striving for a community where all residents feel valued, heard, and empowered.

NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, on behalf of Suisun City Council, hereby proclaim the month of February 2025 as:

“Annual Black History Month Celebration”

in the City of Suisun City and encourage residents to join me in this worthy observance.

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

Alma Hernandez, Mayor

ATTEST: _____

DATE: _____ February 4, 2025

Office of the Mayor
Suisun City, California

Proclamation



WHEREAS, the City of Suisun City recognizes and appreciates the vibrant cultural heritage of its diverse community; and

WHEREAS, the Chinese American Association of Solano County has played an integral role in fostering understanding, harmony, and cultural enrichment within our city; and

WHEREAS, Lunar New Year, a significant and joyous occasion celebrated by millions around the world, marks the beginning of the lunar calendar with unique traditions, customs, and the celebration of “The Year of the Snake”; and

WHEREAS, the Chinese American Association of Solano County, through its dedication and efforts, has contributed to the unity and prosperity of our community by organizing festive Lunar New Year celebrations for the past 28 years that annually bring over 400 people together to promote cultural exchange and appreciation; and

WHEREAS, the Chinese American Association of Solano County honors and celebrates graduating high school and community college students through its scholarship program and for the last 28 years have awarded 389 scholarships in excess of \$285,500; and

WHEREAS, as we welcome “The Year of the Snake”, which is characterized by resilience, determination, and optimism, acknowledge the values of wisdom, adaptability, and resilience, that it symbolizes;

NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, on behalf of the Suisun City Council do hereby proclaim the month of February as:

“Lunar New Year”

in the City of Suisun City and encourage residents to learn about and participate in this joyous celebration.

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

Alma Hernandez, Mayor

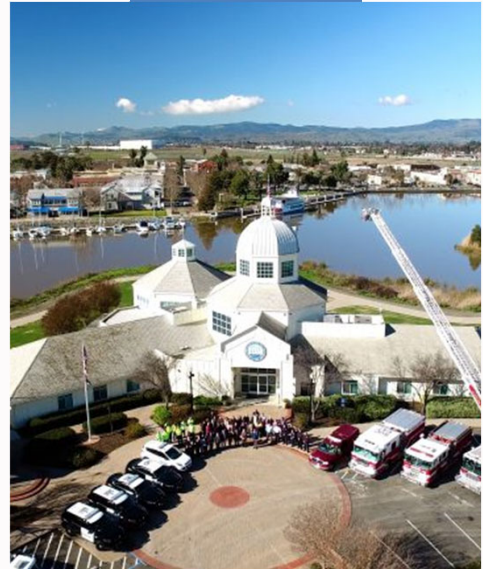
ATTEST: _____

DATE: _____ February 4, 2025



Equity and Wellness Institute
Cultivating Well-Being in Communities

Equity Assessment Report



1

Land Acknowledgment

We would like to acknowledge, thank, and honor the indigenous Tribal Communities and Tribal Nations that are the past, present, and future stewards of the this land.



2 Equity and Wellness Institute

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Background Information on Project

- June 2023 – Suisun City RPM Department inquired about the Sacramento-San Joaquin Delta Conservancy's (SSJDC) Proposition 68 Community Economic Enhancement Program.
 - Program is intended on increasing public access to the Sacramento-San Joaquin Delta through recreation and tourism opportunities, cultural preservation, and environmental education to promote a robust Delta economy. Each application requires consultation with SSJDC to discuss the project, its specifics, and if goals of the project align with SSJDC's mission and intent of the funding.
 - Initial proposal was the construction of a new fishing dock behind and north of City Hall, and after consultation, it was recommended that we apply for a 'planning' grant, in anticipation of future funding being made available for its implementation and construction.

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Background Information on Project (cont.)

- Jan 2024 – City received grant funding award of \$715,680 through 3/15/27 from SSJDC towards the pre-construction requirements. For this project, the three required components are Community Outreach and Equity Assessment, Planning and Design, and Environmental Compliance and Permitting.
 - The Community Outreach and Equity Assessment component is dedicated to coordinating and facilitating meetings with the community and other relevant parties to ensure that the design of the fishing dock reflects the needs of disadvantaged communities in the area.
 - EqWI, as part of the Community Outreach and Equity Assessment component of the project, will produce a report that will be incorporated into the project's design.

