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

A G E N D A

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, OCTOBER 21, 2025

5:00 PM

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

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

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 823 8164 9607
CALL IN PHONE NUMBER: (707) 438-1720

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720

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

(Next Ord. No. – 809)
(Next City Council Res. No. 2025 – 115)
Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 06)
(Next Housing Authority Res. No. HA2025 – 09)

5:00 P.M CLOSED SESSION

CALL TO ORDER
Mayor Hernandez

ROLL CALL
Council / Board Members

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

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

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

1. CONFERENCE WITH LABOR NEGOTIATOR
   A Closed Session will be held, Pursuant to Government Code Section 54957.6, to Conduct Labor Negotiations among:
   Agency Negotiator: City Manager, Bret Prebula
   Employee Organization:
   SCEA (Suisun City Employees' Association);
   SCPOA (Suisun City Police Officers Association);
   SCPFA (Suisun City Professional Firefighters' Association);
   SCMPEA (Suisun City Management and Professional Employees' Association);
   Unrepresented Employees;
   Temporary/Part-Time Employees.

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

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

6:30 RECONVENE OPEN SESSION

CALL TO ORDER
Mayor Hernandez

ROLL CALL
Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

CLOSED SESSION REPORT
Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS (Informational items only.)

3. City Manager Update - (Prebula: Bprebula@suisun.com).
4. City Attorney Report - (Enright).
5. Informational Report - Update on the Solid Waste Request for Proposal (RFP) Project. (Vue: Nvue@suisun.com).
6. SID Update - (Deol: Ldeol@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.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

7. Proclamation Proclaiming September 16,2025 - October 16,2025 as Hispanic Heritage Month - (Hernandez: Ahernandez@suisun.com) (Not Presented).
8. Proclamation Recognizing the Retirement of Sheriff Ferrara - (Roth: Aroth@suisun.com) (Not Presented).
9. Proclamation Recognizing Diwali – The Festival of Lights - (Hernandez: Ahernandez@suisun.com).
10. Acceptance of Art Piece from Wayne Day - (Hernandez: Ahernandez@suisun.com).
11. Approving Appointment to the Recreation, Parks, Marina and Arts Commission (Hernandez: Ahernandez@suisun.com).

CONSENT CALENDAR

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

City Council

12. Council Adoption of Resolution No. 2025-___: Approving the Final Design and Budget of the Montebello Vista Park Revitalization Project Recommended by the Recreation, Parks, Marina, and Arts Commission - (Hull: Jhull@suisun.com).
13. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Grant Agreement with the State of California Department of Parks and Recreation Division of Boating and Waterways for the Surrendered and Abandoned Vessel Exchange (SAVE) Program - (Hull: Jhull@suisun.com).
14. California Forever Consultant Professional Services Agreements - (Bermudez: Jbermudez@suisun.com).
    a. Council Adoption of Resolution No. 2025- __: Authorizing the City Manager to Execute a Professional Services Agreement with RSG Consultants for Consultant Services for Work Related to the California Forever Project.
    b. Council Adoption of Resolution No.2025-__: Authorizing the City Manager to Execute a Processional Services Agreement with Citygate Associates, LLC for Consultant Services for Work Related to the California Forever Project.
    c. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Professional Services Agreement with Lisa Wise Consulting for Consultant

Services for Work Related to the California Forever Project.

d. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Professional Services Agreement with Andy Heath Financial Services for Consultant Services for Work Related to the California Forever Project.

15. Council Adoption of Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Authorizing a Three-Year Agreement with True Comp for Labor Costing and Market Benchmarking Software Services in the Amount of $29,950 Per Year - (Penland: cpenland@suisun.com)
16. Council Adoption of Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Approving the Memorandum of Understanding Between the City of Suisun City and the Suisun City Professional Firefighters' Association (SCPFA) for the Period of July 1, 2025 through June 30, 2027 - (Penland: cpenland@suisun.com).

Joint City Council / Housing Authority

17. Declaring Certain Properties Surplus Land Act: (Caperton: Rcaperton@suisun.com)

    a. Council Adoption of Resolution No. 2025-___ Declaring Certain Property Located Generally at the Northwest Corner of Highway 12 and Marina Boulevard in the City of Suisun City, Assessor Parcel Numbers (APNs) 0030-295-030, 0032-230-280, and 0032-230-310 "Surplus Land" Pursuant to the Surplus Land Act (Government Code Sections 54220 et seq.)
    b. Housing Authority Adoption of Resolution HA No. 2025-___ Declaring Certain Property Located Generally at the Northwest Corner Of Highway 12 and Marina Boulevard in the City of Suisun City, Assessor Parcel Number (APNs) 0032-230-290 and 0032-230-370 (Properties) Surplus Land Pursuant to the Surplus Land Act (Government Code Sections 54220 Et Seq.)

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

18. 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 September 16, 2025 – (Skinner: Clerk@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency

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

PUBLIC HEARING

20. Public Hearing: Council Adoption of Resolution No. 2025-___; Approving Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action - (Kearns: Jkearns@suisun.com).

GENERAL BUSINESS

21. **HEARING:** Council Adoption of Resolution No. 2025-___: Placing Liens for Unpaid

Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California - (Deol: ldeol@suisun.com).

22. Council Consideration of Adopting Resolution No. 2025-__: A Resolution of the City of Suisun City Authorizing Emergency Subsidies from the General Fund to Support Section 8 Housing Choice Voucher Assistance During the Federal Government Shutdown - (Goltiao: Jgoltiao@suisun.com).
23. Discussion and Direction: Shaping the Downtown Operations Plan – Strategy Options for Council Consideration - (Prebula: Bprebula@suisun.com).

COUNCIL COMMENTS

REPORTS: (Informational items only)

ADJOURNMENT

Public Access To Agenda Documents

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

Council/Agendas The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be 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 II for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

AGENDA ITEM NO. 5.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Informational Report - Update on the Solid Waste Request for Proposal (RFP) Project.

FISCAL IMPACT: Informational only item. There would be no fiscal impacts to the General Fund or any other City funds from this item.

STRATEGIC PLAN: Provide Good Governance. Enhance the Environment.

BACKGROUND: On September 16, 2025, the City Council rejected entering into a fully renegotiated Franchise Agreement with Republic Services, and directed staff to begin drafting a Solid Waste Request for Proposal.

STAFF REPORT: Staff is providing an planned timeline for as well as an outline of services that will be included within the Solid Waste Request for Proposal (RFP) Project.

STAFF RECOMMENDATION: Not applicable to Informational Items.

DOCUMENTS ATTACHED: 1. Informational PowerPoint.

PREPARED BY:	Amanda Dum, Management Analyst II
REVIEWED BY:	Nouae Vue, Public Works Director & City Engineer
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Informational PowerPoint.

Informational Update

Suisun City Solid Waste Collection Services Request for Proposals (RFP) Project

PUBLIC WORKS ADMINISTRATION

OCTOBER 21, 2025

Project Timeline

Suisun City Solid Waste Collection Services RFP Project

Draft RFP	Release RFP	RFP Due Date	Evaluate RFP	Award Contract	Negotiate Contract	Contract Start Date
10/1/25 to week of 1/5/26	Week of 1/5/26	3/23/26	3/23/26 to 4/23/26	5/5/26	5/6/26 to 5/6/27	7/1/26

PROJECT VISION

Request for Proposals (RFP)

- Draft RFP – 10/1/25 to week of 1/5/26
  - RFP will contain base services, services within new Republic Agreement, as well as additional Add Alternative services
- Release RFP – Week of 1/5/26
- RFP Due – 3/23/2025
- Evaluation RFP – 3/23/25 to 4/23/25
- Council authorization to proceed with Franchise Agreement (Contract) negotiations – 5/5/26 Council Meeting
- Negotiate Contract – 5/6/26 to 5/6/27
  - City Attorney and Hauler Attorney
- Contract implementation – July 1, 2027

RFP BASE SOLID WASTE SERVICES

- Paper Shredding Events – 2x/yr
- 65-gallon option for trash carts (SFD)
- Two (2) Bulky Waste Pick-Ups per year
- Holiday Tree Collection (SFD)
- Sharps Mail-Back Program
- Two (2) extra bags of trash after Christmas (SFD)
- Battery Drop-Off Program
- HHW Extended Producer Responsibility Drop-Off Events – 2x/yr
- Free cardboard disposal
- Illegal Dump Crew cost
- Recycling Buy-Back Center
- Buy-Back Center coupons (can be used towards bill)
- Compost Giveaway Events – 2x/yr
- Motor Oil Curbside Collection Program (SFD)
- White Goods Drop-Off Program Household Hazardous Waste (HHW) Drop-Off Program
- Batteries, Oil, Paint, and Anti-Freeze (BOPA) Drop-Off Program
- Street Sweeping

THANK YOU…

AGENDA ITEM NO. 6.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: SID Update

FISCAL IMPACT: This report is informational only. The SSWA Board has already approved the staff recommendation and associated operational coordination.

BACKGROUND:

The Suisun-Solano Water Authority (SSWA) receives its raw water supply from the Putah South Canal (PSC), operated by the Solano County Water Agency (SCWA). As part of annual maintenance, sections of the PSC require concrete panel replacement to maintain the canal's structural integrity and prevent potential service disruptions.

This year's scheduled work involves panel replacement upstream of the Cement Hill Water Treatment Plant (CHWTP) intake. To complete this work safely, the CHWTP must be temporarily shut down from **November 18–21, 2025.**

STAFF REPORT:

Canal Maintenance and System Coordination

The PSC is a vital regional facility serving SSWA, the Cities of Fairfield, Benicia, Vallejo, and the Solano Irrigation District (SID). Regular maintenance, including concrete panel replacement, helps prevent potential canal failures that could interrupt service to multiple agencies.

During the repair period, the CHWTP will be offline and unable to produce water. To maintain continuous water service to the City of Suisun City, SSWA will temporarily utilize its existing interconnections with the City of Fairfield.

SSWA staff have coordinated closely with SCWA, the City of Fairfield, the Suisun City Fire Department, and the State Water Resources Control Board – Division of Drinking Water to ensure operational readiness and emergency preparedness during this temporary supply change.

Water Quality Considerations

Fairfield's public water system has been fluoridated since the early 1970s in accordance with state and federal public health guidelines. Fluoride is added to drinking water to promote dental health and prevent tooth decay, and levels are maintained within the safe standards established by the U.S. Environmental Protection Agency (EPA), the California Department of Public Health (CDPH), and the Centers for Disease Control and Prevention (CDC).

While SSWA's normal water supply is not fluoridated, customers in Suisun City will temporarily receive fluoridated water during the CHWTP shutdown period.

Public Notification

Title 22 of the California Code of Regulations requires water agencies to notify customers when there is a significant temporary change in water source or water quality characteristics.

SSWA has prepared a **customer notification letter** (Attachment 1) to inform residents of the temporary water source change and associated water quality differences. Additionally, an **FAQ document** about fluoride (Attachment 2) has been prepared to provide clear and factual information to the public.

STAFF RECOMMENDATION: Information Only.
This item is presented to the Suisun City Council to inform residents of the upcoming temporary water source change associated with the Putah South Canal repairs and Cement Hill Water Treatment Plant shutdown scheduled for **November 18–21, 2025.**

DOCUMENTS ATTACHED:

1. Customer Notification Letter
2. Fluoride FAQ

PREPARED BY: Ashley Nash, Administrative Assistant
REVIEWED BY:
APPROVED BY:

ATTACHMENTS:
1. Customer Notification Letter
2. FAQ

SUISUN-SOLANO WATER AUTHORITY

BOARD OF DIRECTORS
Princess Washington, Vice President
Alma Hernandez
Jenalee Dawson
Amit Pal
Parise Shepherd

BOARD OF DIRECTORS
John D. Kluge, President
Michael J. Barrett
Derrick Lum
Pete Sanchez
William Brazelton

IMPORTANT NOTICE TO WATER CUSTOMERS
Temporary Change in Water Source

English

You are receiving this notice because you receive water from the Suisun-Solano Water Authority (SSWA). SSWA typically obtains its water from the Putah South Canal, however, from **November 18 – 21, 2025**, SSWA will be using an alternative water supply while repairs are made to the Putah South Canal.

During these repairs, the Cement Hill Water Treatment Plant (the main source of drinking water to Suisun City) will be offline. To continue water service and ensure there is adequate storage for emergencies or fires, SSWA will temporarily receive water from the City of Fairfield through existing interties, which SSWA uses from time to time during emergencies or, in this case, a planned outage.

Fairfield's water supply during this outage will be from the **North Bay Aqueduct**, not the Solano Project, and meets all state and federal drinking water standards. However:

- **Fluoride:** Fairfield adds fluoride, while SSWA does not.
- **Taste/Quality:** You may notice a small difference in taste or other characteristics.
- **Water Pressure:** Pressures in some areas may be lower than usual during this period.

Your water will continue to meet all state and federal drinking water standards. If you prefer not to consume fluoridated water, you may choose to use bottled water during this period.

This change is temporary and is being made to ensure the long-term reliability of your water system. Once repairs are complete, SSWA will resume its normal water supply from the Cement Hill Water Treatment Plant.

For questions, please call [phone number] or visit [website].

Español
AVISO IMPORTANTE A LOS CLIENTES DE AGUA
Cambio temporal en la fuente de agua

Usted está recibiendo este aviso porque recibe agua de la Autoridad de Agua Suisun-Solano (SSWA). Normalmente, SSWA obtiene su agua del Canal Putah South; sin embargo, del 18 al 21 de noviembre de 2025, SSWA utilizará un suministro de agua alternativo mientras se realizan reparaciones en el Canal Putah South.

Durante estas reparaciones, la Planta de Tratamiento de Agua Cement Hill (la fuente principal de agua potable para la Ciudad de Suisun) estará fuera de servicio. Para continuar con el servicio de agua y garantizar que haya suficiente almacenamiento

para emergencias o incendios, SSWA comprará agua de la Ciudad de Fairfield a través de las interconexiones existentes, las cuales se utilizan de vez en cuando.

El suministro de agua de Fairfield durante esta interrupción provendrá del Acueducto North Bay, no del Proyecto Solano, y cumple con todos los estándares estatales y federales de agua potable. Sin embargo:

- **Flúor:** Fairfield agrega flúor, mientras que SSWA no lo hace.
- **Sabor/Calidad:** Es posible que note una pequeña diferencia en el sabor u otras características.
- **Presión de Agua:** La presión en algunas áreas puede ser más baja de lo normal durante este período.

Su agua continuará cumpliendo con todos los estándares estatales y federales de agua potable. Si prefiere no consumir agua con flúor, puede optar por usar agua embotellada durante este período.

Este cambio es temporal y se realiza para garantizar la confiabilidad a largo plazo de su sistema de agua. Una vez que se completen las reparaciones, SSWA reanudará su suministro normal de agua de la Planta de Tratamiento de Agua Cement Hill.

Para preguntas, por favor llame al [número de teléfono] o visite [sitio web].

Tagalog
MAHALAGANG PAALALA SA MGA CUSTOMER NG TUBIG
Pansamantalang Pagbabago sa Pinagmumulan ng Tubig

Ikaw ay nakakatanggap ng abisong ito dahil kumukuha ka ng tubig mula sa Suisun-Solano Water Authority (SSWA). Karaniwan, ang SSWA ay kumukuha ng tubig mula sa Putah South Canal, ngunit mula Nobyembre 18 – 21, 2025, gagamit ang SSWA ng alternatibong suplay ng tubig habang isinasagawa ang pagkukumpuni sa Putah South Canal.

Sa panahon ng pagkukumpuni, ang Cement Hill Water Treatment Plant (ang pangunahing pinagkukunan ng inuming tubig ng Lungsod ng Suisun) ay pansamantalang isasara. Upang ipagpatuloy ang serbisyo ng tubig at matiyak na may sapat na imbakan para sa mga emerhensiya o sunog, bibili ang SSWA ng tubig mula sa Lungsod ng Fairfield sa pamamagitan ng umiiral na mga interties, na ginagamit paminsan-minsan.

Ang suplay ng tubig ng Fairfield sa panahong ito ay magmumula sa North Bay Aqueduct, hindi mula sa Solano Project, at pumapasa sa lahat ng pamantayang pang-estado at pederal para sa inuming tubig. Gayunpaman:

- **Fluoride:** Nagdadagdag ng fluoride ang Fairfield, samantalang ang SSWA ay hindi.
- **Lasa/Kalidad:** Maaaring mapansin mo ang kaunting pagkakaiba sa lasa o iba pang katangian.
- **Presyon ng Tubig:** Maaaring mas mababa kaysa karaniwan ang presyon sa ilang lugar sa panahong ito.

Ang iyong tubig ay patuloy na susunod sa lahat ng pamantayang pang-estado at pederal para sa inuming tubig. Kung nais mong iwasan ang tubig na may fluoride, maaari kang gumamit ng bottled water sa panahong ito.

Ang pagbabagong ito ay pansamantala at ginagawa upang matiyak ang pangmatagalang pagiging maaasahan ng iyong sistema ng tubig. Kapag natapos ang pagkukumpuni, ipagpapatuloy ng SSWA ang karaniwang suplay ng tubig mula sa Cement Hill Water Treatment Plant.

Para sa mga katanungan, mangyaring tumawag sa [numero ng telepono] o bumisita sa [website].

Fluoride in the Suisun Solano Water Authority (SSWA) Drinking Water — FAQ

1. What is fluoride and why is it important?

- Fluoride is a naturally occurring mineral found in rocks, soil, and water.
- In small amounts, fluoride strengthens tooth enamel and helps repair early stages of tooth decay.
- Because cavities are so common and costly to treat, many communities add fluoride to drinking water as a public health measure to improve dental health.

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2. Does SSWA add fluoride to the water?

- No. SSWA does not currently add fluoride because our system has fewer than 10,000 service connections (we serve about 9,000).
- However, fluoride is naturally present in SSWA's water at low levels.

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3. What does California law say about adding fluoride?

- California law (Health & Safety Code §§116409–116415) allows—but does not require—fluoridation for Public Water Systems under 10,000 service connections.
- Larger water systems (≥10,000 service connections) must fluoridate if state funding is available and natural fluoride levels are below recommended health standards.
- Any utility adding fluoride must first obtain a state permit and then monitor fluoride levels daily to ensure safety.

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4. How much fluoride does the City of Fairfield add to its water?

- The City of Fairfield adjusts its drinking water to about 0.7 milligrams per liter (mg/L), which is the level recommended by the U.S. Public Health Service to prevent tooth decay.

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5. How does that compare with fluoride in toothpaste?

- Toothpaste: 1,000–1,500 parts per million (ppm) (~1,000–1,500 mg/L).
- Fluoridated water: ~0.7 ppm (0.7 mg/L).

- ***In other words, toothpaste has more than 1,000 times the fluoride concentration of drinking water.*** But because only a pea-sized amount is used, both are safe and effective.
- Drinking water provides consistent, low-level exposure for everyone, while toothpaste gives a concentrated dose directly to teeth.

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6. Is fluoride at these levels safe?

- Yes. At about 0.7 mg/L, fluoride in drinking water is considered safe and effective by the Centers for Disease Control and Prevention (CDC), the American Dental Association (ADA), and the World Health Organization (WHO).
- California's maximum allowed level is 2.0 mg/L, well above the levels used for dental protection.
- Nonetheless, the most common effect of higher, long-term exposure is mild dental fluorosis (faint white streaks on teeth), which is cosmetic and not harmful.

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7. Can I remove fluoride from my water at home?

- Yes, but it requires expensive specialized treatment. Effective options include:
    - Reverse osmosis (RO) systems
    - Activated alumina filters
    - Distillation units
- Standard carbon-based pitchers or faucet filters (such as Brita or PUR) generally do not remove fluoride.

Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, the strength of Suisun City is rooted in the rich diversity of its people, whose cultures, traditions, and histories create a vibrant and welcoming community; and

WHEREAS, Hispanic Heritage Month, observed annually from September 16 to October 16, was enacted into law on August 17, 1988, as a time to honor the countless contributions of Hispanic and Latino Americans to our nation's history, culture, and society; and

WHEREAS, in Suisun City, the Solano Hispanic Chamber of Commerce continues to play an essential role in supporting and uplifting local Hispanic- and Latino-owned businesses, fostering economic growth and strengthening community connections; and

WHEREAS, Hispanic-owned businesses such as Maria's Tacos and Bar, The Maple Bar, La Guagua Latin Cafe, La Cabaña Homestyle Mex, and Café Warao, among others, enrich the cultural and economic fabric of our city; and

WHEREAS, the Solano Hispanic Chamber of Commerce has been a valued partner in community celebrations, including Suisun City's inaugural Cinco de Mayo event, and continues to be recognized across California for its leadership, advocacy, and innovation; and

WHEREAS, the Solano Hispanic Chamber of Commerce has strengthened its legacy of excellence by expanding programs, partnerships, and mentorship opportunities that empower Hispanic-owned businesses and foster inclusive economic development across Solano County.

NOW, THEREFORE, I, Alma Hernandez, mayor of the City of Suisun City on behalf of the Suisun City Council, hereby proclaim September 16 - October 16, 2025, as

"HISPANIC HERITAGE MONTH"

in Suisun City and encourage all residents to recognize, celebrate, and honor the achievements of the Hispanic and Latino community and their lasting positive influence on the growth and vitality of our city.

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

_____

Alma Hernandez, Mayor

ATTEST:_____

DATE: October 21, 2025

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Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, Sheriff Thomas A. Ferrara has faithfully served the people of Solano County and beyond for forty-two years as a respected law enforcement professional, including nearly thirteen years as the Solano County Sheriff; and

WHEREAS, Sheriff Ferrara began his service as a California peace officer in August 1983 and was appointed Sheriff in 2012, subsequently being elected in 2014 and reelected in 2022, reflecting the strong support and trust of the community; and

WHEREAS, under his leadership, the Solano County Sheriff's Office has upheld its commitment to public safety, integrity, and service through times of challenge and change; and

WHEREAS, Sheriff Ferrara has assisted the Suisun City Police Department, Suisun City Fire Department, and the Suisun City Community by sending assistance without hesitation during emergencies such as critical incidents and significant fires in Suisun City; and

WHEREAS, Sheriff Ferrara has announced his retirement effective September 25, 2025, concluding a distinguished career marked by dedication, professionalism, and honor;

NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, on behalf of the Suisun City Council, hereby recognize and commend

Sheriff-Coroner Thomas A. Ferrara

for his dedicated service to Solano County and his commitment to our Suisun City community and offers its sincerest congratulations on a well-deserved retirement.

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

_____

Alma Hernandez, Mayor

ATTEST: _____

DATE: October 21, 2025

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Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, Diwali (Deepavali), the Festival of Lights, is celebrated by over one billion people worldwide, including millions across the United States and throughout California, observed by Hindus, Sikhs, Jains, and Buddhists as a time that honors light, renewal, and the spirit of togetherness; and

WHEREAS, in September 2025, the California Legislature passed Assembly Bill 268, designating Diwali as an official state holiday, making California the first state on the West Coast to formally recognize this sacred celebration and to honor the cultural diversity of its residents; and

WHEREAS, this recognition underscores the important contributions of the South Asian American community, whose traditions, values, and civic engagement strengthen the social and cultural fabric of Suisun City and the greater Bay Area; and

WHEREAS, Suisun City celebrates the diversity of its residents and acknowledges that honoring Diwali fosters greater understanding, respect, and harmony among all who call our community home; and

WHEREAS, Hindu celebrants of Diwali believe that the rows of lamps symbolize the light of knowledge and truth within the individual that signifies the destruction of all negative qualities such as violence, anger, jealousy, ignorance, greed, fear, or suffering; Diwali celebrates the victory of good over evil; and

WHEREAS, for Sikhs, Diwali coincides with Bandi Chhor Divas, meaning Day of Liberation, marking the day that the sixth founding Sikh Guru, revered teacher Guru Hargobind, was released from captivity by the Mughal Emperor Jahangir after his wrongful imprisonment; and

WHEREAS, for Buddhists, especially Newar Buddhists, Diwali is commemorated as Ashok Vijayadashami, the day the great Emperor Ashoka embraced Buddhism as his faith.

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

"Diwali – Festival of Lights"

in the City of Suisun City and encourage all residents to join in celebrating this Festival of Lights through acts of kindness, reflection, and community gatherings.

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

Alma Hernandez, Mayor

ATTEST:_____

DATE: October 21, 2025

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AGENDA ITEM NO. 12.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Approving the Final Design and Budget of the Montebello Vista Park Revitalization Project Recommended by the Recreation, Parks, Marina, and Arts Commission.

FISCAL IMPACT: Project will be funded by a combination of State of California Parks and Recreation Department 'Local Assistance Specified Grant' funding of $1,720,000 and $1,389,130 of City Park Development Funds.

STRATEGIC PLAN: Provide Good Governance and Enhance Environment.

BACKGROUND: The Montebello Vista Lighting and Landscape Maintenance Assessment District does not generate sufficient revenue to cover ongoing expenses, including maintenance of Montebello Vista Park, streetlight electricity and maintenance, and upkeep of the Walters Road entrance and medians. The Assessment District Fund is currently operating at a deficit of more than $100,000.

To address needs at Montebello Vista Park, the Recreation, Parks, and Marina (RPM) Department submitted grant applications to the Statewide Development Community Revitalization Program (Round 4) in 2021 and to the Rural Recreation and Tourism Program in 2022; however, both applications were unsuccessful.

In June 2022, the RPM Department was awarded $1,720,000 in funding through the California Department of Parks and Recreation's Local Assistance Specified Grants Program for improvements to Montebello Vista Park. At the January 17, 2023, City Council meeting, the Council approved the City's entry into a grant agreement with the California Department of Parks and Recreation for this project. On August 8, 2023, the City Council subsequently approved a contract with Melton Design Group (MDG) for professional design and project management services.

A community meeting was held at Montebello Vista Park on May 9, 2024. Based on community input, MDG developed a conceptual rendering and cost estimate for the Montebello Vista Park Revitalization Project. The project's initial design and budget were approved at the August 20, 2024, City Council meeting. However, due to rising costs, RPM staff elected to revisit the project before bringing it forward for final RPM Commission and City Council approval.

The revitalization project includes converting the existing grass playing field to synthetic turf with a synthetic baseball infield, significantly reducing ongoing maintenance costs. Additional improvements include construction of a new facility with two restrooms, a snack bar, and storage space, as well as installation of new park benches, dugouts, backstops, and bleachers for the baseball/soccer field.

STAFF REPORT: As MDG developed the project's master plan and construction documents, the projected cost for the synthetic turf increased by more than $400,000 from the initial estimate provided in August 2024. According to MDG, the increase is due to findings from the project's geotechnical report as well as updated vendor pricing reflecting current market conditions.

The geotechnical report revealed that the site contains highly clay-based soil with almost no natural infiltration. As a result, the design was revised to include a deeper section of imported base rock, geotextile fabric, and enhanced subgrade treatment to ensure proper drainage, surface stability, and to mitigate long-term maintenance challenges. MDG has stated that the adjusted budget and scope represent a responsible investment in quality, durability, and community value that will serve City programs for many years.

The updated project was presented to the Recreation, Parks, Marina, and Arts (RPMA) Commission on July 23, 2025, for recommendation. Due to both the increased project cost and the availability of additional City Park Development Funds, Commissioners were asked to provide input on amenities to add or remove from the project scope. The Commission approved the project with recommendations to include several enhancements, including the construction of a multi-sport court, the addition of a games area, and full replacement of the existing backstop and dugouts.

STAFF RECOMMENDATION: Adopt Resolution No. 2025-___: Approving the Final Design and Budget of the Montebello Vista Park Revitalization Project Recommended by the Recreation, Parks, Marina, and Arts Commission.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Approving the Final Design and Budget of the Montebello Vista Park Revitalization Project Recommended by the Recreation, Parks, Marina, and Arts Commission.
2. Probable Cost of Construction
3. Project Site Plan

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

ATTACHMENTS:

1. Resolution Approving Final Design and Budget of t Montebello Vista Park Revitalization Project
2. Probable Cost of Construction
3. Project Site Plan

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RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, APPROVING THE FINAL BUDGET AND DESIGN OF THE MONTEBELLO VISTA PARK REVITALIZATION PROJECT RECOMMENDED BY THE RECREATION, PARKS, MARINA, AND ARTS COMMISSION

WHEREAS, the Montebello Vista Lighting and Landscape Maintenance Assessment District operates at a deficit exceeding $100,000 and does not generate sufficient revenue to cover ongoing park maintenance and related expenses; and

WHEREAS, the City was awarded $1,720,000 in grant funding from the California Department of Parks and Recreation's Local Assistance Specified Grants Program for improvements to Montebello Vista Park in June 2022; and

WHEREAS, the City Council previously approved initial project design and budget, and a professional services & design agreement for the project; and

WHEREAS, a community meeting was held in May 2024, at Montebello Vista Park to gather input from residents on the revitalization project; and

WHEREAS, due to findings from the geotechnical report and updated market pricing, the projected cost for synthetic turf increased by over $400,000, prompting a design revision to address site drainage and durability; and

WHEREAS, the Recreation, Parks, Marina and Arts Commission reviewed and recommended the updated project with additional amenities on July 23, 2025; and

WHEREAS, the City Council supports approving the updated design and budget as a sound investment in quality community parks and facilities.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City approves the Final Design and Budget of the Montebello Vista Park Revitalization Project as Recommended by the Recreation, Parks, and Arts Commission.

PASSED AND ADOPTED a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____

Anita Skinner
City Clerk

MONTEBELLO VISTA PARK

Preliminary Estimated Cost of Construction - Labor and Materials
Prepared For: City Of Suisun City Parks and Marina Dept.
Date: 8/27/2024
Project No: 2570

UNI	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	ALTERNATE
MOBILIZATION, DEMOLITION, GRADING & RELOCATION						
1	Mobilization	1	LS	$50,000.00	$50,000.00	$0
2	Erosion / Water pollution Control	1	LS	$6,000.00	$6,000.00	$0
3	Grading (Concrete Only)	7,000	SF	$0.50	$3,500.00	$0
4	Drainage	1	LS	$10,000.00	$10,000.00	$0
5	Traffic Control	1	LS	$5,000.00	$5,000.00	$0
				MDGR Subtotal	**$74,500**	$0
HARDSCAPE						
6	Standard Grey Concrete	7,300	SF	$16.00	$116,800	$0
7	Standard Grey Concrete Curb (12") at Field	300	LF	$55.00	$16,500	$0
8	Artificial Turf	86,140	SF	$19.00	$1,636,660	$0
				Hard	**$1,769,960**	**$0**
ADDITIONAL CONCRETE						
9	Additional Entrance at Baseball	840	SF	$16.00	$0	$13,440
10	Additional Concrete at NE Baseball	450	SF	$16.00	$0	$7,200
11	Path Above Basketball Court	680	SF	$16.00	$0	$10,880
12	Path Below Basketball Court	575	SF	$16.00	$0	$9,200
				Additional	**$0**	**$40,720**
GAMES AREA						
13	Decomposed Granite	4,700	SF	$6.00	$28,200	$0
14	Cornhole	2	EA	$2,567.00	$0	$5,134
				Gam	**$28,200**	**$5,134**
PICNIC AREA AT PLAY						
15	Standard Grey Concrete	530	SF	$16.00	$8,480	$0
16	Round Tables - Standard Concrete	2	EA	$3,700.00	$7,400	$0
17	Shade Structure (12x16)	2	EA	$24,000.00	$48,000	$0
				Picnic Area	**$63,880**	**$0**
PLAY EAST						
18	Round Tables - Standard Concrete	2	EA	$4,700.00	$9,400	
19	Shade Structure (12x16)	2	EA	$24,000.00	$48,000	
				Play	**$57,400**	**$0**
MULTI-USE COURT						
20	Standard Grey Concrete	5,640	SF	$16.00	$90,240	
21	Striping	5,640	SF	$2.50	$14,100	
22	Basketball Hoop	2	EA	$7,500.00	$15,000	
23	Benches - Standard Concrete	4	EA	$1,960.00	$7,840	
				Play	**$127,180**	**$0**
LIGHTING / ELECTRICAL / WATER / SEWER						
24	Electrical, Water and Sewer At Restroom and Concessions	1	LS	$50,000.00	$50,000	$0
				Lighting / Electrical / Water	**$50,000**	**$0**
SITE AMENITIES						
25	Restroom	1	LS	$170,000.00	$170,000	$0
26	Dugouts	2	EA	$9,000.00	$18,000	$0
27	Dugout Benches	4	EA	$1,200.00	$4,800	$0
28	3 Tier Bleachers	2	EA	$3,500.00	$7,000	$0
29	Backstop at Baseball	1	EA	$20,000.00	$20,000	$0
30	Renovate Existing Backstop and Dugout	1	EA	$20,000.00	$20,000	$0
31	Trash/Recycle Receptacle	2	EA	$3,300.00	$6,600	$0
32	Drinking Fountain with Bottle Filler on Restroom	1	EA	$7,000.00	$7,000	$0
33	Bike Racks	4	EA	$940.00	$3,760	$0
34	Benches - Standard Concrete	4	EA	$1,960.00	$7,840	$0
35	Round Tables 4'	2	EA	$3,700.00	$7,400	$0
				Site	**$272,400**	**$0**
PLANTING AND IRRIGATION						
36	Bark Mulch (3" Depth) (32,000 SF)	297	CY	$75.00	$22,275	$0
37	Turf Re-seed	77,950	SF	$0.25	$19,488	$0
38	Drip Irrigation	1	LS	$20,000.00	$20,000	$0
39	Rotor Irrigation Adjustment	1	LS	$30,000.00	$30,000	$0
40	Trees (15 Gallon)	36	EA	$325.00	$11,700	$0
				Planting And Irrigation	**$103,463**	**$0**

	TOTAL	ALTERNATE TOTAL
SUBTOTAL	**$2,546,983**	**$45,854**
15% CONTINGENCY	$382,047	$6,878
MDG Design Fees	$180,100	-
TOTAL ESTIMATE	**$3,109,130**	**$52,732**

Montebello Vista Park Revitalization Project Site Plan

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AGENDA ITEM NO. 13.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Grant Agreement with the State of California Department of Parks and Recreation Division of Boating and Waterways for the Surrendered and Abandoned Vessel Exchange (SAVE) Program.

FISCAL IMPACT: The Surrendered and Abandoned Vessel Exchange (SAVE) program grant will provide $15,000 for the removal and disposal of surrendered, abandoned, and nuisance vessels. In anticipation of receiving this funding, an appropriation for this purpose was included in the FY2025-26 Budget. The grant requires that the City provide a 10% match, and this will be met by the provision of in-kind services, primarily consisting of the Recreation Manager's time, which is included in the current budget.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The Suisun City Marina needs a funding source to deal with abandoned, derelict and nuisance vessels in the marina and in waterways located within the City. Removal of abandoned watercraft from the marina and City waterways would beautify the marina, open up additional slip options for potential renters, improve boating safety by reducing navigational hazards, and reduce potential environmental dangers. In order to facilitate these activities, the City applied to the state for a SAVE grant.

By providing funds for the removal of abandoned vessels and providing a vessel surrender program, the SAVE program grant would be both reactive and proactive. The SAVE program grant may be used for recreational vessels only. Grant funds may not be used for commercial vessels.

STAFF REPORT: The Surrendered and Abandoned Vessel Exchange (SAVE) program grant funds are comprised of a combination of grant funds from the Abandoned Watercraft Abatement Fund (AWAF) and the Vessel Turn-In Program (VTIP), and grant funds may be used by the City for either purpose. Most cities with marinas and/or public waterways participate in the SAVE Program.

Abandoned vessels, as defined by Harbors and Navigation Code section 522 (a), can be removed by the SAVE program grant funds. The City has been receiving SAVE Grant funding since 2017 to remove derelict vessels, and the majority of funding was utilized. The City continues to have demand for derelict vessel removal and the State recognized the need to continue funding for the Suisun Marina.

No vessel would be removed without the City first making every effort to contact and work with the owner of the vessel. Owners of the vessels would be given ample time to address issues pertaining to their vessel. Removal of a vessel would only occur when all other efforts to remedy the situation have been exhausted.

In addition to the removal of abandoned vessels, the SAVE program grant would enable the City to administer a surrendered vessel program. This program would provide a cost-free alternative for boat owners who may otherwise consider abandoning a boat. Boat owners would be required to show proof

that they are the registered owner and sign a release of interest in the boat.

The City's grant application for a SAVE program grant was approved in the amount of $15,000. The grant term would be from October 21, 2025 through September 30, 2027. This year the state reduced the SAVE budget from $2.75 million to $1 million. During the previous grant cycle we were awarded $60k. Because of this reduction, no applicant was awarded their full requested amount. Since the grant application has been approved by the state, it requires the City Council pass a Resolution authorizing the execution of the agreement and naming the signatory of the contract.

STAFF RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2025-__: Authorizing the City Manager to Execute a Grant Agreement with the State of California Department of Parks and Recreation Division of Boating and Waterways for the Surrendered and Abandoned Vessel Exchange (SAVE) Program.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Grant Agreement with the State of California Department of Parks and Recreation Division of Boating and Waterways for the Surrendered and Abandoned Vessel Exchange (SAVE) Program.
2. SAVE-25 Program Grant Agreement

PREPARED BY:	Janet Hull, Recreation, Parks and Marina Director
REVIEWED BY:	Janet Hull, Recreation, Parks and Marina Department Director
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution
2. SAVE-25 Program Grant Agreement

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT WITH THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION DIVISION OF BOATING AND WATERWAYS FOR THE SURRENDERED AND ABANDONED VESSEL EXCHANGE (SAVE) PROGRAM

WHEREAS, the City of Suisun City has applied to the California Department of Parks and Recreation Division of Boating and Waterways for grant funds to provide for the removal and disposal of surrendered, abandoned, and nuisance vessels; and

WHEREAS, the Surrendered and Abandoned Vessel Exchange (SAVE) program grant funds are comprised of a combination of grant funds from the Abandoned Watercraft Abatement Fund (AWAF) and the Vessel Turn-In Program (VTIP), and grant funds may be used by the City for either purpose; and

WHEREAS, the Division of Boating and Waterways has approved the application for grant funds in the amount of $15,000; and

WHEREAS, the grant requires that the City provide a 10% match that may be met by the provision of in-kind services, primarily consisting of the Recreation Manager's time which is included in the current budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the City Manager to take all steps necessary to effectuate and execute the SAVE program grant agreement with the California Department of Parks and Recreation Division of Boating and Waterways.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

State of California – Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DIVISION OF BOATING AND WATERWAYS

GRANT AGREEMENT - CERTIFICATE OF FUNDING

GRANTEE: City of Suisun City

GRANT TITLE: SURRENDERED AND ABANDONED VESSEL EXCHANGE (SAVE-25)

GRANT AMOUNT: $15,000.00

GRANT NUMBER: C25S0609

GRANT TERM: _____ through September 30, 2027

The Grantee agrees to the terms and conditions of this agreement, hereinafter referred to as Agreement, and the State of California, acting through its Director of the Department of Parks and Recreation, and pursuant to the State of California agrees to fund the total State grant amount indicated below and in Exhibit F which is a part of the agreement consisting of: Exhibit A "Project Representatives", Exhibit B "Grant Terms and Conditions", Exhibit C "General Terms and Conditions", Exhibit D "Grantee Certification Clauses", Exhibit E "Darfur Contracting Act", Exhibit F "Application/Scope of Work".

Grantee: City of Suisun City	Agency: Department of Parks and Recreation Division of Boating and Waterways
	ATTN: Gina Disney
Address: 800 Kellogg Street, Suisun City, CA 94585 9458	Address: 4940 Lang Ave., Dock H, Administration, Floor 12 McClellan, CA 95652
Authorized Signature:	Authorized Signature:
Printed Name:	Printed Name: Keren Dill
Title of Authorized Representative:	Title: Staff Services Manager II
Date:	Date:

CERTIFICATE OF FUNDING
(FOR STATE USE ONLY)

GRANTEE: City of Suisun City

GRANT TITLE: FY 2025/26 Surrendered and Abandoned Vessel Exchange (SAVE)

GRANT AMOUNT: $15,000.00

GRANT NUMBER: C25S0609

END DATE: September 30, 2027

AGREEMENT NO C25S0609	AMENDMENT NO	SUPPLIER ID 0000012988			PROJECT NO 3790OTHER
AMOUNT ENCUMBERED BY THIS DOCUMENT $15,000.00	FUND DESCRIPTION Surrendered and Abandoned Vessel Exchange (SAVE-25)			AGENCY BILLING CODE NO 053709	
REPORTING STRUCTURE 37900709	Approp. Ref. Fund 3790-101-0577	CHAPTER 04	STATUTE 2025		FISCAL YEAR 2025/26
BUSINESS UNIT 3790	PROGRAM 2855023	ACTIVITY CODE 69996		ACCOUNT 5432000	ALT ACCOUNT 5432000000

STATE OF CALIFORNIA

Department of Parks and Recreation, Division of Boating and Waterways
P.O. Box 942896, Floor 12
Sacramento CA 94296

SURRENDERED AND ABANDONED VESSEL EXCHANGE (SAVE)

FISCAL YEAR 2025/26

EXHIBIT A - PROJECT REPRESENTATIVES

The services shall be performed in the jurisdiction of: City of Suisun City

State Agency: Division of Boating and Waterways	Grantee (Agency Name): City of Suisun City
Name: Gina Disney	Grantee Representative*: Janet Hull
Title: Grants Program Manager	Title: Harbormaster
Address: 4940 Lang Ave., Dock H, Administration, Floor 12 McClellan, CA 95652	Mailing Address: 800 Kellogg Street, Suisun City, CA 94585 9458
	Remit to Address:
Phone: (916) 902-8821	Phone: (707) 429-2628
Fax:	Fax:
Email: gina.disney@parks.ca.gov	Email: jhull@suisun.com

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EXHIBIT B - GRANT TERMS AND CONDITIONS

SURRENDERED AND ABANDONED VESSEL EXCHANGE (SAVE) GRANT PROGRAM

1. PURPOSE OF THE PROGRAM:

a. Pursuant to its authority under Harbors and Navigation Code (HNC) section 525(1)(a), the Division of Boating and Waterways (DBW) wishes to contract with Grantee for the removal and disposal of:

(1) Abandoned property as described in HNC 522 (below) within Grantee's jurisdiction as listed in Exhibit A.

HNC Section 522: "Any hulk, derelict, wreck, or parts of any ship, vessel, or other watercraft sunk, beached, or allowed to remain in an unseaworthy or dilapidated condition upon publicly owned submerged lands, salt marsh, or tidelands within the corporate limits of any municipal corporation or other public corporation or entity having jurisdiction or control over those lands, without its consent expressed by resolution of its legislative body, for a period longer than 30 days without a watchman or other person being maintained upon or near and in charge of the property, is abandoned property."

(2) Surrendered vessels as defined in HNC 526.1

HNC Section 526.1: "surrendered vessel" means a recreational vessel that the verified titleholder has willingly surrendered to a willing public agency under both of the following conditions:

(a) The public agency has determined, in its sole discretion, that the vessel is in danger of being abandoned, and therefore has a likelihood of causing environmental degradation or becoming a hazard to navigation.

(b) The decision to accept a vessel is based solely on the potential of the vessel to likely be abandoned and cause environmental degradation or become a hazard to navigation."

(3) Wrecked or dismantled vessels, or parts thereof, or any other partially submerged object that pose a substantial hazard to navigation, from navigable waterways or adjacent public property, or private property with the landowner's consent.

b. The funds provided under this Agreement **shall not** be utilized for surrender, abatement, removal, storage, or disposal of commercial vessels. Commercial vessels include those vessels for which the most recent registration or documentation was commercial, even though that registration or documentation may have lapsed.

c. If Grantee is reimbursed for the costs related to the surrender, abatement, removal, storage, and/or disposal of an eligible water hazard by the registered or legal owner or other person or entity known to have an interest in the water hazard, then the water hazard shall no longer be eligible for funding under this Agreement. Grantee shall notify DBW in writing of such reimbursement and shall return all funds disbursed by DBW to Grantee with respect to such water hazard immediately.

d. Vessels listed in Exhibit F Application/Scope of Work are considered solely a demonstration of the agency's need for funding, not an approval that the individual

vessels are eligible for SAVE funding.

2. RIGHT OF INSPECTION

Grantee shall allow DBW and other state agency representatives, at any reasonable time, to inspect any site where Grantee or its subcontractors are performing work under this Agreement.

3. ANNUAL MEETING

Grantee's representative or alternate shall participate in an annual grant management and regional coordination one-day video or phone conference conducted by DBW during the term of this agreement.

4. TIMELINESS

Grantee agrees to complete the scope of work submitted in its application in a timely fashion.

5. HAZARDOUS MATERIALS

Grantee shall be responsible for securing any necessary or prudent studies, permits, or authorizations associated with treatment, removal, storage, or any other handling of hazardous substances including, but not limited to, toxic waste, petroleum waste, asbestos, and similar substances, prior to the removal of any vessel and water hazard pursuant to this Agreement.

Grantee shall be responsible for the proper and lawful handling, abatement, removal, storage, and/or disposal of any hazardous substances encountered in the execution of this Agreement.

6. TITLES AND LIENS

a. **Abandoned vessels**: Grantee shall comply with all relevant provisions of the Harbors and Navigation Code regarding notices, hearings and liens in the performance of this Agreement. Grantee (in conjunction with local law enforcement) shall conduct a title search for all vessels presumed to be abandoned, as provided by Harbors and Navigation Code section 526.

b. **Surrendered vessels**: Grantee shall comply with all relevant provisions of Harbors and Navigation Code section 526.1 in the performance of this Agreement, requiring that a surrendered vessel be that of the "verified titleholder."

c. Grantee shall comply with all Department of Motor Vehicles notification requirements related to the disposal of vessels and trailers.

7. GRANTEE CITATIONS - ABANDONED VESSELS

Grantee shall, in accordance with HNC 525(a–c), issue the last registered vessel owner a citation for abandoning a vessel and impose a fine of not less than $1,000 nor more than $3,000 for violation of this section. And shall seek every legally available method to have them pay for the removal and disposal of their abandoned vessel.

8. MEDIA

Grantee agrees to acknowledge DBW's financial support whenever work funded by this Agreement is publicized in any news media, brochures, or other type of promotional material.

9. MEDIA MATERIALS RELEASE

Grantee agrees to irrevocably grant to California State Parks, Division of Boating and Waterways, its employees, officers, agents, and assigns (hereinafter referred to as "DBW"), the non-exclusive, royalty-free, perpetual and worldwide right and permission to use, reproduce, publish, copy, distribute, alter, license, adapt, and display the photographs, motion pictures, caption information, and/or written quotes (hereinafter referred to collectively as "Photographs"), that the Grantee has submitted to DBW for art, editorial, advertising, marketing, trade, broadcast, print, educational programs, or any other lawful purpose whatsoever, in any and all media. In connection with the foregoing license, the Grantee agrees not to use, reproduce, adapt, or display the Photographs, or allow others to do so, in a manner that tends to subject DBW or its Abandoned Watercraft Abatement Fund Grants (AWAF), Vessel Turn In Program (VTIP) and/or Surrendered and Abandoned Vessel Exchange (SAVE) programs to ridicule, disparagement, mockery, satire, or that could tarnish the image of the DBW's AWAF, VTIP, and/or SAVE programs. Grantee hereby releases and discharges DBW from any and all claims and demands arising out of or in connection with the use of the Photographs, including without limitations, any and all claims for libel, defamation, invasion of privacy, and/or publicity rights. DBW assumes no responsibility for lost or damaged Photographs or for the use of same. DBW may sell, assign, license, or transfer all rights granted to it hereunder.

Grantee also grants DBW and its licensees the unrestricted right to use and disclose its name in connection with use of the Photographs. The Grantee understands that it will not be paid for any use or right granted herein.

Grantee understands and agrees that the Photographs may be used in whole or in part, at any time. The license granted herein to DBW includes the right and permission to conduct or have conducted such alterations to the Photographs as DBW deems necessary. Grantee releases and discharges DBW and agrees to indemnify and hold DBW harmless from any liability by virtue of any blurring, distortion, alteration, optical illusion or use in composite form, loss or damage, whether intentional or otherwise, that may occur in the use of the Photographs. Grantee waives any right to inspect or approve any finished product, advertising or other copy that may be used in connection therewith or the use to which it may be applied.

Grantee declares and avows that the Photographs it is submitting to DBW are its own original work in all respects. Grantee is the sole and exclusive owner of the Photographs; they are free, clear, and unencumbered. No part of them is taken from or based on any other work; no part infringes the copyright or any other right of any person; and the reproduction, publication, exhibition, or any other use by DBW of the Photographs in any form whatever will not in any way, directly or indirectly, infringe on the rights of any person. Grantee agrees to indemnify and hold DBW harmless from and against any and all loss, damage, costs, charges, legal fees, recoveries, judgments, amounts paid in settlement, penalties, and expenses that may be obtained against, imposed on, or suffered by DBW by reason of (1) any violation or infringement of any proprietary right or copyright; or (2) any libelous or unlawful matter contained in the Photographs. Grantee also agrees to indemnify and hold DBW harmless for any such amounts arising from its breach of any covenant, representation, or warranty of this agreement.

10. PERMITS AND DOCUMENTATION

Prior to the removal of any abandoned vessel, eligible water hazard, or surrendered vessel,

Grantee shall obtain all necessary permits, authorizations, and documentation necessitated by any applicable provision of law.

11. SECURING OF BIDS

Grantee shall comply with any applicable laws and regulations governing the competitive bidding process when awarding subcontracts under this Agreement. Grantee, upon request, must make available to DBW procurement documents such as requests for proposal, invitations for bid and independent cost estimates.

12. CONTRACTS WITH SERVICE PROVIDERS

All contracts/executed agreements with service providers for which grantee will request reimbursement must be in writing and shall be executed (signed) prior to commencement of any and all work completed. Upon request, grantee shall provide DBW copies of all executed agreements with service providers who are performing work funded by this SAVE grant.

13. SUBCONTRACTORS

Grantee agrees that it shall guarantee and shall be responsible for ensuring that any and all of its contractors and subcontractors hold a valid business license and carry general commercial liability insurance coverage sufficient to fully insure against any and all risks of hazardous activities associated with the work to be performed under this Agreement; and Grantee agrees that if any of Grantee's contractors or subcontractors fail to fulfill any of these requirements, that Grantee itself carries general commercial liability insurance coverage sufficient to fully insure against any and all risks of hazardous activities associated with the work to be performed under this Agreement, whether performed by the Grantee, Grantee's contractor(s), or Grantee's subcontractor(s). Upon request, grantee shall provide DBW with a certificate of insurance from any contractor(s) and subcontractor(s). Grantee's agreement number (C22SXXXX) must appear on the certificate of insurance.

14. TRAFFIC CONTROL AND TRAFFIC SAFETY

Grantee shall provide for adequate traffic control and safety measures at any site where Grantee and its subcontractors will perform any work under this Agreement.

15. AIR OR WATER POLLUTION VIOLATION

Grantee warrants that it is not (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to any cease and desist order not subject to review issued pursuant to Water Code section 13301 for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

16. ENTIRE AGREEMENT

This Agreement consists of the terms of this Agreement and all attachments, which are expressly incorporated herein. No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required.

17. APPROVAL OF AGREEMENT AND AMENDMENTS

This Agreement and any variation thereto is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Commencement of performance prior to approval of this Agreement will be at the Grantee's own risk.

18. DISABLED VETERAN BUSINESS ENTERPRISE (DVBE) PARTICIPATION REQUIREMENT

There are no Disabled Veteran Business Enterprise participation requirements with this

agreement.

19. AUTHORITY TO CONTRACT

Grantee must provide DBW with evidence of its authority to enter into this Agreement. Grantee may provide a delegation of contracting authority from its local governing body that by law has authority to contract. Alternatively, Grantee shall provide DBW with a resolution, order, motion, or ordinance of its local governing body that by law has authority to contract, authorizing execution of this Agreement.

20. COMPLIANCE WITH LAW AND REGULATIONS

Grantee and its subcontractor(s) shall comply with all applicable laws and regulations of the State of California for all work to be performed under this Agreement. By signing this Agreement, Grantee certifies its compliance and the compliance of all subcontractors with: (a) applicable provisions of the California Environmental Quality Act; (b) Nondiscrimination Program requirements of Government Code section 12990 (a-f) and Title 2, California Code of Regulations, section 8103 (and section 8113 in contracts over $5,000) along with section 7285 et. seq. of the Fair Employment and Housing Act; (c) Drug-Free Workplace requirement of Government Code section 8350 et seq.; (d) National Labor Relations Board Certification of Public Contract Code section 10296; (e) Workers' Compensation requirement of Labor Code section 3700; and (f) Americans with Disabilities Act regulations issued pursuant to 42 U.S.C. section 12101 et seq.

21. INDEPENDENT CONTRACTOR

Grantee and its employees are independent contractors and shall not be considered officers or employees of DBW or agents of the State of California.

22. INSURANCE REQUIREMENTS

The abatement, removal, storage, and /or disposal of vessels under this Agreement is a hazardous activity. Grantee therefore must maintain commercial general liability insurance in an amount and of a type acceptable to DBW and to the Department of General Services/ Office of Risk and Insurance Management (ORIM).

a. GENERAL PROVISIONS APPLYING TO ALL POLICIES

(1) Coverage Term

Coverage needs to be in force for the complete term of the Agreement. Any new insurance must still comply with the original terms of the grant and be provided to DBW upon request.

(2) Policy cancellation or termination & notice of non-renewal

Insurance policies shall contain a provision stating coverage will not be cancelled without 30 days prior written notice to the DBW. In the event Grantee fails to keep in effect at all times the specified insurance coverage, the DBW may, in addition to any other remedies it may have, terminate this Agreement upon the occurrence of such event, subject to the provisions of this Agreement.

(3) Deductible

Grantee is responsible for any deductible or self-insured retention contained within their insurance program.

(4) Primary clause

Any required insurance contained in this Agreement shall be primary, and not excess or contributory, to any other insurance carried by the State.

(5) Insurance carrier required rating

All insurance companies must carry a rating acceptable to ORIM. If the Grantee is self-insured for a portion or all of its insurance, review of financial information including a letter of credit may be required by DBW or ORIM.

(6) Endorsements

Any required endorsements requested by the DBW must be physically attached to all requested certificates of insurance and not substituted by referring to such coverage on the certificate of insurance.

(7) Inadequate Insurance

Inadequate or lack of insurance does not negate the Grantee's obligations under the Agreement.

(8) Use of Subcontractors

In the case of Grantee's utilization of subcontractors to complete the contracted scope of work, Grantee shall include all subcontractors as insured's under Grantee's insurance or supply evidence of subcontractor's insurance to the State when requested equal to policies, coverages, and limits required of Grantee.

b. INSURANCE REQUIREMENTS

(1) Commercial General Liability

The Grantee shall maintain general liability on an occurrence form with limits of not less than $1,000,000 per occurrence for bodily injury and property damage liability combined with a $2,000,000 annual policy aggregate. The policy shall include coverage for liabilities arising out of premises, operations, independent subcontractors, products, completed operations, personal and advertising injury, and liability assumed under an insured agreement. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the Grantee's limit of liability. The policy must include:

"The State of California, its officers, agents, employees and servants as additional insureds, but only with respect to work performed under the agreement."

This **endorsement** must be supplied under form acceptable to the Office of Risk and Insurance Management.

In the case of Grantee's utilization of subcontractors to complete the contracted scope of work, Grantee shall include all subcontractors as insured's under Grantee's insurance or supply evidence of insurance to the State equal to policies, coverages and limits required of Grantee.

(2) Automobile Liability

The Grantee shall maintain motor vehicle liability with limits not less than $1,000,000 combined single limit per accident. Such insurance shall cover

liability arising out of a motor vehicle including owned, hired and non-owned motor vehicles.

(3) Watercraft Liability

The Grantee shall maintain watercraft liability insurance with limits not less than $1,000,000 combined single limit per accident. Such insurance shall cover liability arising out of the maintenance and use of any watercraft (owned, hired or non-owned). The policy must include:

"The State of California, its officers, agents, employees and servants as additional insureds, but only with respect to work performed that is connected with or related to the activities contemplated in this Agreement."

This **endorsement** must be supplied under form acceptable to the Office of Risk and Insurance Management.

(4) Workers Compensation and Employers Liability

The Grantee shall maintain statutory worker's compensation and employer's liability coverage for all its employees who will be engaged in the performance of the Agreement. Employer's liability limits of $1,000,000 are required. The insurer waives any right of recovery the insurer may have against the State because of payments the insurer makes for injury or damage arising out of the work done under agreement with the State. A Waiver of Subrogation or Right to Recover endorsement in favor of the State must be attached to certificate.

If applicable, Grantee shall provide coverage for all its employees for any injuries or claims under the U.S. Longshoremen's and Harbor Workers' Compensation Act, the Jones Act or under laws, regulations, or statutes applicable to maritime employees. By signing this agreement, Grantee acknowledges compliance with these regulations.

c. **ENVIRONMENTAL/POLLUTION LIABILITY**

Grantee shall maintain Pollution Liability for limits not less than $1,000,000 occurrence covering the Grantee's liability for bodily injury, property damage and environmental damage resulting from pollution and related cleanup costs incurred arising out of the work or services to be performed under this agreement. The policy must include:

"The State of California, its officers, agents, employees and servants as additional insureds, but only with respect to work performed under the agreement."

This **endorsement** must be supplied under form acceptable to the Office of Risk and Insurance Management.

Coverage shall be provided for both work performed on site and during transportation as well as proper disposal of hazardous materials.

d. **SELF INSURANCE**

If the Grantee is self-insured for a portion or all of its insurance, the Grantee shall provide evidence of self-insurance when requested by DBW. Review of financial information including a letter of credit may be required. The DBW reserves the right to request financial information.

e. **STATEMENT OF INSURANCE COVERAGE:**

Grantee certifies and agrees that they have all required insurance coverages as stated in the grant agreement, which will be in effect for the entire term of the agreement.

Approver initials : **Date:**

Name:

Title:

23. TERMINATION

a. DBW may terminate this Agreement for any reason upon thirty (30) days written notice to Grantee.

b. If the Grantee fails to keep the required insurance in effect at all times during the term of this agreement, DBW may, in addition to other remedies it may have, terminate this agreement upon two days' written notice.

c. DBW may, by two-day written notice to Grantee and without any prejudice to its other remedies, terminate this agreement because of failure of Grantee to fulfill any of the requirements of this agreement.

d. Upon receipt of any notice terminating this Agreement, Grantee shall immediately discontinue all removal and disposal activities affected, unless the notice directs otherwise. In such event, DBW shall pay Grantee only for removal and disposal activities completed prior to the termination date.

24. ASSIGNMENT

This Agreement is not assignable by the Grantee, either in whole or in part, without the consent of the State in the form of a formal written amendment.