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EqWI Team



Dr. Tamu Green
CEO+Founder



Jillyan S. McKinney
*Senior Director of Projects
and Operations*



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Scope Overview

Requirement 1 - Community Engagement,
including Data Collection and Findings Analysis

- 1.a Local Research
- 1.b In-Person Community Meetings (2)
- 1.c City-Wide Survey
- 1.d Findings Analysis
- 1.e City-Wide Presentations (2)

Requirement 2 - Equity Assessment Report
Project Management

- Internal and External Meetings

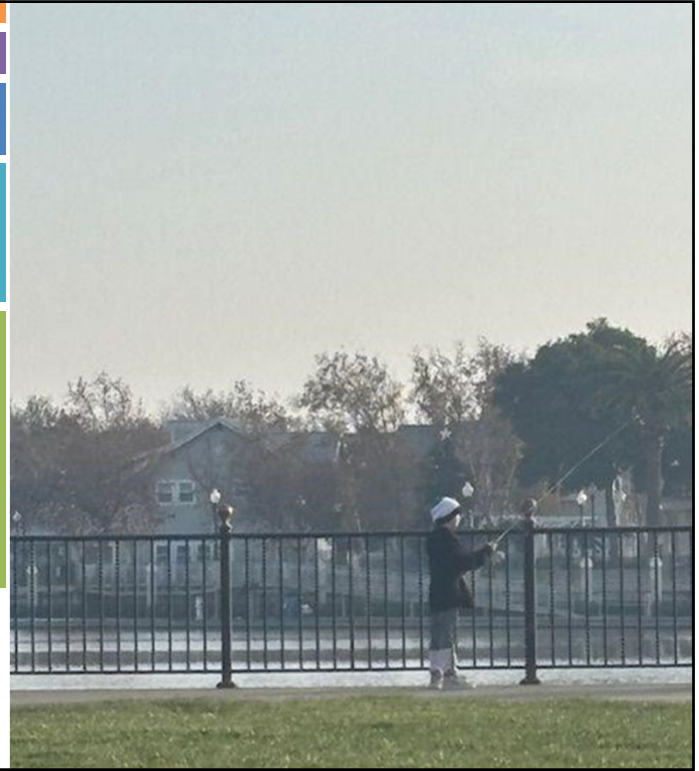
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Equity Assessment: Methodology

- 103 survey respondents
- Two in-person outreach events were held:
 - One on December 7, 2024, at the Christmas on the Waterfront Event
 - Public meeting at Virgil's Bait Shop on December 11, 2024.

"Teach the next generation to go out there [and fish]."

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Community Meetings and Canvassing

"I'm concerned about this being high maintenance. I don't want it to be a money pit – with restrooms and other things. That's a big expense. I would like to see a low maintenance, high use area with

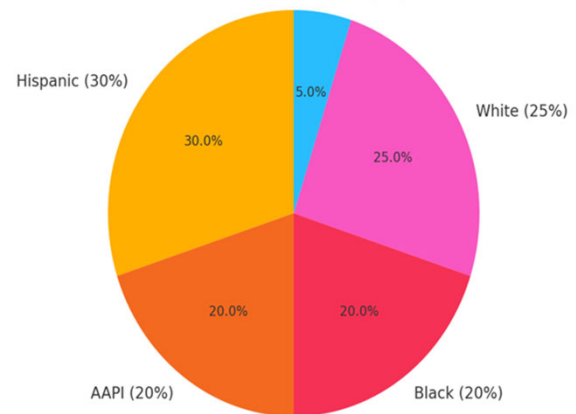


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Background

- Survey results from the *Environmental Justice Community Survey* showed that 90% of the residents in the Delta region in California relied on fishing 4-5 times a week for their meals.
- Fishing is a major part of the community identity in Suisun City due to its proximity to wetlands like the Suisun Slough.
- It is a draw for members of other communities as well so continuing to incorporate fishing into community events and programming is key.