25. MATCHING 10% REQUIREMENT

a. Section 525(C) of the Harbors and Navigation Code states, “A grant awarded by the department pursuant to subparagraph (A) shall be matched by a 10% contribution from the local agency receiving the grant.”

b. The 10% contribution is in addition to funds awarded in the grant and may be made by cash and/or in-kind contributions from agency’s personnel hours (net hourly rate only with no benefits included) for work completed directly toward SAVE program objectives. Other SAVE-related expenses may be used with advance DBW approval in writing.

c. If using personnel hours for in-kind match, only net, raw hours will be accepted, and verification of in-kind contribution is required with reimbursement request(s). This in-kind contribution must be paid with local funding. State funds may not be used in any way - directly, indirectly, or as pass-through funds. The statement of in-kind hours must be on the form provided by DBW through the Online Grants Application (OLGA), or available upon request, and must include:

(1) Activity date

(2) Vessel/issue name or description

(3) Personnel name

(4) Description of SAVE program service provided

(5) Number of hours provided by each person (may not exceed more than 8 hours per person per day.)

(6) Hourly rate and total value

d. The burden of proof in complying with the 10-percent contribution requirement is the responsibility of the grantee. Funds will not be disbursed until the grantee has provided DBW with acceptable documentation that it complied with the 10-percent contribution requirement for each disbursement.

26 BUDGET DETAIL AND PAYMENT PROVISIONS

a. Covered Expenses and Reimbursement Claims Processes

(1) Rates charged by the Grantee's service providers, contractors, or subcontractors shall be pre-negotiated with the Grantee and documented in writing. DBW will reimburse the following contract-negotiated rate expenditures provided by Grantee's contracted service providers, contractors and/or subcontractors, within the scope of the SAVE program for **abandoned** vessels:

(a) Raising of submerged vessels from shallow waters. Depth of water over obstruction at low water must be 15 feet or less; objects submerged more than 15 feet at low water are not eligible without prior DBW approval.

(b) Mast and/or rigging removal if vessel is in waters greater than 15 feet deep at low water.

(c) Vessel removal from accessible locations

(d) Hazardous materials (hazmat) removal and disposal

(e) Towing

(f) Storage

i. Without lien sale: 60 days maximum

ii. With lien sale: 90 days maximum with justification

iii. If stored onsite at Grantee's facility, 100% of the normal rate of charge to the public may be used to satisfy the 10% in kind match requirement, and fee schedule is required for verification.

(g) Lien sale expenses: fees charged by lien sale service companies, postage, DMV fees, and advertising costs

(h) Public notice advertising

(i) Vessel appraisal

(j) Salvage and demolition

(2) Rates charged by the Grantee's service providers, contractors, or subcontractors shall be pre-negotiated with the Grantee and documented in writing. DBW will reimburse the following contract-negotiated rate expenditures provided by Grantee's contracted service providers, contractors and/or subcontractors, within the scope of the SAVE program for **surrendered** vessels:

(a) Vessel and/or hazardous material removal and disposal

(b) One tow to destruction site

(c) Demolition

(d) Raising of submerged surrendered vessels may only be reimbursed with DBW's advanced written approval

(3) Other expenses may be considered with advance written approval from DBW.

(4) Ineligible expenses include hand tools, consumables, grantee direct staffing, time and materials from subcontractors, etc. without prior written approval from DBW.

b. Reimbursement claim forms:

Reimbursement claim forms are available in DBW's Online Grant Application System (OLGA) or upon request. Grantee must sign and date each reimbursement claim in blue ink and submit with the following documents to DBW:

(1) Invoices from service providers, contractors and/or subcontractors to Grantee:

Invoices must contain the following:

(a) Name and address of Grantee

(b) Contract or invoice number

(c) Description of service performed

(d) Date the service was performed

(e) Location of each service

(f) Vessel name, CF# or HIN# if available; otherwise, description of vessel

(2) Proof of payment for all invoices.

The following acceptable forms of proof are:

(a) Cancelled check (with bank's cancelled stamp on back of check copy)

(b) Copy of credit card statement charge slip

(c) Invoices from service provider showing zero balance.

(d) Proof of Accounting Clearing House (ACH) or Electronic transfer showing date, amount and transaction confirmation number.

(3) 10% in-kind match contribution statement:

(a) If Grantee is matching the 10% requirement with in-kind services, complete the DPR265 Itemized 10% In-kind Contribution Statement located in OLGA or available upon request.

(b) Only net hourly rates will be accepted. Grantee must include verification of net rates with first claim and each time rates change.

(4) Photos of vessels (Required)

(a) **One photo** showing the vessel where it was abandoned and the CF or HIN number (if available). If the CF number is not visible/available, photo must show description used on claim form. Photos of surrendered vessels need to show the CF or HIN number, if available.

(5) For Surrendered Vessels ONLY:

DBW Vessel Release of Interest and Ownership must be completed in its

entirety and signed by the vessel owner(s) and the SAVE agency representative This form can be downloaded from OLGA.

One proof of vessel ownership must be provided. This can be a copy of the Certification of Ownership (title/pink slip or Coast Guard document) signed by the owner, DMV registration form, or a DMV issued junk slip. Power of Attorney or DMV issued marina lien documents showing the marina has legal interest are also acceptable. Keep the originals and provide DBW with copies.

The Grantee must obtain a signed DBW Release of Interest form from all known interested parties prior to the removal, destruction, or disposal of any vessel funded under this Agreement. This includes, but is not limited to, any legal owner, registered owner, lienholder, or individual or entity with a documented financial or legal claim to the vessel, including those owing penalties or back taxes.

NOTE: Vessel ownership verification is required; however, it is not required that boat owners bring their registration up to date to surrender their vessel through the VTIP.

(6) DO NOT INCLUDE DOCUMENTATION THAT IS NOT REQUIRED such as incident reports, internal routing forms, accounting journals, etc.

c. Submit one (1) hard copy and one (1) electronic copy of each reimbursement claim form and all supporting documentation to:

Division of Boating and Waterways

PO Box 942896, Floor 12

Sacramento, CA 94296

Attention: SAVE Unit

Email: gina.disney@parks.ca.gov

d. Submission of fraudulent invoices or other claim documentation is a breach of this Agreement, which shall result in forfeiture of all funds provided under this agreement.

e. Reimbursement requests and status updates shall be submitted at least quarterly, but not more frequently than monthly. If no reimbursable work has been completed, the Grantee shall submit a status update in lieu of a reimbursement request.

f. All final requests for payment must be submitted to DBW no later than forty-five (45) days after the expiration date of the agreement. DBW will not reimburse request(s) received after November 14, 2027.

27. BUDGET CONTINGENCY CLAUSE

a. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, DBW shall have no liability to pay any funds whatsoever to Grantee or to furnish any other considerations under this Agreement and Grantee shall not be obligated to adhere to any provisions of this Agreement.

b. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, DBW shall have the option to either cancel this Agreement with no liability occurring to DBW or to offer an agreement amendment to Grantee to reflect

the reduced amount.

28. INDEMNIFICATION

DPR shall not be answerable or accountable in any manner for, any loss or expense by reason of any damage or injury to person or property arising out of or related in any way to activities carried out by Grantee, its agents, officers, contractors, subcontractors and/or employees.

Under this Agreement, Grantee shall protect, hold harmless, indemnify and defend DPR, its agents, officers, and/or employees against any and all actions, claims, and damages to persons or property, penalties, obligations and liabilities that may be asserted or claimed by any person, firm, association, entity, corporation, political subdivision, or other organization or person arising out of or in connection with Grantee or Grantee's contractor's or subcontractor's activities hereunder, whether or not there is concurrent passive negligence on the part of DPR, its agents, officers, and/or employees.

29. FUNDS ASSIST

The Funds Assist process enables grantees with unused funds to assist other participating SAVE agencies in need. For up to six (6) months prior to the expiration date of the grant, Funds Assistant is voluntary. Thereafter, at DBW's discretion, participation shall be mandatory for grantees with anticipated remaining balances. Failure to participate shall negatively affect grantee's score on future grant applications for a period of up to three (3) years.

The Funds Assist process works as follows:

a. DBW will email all grantees to identify if funding will go unused or if all funding is needed. Grantee shall respond with a confirmation: all funds will be utilized, if all funds will go unutilized and how much, or if funds are needed and how much. DBW will prepare grant amendments to reduce or add funds to grantees as appropriate. Grantee shall execute amendments in a timely manner.

b. If grant amendments are not possible, DBW may require collaboration and reimbursement between agencies. Specifics for this process will be discussed with participating agencies when needed.

30. 90-DAY RETURN OF GRANT DOCUMENTS TO DBW

Grant agreements issued to the awarded agency must be completed and returned within 90 days of the date of issuance according to the instructions issued by DBW with the grant agreement. If extenuating circumstances prevent the ability of the agency to meet this deadline, approval from DBW must be obtained in writing. DBW retains the right to determine approval or denial of extensions.

31. ANTI-CORRUPTION

Grantees are required to report to DBW any written, suggested, or verbally implied cases whereby a contractor, subcontractor or other service provider increases their fee(s) due to the existence or balance of a SAVE grant in order to increase their fee(s). Such service providers may be investigated for price gouging. If investigated, a two-year history of charges applied to work of all known SAVE grant work by that contractor will be required by DBW for review.

32. AQUATIVE INVASIVE SPECIES

Grantees are required to ensure that they and all their sub-contractors take all necessary precautions to prevent the spread of aquatic invasive species when removing and transporting

vessels and other marine debris. At minimum, precautions will include draining all water and ensuring that material is dry prior to transporting from the water to a land-based location. Guidelines for preventing the spread of aquatic invasive species can be found at: dbw.parks.ca.gov/mussels.

EXHIBIT C

GENERAL TERMS AND CONDITIONS

1. APPROVAL:

This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Grantee may not commence performance until such approval has been obtained.

2. EFFECTIVE DATE:

Effective date means either the start date or the approval date by the Department of General Services (DGS), whichever is later. In cases where DGS approval is not required, this Agreement is of no force or effect until the date of the last DBW signature. No work shall commence until the effective date.

3. AMENDMENT:

No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.

4. ASSIGNMENT:

This Agreement is not assignable by the Grantee, either in whole or in part, without the consent of the State in the form of a formal written amendment.

5. AUDIT:

Grantee agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. **Grantee agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated.** Grantee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, Grantee agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this Agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

6. INDEMNIFICATION:

Grantee agrees to indemnify, defend and save harmless the State, its officers, agents and employees from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by the subcontractor or Grantee in the performance of this Agreement.

7. DISPUTES:

Grantee shall continue with the responsibilities under this Agreement during any dispute.

8. TERMINATION FOR CAUSE:

The State may terminate this Agreement and be relieved of any payments should the Grantee fail to perform the requirements of this Agreement at the time and in the manner

herein provided. In the event of such termination the State may proceed with the work in any manner deemed proper by the State. All costs to the State shall be deducted from any sum due the Grantee under this Agreement and the balance, if any, shall be paid to the Grantee upon demand.

9. RECYCLING CERTIFICATION:

The Grantee shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209. With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision shall specify that the cartridges so comply (Pub. Contract Code §12205).

10. NON-DISCRIMINATION CLAUSE:

During the performance of this Agreement, Grantee and its subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (e.g., cancer), age (over 40), marital status, and denial of family care leave. Grantee and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Grantee and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. GRANTEE shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Grantee and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.(See Cal. Code Regs., tit. 2, §11105.)

Grantee shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Agreement.

11. CERTIFICATION CLAUSES:

The GRANTEE CERTIFICATION CLAUSES contained in the document CCC 04/2017 are hereby incorporated by reference and made a part of this Agreement by this reference as if attached hereto.

12. TIMELINESS:

Time is of the essence in this Agreement.

13. COMPENSATION:

The consideration to be paid Grantee, as provided herein, shall be in compensation for all of Grantee's expenses incurred in the performance hereof, as outlined in Exhibit B, item #24.

14. GOVERNING LAW:

This Agreement is governed by and shall be interpreted in accordance with the laws of the State of California.

15. ANTITRUST CLAIMS:

The Grantee by signing this agreement hereby certifies that if these services or goods are obtained by means of a competitive bid, the Grantee shall comply with the requirements of the Government Codes Sections set out below.

a. The Government Code Chapter on Antitrust claims contains the following definitions:

(1) "Public purchase" means a purchase by means of competitive bids of goods, services, or materials by the State or any of its political subdivisions or public agencies on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of

Section 16750 of the Business and Professions Code.

(2) "Public purchasing body" means the State or the subdivision or agency making a public purchase. Government Code Section 4550.

b. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder. Government Code Section 4552.

c. If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery. Government Code Section 4553.

d. Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a) the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action. See Government Code Section 4554.

16. CHILD SUPPORT COMPLIANCE ACT:

For any Agreement in excess of $100,000, the Grantee acknowledges in accordance with Public Contract Code 7110, that:

a. The Grantee recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and

compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and

b. The Grantee, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

17. UNENFORCEABLE PROVISION:

In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

18. PRIORITY HIRING CONSIDERATIONS:

If this Agreement includes services in excess of $200,000, the Grantee shall give priority consideration in filling vacancies in positions funded by the agreement to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Pub. Contract Code §10353.

19. SMALL BUSINESS PARTICIPATION AND DVBE PARTICIPATION REPORTING REQUIREMENTS:

a. If for this Agreement Grantee made a commitment to achieve small business participation, then Grantee must within 60 days of receiving final payment under this Agreement (or within such other time period as may be specified elsewhere in this Agreement) report to the awarding department the actual percentage of small business participation that was achieved. (Govt. Code § 14841.)

b. If for this Agreement Grantee made a commitment to achieve disabled veteran business enterprise (DVBE) participation, then Grantee must within 60 days of receiving final payment under this Agreement (or within such other time period as may be specified elsewhere in this Agreement) certify in a report to the awarding department: (1) the total amount the prime Grantee received under the Agreement; (2) the name and address of the DVBE(s) that participated in the performance of the Agreement; (3) the amount each DVBE received from the prime Grantee; (4) that all payments under the Agreement have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.)

20. LOSS LEADER:

If this agreement involves the furnishing of equipment, materials, or supplies then the following statement is incorporated: It is unlawful for any person engaged in business within this state to sell or use any article or product as a “loss leader” as defined in Section 17030 of the Business and Professions Code. (PCC 10344(e).)

EXHIBIT D

GRANTEE CERTIFICATION CLAUSES

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that I am duly authorized to legally bind the prospective Grantee to the clause(s) listed below. This certification is made under the laws of the State of California.

Grantee Agency Name (Printed) City of Suisun City		Federal ID Number 94-6000437
By (Authorized Signature)		
Printed Name and Title of Person Signing		
Date Executed	Executed in the County of Solano	

GRANTEE CERTIFICATION CLAUSES

1. STATEMENT OF COMPLIANCE:

Grantee has, unless exempted, complied with the nondiscrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102) (Not applicable to public entities.)

2. DRUG-FREE WORKPLACE REQUIREMENTS:

Grantee will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:

a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.

b. Establish a Drug-Free Awareness Program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the person's or organization's policy of maintaining a drug-free workplace;

(3) any available counseling, rehabilitation and employee assistance programs; and,

(4) penalties that may be imposed upon employees for drug abuse violations.

c. Every employee who works on the proposed Agreement will:

(1) receive a copy of the company's drug-free workplace policy statement; and,

(2) agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Grantee may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Grantee has made false certification, or violated the certification by failing to carry out the requirements as noted above. (Gov. Code §8350 et seq.)

3. **NATIONAL LABOR RELATIONS BOARD CERTIFICATION:**

Grantee certifies that no more than one (1) final unappealable finding of contempt of court by a Federal court has been issued against Grantee within the immediately preceding two-year period because of Grantee's failure to comply with an order of a Federal court, which orders Grantee to comply with an order of the National Labor Relations Board. (Pub. Contract Code §10296) (Not applicable to public entities.)

4. **CONTRACTS FOR LEGAL SERVICES $50,000 OR MORE- PRO BONO REQUIREMENT:**

Grantee hereby certifies that Grantee will comply with the requirements of Section 6072 of the Business and Professions Code, effective January 1, 2003.

Grantee agrees to make a good faith effort to provide a minimum number of hours of pro bono legal services during each year of the agreement equal to the lessor of 30 multiplied by the number of full time attorneys in the firm's offices in the State, with the number of hours prorated on an actual day basis for any contract period of less than a full year or 10% of its agreement with the State.

Failure to make a good faith effort may be cause for non-renewal of a state agreement for legal services, and may be taken into account when determining the award of future contracts/agreements with the State for legal services.

5. **EXPATRIATE CORPORATIONS:**

Grantee hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

6. **SWEATFREE CODE OF CONDUCT:**

a. All Grantees contracting for the procurement or laundering of apparel, garments or corresponding accessories, or the procurement of equipment, materials, or supplies, other than procurement related to a public works contract, declare under penalty of perjury that no apparel, garments or corresponding accessories, equipment, materials, or supplies furnished to the state pursuant to the contract have been laundered or produced in whole or in part by sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor, or with the benefit of sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor. The Grantee further declares under penalty of perjury that they adhere to the Sweatfree Code of Conduct as set forth on the California Department of Industrial Relations website located at www.dir.ca.gov, and Public Contract Code Section 6108.

b. The Grantee agrees to cooperate fully in providing reasonable access to the Grantee's records, documents, agents or employees, or premises if reasonably required by authorized officials of the contracting agency, the Department of Industrial Relations, or the Department of Justice to determine the Grantee's compliance with the requirements under paragraph (a).

7. **DOMESTIC PARTNERS:**

For contracts over $100,000 executed or amended after January 1, 2007, the Grantee certifies that Grantee is in compliance with Public Contract Code section 10295.3.

8. **GENDER IDENTITY:**

For contracts of $100,000 or more, GRANTEE certifies that GRANTEE is in compliance with Public Contract Code section 10295.35.

DOING BUSINESS WITH THE STATE OF CALIFORNIA

The following laws apply to persons or entities doing business with the State of California.

1. **CONFLICT OF INTEREST:**

Grantee needs to be aware of the following provisions regarding current or former state employees. If Grantee has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (PCC 10410):

No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.

No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (PCC 10411):

For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.

For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Grantee violates any provisions of above paragraphs, such action by Grantee shall render this Agreement void. (PCC 10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (PCC 10430 (e))

2. **LABOR CODE/WORKERS' COMPENSATION:**

Grantee needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Grantee affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

3. **AMERICANS WITH DISABILITIES ACT:**

Grantee assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

4. **GRANTEE NAME CHANGE:**

An amendment is required to change the Grantee's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment. Any changes of the Grantee's representative shall be notified to DBW within 30 days written notice on Grantee's letterhead.

5. **CORPORATE QUALIFICATIONS TO DO BUSINESS IN CALIFORNIA:**

a. When agreements are to be performed in the state by corporations, the contracting agencies will be verifying that the Grantee is currently qualified to do business in California in order to ensure that all obligations due to the state are fulfilled.

b. "Doing business" is defined in R&TC Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit. Although there are some statutory exceptions to taxation, rarely will a corporate Grantee performing within the state not be subject to the franchise tax.

c. Both domestic and foreign corporations (those incorporated outside of California) must be in good standing in order to be qualified to do business in California. Agencies will determine whether a corporation is in good standing by calling the Office of the Secretary of State.

6. **RESOLUTION:**

A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

7. **AIR OR WATER POLLUTION VIOLATION:**

Under the State laws, the Grantee shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

8. **PAYEE DATA RECORD FORM STD. 204:**

This form must be completed by all Grantees that are not another state agency or other governmental entity.

EXHIBIT E – DARFUR CONTRACTING ACT

If your agency hires a contractor to complete work under this grant, the contractor must fill out and sign the Darfur Contracting Act form prior to execution of the contract. A Sample of The Darfur Contracting Act form is provided on the next page; this form (DGS PD 1) can also be downloaded from the California Department of General Services website.

Effective January 1, 2009, all Invitations for Bids (IFB) or Requests for Proposals (RFP) for goods or services must address the requirements of the Darfur Contracting Act of 2008 (Act). (Public Contract Code sections 10475, et seq.; Stats. 2008, Ch. 272). The Act was passed by the California Legislature and signed into law by the Governor to preclude State agencies generally from contracting with "scrutinized" companies that do business in the African nation of Sudan (of which the Darfur region is a part), for the reasons described in Public Contract Code section 10475.