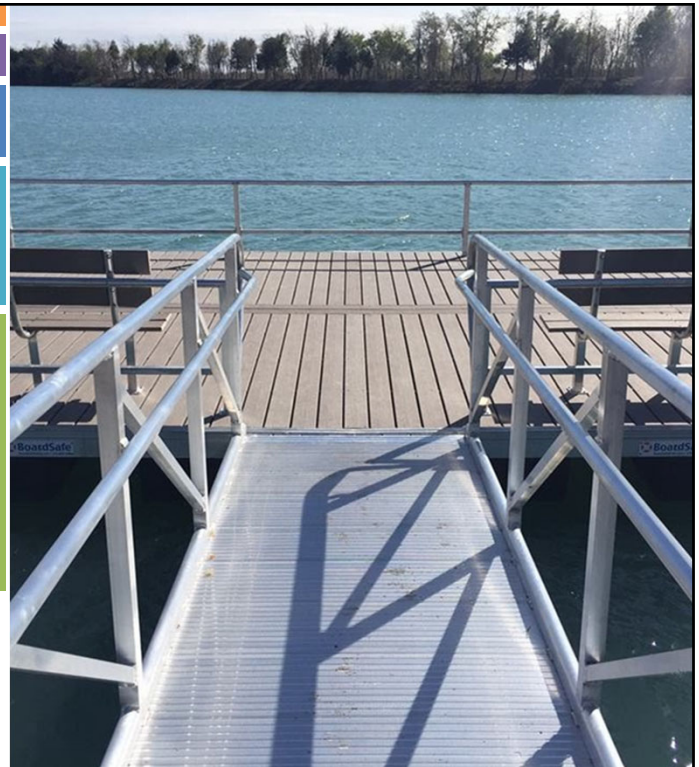
Demographic Breakdown of Suisun City



Effective Dock Design

To ensure the dock is accessible to all individuals, including people with disabilities, the elderly, youth, and adults, several design considerations should be prioritized.

- Recommendations from the State of Washington include ensuring railings are appropriately set at a height of 34 inches above the deck, with designated sections for individuals with disabilities.
- Additional guidelines emphasize clear flooring to allow for adequate turning space and implementing safety measures to protect youth.



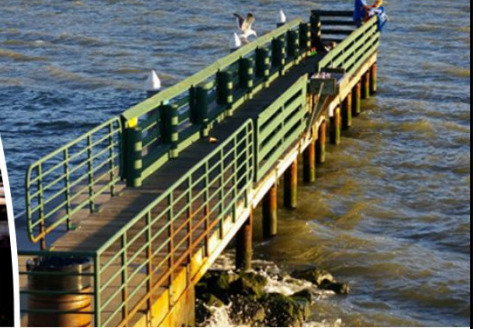
Other Fishing Docks

- Martinez Fishing Dock
- Benicia Fishing Dock
- Pittsburg Fishing Dock
- Antioch Fishing Dock

Martinez Fishing Dock



Benicia Fishing Dock



Pittsburg Fishing Dock



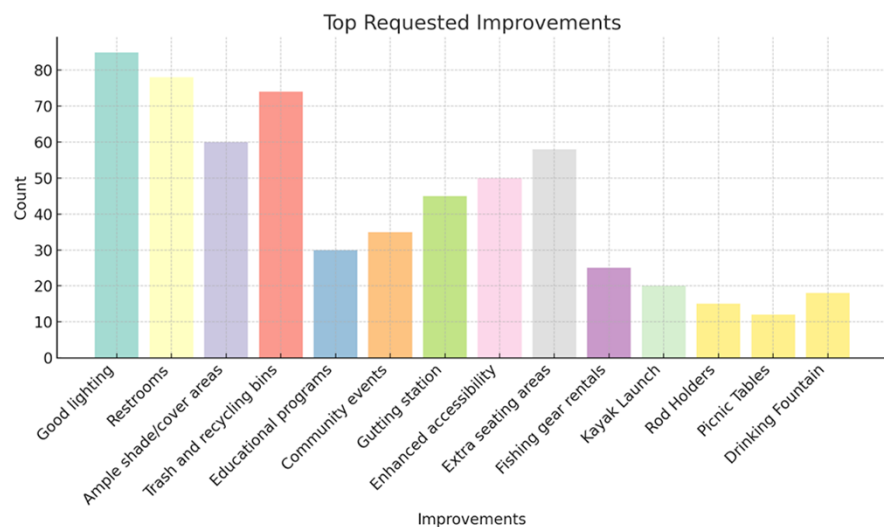
Antioch Fishing Dock



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High-Level Findings and Themes: Top Requested Improvements

"Night fishing lighting and enhanced accessibility for people with disabilities."



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High-Level Findings and Themes: Top Requested Improvements

Good Lighting: Respondents emphasized the importance of good lighting to enhance safety and security, particularly for evening or early morning fishing activities. This feature was the most frequently requested improvement to ensure a safer environment for visitors.

Restrooms: Many respondents identified restrooms as a critical addition to support longer stays at the dock, providing necessary convenience for families, elderly visitors, and individuals engaging in extended fishing sessions.

Trash and Recycling Bins: The strong emphasis on trash and recycling bins reflects a shared priority for maintaining cleanliness and preserving the environment. Respondents highlighted the need for proper waste disposal to keep the dock area inviting and litter-free.

Educational Programs: A recurring theme among feedback was the desire for educational programs that teach fishing techniques, sustainability, and water safety. These initiatives would benefit families, children, and beginners in the fishing community.

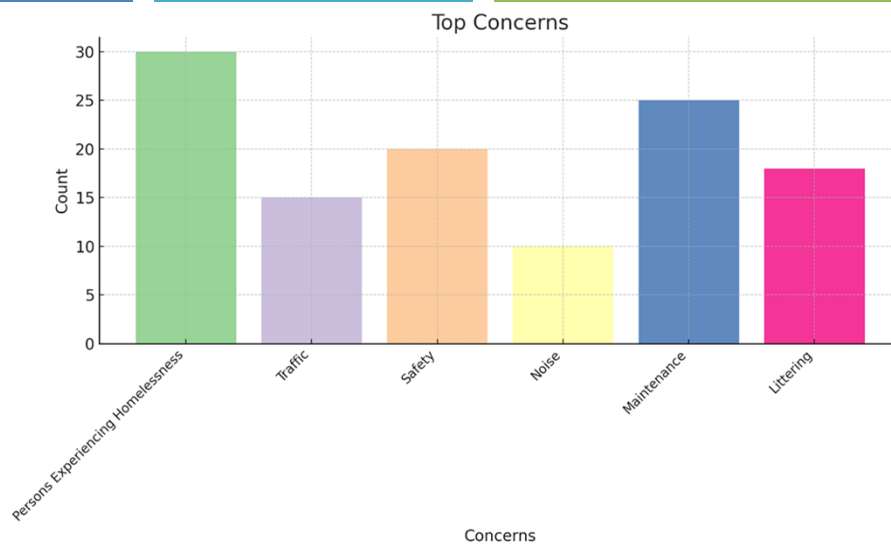
Enhanced Accessibility: Many respondents expressed the need for improved accessibility to accommodate individuals with disabilities. Features such as ramps and designated areas would ensure inclusivity and equal access for all visitors.

Additional Amenities: Beyond core improvements, respondents requested amenities like kayak launches, picnic tables, rod holders, and seating areas. These features would make the dock a versatile recreational space catering to diverse user needs.

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High-Level Findings and Themes: Concerns



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High-Level Findings and Themes: Concerns

Unhoused Population: Several respondents raised concerns about the potential for the dock becoming a gathering place for homeless individuals and associated problems with littering, vandalism, and safety. Homelessness is a complex issue that requires partnership and coordination across multiple entities to ensure that adequate services are available, accessible, and acceptable. Involving persons with lived expertise in this area is highly recommended.

Maintenance: A concern was raised that the new dock could become very costly over time if there are a lot of amenities to upkeep, particularly restrooms. With this concern in mind, the City will want to consider the dock's future maintenance costs and how they will be covered.

Traffic: Some residents cited their concern for increased traffic congestion in a neighborhood that already experiences its fair share of traffic and parking hassles. Appropriate planning and resident engagement will ensure the project's success.

Noise Control: Noise management emerged as a notable concern, with requests to establish time restrictions for fishing activities. Such measures could balance community enjoyment and minimize disruptions for nearby residents.

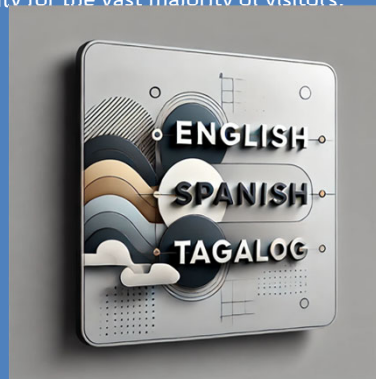
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High-Level Findings and Themes: Language for Signage



- Respondents highlighted the need for multilingual signage to accommodate the diverse community.
- English, Spanish, and Tagalog emerging as the most requested languages.
- This approach would ensure effective communication and inclusivity for the vast majority of visitors.



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High-Level Findings and Themes:

Impact on Food Security

Limited Impact: The majority of respondents indicated that the proposed dock would have little to no effect on their household food security.