A scrutinized company is a company doing business in Sudan as defined in Public Contract Code section 10476. Scrutinized companies are ineligible to, and cannot, bid on or submit a proposal for a contract with a State agency for goods or services. (Public Contract Code section 10477(a)).

Therefore, Public Contract Code section 10478 (a) requires a company that currently has (or within the previous three years has had) business activities or other operations outside of the United States to certify that it is not a "scrutinized" company when it submits a bid or proposal to a State agency. (See # 1 on the sample Attachment).

The following sample Attachment may be included in an IFB or RFP to satisfy the Act's certification requirements of bidders and proposers.

EXHIBIT E – DARFUR CONTRACTING ACT

SAMPLE FORM

Public Contract Code Sections 10475 -10481 applies to any company that currently or within the previous three years has had business activities or other operations outside of the United States.

For such a company to bid on or submit a proposal for a State of California contract, the company must certify that it is either a) not a scrutinized company; orb) a scrutinized company that has been granted permission by the Department of General Services to submit a proposal.

If your company has not, within the previous three years, had any business activities or other operations outside of the United States, you do **not** need to complete this form.

OPTION #1 - CERTIFICATION

If your company, within the previous three years, has had business activities or other operations outside of the United States, in order to be eligible to submit a bid or proposal, please insert your company name and Federal ID Number and complete the certification below.

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that a) the prospective proposer/bidder named below is not a scrutinized company per Public Contract Code 10476; and b) I am duly authorized to legally bind the prospective proposer/bidder named below. This certification is made under the laws of the State of California.

Company/Vendor Name (Printed) City of Suisun City	Federal ID Number 94-6000437
By (Authorized Signature)	Date
Printed Name and Title of Person Signing ,	

OPTION #2 - WRITTEN PERMISSION FROM DGS

Pursuant to Public Contract Code Section 10477(b), the Director of the Department of General Services may permit a scrutinized company, on a case-by-case basis, to bid on or submit a proposal for a contract with a state agency for goods or services, if it is in the best interests of the state. If you are a scrutinized company that has obtained written permission from the DGS to submit a bid or proposal, complete the information below.

We are a scrutinized company as defined in Public Contract Code section 10476, but we have received written permission from the Department of General Services to submit a bid or proposal pursuant to Public Contract Code section 10477(b). A copy of the written permission from DGS is included with our bid or proposal.

Company/Vendor Name (Printed) City of Suisun City	Federal ID Number 94-6000437
By (Authorized Signature)	Date
Printed Name and Title of Person Signing ,	

General

1 Applicant Information

a.	Applicant Name	City of Suisun City		
b.	Organizational Unit			
c.	Address	800 Kellogg Street		
d.	Address 2			
e.	City	Suisun City	State CA	Zip 94585
f.	Federal ID Number	94-6000437	Unique Entity Id.	
g.	Agency Type			

- (●) City
- ( ) County
- ( ) Federally or State Recognized Native American Tribe
- ( ) District

Goals and Objectives

Based on an agency's application, DBW will prioritize funding according to agencies demonstrating the greatest need, cost effective methods, and prevention strategies. Additionally, points are awarded for agencies that work with their local private marina owners in the prevention of abandoned vessels.

2 Project Information

a.	Project Name	Surrendered and Abandoned Vessel Exchange (SAVE) Fiscal Year 2025/2026		
b.	Is implementing agency same as Applicant			(●) Yes ( ) No
c.	Implementing Agency Name			
d.	Project Start Date	Oct-01-2025	End Date	Sep-30-2027
e.	Amount of Funds Requested	$15,000.00	Project Cost	$16,500.00

3. **Billing Address**

If billing address is different than Applicant and/or Contact, please provide

a.	Billing Agency Name:	City of Suisun City		
	Address:	800 Kellogg Street		
	City:	Suisun City	State: California	Zip: 94585
	Phone:	707-429-2628		

3 Contacts

a. Project Administrator

Name	Janet Hull				
Title	Harbormaster				
Mailing Address	800 Kellogg Street				
City	Suisun City	State	CA	Zip	94585-9458
Telephone	(707) 429-2628			Fax	
E-mail Address	jhull@suisun.com				

b. Authorized Representative

Name	Joseph Gatmen				
Title	Harbormaster				
Mailing Address	800 Kellogg Street				
City	Suisun City	State	CA	Zip	94585-9458
Telephone	(707) 429-2628			Fax	
E-mail Address	jgatmen@suisun.com				

1. Minimum Qualifications

1. Does your agency have an enforcement program to address abandoned boats? (•) Yes ( ) No

   If Yes, describe: Yes, abandoned boats on the water are flagged by both the Marina department and the police department. If a boat is abandoned in one of the marina slips, the marina will lien the boat and process it through the save grant as a surrendered vessel. If the boat is abandoned outside of the marina the boat will be impounded we attempt get ahold of the owners to cite them for abandoning the vessel and/or to get them to remove the vessel. If we are unsuccessful then we process the boat through the save grant.

2. Attach ordinance, resolution, or municipal code authorizing your agency's involvement and its jurisdiction for prevention and removal of abandoned vessels and accepting surrendered vessels. 45961_0_931_SC Muni Code 21.06.010.pdf

3. Has your agency been out of compliance with the terms of any other Department of Parks and Recreation contract or grant agreements within the past 3 years? ( ) Yes (•) No

1. California State Senate Districts

Select one or more of the California State Senate Districts where the proposed project activities will occur. Copy and Paste the URL (http://www.legislature.ca.gov/legislators_and_districts/districts/districts.html) in your browser to determine the State Senate district(s).

☐ State Senate 01	☐ State Senate 02	☑ State Senate 03	☐ State Senate 04	☐ State Senate 05
☐ State Senate 06	☐ State Senate 07	☐ State Senate 08	☐ State Senate 09	☐ State Senate 10
☐ State Senate 11	☐ State Senate 12	☐ State Senate 13	☐ State Senate 14	☐ State Senate 15
☐ State Senate 16	☐ State Senate 17	☐ State Senate 18	☐ State Senate 19	☐ State Senate 20
☐ State Senate 21	☐ State Senate 22	☐ State Senate 23	☐ State Senate 24	☐ State Senate 25
☐ State Senate 26	☐ State Senate 27	☐ State Senate 28	☐ State Senate 29	☐ State Senate 30
☐ State Senate 31	☐ State Senate 32	☐ State Senate 33	☐ State Senate 34	☐ State Senate 35
☐ State Senate 36	☐ State Senate 37	☐ State Senate 38	☐ State Senate 39	☐ State Senate 40

2. California State Assembly Districts

Select one or more of the California State Assembly Districts where the proposed project activities will occur. Copy and Paste the URL (http://www.legislature.ca.gov/legislators_and_districts/districts/districts.html) in your browser to determine the State Assembly district(s).

☐ State Assembly 01	☐ State Assembly 02	☐ State Assembly 03	☐ State Assembly 04
☐ State Assembly 05	☐ State Assembly 06	☐ State Assembly 07	☐ State Assembly 08
☐ State Assembly 09	☐ State Assembly 10	☑ State Assembly 11	☐ State Assembly 12
☐ State Assembly 13	☐ State Assembly 14	☐ State Assembly 15	☐ State Assembly 16
☐ State Assembly 17	☐ State Assembly 18	☐ State Assembly 19	☐ State Assembly 20
☐ State Assembly 21	☐ State Assembly 22	☐ State Assembly 23	☐ State Assembly 24
☐ State Assembly 25	☐ State Assembly 26	☐ State Assembly 27	☐ State Assembly 28
☐ State Assembly 29	☐ State Assembly 30	☐ State Assembly 31	☐ State Assembly 32
☐ State Assembly 33	☐ State Assembly 34	☐ State Assembly 35	☐ State Assembly 36
☐ State Assembly 37	☐ State Assembly 38	☐ State Assembly 39	☐ State Assembly 40
☐ State Assembly 41	☐ State Assembly 42	☐ State Assembly 43	☐ State Assembly 44
☐ State Assembly 45	☐ State Assembly 46	☐ State Assembly 47	☐ State Assembly 48
☐ State Assembly 49	☐ State Assembly 50	☐ State Assembly 51	☐ State Assembly 52
☐ State Assembly 53	☐ State Assembly 54	☐ State Assembly 55	☐ State Assembly 56
☐ State Assembly 57	☐ State Assembly 58	☐ State Assembly 59	☐ State Assembly 60
☐ State Assembly 61	☐ State Assembly 62	☐ State Assembly 63	☐ State Assembly 64
☐ State Assembly 65	☐ State Assembly 66	☐ State Assembly 67	☐ State Assembly 68
☐ State Assembly 69	☐ State Assembly 70	☐ State Assembly 71	☐ State Assembly 72
☐ State Assembly 73	☐ State Assembly 74	☐ State Assembly 75	☐ State Assembly 76
☐ State Assembly 77	☐ State Assembly 78	☐ State Assembly 79	☐ State Assembly 80

3. California Congressional Districts

Select one or more of the California Congressional Districts where the proposed project activities will occur. Copy and Paste the URL (https://www.govtrack.us/congress/members/CA) in your browser to determine the Congressional district(s).

☐ Congressional District 1	☐ Congressional District 2	☑ Congressional District 3
☐ Congressional District 4	☐ Congressional District 5	☐ Congressional District 6

- ☐ Congressional District 7
- ☐ Congressional District 8
- ☐ Congressional District 9
- ☐ Congressional District 10
- ☐ Congressional District 11
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- ☐ Congressional District 47
- ☐ Congressional District 48
- ☐ Congressional District 49
- ☐ Congressional District 50
- ☐ Congressional District 51
- ☐ Congressional District 52
- ☐ Congressional District 53

4. County

Select one or more of the California Counties where the proposed project activities will occur.

☐ Alameda	☐ Alpine	☐ Amador	☐ Butte	☐ Calaveras	☐ Colusa
☐ Contra Costa	☐ Del Norte	☐ El Dorado	☐ Fresno	☐ Glenn	☐ Humboldt
☐ Imperial	☐ Inyo	☐ Kern	☐ Kings	☐ Lake	☐ Lassen
☐ Los Angeles	☐ Madera	☐ Marin	☐ Mariposa	☐ Mendocino	☐ Merced
☐ Modoc	☐ Mono	☐ Monterey	☐ Napa	☐ Nevada	☐ Orange
☐ Placer	☐ Plumas	☐ Riverside	☐ Sacramento	☐ San Benito	☐ San Bernardino
☐ San Diego	☐ San Francisco	☐ San Joaquin	☐ San Luis Obispo	☐ San Mateo	☐ Santa Barbara
☐ Santa Clara	☐ Santa Cruz	☐ Shasta	☐ Sierra	☐ Siskiyou	☑ Solano
☐ Sonoma	☐ Stanislaus	☐ Sutter	☐ Tehama	☐ Trinity	☐ Tulare
☐ Tuolumne	☐ Ventura	☐ Yolo	☐ Yuba		

3. Jurisdictional Control

List all waterbodies that are in your jurisdictional control and fill in the chart for each - What are your Primary Responsibilities in your AOR - Objective 4: Existence of an Active Enforcement Program

Waterbody Name	Acres or square miles of this waterbody in your jurisdiction	What are the corporate limits of your agency's jurisdictional control in each waterbody?	List all other agencies who share jurisdictional control of this waterbody.	Identify which agency has lead jurisdiction for removing abandoned vessels and accepting surrendered vessels in this waterbody.	How often does your agency monitor this area?	Identify your primary responsibilities in this waterbody
Suisun Slough	10miles	Assist with area South of Suisun to Hunters Cut	Solano County Sherriff, US Coast Guard	City of Suisun City	Monthly	Enforcing laws related to boating safety and environmental protection, resonding to emergency situations, and maintaining navigational waterways
Suisun City Marina and key water ways	1 mile	Waterway North of power lines south of the launch ramp	Solano County Sherriff, US Coast Guard	City of Suisun City	Daily	Enforcing laws related to boating safety and environmental protection, resonding to emergency situations, and maintaining navigational waterways

4. Staff Dedicated to Abandoned and Surrendered Vessel Activities

Staff dedicated to Abandoned and Surrendered Vessel Activities - Objective 4: Existence of an active enforcement program

List the names and titles of staff assigned in their job duties to the removal of abandoned vessels and receipt of surrendered vessels.	Total number of hours per week dedicated to removal	Total number of hours per week dedicated to receipt	Total hours per week

	of abandoned vessels	of surrendered vessels	
Joe Gatmen, Marina Manager	1.00	1.00	2.00
Trenton Clark, Marina staff member	1.00	1.00	2.00
Janet Hull, RPM Director	0.50	0.50	1.00

Objective 1: Prevention

5. Does your agency accept surrendered vessels? (•) Yes ( ) No

6. How does your agency advertise this program component?

Publicity Efforts:

- [x] Advertised on your website
- [x] Agency newsletters
- [x] PSAs, billboards
- [x] Social media
- [ ] Distributing brochures
- [ ] Other

Number of methods selected to actively promote self turn-in: 4

Number of brochures distributed per year at:

# of Brochures	List names of Events
15	Christmas on the Waterfront
20	4th of July

# of Brochures	List names of Marinas
25	Suisun City Marina

# of Brochures	List names of Other Activities
5	Given with Dockwalker

7. Did your agency have a plan to increase the number of surrendered vessels accepted over the last calendar year? If so, what was the plan and what were the results? Additionally, what plans does your agency have to increase the number of surrendered vessels you accept this year?

Yes, our agency did have a plan to increase the number of surrendered vessels accepted over the last calendar year. Our approach focused on expanding our capacity by identifying a more cost-effective salvage company, which allowed us to process more vessels within our existing budget. As a result, we were able to increase the number of surrendered vessels accepted compared to previous years. Additionally, we improved our operational efficiency by streamlining our intake and processing procedures. Previously, vessels were stored for extended periods before full removal; we now have a faster turnaround from surrender to final disposal.

Looking ahead, we plan to continue increasing the number of vessels accepted this year. With our improved contractor pricing and more efficient processes in place, we aim to meet the consistently high demand for vessel surrender services and further reduce abandoned or at-risk boats in our waterways.

8. How often does your agency coordinate with local boating groups or marinas to inform them of the surrendered vessel program? Describe activities and identify groups/marinas contacted in the last calendar year. (Answer only if you selected 'Yes' to Q 5.)

The Suisun City Marina is a City-operated facility, and we actively promote the Vessel Surrender Program through multiple outreach efforts. Program information is prominently displayed on all marina bulletin boards, and we include regular reminders and details in our monthly tenant newsletters. Over the past calendar year, we also shared information with local boating-related businesses and organizations, including nearby bait shops and the local yacht club. Additionally, we have promoted the program during community special events to increase public awareness and reach a broader audience of recreational boaters.

9. Does your agency accept surrendered vessels from boaters outside its jurisdiction? ◉ Yes ○ No

If so, how many surrendered vessels have you received in the last calendar year? 10

If not, identify why?

10. Describe how your agency monitors abandoned vessel activity in your jurisdiction. Select all that apply.

- [x] Routine patrol of jurisdiction
- [x] Visit marinas/dockwalks
- [x] Direct contact with boat owners
- [x] Check vessel registration
- [x] Check seaworthiness (listing, occupancy, trash, bilge running, operable lights)
- [x] Abandoned vessel mapping and tracking
- [ ] Multi-agency coordination
- [ ] Utilize NASA data

Number of methods selected to monitor abandoned vessel activity 6

11. Describe additional methodologies, if any, (besides participation in SAVE) your agency uses **to prevent abandoned vessels within its jurisdiction?**

We utilize a proactive identification and notification process to address abandoned or potentially abandoned vessels. When a vessel is identified, we notify the registered owner, giving them the opportunity to take corrective action before a code violation citation is issued or the vessel becomes a navigational or environmental hazard. Additional strategies include the use of surveillance cameras and routine patrols by our marine unit to monitor activity and deter vessel abandonment.

Objective 2: Control

12. Describe methodologies, if any, your agency has implemented to control and **prevent abandoned vessels from entering its jurisdiction from other areas.**

The City's police department has cameras installed around the marina and the City to dter people from abandoning vessels in our jurisdiction. Marina staff and the police department patrol the waterways.

13. Does your agency collaborate with neighboring SAVE grantees that manage abandoned and surrendered vessels? ○ Yes ◉ No

If yes, list agencies and describe collaboration.

14. Does your agency have any special circumstances and/or conditions that contribute to abandoned vessels in your jurisdiction? Explain circumstances/conditions.

Yes, homelessness on both land and waterways within our jurisdiction has contributed to the increase in abandoned vessels. Individuals experiencing homelessness often purchase derelict boats to use as dwellings. These vessels are frequently abandoned once they become inoperable or are reported as unregistered, resulting in a rise in abandoned vessels throughout the area.

Objective 5: SNHAP

Per HNC 525, when evaluating an application DBW shall give greater weight to applicants who have an existing SNHAP.

15. Does your agency have a Submerged Navigational Hazard Abatement Plan (SNHAP)? ◉ Yes ○ No

If Yes, attach copy. 45985_0_807_SNHAP.pdf

16. Summarize the detailed process in your SNHAP for the abatement of non-vessel related navigational hazards and commercial vessels.

At the Suisun City Marina, regular dock walks and boat patrols are conducted to identify and address non-vessel-related navigational hazards. Small debris is immediately collected and disposed of using available tools such as hooks, nets, and trash grabbers. For larger or submerged hazards, staff locate and identify the obstruction, place a warning buoy if possible, notify the U.S. Coast Guard for inclusion in the Local Notice to Mariners, and remove the hazard if local resources allow.

17. Identify the SNHAP's funding source for the control/abatement of **non-vessel related** water hazards, hazardous floating debris (such as logs), submerged objects and abandoned piers and pilings

Non-vessel related water hazards are absorbed within the marina's budget and typically handled in-house if the budget allows.

Objective 3: Cost Effectiveness

Has your agency been involved in abatement activities during the past 3 calendar years? ◉ Yes ○ No

If yes, provide the average cost to remove and destroy vessels in the chart below:

	ABANDONED VESSELS	AVERAGE COST	
18.	Vessels Less Than 30'	$1,501 - $3,000	**LAST CALENDAR YEAR**
18a.	Vessels Less Than 30'	more than $3,000	**LAST 3 CALENDAR YEARS**
19.	Vessels Greater Than 31'	more than $5,000	**LAST CALENDAR YEAR**
19a.	Vessels Greater Than 31'	more than $5,000	**LAST 3 CALENDAR YEARS**
	SURRENDERED VESSELS		
20.	Vessels Less Than 30'	more than $1,000	**LAST CALENDAR YEAR**
20a.	Vessels Less Than 30'	more than $1,000	**LAST 3 CALENDAR YEARS**
21.	Vessels Greater Than 31'	more than $2,000	**LAST CALENDAR YEAR**
21a.	Vessels Greater Than 31'	more than $2,000	**LAST 3 CALENDAR YEARS**

22. Identify the last three CLOSED SAVE grants awarded and the percentage of unspent funding that was left in each grant.

ONLY LIST CLOSED GRANTS

Closed SAVE grants year awarded	Amount Awarded	Percentage of funding left over
2020		
2021	50,000.00	5
2022		

23. Identify the number of personnel currently working in the program with more than two years' experience managing the SAVE program. 2

24. What process/method/practice have you implemented in the last 24 months to reduce the grant program's cost of removing and destroying abandoned or surrendered vessels?

In the past 24 months, we have streamlined the process for obtaining junk slips through direct coordination with our police department, allowing for quicker vessel processing. We also partnered with a more cost-effective salvage company for all on-land vessel removals. Additionally, we've actively pursued boat owners and insurance companies to recover costs associated with vessels and mitigating oil spills, significantly reducing the financial burden on the grant program.