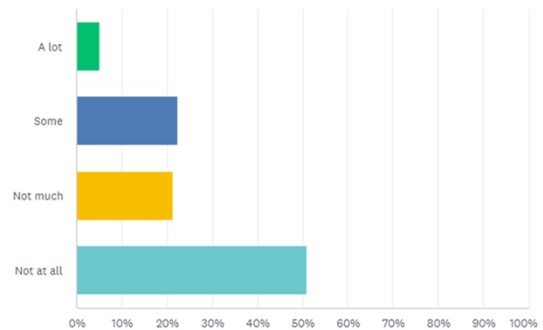
Note: A number of respondents indicated that they would not eat fish from this body of water because they felt it was not safe or healthy.

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"It's important for people to have a place where they can have food to feed their families and for many people fish is healthy."

To what extent will this proposed dock increase your household food security?

Answered: 98 Skipped: 5



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Actionable Recommendations



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Prioritize Essential Features:

- Install **good lighting** and **restrooms** as primary improvements.
- Add **trash and recycling bins** to maintain cleanliness.
- Ensure **accessibility enhancements** for all visitors.

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Actionable Recommendations



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Enhance Community Engagement:

- Implement educational programs for children and adults on fishing techniques and sustainability.
- Organize community events to build local interest.

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Actionable Recommendations



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Address Concerns:

- Develop strategic partnerships and a security plan to address potential concerns about homelessness, vandalism, and safety.
- Create a traffic and parking plan with input from the most impacted residents.
- Consider noise control by setting designated fishing hours.

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Actionable Recommendations



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Multilingual Signage:

- Provide signage in English, Spanish, and Tagalog to ensure inclusivity.

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Actionable Recommendations



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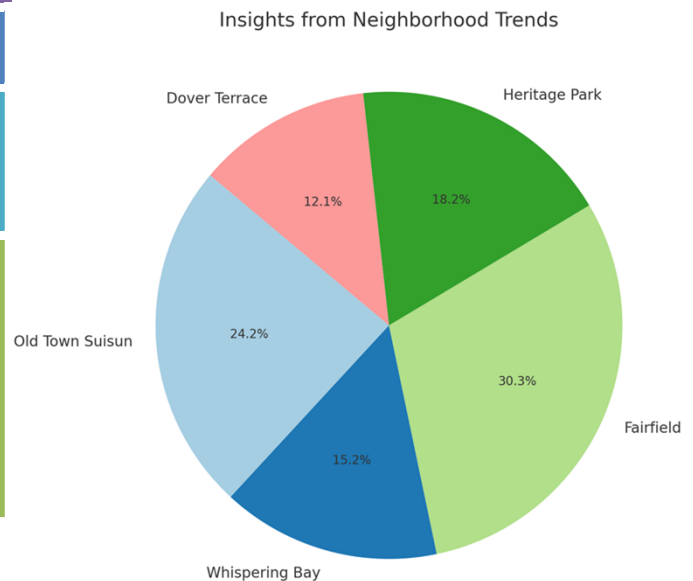
Additional Amenities:

- Consider kayak launches, picnic tables, and rod holders to support various activities and attract a broader audience.

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Insights from Neighborhood Trends

1. **Old Town Suisun** prioritizes **good lighting** and **restrooms**, followed by trash bins and seating areas.
2. **Fairfield** shows strong demand for **lighting** and **restrooms**, alongside interest in **educational programs** and a **kayak launch**.
3. **Paradise Valley (Fairfield)** exhibits unique preferences for **night fishing lighting**, in addition to lighting and trash bins.
4. **Montebello** and **Dover Terrace** have relatively lower but consistent mentions of core features like **lighting**, **restrooms**, and **trash bins**.