25. Does your agency have additional funding sources (other than SAVE) for removal and disposal of abandoned vessels in the event you run out of grant funding or are not awarded the full grant request? ○ Yes ◉ No

If yes, list

26. Does your or a partner agency have vessel storage capabilities that can be used by your agency at no cost to SAVE? ◉ Yes ○ No

27. Does your agency have access/ability to dispose of vessels at a local or neighboring landfill? ◉ Yes ○ No

28. What is the number of abandoned vessels in your jurisdiction that will be ready for disposal during this grant period, if awarded? 3

How were these vessels identified? Abandoned by the owners within the marina slips.

29. What is the number of surrendered vessels in your jurisdiction that will be ready for disposal during this grant period, if awarded? 2

How were these vessels identified? Boat owners within our marina that are looking to get rid of their boats, they are continuing to pay slip fees until we have guaranteed funding.

30. Did you collaborate with marinas in your jurisdiction to identify the number of potential surrendered vessels listed in your budget? ◉ Yes ○ No

If yes, list marinas. Suisun City Marina

Budget

List Identified Abandoned Vessels (CF #s)	VESSEL LENGTH	ESTIMATED COST
CF2923GY	43	8,300.00
BLBA05M507767C	34	6,500.00
	Total	14,800

List Identified Surrendered Vessels (CF #s)	VESSEL LENGTH	ESTIMATED COST
Hankerson's boat	28	1,000.00
	Total	1,000.00

Estimate Future Abandoned Vessels	Total number of vessels	APPROXIMATE VESSEL LENGTH	ESTIMATED COST
Abandoned at Launch Ramp boats	2	<20	2,400.00
Abadnoned on water	2	>20	13,800.00
Total	4		16,200.00

Justification: We usually get 1-2 abandoned per year. Cost dependent on vessel size and whether or not it has a trailer.

Estimate Future Surrendered Vessels	Total number of vessels	APPROXIMATE VESSEL LENGTH	ESTIMATED COST
24	24	20'	28,000.00
Total	24		28,000.00

Justification: I receive at least 2 calls for boats to be surrendered per month. I expect to accept on average one boat per month on average for the two year grant cycle.

TOTAL GRANT	60,000
REQUEST PLUS 10%	6,000
AGENCY MATCH	6,000
TOTAL PROJECT COST	66,000

1. Applicant Certification

Per Harbors and Navigation Code 525 (C) "A grant awarded by the department pursuant to subparagraph (A) shall be matched by a 10% contribution from the local agency receiving the grant." Matching fund may be rendered in cash, or through in-kind contributions which must be verified, and are at the discretion of DBW. These contributions may include (but are not limited to) the following: administrative costs, personnel hours, removal, and/or storage.

Grant monies WILL NOT be reimbursed by DBW unless 10% match for each reimbursement claim is met.

a. ☑ Under penalty of perjury, I certify that I have examined this application and the document(s), proposal(s), and statement(s) submitted in conjunction herewith, and that to the best of my information and belief, the information contained herein is true, accurate, correct, and complete.

b. ☑ I certify that I am the person authorized to submit this application on behalf of the applicant.

Prepared by:	Name:	Janet Hull	Date:	04/30/2025
Reviewed by:	Name:	Janet Hull	Date:	04/30/2025
Approving Officer:	Name:	Janet Hull	Date:	04/30/2025

AGENDA ITEM NO. 14.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: California Forever Consultant Professional Services Agreements:

a. Council Adoption of Resolution No. 2025- __: Authorizing the City Manager to Execute a Professional Services Agreement with RSG Consultants for Consultant Services for Work Related to the California Forever Project.
b. Council Adoption of Resolution No.2025-__: Authorizing the City Manager to Execute a Processional Services Agreement with Citygate Associates, LLC for Consultant Services for Work Related to the California Forever Project.
c. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Professional Services Agreement with Lisa Wise Consulting for Consultant Services for Work Related to the California Forever Project.
d. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Professional Services Agreement with Andy Heath Financial Services for Consultant Services for Work Related to the California Forever Project.

FISCAL IMPACT: All costs associated with the evaluation of the Suisun Expansion Specific Plan are fully covered through a reimbursement agreement between California Forever LLP and the City. Under this agreement, RSG Inc., Citygate Associates, Lisa Wise Consulting, and Andy Heath Financial Services ("Consultants") will complete all tasks outlined in the scope of work, and California Forever will reimburse the City for all associated costs. No costs will be borne by the City, and no funding from the City's General Fund will be used for this work.

STRATEGIC PLAN: Strategic growth will result in long-term financial benefits tax base and reducing per-capita service costs. California Forever is committing funding to assist in the planning process by assuring all consultants and staff time committed to the project will be funded through the approved Reimbursement Agreement.

BACKGROUND: On January 21, 2025, the Suisun City Council took a significant step by authorizing the exploration of annexation opportunities beyond the city's existing sphere of influence. Building on this initiative, the Council approved direct engagement with property owners involved in the East Solano Plan on March 18, 2025. On April 15, 2025, the City Council authorized staff to move forward with annexation efforts in coordination with California Forever and to finalize a Reimbursement Agreement (RA) to cover staff and consultant costs associated with planning and annexation. Most recently, the RA was completed and approved by the City Council on June 10, 2025.

STAFF REPORT: The City is entered into a RA with California Forever, which establishes the terms under which the Developer will fund City costs related to the potential annexation and development of approximately 15,740 acres under the proposed Suisun Expansion Specific Plan. The agreement ensures full reimbursement to the City for staff time, consultant services, legal and environmental review (CEQA), public outreach, and required agency coordination.

Moving forward with the California Forever project will require assembling a specialized team to guide

the development process and establish a well-defined implementation timeline. These individuals will bring expertise in land use planning, public safety enhancement, fiscal and financial modeling, infrastructure development, and environmental resource management and regulation.

To ensure timely and effective project execution, staff is requesting City Council authorization to continue to retain highly specialized consultants. In order to effectively advance the review and processing of the California Forever project, staff recommends engaging the Consultants to provide critical technical, regulatory, fiscal, and planning support. These firms will work in coordination with City staff to ensure the City's interests are fully protected, and that the project proceeds in compliance with all applicable laws, standards, and policies.

RSG Inc. has prepared a scope of services to assist Suisun City with the potential annexation of approximately 23,000 acres east of the City, encompassing the Suisun Logistics Center and the California Forever project. The Logistics Center is a proposed 2.1 million square foot light industrial development requiring amendment of the City's Sphere of Influence (SOI) and annexation. The California Forever project includes the Suisun Expansion Specific Plan, the Travis Protection Zone, and the Lambie Industrial Park, with a vision of accommodating up to 150,000 residents at full buildout by 2071. RSG will provide technical and advisory services to prepare the required annexation documents under the Cortese-Knox-Hertzberg Act and Solano LAFCO policies, including an SOI update, Municipal Services Review, and annexation plan and application. Their work will also involve coordination with LAFCO staff, City staff, and consultants, reviewing fiscal and economic analyses, supporting negotiations with LAFCO and the County regarding tax sharing, assisting with developer discussions on community benefits, and attending public meetings to represent City interests.

Andy Heath Financial Services will provide specialized fiscal consulting services to support evaluation of the potential annexation and development associated with the California Forever project. The consultant will provide as-needed assistance to the City's financial team in reviewing and analyzing fiscal and economic impact studies, coordinating with City staff and other consultants to assess both short- and long-term revenue and service level impacts. Work will include evaluating citywide revenue streams, service costs, and incorporating these impacts into the City's long-term financial forecast. The consultant will also review and analyze potential tax-sharing agreements, including property tax allocations under AB-8, sales tax impacts, and alternatives for revenue distribution among the City, County, special districts, and schools. In addition, the consultant will assist City management in preparing fiscal information related to annexation and new development and will continue to update and refine the City's multi-year fiscal forecast.

Citygate Associates has proposed to conduct a comprehensive public safety impacts assessment of the California Forever project. The purpose of the study is to evaluate how the City's Fire and Police Departments can scale their services to meet the needs of a significantly expanded community while maintaining appropriate service levels and outcomes. Citygate will review the City's current fire and police operations, including response capacity, investigative and prevention programs, staffing, facilities, equipment, and administrative workload. The analysis will incorporate incident data, population growth, project phasing, and proposed land uses to determine impacts on calls for service and staffing needs.

The assessment will also evaluate risks, identify unmet service needs, and develop recommendations for phased staffing increases, facility needs, and deployment strategies, including the use of new technologies and non-sworn resources to supplement core services. Citygate will prepare a structured methodology with clear trigger points tied to growth, ensuring that public safety services expand in step

with development. Deliverables will include a preliminary findings briefing, a comprehensive written report, and presentations to City leadership and the applicant. The findings will also provide fiscal data to inform cost projections by the City's finance consultants. This scope is intended to give the City an objective, defensible framework for aligning public safety resources with long-term development of the California Forever project

Lisa Wise Consulting has proposed to provide housing policy compliance and annexation support services to Suisun City in connection with the California Forever project and potential annexation. The City anticipates that annexation and associated planning work will trigger the need to update its Housing Element and ensure compliance with state housing laws and Department of Housing and Community Development (HCD) requirements. LWC's scope includes assisting the City in negotiating an updated Regional Housing Needs Allocation (RHNA) with Solano County and LAFCO, preparing and resubmitting a revised Housing Element Update to reflect new programmatic requirements, and implementing Housing Element programs such as inclusionary housing standards and related policy frameworks.

With extensive experience in California housing law, annexation studies, and zoning updates, LWC will provide the City with technical expertise to integrate state compliance obligations into the annexation process. Their support will ensure that Suisun City is positioned to meet housing mandates while accommodating growth and maintaining alignment with broader planning and policy objectives

Administration Process
Staff are seeking City Council approval to authorize the City Manager to execute contracts with an initial set of highly qualified consultants essential to launching this significant project. These consultants bring the required skill sets, subject matter expertise, and years of experience managing complex issues similar to those anticipated throughout the course of this project.

These contracts will be structured on a time-and-materials basis with not-to-exceed amounts. These limits are based on the preliminary scope of work and the limited information currently available. As the project advances and greater clarity is achieved, City staff will return to the City Council as needed to seek approval for additional consultant contracts that provide specialized expertise required at various stages of the project.

All consultant contracts will be actively managed by City staff to ensure work is performed within scope, on schedule, and in alignment with the City's goals and budgetary parameters.

Staff respectfully request that the City Council authorize the City Manager to execute the necessary agreements with the listed firms to support the timely and effective launch of the project.

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

California Forever Consultant Professional Services Agreements:

a. Council Adoption of Resolution No. 2025- __: Authorizing the City Manager to Execute a Professional Services Agreement with RSG Consultants for Consultant Services for Work Related to the California Forever Project.
b. Council Adoption of Resolution No.2025-__: Authorizing the City Manager to Execute a Processional Services Agreement with Citygate Associates, LLC for Consultant Services for Work Related to the California Forever Project.
c. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a

Professional Services Agreement with Lisa Wise Consulting for Consultant Services for Work Related to the California Forever Project.

d. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Professional Services Agreement with Andy Heath Financial Services for Consultant Services for Work Related to the California Forever Project.

e.

DOCUMENTS ATTACHED:

1. Attachment 1 - Resolution - RSG Inc. Contract
2. Attachment 1a. RSG Inc. Professional Services Agreement
3. Attachment 1b. RSG Inc. Scope of Services and Fee Proposal
4. Attachment 2 - Resolution - Citygate Associates, LLC Contract
5. Attachment 2a. Citygate Associates, LLC Professional Services Agreement
6. Attachment 2b Citygate Associates Proposal
7. Attachment 3 - Resolution - Lisa Wise Consulting, Inc. Contract
8. Attachment 3a. Lisa Wise Consulting, Inc. Professional Services Agreement
9. Attachment 3b. Lisa Wise Consulting, Inc Qualifications
10. Attachment 3c Lisa Wise Consulting, Inc Rate Sheet
11. Attachment 4 - Resolution - Andy Heath Financial Services Contract
12. Attachment 4a. Andy Heath Financial Services Professional Services Agreement
13. Attachment 4b. Andy Heath Financial Services Scope of Services

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PREPARED BY:	Jim Bermudez, Deputy City Manager
REVIEWED BY:	Bret Prebula, City Manager
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. - Resolution - RSG Consultants.docx
1a. RSG Professional Services Agreement.DOCX
1b. RSG Scope of Services and Fee proposal.pdf
2. - Resolution - CItygate Consultants.docx
2a. Citygate Associates Professional Services Agreement.docx
2b. Citygate Proposal - Suisun City Growth Public Safety Impacts (10-01-25).pdf
3. - Resolution - Lisa Wise Contract.docx
3a. Lisa Wise Consulting Professional Services Agreement.DOCX
3b. LWC_Suisun_Hsng Compliance Annex_Quals_060425.pdf
3c. LWC_Rate Sheet 2025.pdf
4. - Resolution - Andy Heath.docx
4a. Professional Services Agreement.DOCX
4b. Scope - Fiscal Services - CA Forever A. Heath 050525.docx
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RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH RSG CONSULTANTS FOR CONSULTANT SERVICES FOR WORK RELATED TO THE CALIFORNIA FOREVER PROJECT

WHEREAS, on January 21, 2025, the Suisun City Council took a significant step by authorizing the exploration of annexation opportunities beyond the city's existing sphere of influence.; and

WHEREAS, on April 15, 2025, the City Council authorized staff to move forward with annexation efforts in coordination with California Forever and to finalize a Reimbursement Agreement to cover staff and consultant costs associated with planning and annexation; and

WHEREAS, California Forever and the City have jointly developed a Reimbursement Agreement (RA) that ensures all costs related to the annexation and entitlement process, including the preparation of environmental documents, infrastructure planning, and related efforts will be fully funded by the developer; and

WHEREAS, moving forward with the California Forever project will require assembling a specialized team to guide the development process and establish a well-defined implementation timeline; and

WHEREAS, to ensure timely and effective project execution, staff is requesting City Council authorization to retain highly specialized or niche consultants outside the traditional, lengthy Request for Proposals (RFP) process; and

WHEREAS, RSG Consultants brings the required skill sets, subject matter expertise, and years of experience managing complex issues similar to those anticipated throughout the course of this project; and

WHEREAS, staff is seeking City Council approval to authorize the City Manager to execute a contract with RSG Consultants, a highly qualified consultant that is essential to launching this significant project; and

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

1. The City Council hereby authorizes the City Manager to execute a Professional Services Agreement with RSG Consultants in a form approved by the City Attorney for the purpose of proving technical and advisory services to prepare the required annexation documents under the Cortese-Knox-Hertzberg Act and Solano LAFCO policies, including an SOI update, Municipal Services Review, and annexation plan and application, in an amount not to exceed $250,000.

2. The City Manager is further authorized to take all necessary actions to implement the agreement and complete the scope of work in coordination with City staff.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated October 21, 2025 ("Effective Date") and is between the City of Suisun City, a California municipal corporation ("City") and RSG, Inc., a California S-Corporation ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

1. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services") that consist of technical and advisory services to prepare the required annexation documents under the Cortese-Knox-Hertzberg Act and Solano LAFCO policies, including an SOI update, Municipal Services Review, and annexation plan and application, attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes to the scope or cost of work must be in writing and mutually agreed upon by the Parties.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Jim Simon (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through October 21, 2027, unless sooner terminated as provided in Section 12 of this Agreement or extended.

3. Compensation.

A. Compensation. As full compensation for Services satisfactorily rendered, City shall pay Consultant at the hourly rates set forth in the Approved Fee Schedule attached hereto as **Exhibit A**. In no event shall Consultant be paid more than $250,000 (the "Maximum Compensation") for such Services.

B. Expenses. The amount set forth in paragraph 3.A. above includes reimbursement for all expenditures incurred in the performance of this Agreement.

C. Unauthorized Services and Unanticipated Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to Consultant's performance of those services or incurrence of additional expenses. Any additional services authorized by the City Council, or (where authorized) the City Manager shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the Parties. At the request of the Consultant, the City Council may, in writing, reimburse Consultant for an unanticipated expense at its actual cost. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City.

5. Independent Contractor. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. Information and Documents.

A. Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees, agents, or subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. A response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products

as desired, but the written products shall not be the subject of a copyright application by Consultant.

D. Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

7. <u>Conflicts of Interest</u>. Consultant affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Services contemplated by this Agreement. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

8. <u>Indemnification, Hold Harmless, and Duty to Defend</u>.

A. <u>Indemnities</u>.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection

with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement.

3) Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws.

4) City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

5) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of $2,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $2,000,000.00 per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $2,000,000.00 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under subparagraph A.1) of this Section.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

4) Professional Liability/Errors and Omissions Insurance with minimum limits of $2,000,000.00 per claim and in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self-insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City,

its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 8 of this Agreement.

K. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

11. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least five calendar days before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

13. <u>Force Majeure</u>. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, judicial orders, enemy or hostile governmental action, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

14. <u>Default</u>.

A. Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, City may, notwithstanding any other provision of this Agreement, terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

15. <u>Notices</u>. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Consultant's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:	Attn: Bret Prebula City of Suisun City 701 Civic Center Blvd Suisun City, CA 94585 Email: bprebula@suisun.com
with a courtesy copy to:	Patrick Enright, City Attorney Richards, Watson & Gershon 2300 N Street, Ste 3 Sacramento, CA 95816 Telephone: (415) 782-0358 Email: penright@rwglaw.com

If to Consultant: Attn: James Simon
President/Secretary RSG Inc.
170 Eucalyptus Avenue, Suite 200
Vista, CA 92084
Email: jsimon@rsgsolutions.com

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the Party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a

release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subcontractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subcontractors and agents.

21. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibit. Exhibit A constitutes a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the Parties to this Agreement.

26. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

27. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days City of Suisun City Hall is open for business.

29. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a Superior Court with geographic jurisdiction over the City of Suisun City.

30. Attorneys' Fees. In any litigation or other proceeding by which a Party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing Party shall be entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Suisun City,
a California municipal corporation

By: _____
Name: Bret Prebula
Title: City Manager

ATTEST:

By: _____
Name: Anita Skinner
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Patrick Enright
Title: City Attorney

APPROVED AS TO FISCAL IMPACT:

By: _____
Name: Lakhwinder Deol
Title: Finance Director

APPROVED AS TO CONTENT:

By: _____
Name: Jim Bermduez
Title: Deputy City Manager

Consultant:

RSG, Inc., a
California S-Corporation

By: _____
Name: James Simon
Title: President/Secretary

By: _____
Name: Tara Matthews
Title: Vice President/Treasure

EXHIBIT A

SCOPE OF SERVICES AND FEE SCHEDULE

RSG
BETTER COMMUNITIES.
BOLDER FUTURES.

Via Electronic Mail

October 8, 2025

Jim Bermudez, Deputy City Manager
CITY OF SUISUN CITY
701 Civic Center Blvd.
Suisun City, CA 94585

SCOPE OF SERVICES AND FEE PROPOSAL ANNEXATION STUDY

Dear Mr. Bermudez:

At your request, RSG, Inc. ("RSG") has prepared this work program to prepare an annexation study about the potential sphere of influence amendment and annexation of approximately 23,000 acres of property east of City of Suisun City ("City"). The study area generally includes the ~22,873-acre site of a master planned development known as "California Forever", plus a separate 167.43-acre site of the proposed 2.1 million square foot Suisun Logistics Center Project.

UNDERSTANDING OF ASSIGNMENT

Suisun Logistics Center Project

The City is reviewing entitlements of a 2.1 million square foot light industrial warehouse project proposed by Buzz Oates Construction, Inc. The development, referred to as the Suisun Logistics Center (SCH 2021010044) would consist of six buildings ranging from 145,397 to 644,782 square feet on 120 acres, with the remaining 47 acres preserves as open space.