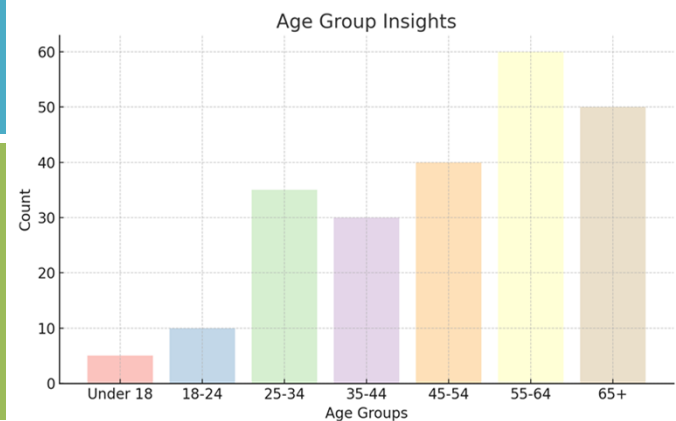


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Age Group Trends Insights

1. **Under 18:** Shows higher interest in **educational programs** and lighting.
2. **18-24:** Preference for **rod holders**, lighting, and trash bins, likely due to recreational use.
3. **25-34:** Strong focus on **restrooms**, lighting, and trash bins, indicating a mix of family and convenience needs.
4. **35-44:** Prioritizes **good lighting** and **enhanced accessibility**, alongside restrooms and seating areas.
5. **55-64:** Highlights **good lighting** and **seating areas** for comfort.
6. **65+:** Strong interest in **good lighting** and **restrooms**, emphasizing safety and convenience.



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Questions?



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jillyan@eqwi.us



916.238.8411



www.eqwi.us

25

Works Consulted

1. [Suisun Demographics](#)
2. [Environmental Racism and Injustice Article](#)
3. [California Tribes and Fish Use](#)
4. [Environmental Justice Survey Results 2021](#) - CA Dept of Water Resources
5. [Lack of access to fish for low-income communities](#)
6. [CA Fish and Wildlife gives land back to Four Owens Paiute Tribe](#)
7. [Accessibility for Fishing Docks](#)
8. [Fishing Dock Designs](#)
9. [Accessibility for Fishing Docks](#) - WA Guidelines

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AGENDA TRANSMITTAL

MEETING DATE: February 4, 2025

AGENDA ITEM: Council Approval of the Appointment of Mayor Pro Tem to serve as the Alternate Board Member Representative on the Solano Transportation Authority (STA) Board and the Solano County Water Agency (SCWA).

FISCAL IMPACT: There will be no impact to the General Fund as a result of this item.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The Solano Transportation Authority (STA), established in 1990, is a regional agency managing transportation planning, funding, and project delivery for Solano County. It works with local, state, and federal partners to improve mobility and safety. The STA Board is comprised of the mayors of all Solano County cities and a member of the Solano County Board of Supervisors.

The Solano County Water Agency (SCWA) provides untreated wholesale water to cities and agricultural districts while also overseeing flood control and water resource management in the region. Its Board of Directors includes the mayors of all Solano County cities, the five members of the Solano County Board of Supervisors, and representatives from three agricultural districts. Historically, the Mayor Pro Tem of Suisun City has served as the alternate representative to both the STA and SCWA boards, stepping in when the Mayor is unavailable.

STAFF REPORT:

On December 10, 2024, Councilmember Dawson was appointed as Mayor Pro Tem. In this role, the Mayor Pro Tem serves as the alternate board member for both the Solano Transportation Authority (STA) Board and the Solano County Water Agency (SCWA), representing Suisun City in the absence of the Mayor.

STAFF RECOMMENDATION: It is recommended that the City Council Approve the Appointment of the Mayor Pro Tem as the Alternate to the Mayor at the Solano Transportation Agency and the Solano County Water Agency.

DOCUMENTS ATTACHED: None

PREPARED BY:

Ashley Nash, Administrative Assistant

REVIEWED BY:

Bret Prebula, City Manager

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

None

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AGENDA TRANSMITTAL

MEETING DATE: February 4, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain Other Matters Relating Thereto.

FISCAL IMPACT: The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the “Foundation”), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Suisun City, it is expected that that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

STRATEGIC PLAN: Revitalize Downtown Waterfront District; Provide Good Governance.

BACKGROUND: On January 30, 2024, the Suisun City Planning Commission approved the Almond Gardens Redevelopment Project. The development application was appealed and City Council denied the appeal and upheld the Planning Commission's decision at a public hearing on March 12, 2024.

The City Council is requested to conduct a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) on February 4, 2025 in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the “CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$50,000,000, (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 707-815 Almond Street (the “Project”) within the City of Suisun City, California (the “City”).

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The

CMFA's representatives and its Board of Directors have considerable experience in bond financings.

STAFF REPORT: The Borrower requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$50,000,000 (the "Bonds") of tax-exempt revenue bonds. The proceeds of the Bonds will be used to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 707-815 Almond Street (the "Project") within the City of Suisun City, California (the "City").

In order for the Bonds to qualify as tax-exempt bonds, the City of Suisun City must conduct a public hearing (the "TEFRA Hearing") providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an "applicable elected representative" of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

STAFF RECOMMENDATION: 1) Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code").
2) Adopt the resolution approving the issuance of the Bonds by the CMFA for the benefit of Almond Gardens, LP (the "Borrower"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

DOCUMENTS ATTACHED:

1. Almond Gardens TEFRA Resolution
2. Almond Gardens TEFRA PowerPoint

PREPARED BY:

John Kearns, Principal Planner

REVIEWED BY:

Jim Bermudez, Development Services Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Almond_Gardens_TEFRA_Attachment_1](#)
2. [Almond Gardens TEFRA PowerPoint](#)

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RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF ALMOND GARDENS APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, Almond Gardens, LP (the “Borrower”) a partnership of which Harbor Park, LLC (the “Developer”) or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the “Authority”) adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the “Code”) in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$50,000,000 in aggregate principal amount (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 707-815 Almond Street, Suisun City, California (the “Project”); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Suisun City (the “City”) because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

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

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the

issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4th day of February 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 4th day of February 2025.

Anita Skinner,
City Clerk

Tax Equity and Fiscal Responsibility Act (TEFRA)

Almond Gardens Apartments
City of Suisun City

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TEFRA Hearing

- TEFRA requires that a public hearing be held by the governing body of the jurisdiction where a project to be financed with tax-exempt financing is located
- The public hearing allows interested individuals to express their views on the issuance of tax-exempt bonds and the nature of the improvements and projects for which the bond funds will be allocated.
- City has no financial obligation or responsibility with the bond issuance

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TEFRA Hearing (cont.)

- Harbor Park LLC has asked the California Municipal Finance Authority (the “CMFA”) to be the issuer of tax-exempt financing in an amount not to exceed \$50,000,000
- The proceeds from the bonds will be used to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project within the City of Suisun City, California to be owned and operated by Almond Gardens, LP

3

California Municipal Finance Authority

- Joint powers authority formed to assist local governments, non-profit organizations, and businesses with the issuance of both taxable and tax-exempt debt

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Almond Gardens

- 97-unit Affordable Housing Development (96 affordable units and 1 unrestricted manager's unit)
- The project design includes five residential buildings, a leasing office, and maintenance shop.
- Adult education and health and wellness classes will be offered
- Target tenants earning between 30%-50% AMI
- Located at 707-815 Almond Street, Suisun City, CA 94585

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Recommended Actions

- Conduct a public hearing consistent with the requirements of the Tax Equity and Fiscal Responsibility Act and Section 147(f) of the Internal Revenue Code of 1986, as amended; and
- Adopt a resolution approving the issuance of bonds by the CMFA for the acquisition, construction, development, and equipping of the Almond Gardens Apartments

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AGENDA TRANSMITTAL

MEETING DATE: February 4, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Elimination of the Public Safety Committee, Economic Pandemic Impact Community Advisory Committee, Restructuring of the Beautician Committee, and Dissolution of All Non-Standing Ad Hoc Committees.

FISCAL IMPACT:

There is no direct fiscal impact associated with these changes. The restructuring is expected to improve operational efficiency without additional costs.

BACKGROUND:

Public Safety Committee - The Public Safety Committee was established to provide a platform for discussing community safety issues. However, persistent quorum issues have hindered its effectiveness. Additionally, the formal Brown Act structure has made it difficult to engage in open and efficient dialogue with the public. To improve public engagement, the Police and Fire Chief will replace the committee with periodic town hall meetings.

Beautician Committee - The Beautician Committee is focused on project-based initiatives aimed at enhancing the city's aesthetic appeal. The formal structure under the Brown Act has limited the flexibility needed for effective execution. By restructuring as a non-Brown Act committee under the City Manager's Office, the committee will have more direct support and approval pathways for projects.

The Economic Pandemic Impact Community Advisory Committee (EPIC) - EPIC was formed to support Suisun City's economic recovery, is no longer needed as the city moves beyond the pandemic. Its functions can now be managed through existing programs, ensuring continued stakeholder engagement without a separate committee.

Eliminating all non-Standing Ad Hoc committees is another step in improving government efficiency. Many of these committees have completed their purpose or are no longer of value to the city. As additional Ad Hoc's are requested, staff and City Council, will have a high level of scrutiny to ensure the additional staff workload to assist with an Ad Hoc committee provides the anticipated value to the City Council.

STAFF REPORT:

Public Safety Committee Transition- Eliminating the committee will remove quorum-related inefficiencies. Town halls hosted by the Police and Fire Chief will provide direct and more flexible engagement with the public. Transparency and information sharing will improve through community discussions without Brown Act limitations.