The project site is bounded by a service station and Walters Road (west), Petersen Road (north), grazing land (east), and State Route (SR) 12 (south), and is adjacent to the City's sphere of influence and as part of the project would be annexed into the City following an amendment of the City's current SOI by the Solano Local Agency Formation Commission.

California Forever

In June 2025, the City entered into a reimbursement agreement with a developer (California Forever LP) for the purposes of funding the City's costs for exploring annexation and entitlement of the proposed 15,737-acre Suisun Expansion Specific Plan area along with annexation of the Travis Protection Zone (approximately 5,726 acres) and the Lambie Industrial Park (1,410 acres).

The Suisun Expansion Specific Plan area, also referred to as California Forever, envisions development of a large community consisting of mixed use, industrial and technology, maker and manufacturing, and open spaces with full buildout by 2071, at which time an estimate 150,000 residents may be living in the area.

Entitlement activities will include expansion of the City's existing SOI and annexation, subject to the approval by Solano LAFCO. Under the Reimbursement Agreement, the City is to invest substantial time and resources for exploring annexation and entitlement. The City will need the support of its staff and consultants to complete the necessary actions. To fund these activities, California Forever LP agreed to fund an initial deposit of $400,000 for the City's costs, and provide additional advances to maintain funding for ongoing work.

In addition to reimbursement for all upfront Costs, California Forever also agreed to provide "early public benefit payments" totaling $10 million to the City, distributed at two project milestones: $3.5 million following certification of the project EIR and an additional $6.5 million following annexation approval by LAFCO.

RSG understands that the City will need technical support to understand the fiscal impacts of annexation, plan for services following annexation, and support an eventual update to their municipal services review and sphere of influence. To that end, RSG has prepared this work plan to assist the City.

SCOPE OF SERVICES

To assist with the review of the California Forever project the City has hired two other consultants who are working on the fiscal impact, real estate and economic analysis of the project. From our discussions with City management, RSG would be brought on as an advisor to assist with these activities and prepare various documents for the anticipated annexation. More specifically, over the next 18 months, RSG's activities may include the following:

- Based on the requirements of the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 and any applicable Solano LAFCO policies and procedures, RSG will prepare the following documents:
    - Eastside Sphere of Influence Update
    - Municipal Services Review for the City
    - Preparation of an Annexation Plan, to the extent required by LAFCO for either the MSR of subsequent annexation application
    - LAFCO Annexation Application

- Collaborate with the LAFCO Executive Officer as well as the City's team to clearly document the necessary components and methodology RSG will employ to prepare these documents.

- Assist in the formulation and review of the other City consultants' approach and methodology of the fiscal, real estate, and economic analyses.

- Collaborate with City management and City special counsel on strategic or technical aspects of the potential annexation that may arise.

- Support the City on negotiations with Solano LAFCO with respect to the potential SOI update and annexation activities, which we anticipate will include preparation of an annexation plan.

- Circulate for internal review to the City's team drafts of the documents prepared by RSG and revise as necessary prior to formal submittal to Solano LAFCO and/or the County as may be appropriate or necessary.

- Assist the City negotiate with the developers on any potential community benefits that may be appropriate to ensure that municipal services and facilities are delivered to meet project and City goals.

- Attend public meetings of the City, County, and Solano LAFCO with respect to the property tax sharing agreement, municipal services review and SOI update, annexation plan, and annexation application.

PRELIMINARY SCHEDULE

To assist the City understand potential pace and sequencing of our scope of services, RSG has prepared a preliminary schedule of milestones for our services. We are happy to adjust the schedule once we discuss the scope of work and project with the City and any other participating parties.

Milestone	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
Kickoff / Review Documents	•											
Meetings with Developers	•	•										
Meetings with City Staff/Conslts.	•	•	•	•	•		•		•		•	
Formulate Scope of LAFCO Docs	•	•	•									
Draft MSR and SOI Update			•	•	•	•	•	•	•			
Draft Annexation Plan						•	•	•	•			
LAFCO Consultations		•		•		•		•		•		
County Negotiations									•	•	•	
Final Annexation Plan/Applic.										•	•	•

FEE ESTIMATE

RSG is proposing to bill for these services on a time-and-materials basis for a fee not to exceed $250,000, inclusive of seven (7) in person meetings. RSG would charge for these services based on our hourly rate schedule:

Principal	$305
Director	$295
Senior Associate	$250
Associate	$205
Senior Analyst	$185
Analyst	$170
Research Assistant	$145
Technician	$120
Clerical	$100

RSG does not charge clients for travel or mileage (except direct costs related to field work/surveys), parking, standard telephone/fax expenses, general postage, or incidental copies. However, we do charge for messenger services and overnight shipping/express mail costs. We also charge for copies of reports, documents, notices, and support material in excess of five copies. These costs are charged back at the actual expense plus a 10% surcharge.

RSG issues monthly invoices payable upon receipt, unless otherwise agreed upon in advance. Invoices identify tasks completed to date, hours expended, and the hourly rate.

Please let me know if you have any questions or refinements to this proposal.

Sincerely,
RSG, Inc.

Jim Simon
President/Principal

RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CITYGATE ASSOCIATES, LLC FOR CONSULTANT SERVICES FOR WORK RELATED TO THE CALIFORNIA FOREVER PROJECT

WHEREAS, on January 21, 2025, the Suisun City Council took a significant step by authorizing the exploration of annexation opportunities beyond the city's existing sphere of influence.; and

WHEREAS, on April 15, 2025, the City Council authorized staff to move forward with annexation efforts in coordination with California Forever and to finalize a Reimbursement Agreement to cover staff and consultant costs associated with planning and annexation; and

WHEREAS, California Forever and the City have jointly developed a Reimbursement Agreement (RA) that ensures all costs related to the annexation and entitlement process, including the preparation of environmental documents, infrastructure planning, and related efforts will be fully funded by the developer; and

WHEREAS, moving forward with the California Forever project will require assembling a specialized team to guide the development process and establish a well-defined implementation timeline; and

WHEREAS, to ensure timely and effective project execution, staff is requesting City Council authorization to retain highly specialized or niche consultants outside the traditional, lengthy Request for Proposals (RFP) process; and

WHEREAS, Citygate Associates brings the required skill sets, subject matter expertise, and years of experience managing complex issues similar to those anticipated throughout the course of this project; and

WHEREAS, staff is seeking City Council approval to authorize the City Manager to execute a contract with Citygate Associates LLC, a highly qualified consultant that is essential to launching this significant project; and

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

1. The City Council hereby authorizes the City Manager to execute a Professional Services Agreement with Citygate Associates in a form approved by the City Attorney for the purpose of providing a comprehensive public safety impacts assessment of the California Forever project, in an amount not to exceed $188,496.

2. The City Manager is further authorized to take all necessary actions to implement the agreement and complete the scope of work in coordination with City staff.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated October 21, 2025 ("Effective Date") and is between the City of Suisun City, a California municipal corporation ("City") and Citygate Associates, LLC, a California limited liability company ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

1. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services") that consist of a comprehensive public safety impacts assessment of the California Forever project attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes to the scope or cost of work must be in writing and mutually agreed upon by the Parties.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Chad Jackson, President (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through October 21, 2026, unless sooner terminated as provided in Section 12 of this Agreement or extended.

3. Compensation.

A. Compensation. As full compensation for Services satisfactorily rendered, City shall pay Consultant at the hourly rates set forth in the Approved Fee Schedule attached hereto as **Exhibit A**. In no event shall Consultant be paid more than $188,496 (the "Maximum Compensation") for such Services.

B. Expenses. The amount set forth in paragraph 3.A. above includes reimbursement for all expenditures incurred in the performance of this Agreement.

C. Unauthorized Services and Unanticipated Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to Consultant's performance of those services or incurrence of additional expenses. Any additional services authorized by the City Council, or (where authorized) the City Manager shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the Parties. At the request of the Consultant, the City Council may, in writing, reimburse Consultant for an unanticipated expense at its actual cost. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City.

5. <u>Independent Contractor</u>. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. <u>Information and Documents</u>.

A. Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees, agents, or subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. A response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

D. Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

7. <u>Conflicts of Interest</u>. Consultant affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Services contemplated by this Agreement. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

8. <u>Indemnification, Hold Harmless, and Duty to Defend</u>.

A. <u>Indemnities</u>.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, which arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, , except for Liabilities arising from the negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement.

3) Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws.

4) City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

5) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of $2,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $2,000,000.00 per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $2,000,000.00 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under subparagraph A.1) of this Section.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

4) Professional Liability/Errors and Omissions Insurance with minimum limits of $2,000,000.00 per claim and in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self-insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 8 of this Agreement.

K. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

11. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least five calendar days before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

13. Force Majeure. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, judicial orders, enemy or hostile governmental action, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

14. Default.

A. Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, City may, notwithstanding any other provision of this Agreement, terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

15. Notices. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Consultant's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:	Attn: _____ City of Suisun City 701 Civic Center Blvd Suisun City, CA 94585 Email: _____
with a courtesy copy to:	Patrick Enright, City Attorney Richards, Watson & Gershon 2300 N Street, Ste 3 Sacramento, CA 95816 Telephone: (415) 782-0358 Email: penright@rwglaw.com
If to Consultant:	Attn: Chad Jackson Citygate Associates, LLC 111 Woodmere Road, Suite 170 Folsom, CA 95630 Email: cjackson@citygateassociates.com

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor

or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the Party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subcontractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subcontractors and agents.

21. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibit. Exhibit A constitutes a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the Parties to this Agreement.

26. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

27. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days City of Suisun City Hall is open for business.

29. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a Superior Court with geographic jurisdiction over the City of Suisun City.

30. Attorneys' Fees. In any litigation or other proceeding by which a Party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing Party shall be entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Suisun City,
a California municipal corporation

By: _____
Name: Bret Prebula
Title: City Manager

ATTEST:

By: _____
Name: Anita Skinner
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Patrick Enright
Title: City Attorney

APPROVED AS TO FISCAL IMPACT:

By: _____
Name: Lakhwinder Deol
Title: Finance Director

APPROVED AS TO CONTENT:

By: _____
Name: Jim Bermudez
Title: Deputy City Manager

Consultant:

Citygate Associates, LLC,
a Limited Liability Company

By: _____
Name: Chad Jackson
Title: President

EXHIBIT A
SCOPE OF SERVICES AND FEE SCHEDULE

CITYGATE
ASSOCIATES

111 WOODMERE ROAD, SUITE 170 ▪ FOLSOM, CA 95630 ▪ PH (916) 458-5100 ▪ FX (916) 983-2090

October 1, 2025

Jim Bermudez
Deputy City Manager
701 Civic Center Blvd.
Suisun City, CA 94585
jbermudez@suisun.com

RE: PROPOSAL TO CONDUCT A PUBLIC SAFETY IMPACTS ASSESSMENT OF GROWTH AS PLANNED BY CALIFORNIA FOREVER

At your request, Citygate Associates, LLC's (Citygate) Fire and Police practice team can conduct a public safety impacts review of the California Forever development envisioned within the City of Suisun City (City). Citygate understands the City needs an objective study and recommendations regarding the potential impacts and as needed, adjustments to the existing levels of fire and police services over the project's growth. We will provide recommendations regarding how the City can extend its safety services to a level that is commensurate with the needs of a city the size that Suisun City can become. The recommendations will include appropriate trigger points for adding services as the development grows and the use of new methods and technologies to be a force multiplier to the public safety personnel needed.

SCOPE OF SERVICES

Citygate will conduct the review in alignment with County, state, and federal public safety best practices and regulatory requirements. We have extensive experience with similar development plans in other growing communitas and will bring that comparative experience to your project.

Citygate's work tasks will be sequential as outlined below to understand the City's current services and its ability to scale over time to provide similar services and emergency outcomes to the California Forever development.

Department Assessments

- Review the current response, investigatory, preventive, and management tasks performed by the Fire and Police Departments (Departments).
- Document the volume, complexity, and time requirements for these tasks.

- Understand the risks to be protected and the City Council's desired outcomes for emergency responses, investigations, and prevention programs.
- Interview current Department leadership and City officials regarding administrative workload and challenges and the current City Hall programs' capacity to support or scale services as public safety grows.
- Use incident data and current population to understand calls for service and response times coverage necessary.

Growth Analysis

- Receive the applicant's proposed growth plan, building types, phasing, locations, and timeline to buildout.
- Review to best practices the applicant's current public safety services plans to date.
- Interview the applicant to ensure understanding.
- Understand from City staff and other City consultants, as to how project phasing will likely occur.
- Analyze the impact on staffing levels and calls for service resulting from other future City plans for economic development and expansion.

Services Evaluation

- Wherever possible, use existing data for the analysis, such as the City's General Plan and other published planning documents, crime statistics, response times, staffing, facility locations, apparatus, equipment, technology, and dispatch impacts.
- Assess the impact of current administrative programs on the efficiency, safety, and effectiveness of the Departments.
- Identify any unmet needs or risks associated with the current public safety services.

Recommendation Development

- Provide a structured and defensible methodology for the public safety Departments' staff to use in projecting future staffing needs at defensible trigger points to growth levels.
- Recommend staffing levels that will allow the Department to maintain, or as needed, increase the current levels of service, including potential modern advances

in programs, technology, and non-sworn services as force multipliers to the minimum necessary sworn services and deployment plans.

- Provide information needed for the City's fiscal consultant to develop cost projections for recommendations.

Reporting

- Prepare a preliminary findings and recommendations briefing.
- Provide a comprehensive written report summarizing findings, analysis, and recommendations at the level of depth desired by the City.
- Present findings and recommendations to City leadership and applicant as directed.

Deliverables

- Project timeline and work plan (within two weeks of contract award)
- Monthly progress updates
- Preliminary findings and recommendations briefing
- Draft and final written reports (electronic)
- Presentation of findings and recommendations (in-person or virtual)

Project Timeline

- Preliminary findings and recommendations to be completed within 90 days of contracting, pending the City's timely provision of requested documents, data, and information, and availability for interviews. The timeline and approach for development of a comprehensive report can then be determined in early 2026.

Citygate will conduct the work at our time and materials rates as specified below. For this engagement, we are including **on-site meetings as needed** to (1) assess relevant issues at the start of the project and (2) deliver preliminary and Final Report briefings, if desired.

On the following pages, we provide our cost structure, Project Team member summary biographies, and Citygate background information and experience.

PROPOSAL COST

Our charges are based on actual time spent by our consultants at their established billing rates, plus reimbursable expenses incurred in conjunction with travel, printing, clerical, and support services

related to the engagement. Given the unknowns as to the documents to be reviewed, changes to an applicant's proposals, changes to timelines, etc. our estimated **total costs** based on our Work Plan outlined above are:

Consulting Fees of Project Team	Reimbursable Expenses	Administration (7.5% of Hourly Fees)	Total
$173,019	$2,500	$12,977	**$188,496**

This cost proposal reflects our best effort to be responsive to the City's needs for assistance at a reasonable cost. If our proposed scope of work and/or costs are not in alignment with City's needs or expectations, we are open to discussing modification of our proposed scope of work and associated costs.

Hourly Rates

The following table shows the standard hourly billing rates of Citygate's consultants.

Standard Hourly Billing Rates

Classification	Rate	Consultant
Citygate President	$265 per hour	Chad Jackson
Public Safety Principal and Project Manager	$265 per hour	Stewart Gary
Senior Fire and EMS Services Specialist	$265 per hour	Sam Mazza
Senior Fire and EMS Services Specialist	$195 per hour	Thomas Beyer
Fire and Public Safety Services Specialist	$195 per hour	Mathew Rush
Police Services Senior Associate	$195 per hour	Jack Serier
Police Services Senior Associate	$195 per hour	Chris Childs
Police Services Senior Associate	$195 per hour	Rich Word
Report Project Administrator	$140 per hour	Various
Administrative Support	$100 per hour	Various

BILLING SCHEDULE

We will bill monthly for time, reimbursable expenses incurred at actual costs (travel), plus a seven-and-one-half-percent (7.5%) administration charge in lieu of individual charges for copies, phone, etc. Our invoices are payable within thirty (30) days. Citygate's billing terms are net thirty (30) days plus two percent (2%) for day thirty-one (31) and two percent (2%) per month thereafter. Our practice is to send both our monthly status report and invoice electronically. If we are selected for this project, we will request the email for the appropriate recipients of the electronic documents.

Hard copies of these documents will be provided only upon request. We prefer to receive payment through ACH Transfer, if available.

* * *

If this proposal is acceptable, you can sign acceptance on the following page, or forward a standard consultant contract for us to complete.

As President of the firm, I am authorized to execute a binding contract on behalf of Citygate. For questions concerning this proposal, please contact Stewart Gary, Citygate's Public Safety Principal, at (916) 458-5100, extension 305 or via email at **sgary@citygateassociates.com**. Please also send emails to **admin@citygateassociates.com** to ensure a prompt response.

Sincerely,

Chad Jackson, MBA
President

Acceptance of Citygate's proposal and terms:

Name	Signature
Title	Date

PROJECT TEAM SUMMARY BIOGRAPHIES

Our Project Team includes the following experienced consultants.

> Citygate consultants adhere to the *Code of Ethics* provided as **Appendix A**.
>
> Summary experience and biographies are presented below.

Chief Stewart Gary, MPA, Public Safety Principal, Project Manager

Chief Gary is the Public Safety Principal for Citygate Associates and is the retired Fire Chief of the Livermore-Pleasanton Fire Department in Alameda County, California. For the past 14 years, he has been a lead instructor, program content developer, and consultant for the Standards of Coverage process. For many years, he annually taught a 40-hour course on this systems-based approach for fire deployment at the California Fire Academy, and he teaches and consults across the United States and Canada on the Standards of Coverage process. With Citygate since 2001, he has performed more than 500 organizational and deployment studies for departments as varied as Minneapolis, Minnesota; San Diego, California; San Diego County; the Sacramento Metropolitan Fire District; and Los Angeles County. He directed every project described in this proposal.

Chief Gary has both a bachelor's and master's degree in Public Administration from San Diego State University, with an associate's degree in fire science from Miramar Community College in San Diego and a certificate in fire protection administration from San Diego State.

Chief Samuel Mazza, CFC, CFO, EFO, Senior Fire Services Specialist

Chief Mazza is a Senior Fire and Emergency Services Specialist with over 40 years of fire service experience. He is the retired Fire Chief of the City of Monterey, California, where he oversaw a successful consolidation of fire services with the City of Pacific Grove. Prior to his service with Monterey, Chief Mazza spent over 30 years with CAL FIRE in numerous assignments spanning state, county, and fire and special district services. He has extensive collaborative and command experience, including appointment as the Incident Commander on a statewide Incident Management Team, and he continues to serve as a member of the Monterey County Emergency Operations Center staff. Chief Mazza is also a California state Certified Fire Chief, CPSE Chief Fire Officer, Executive Fire Officer, and National Fire Academy instructor. Chief Mazza has led many deployment and master planning projects.

Thomas Breyer, MSHS, Senior Fire Services Specialist

With over 25 years of deep and wide-ranging executive-level expertise in the Fire and EMS industry, Thomas Breyer has served with the Union Township Fire Department, OH as a firefighter-paramedic, the City of Forest Park Fire Department, OH as a firefighter-paramedic, Lieutenant, and EMS Coordinator, and the International Association of Fire Fighters as a Fire-Based EMS Specialist, Director, and Division Head (Assistant to the General President). While at Forest Park, he restructured and supervised a complete overhaul of the department's EMS capabilities and capacity for response and was responsible for providing continuing education. Mr. Breyer has now transitioned to serve in the private sector, where he can continue his career-long passion to reduce community risk and support the needs of the public using analytics to improve response and safety efforts in the fire service.

Mr. Breyer holds an associate's degree from Hocking Technical College in Fire and Emergency Services, a bachelor's degree from Xavier University, and a master's degree from the George Washington University in Emergency Medical Services Leadership. He has served on several committees and boards that are responsible for shaping the quality of the fire and EMS industry, including: **NFPA 1750** *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Providing Fire and Emergency Services to the Public,* **NFPA 1022** *Standard for Fire and Emergency Services Analyst Professional Qualifications,* **NFPA 3000** *Standard for Active Shooter/Hostile Event Response,* the Center for Public Safety Excellence Board of Directors, and the Committee on Accreditation for the EMS Professions Board of Directors.