The Beautician Committee will be restructured as a non-Brown Act committee to enhance member

engagement and facilitate project-based work. Oversight . Beautician Committee Restructuring-Shifting oversight to the City Manager’s Office allows for streamlined project execution. Removing Brown Act restrictions increases flexibility and responsiveness. Extending current terms ensures continuity, while adding up to two new members enhances the committee’s impact. Additionally, the terms of current members will be extended to December 30, 2026, with up to two additional members to be appointed by the City Manager.

The following Ad Hoc Committees will be dissolved:

- Economic Pandemic Impact Community Advisory Ad Hoc
- 30 Acre Parcel Highway 12 and Marina Mixed Use Ad Hoc
- Sidewalk Ad Hoc
- City Attorney RFP Review Ad Hoc
- Code Enforcement Ad Hoc
- Parcel 13 Ad Hoc
- RPMA Theater Ad Hoc
- Lawler House RFP Review
- Legislative Advocacy Policy Ad Hoc
- City Manager Evaluation Process Ad Hoc

EPIC Committee Dissolution – Dissolving the Economic Pandemic Impact Community Advisory Committee (EPIC) will streamline economic recovery efforts by integrating its functions into existing city programs. This transition eliminates quorum-related inefficiencies while maintaining transparency and collaboration with local businesses and community partners.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2025-__: Elimination of the Public Safety Committee, Economic Pandemic Impact Community Advisory Committee, Restructuring of the Beautician Committee, and Dissolution of All Non-Standing Ad Hoc Committees.

PREPARED BY:	Ashley Nash, Administrative Assistant
REVIEWED BY:	Bret Prebula, City Manager
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. [Resolution Elimination of the Public Safety Committee, Economic Pandemic Impact Community Advisory Committee, Restructuring of the Beautician Committee, and Dissolution of All Non-Standing Ad Hoc Committees.docx](#)

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF SUISUN CITY ELIMINATING ALL NON-STANDING AD HOC COMMITTEES, THE PUBLIC SAFETY COMMITTEE, THE ECONOMIC PANDEMIC IMPACT COMMUNITY ADVISORY COMMITTEE AND RESTRUCTURING THE BEAUTICIAN COMMITTEE AS A NON-BROWN ACT COMMITTEE

WHEREAS, the City Council understands the importance of staff resources and wants to be as efficient as possible when using staff time for City Council business; and

WHEREAS, the City Council believes the current non-Standing Ad Hoc committees have either served their purpose and/or are no longer required; and

WHEREAS, the City Council wishes to eliminate all non-Standing Ad Hoc committees; and

WHEREAS, the Public Safety Committee has struggled to achieve quorums and its Brown Act structure has limited information sharing; and

WHEREAS, the Police and Fire Chief will host annual town halls to facilitate direct community engagement on public safety issues; and

WHEREAS, the Economic Pandemic Impact Community Advisory Committee (EPIC) was established to provide stakeholder input on economic recovery but is no longer needed as the city transitions beyond the pandemic, with economic development efforts now effectively managed through existing city programs; and

WHEREAS, the Beautician Committee's project-based nature is not well suited to a Brown Act structure, limiting its ability to execute initiatives efficiently; and

WHEREAS, the City Manager's Office will oversee the Beautician Committee to provide direct support and ensure streamlined project approvals; and

WHEREAS, current committee members will have their terms extended to December 30, 2026, and the committee will allow for up to two additional members to be appointed by the City Manager;

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

All non-Standing Ad Hoc committees and the Public Safety Committee are hereby dissolved including:

- 30 Acre Parcel Highway 12 and Marina Mixed Use Ad Hoc
- Sidewalk Ad Hoc
- City Attorney RFP Review Ad Hoc
- Code Enforcement Ad Hoc
- Parcel 13 Ad Hoc
- RPMA Theater Ad Hoc

- Lawler House RFP Review
- Legislative Advocacy Policy Ad Hoc
- City Manager Evaluation Process Ad Hoc

The Beautician Committee is restructured as a non-Brown Act committee under the oversight of the City Manager’s Office and current Beautician Committee members shall have their terms extended to December 30, 2026, and the City Manager is authorized to appoint up to two additional members to the Beautician Committee. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Suisun City held on Tuesday the 4th day of February 2025 by the following vote:

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

WITNESS my hand and the seal of said City this 4th day of February 2025.

Anita Skinner

City Clerk