Mathew Rush, MA, Fire and Public Safety Services Specialist

Mathew Rush served three decades with the Austin Fire Department. He is an innovative and accomplished public safety professional with experience spanning a wide range of disciplines including strategic planning, program development, and exercise execution with demonstrated leadership skills in crew resource management, analytics, and critical thinking. Over the course of his career, he implemented numerous policy, operational, and equipment programs for the department and championed multiple cross-disciplinary public safety initiatives through direct involvement and advocacy with the Austin City Council, mayor's office, and the Public Safety Commission. At the time of his retirement, Mr. Rush had contributed subject matter expertise across a 12-discipline response model, annual budget and grant procurement allocation, and training curriculum planning and implementation for the AFD Special Operations Division.

Mr. Rush was the architect of the AFD role within the Department of Homeland Security Fusion Center network and the FBI Joint Terrorism Task Force (JTTF). He served as the fire service liaison to the DHS primary and recognized fusion centers and was chosen to lead the department's inter-service collaboration with other local, state, and federal homeland security agencies. Mr. Rush was a principal creator in the formation of the Fire Ground Officer Course, a program focused on team development, engagement, critical thinking, and leadership skills. He also pioneered the creation of the Active Threat Workgroup, a multidisciplinary public safety agency workgroup dedicated to preparing agencies and city government officials to resolve incidents involving complex coordinated threats.

Mr. Rush is a member of the International Association of Fire Chiefs Terrorism and Homeland Security Committee, holds a master's degree in security studies from the United States Naval Postgraduate School, and is a two-time recipient of the AFD Medal of Valor.

Deputy Chief Jack Serier, MA, EdD, Police Services Senior Associate

Dr. Serier has served as a law enforcement officer for 32 years. He served in two other city police departments before joining the Saint Paul Police Department, where he rose to the rank of Commander. He then became an administrator at the Ramsey County Sheriff's Office and later became County Sheriff. As Sheriff, he was responsible for a $57 million budget and 450 employees. He recently retired as the Assistant Chief of Police from the Saint Paul Police Department, where he managed daily operations and was responsible for a $122 million budget. Additionally, he is the author of the 2019 Organizational Study of the Saint Paul Police Department.

Dr. Serier has worked with government at the city, county, and state levels, as well as with federal agencies, on an array of issues as an executive. He holds a bachelor's degree from Hamline University and earned both a master's and a doctoral degree in Leadership, Policy, and Administration from the University of Saint Thomas in Saint Paul, Minnesota. He is also a graduate of the FBI National Academy in Quantico, Virginia, and is past board chair of a regional nonprofit serving those in need of mental health services.

Christopher Childs, Police Services Senior Associate

Chris Childs is a retired Assistant Commissioner for California Highway Patrol. During his nearly 28-year career, he worked throughout California, including assignments as a crash reconstructionist with the CHP's multi-disciplinary Accident Investigation Team and his favorite assignment as a Motor Officer. He was the Commander of the Napa and Santa Rosa area offices, as well as Golden Gate Division's Communications Center. Mr. Childs was promoted to Chief of the Information Management Division, where he served as the Department's Chief Information Officer. His final assignment was as Assistant Commissioner, Staff, where he fulfilled the role of Chief Financial Officer and provided operational oversight of statewide training, policy development, fleet, and all Information Technology systems. Mr. Childs currently consults for the Autonomous Vehicle Industry Association, representing 18 of the world's leading AV companies.

Chief Richard Word, MPA, Police Services Senior Associate

Chief Word formally began his law enforcement career at the Oakland Police Department in 1984. He rapidly rose through the ranks to become Oakland's youngest Chief of Police in 1999. He commanded a force of approximately 1,200 total personnel with a budget exceeding $160 million. In his first year as Chief, the Department underwent a Department-wide reorganization that led to the decentralization of patrol, investigative, and traffic resources to three police service areas. This effort entailed broad community and key stakeholder outreach to ultimately develop 57 organized community policing neighborhood groups, which each were assigned a Problem-Solving Officer and a civilian Neighborhood Services Coordinator. In his first year as Chief, the City saw its lowest number of homicides in over 30 years. After a 20-year career at Oakland, Chief Word joined the Vacaville Police Department as its Chief of Police in 2004.

Chad Jackson, MBA, Citygate President

Mr. Jackson is Citygate's President and has approximately 20 years of experience in local government consulting. Having previously served as Citygate's Vice President, Mr. Jackson has served over 500 clients since joining Citygate and has provided leadership to all aspects of the firm's operations for over a decade. Mr. Jackson is passionate about supporting and empowering local government leaders, with a focus on building executive-level consulting teams that are driven to tackle the most complex issues and challenges across every local government function. Proficient in all aspects of Citygate's many service lines to cities, counties, and districts—as well as

their diverse organizational cultures—he is also a certified MERIT Profile consultant and trainer, specializing in helping organizations connect their values and culture to key recruitment decisions.

Mr. Jackson earned his master's degree in business administration from the University of California, Davis, with a focus on organizational management and entrepreneurship. He earned his bachelor's degree in communication studies from California State University, Sacramento.

EXPERIENCE AND QUALIFICATIONS

INDUSTRY-LEADING EXPERIENCE

Founded in 1990, Citygate Associates, LLC is dedicated to assisting public sector agencies with improving services. Citygate's Public Safety Services practice area conducts staffing studies, deployment and station location analyses, master and strategic plans, performance audits, organizational efficiency studies, risk assessment studies, service delivery and consolidation feasibility analyses, and GIS for cities, counties, and districts throughout the United States.

Over the last 35 years, Citygate has conducted more than 700 successful engagements for public agencies throughout the United States, including more than 500 public safety and emergency services projects. Some of Citygate's major fire and police services clients include the City and County of Los Angeles, the City of Minneapolis, the City and County of San Diego, the City of Portland, the City of Fort Worth, the City of San Jose, and the City of Oakland. **There is not a more prolific and experienced deployment consulting team in the US**.

For more general information on Citygate's other public sector general management services, please visit www.citygateassociates.com.

Chief Stewart Gary, our Public Safety Principal, literally "wrote the book" on Standards of Coverage (SOC) studies, serving as the lead author on the second through fourth editions of the official *Standards of Response Coverage* manual as published by the Commission on Fire Accreditation International (CFAI). His deployment studies have served **more than 30 million residents**. Chief Gary's team is among the most prolific—*and most trusted*—in the country.

WHO ARE WE? Citygate is…

- *A **Virtual City Hall** team of senior public executives that are dedicated to helping communities improve*
- *A firm with **35 Years** of history exclusively serving over 400 local governments with an **unblemished track record** of no cancelled projects or litigation*
- *A **storyteller** who recognizes each client and project is unique that warrants a **customized report**, not one written from a standard template*
- *Built with an **emphasis on values and character**—our team members are chosen for more than the expertise conveyed through their resumes*
- *Motivated to **coach** clients and transfer our experiences*
- *A **trusted partner** who performs the project **with** you, not **to** you*

CITYGATE'S PROJECT EXPERIENCE

The following multifaceted projects represent Citygate's robust experience. Additional projects can be viewed on our website.

City of Surprise, AZ – *Public Safety Master Plan*

Citygate is currently providing consulting and architectural services to develop a 10-year Public Safety Master Plan for the City of Surprise, AZ, including recommendations for models to assist the Public Safety departments to achieve organizational and programmatic goals and ensure alignment with both the City's General Plan and the Mayor and Council Strategic Plan. In addition to an updated assessment of all facets of public safety operations and staffing, Citygate's work, in partnership with LEA-Architects, LLC, will include an outline for the construction planning and development of the City's Public Safety Operations Center (PSOC).

Cy-Fair Fire Department, TX (Harris County ESD #9) – *Fire Master Plan, Community Risk Assessment, Standard of Cover, and Compliance Audit for the Cy-Fair Fire Department*

Citygate developed a Fire Master Plan for the Cy-Fair community of northwest Houston. This engagement—based on Harris County Emergency Services District #9's unique Fire and EMS fact pattern and varied risks—included a community risk assessment, a standard of cover study, and a compliance audit. The Master Plan also included the development of a strategic plan to ensure goals are actionable and categorized by priority over the long term. The Fire District Board adopted the SOC/Master Plan and Strategic Plan and adopted a revised tax rate for the budget. There have been many positive public press reviews, and the Fire Chief was just named Fire Chief of the Year by the Texas Fire Chief's Association. *December 2022–November 2023*

City of Los Angeles, CA – *Standards of Coverage Analysis*

Citygate conducted the first-ever independent Standards of Coverage evaluation of the Los Angeles Fire Department's fire and emergency medical services deployment system, including the current system's capacity to evolve over time as a very diverse metropolitan area. This analysis determined whether current fire station locations and crew/apparatus staffing are sufficient to meet the unique needs of the Department's service area. A comprehensive community risk assessment was also included as part of the overall analysis.

Orange County Fire Authority, CA – *Organizational Service Level Reviews*

As part of a Master Services Agreement, Citygate was retained to provide seven as-needed organizational service level assessments of operations for Orange County Fire Authority's major cost centers. Each service level assessment evaluated, at a forensic, data-driven level, the operational performance of the cost center—not only in comparison to national and Citygate team best practices, but also to the needs of the Orange County Fire Authority, its employees, and its

agency customers. To date, Citygate was retained to provide seven such assessments, including for the Emergency Command Center, the Executive Leadership Team and Human Resources functions, the Emergency Medical Services Department, Field Deployment services, the Fleet Services Division, Business Services functions, and the Community Risk Reduction Department.

City of San Jose, CA – *Fire Department Organizational Review*

Citygate conducted a large organizational review of the San Jose Fire Department. This review evaluated the delivery of Fire Department services, technological improvements as they relate to Department response time performance, and increases in Department efficiencies in operations. To accomplish this, Citygate conducted a detailed community risk assessment; a Standards of Coverage (SOC) review; an evaluation of the Department's organizational climate and structure, including an online employee survey; an EMS Program review; a review of the Communications Center; and an assessment of fiscal impacts, phasing, and possible next steps of changes recommended by Citygate. The SOC review included an analysis of the impact of traffic congestion on response times.

City of Tulsa, OK – *Police Department Comprehensive Staffing Analysis*

Citygate is currently conducting a comprehensive staffing analysis and developing an implementation plan that will strategically serve the Tulsa Police Department for the next five years. Citygate's analysis will include findings and recommendations related to the Department's operational efficiency, effectiveness, and staffing needs—in addition to review of performance data, budgets, and reports. The analysis will address workforce needs in view of demographics, organizational structure, patrol and investigative response gaps, calls for service, attrition rates, and future staffing costs—with a methodology that includes data collection and analysis, review of benchmark data from peer agencies, and determination of functions that can be handled more effectively by non-sworn, professional staff. Citygate's review will assist the Department to ensure adequate service levels, improve operational effectiveness, and achieve the goals outlined in the Department's Strategic Plan.

City of Oceanside, CA – *Independent Operational and Organizational Assessment for the Police Department*

Citygate performed an independent Operational and Organizational Assessment for the City of Oceanside Police Department, affecting current, future, and long-term organizational, strategic, and operational plans. This review examined current and future service delivery, quality of service, service delivery expectations, community engagement, community priorities, Departmental organization, and staffing and deployment feasibility to maintain current and future organizational efficiency. The study also established efficiencies to ensure City, Department, and community needs are met by reviewing programming, infrastructure, operational efficiency, and fiscal impacts of associated findings and recommendations across the entire organization, and further identified

planned service delivery systems and staffing allocation models to best serve the community and achieve City Council and Department goals and objectives.

City of Berkeley, CA – *Standards of Coverage Analysis (Fire) and Workload Organizational Study for the Berkeley Police Department (Police)*

Citygate performed a Standards of Coverage analysis for the Berkeley Fire Department in the City of Berkeley, California. This analysis defined the appropriate level of service based on a comprehensive study of historical performance; community risk factors; expectations; an evaluation of existing and projected risks, hazards, population growth and aging, topography, density and vertical growth of the build environment; and proposed deployment strategies. This study considered changing landscape and population density within the City and how they impact service delivery, response times, and overall capacity to respond to emergent and non-emergent incidents. This study also helped determine whether the Department should transition from dual-function (firefighter/paramedic) to single-function (EMT or Paramedic) ambulance service and whether enhanced staffing or deployment of suppression resources are needed in key areas of the City to mitigate increasing density.

Citygate recently concluded a Workload Organizational Study to assess the organizational structure, resource allocation, and geographical patrol boundaries of the Berkeley Police Department and determine whether they are adequate to provide the highest level of service within the City. The study leveraged GIS and Citywide risk demography information obtained through our Fire Department project, explored the efficiency of the Mobile Crisis Team as a means of operational efficiency, and offered robust consideration of the Department's role and deployment related to Homeless Services. Citygate's report included future projections and goals regarding staffing, geographical boundaries, and a comprehensive, data-driven analysis of workload. Citygate considered how the City's growth in population and development will impact future services, with recommendations that empowered the City to improve and enhance the overall safety, security, and satisfaction of City residents.

APPENDIX A

CODE OF ETHICS

CODE OF ETHICS

CLIENTS

1. We will serve our clients with integrity, competence, and objectivity.
2. We will keep client information and records of client engagements confidential and will use proprietary client information only with the client's permission.
3. We will not take advantage of confidential client information for ourselves or our firms.
4. We will not allow conflicts of interest which provide a competitive advantage to one client through our use of confidential information from another client who is a direct competitor without that competitor's permission.

ENGAGEMENTS

5. We will accept only engagements for which we are qualified by our experience and competence.
6. We will assign staff to client engagements in accord with their experience, knowledge, and expertise.
7. We will immediately acknowledge any influences on our objectivity to our clients and will offer to withdraw from a consulting engagement when our objectivity or integrity may be impaired.

FEES

8. We will agree independently and in advance on the basis for our fees and expenses and will charge fees and expenses that are reasonable, legitimate, and commensurate with the services we deliver and the responsibility we accept.
9. We will disclose to our clients in advance any fees or commissions that we will receive for equipment, supplies or services we recommend to our clients.

PROFESSION

10. We will respect the intellectual property rights of our clients, other consulting firms, and sole practitioners and will not use proprietary information or methodologies without permission.
11. We will not advertise our services in a deceptive manner and will not misrepresent the consulting profession, consulting firms, or sole practitioners.
12. We will report violations of this Code of Ethics.

The Council of Consulting Organizations, Inc. Board of Directors approved this Code of Ethics on January 8, 1991. The Institute of Management Consultants (IMC) is a division of the Council of Consulting Organizations, Inc.

RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LISA WISE CONSULTING FOR CONSULTANT SERVICES FOR WORK RELATED TO THE CALIFORNIA FOREVER PROJECT

WHEREAS, on January 21, 2025, the Suisun City Council took a significant step by authorizing the exploration of annexation opportunities beyond the city's existing sphere of influence.; and

WHEREAS, on April 15, 2025, the City Council authorized staff to move forward with annexation efforts in coordination with California Forever and to finalize a Reimbursement Agreement to cover staff and consultant costs associated with planning and annexation; and

WHEREAS, California Forever and the City have jointly developed a Reimbursement Agreement (RA) that ensures all costs related to the annexation and entitlement process, including the preparation of environmental documents, infrastructure planning, and related efforts will be fully funded by the developer; and

WHEREAS, moving forward with the California Forever project will require assembling a specialized team to guide the development process and establish a well-defined implementation timeline; and

WHEREAS, to ensure timely and effective project execution, staff is requesting City Council authorization to retain highly specialized or niche consultants outside the traditional, lengthy Request for Proposals (RFP) process; and

WHEREAS, Lisa Wise Consulting brings the required skill sets, subject matter expertise, and years of experience managing complex issues similar to those anticipated throughout the course of this project; and

WHEREAS, staff is seeking City Council approval to authorize the City Manager to execute a contract with Lisa Wise Consulting, a highly qualified consultant that is essential to launching this significant project; and

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

1. The City Council hereby authorizes the City Manager to execute a Professional Services Agreement with Lisa Wise Consulting in a form approved by the City Attorney for the purpose of completing housing policy analysis and potential update to the City's Housing Element, in an amount not to exceed $400,000.
2. The City Manager is further authorized to take all necessary actions to implement the agreement and complete the scope of work in coordination with City staff.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated October 21, 2025 ("Effective Date") and is between the City of Suisun City, a California municipal corporation ("City") and Lisa Wise Consulting, Inc., a California S-Corporation ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

1. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services") for housing policy compliance and annexation support services to Suisun City, attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes to the scope or cost of work must be in writing and mutually agreed upon by the Parties.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be David Bergman, Director (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through October 21, 2028, unless sooner terminated as provided in Section 12 of this Agreement or extended.

3. Compensation.

A. Compensation. As full compensation for Services satisfactorily rendered, City shall pay Consultant at the hourly rates set forth in the Approved Fee Schedule attached hereto as **Exhibit A**. In no event shall Consultant be paid more than $400,000 (the "Maximum Compensation") for such Services.

B. Expenses. The amount set forth in paragraph 3.A. above includes reimbursement for all expenditures incurred in the performance of this Agreement.

C. Unauthorized Services and Unanticipated Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to Consultant's performance of those services or incurrence of additional expenses. Any additional services authorized by the City Council, or (where authorized) the City Manager shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the Parties. At the request of the Consultant, the City Council may, in writing, reimburse Consultant for an unanticipated expense at its actual cost. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City.

5. <u>Independent Contractor</u>. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. <u>Information and Documents</u>.

A. Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees, agents, or subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. A response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

D. Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

7. <u>Conflicts of Interest</u>. Consultant affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Services contemplated by this Agreement. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

8. <u>Indemnification, Hold Harmless, and Duty to Defend</u>.

A. <u>Indemnities</u>.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all

taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement.

3) Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws.

4) City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

5) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of $2,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $2,000,000.00 per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $2,000,000.00 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under subparagraph A.1) of this Section.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

4) Professional Liability/Errors and Omissions Insurance with minimum limits of $2,000,000.00 per claim and in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self-insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or

subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 8 of this Agreement.

K. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

11. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least five calendar days before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 10 business days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

13. Force Majeure. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, judicial orders, enemy or hostile governmental action, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

14. <u>Default</u>.

A. Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, City may, notwithstanding any other provision of this Agreement, terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

15. <u>Notices</u>. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Consultant's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:	Attn: Bret Prebula City of Suisun City 701 Civic Center Blvd Suisun City, CA 94585 Email: _____
with a courtesy copy to:	Patrick Enright, City Attorney Richards, Watson & Gershon 2300 N Street, Ste 3 Sacramento, CA 95816 Telephone: (415) 782-0358 Email: penright@rwglaw.com
If to Consultant:	Attn: David Bergman LWC Headquarters 983 Osos Street San Luis Obispo, CA 93401

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the Party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subcontractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment

be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subcontractors and agents.

21. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibit. Exhibit A constitutes a part of this Agreement and is incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the Parties to this Agreement.

26. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

27. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing

shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days City of Suisun City Hall is open for business.

29. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a Superior Court with geographic jurisdiction over the City of Suisun City.

30. Attorneys' Fees. In any litigation or other proceeding by which a Party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing Party shall be entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Suisun City,
a California municipal corporation

By: _____
Name: Bret Prebula
Title: City Manager

ATTEST:

By: _____
Name: Anita Skinner
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Patrick Enright
Title: City Attorney

APPROVED AS TO FISCAL IMPACT:

By: _____
Name: Lakhwinder Deol
Title: Finance Director

APPROVED AS TO CONTENT:

By: _____
Name: Jim Bermudez
Title: Deputy City Manager

Consultant:

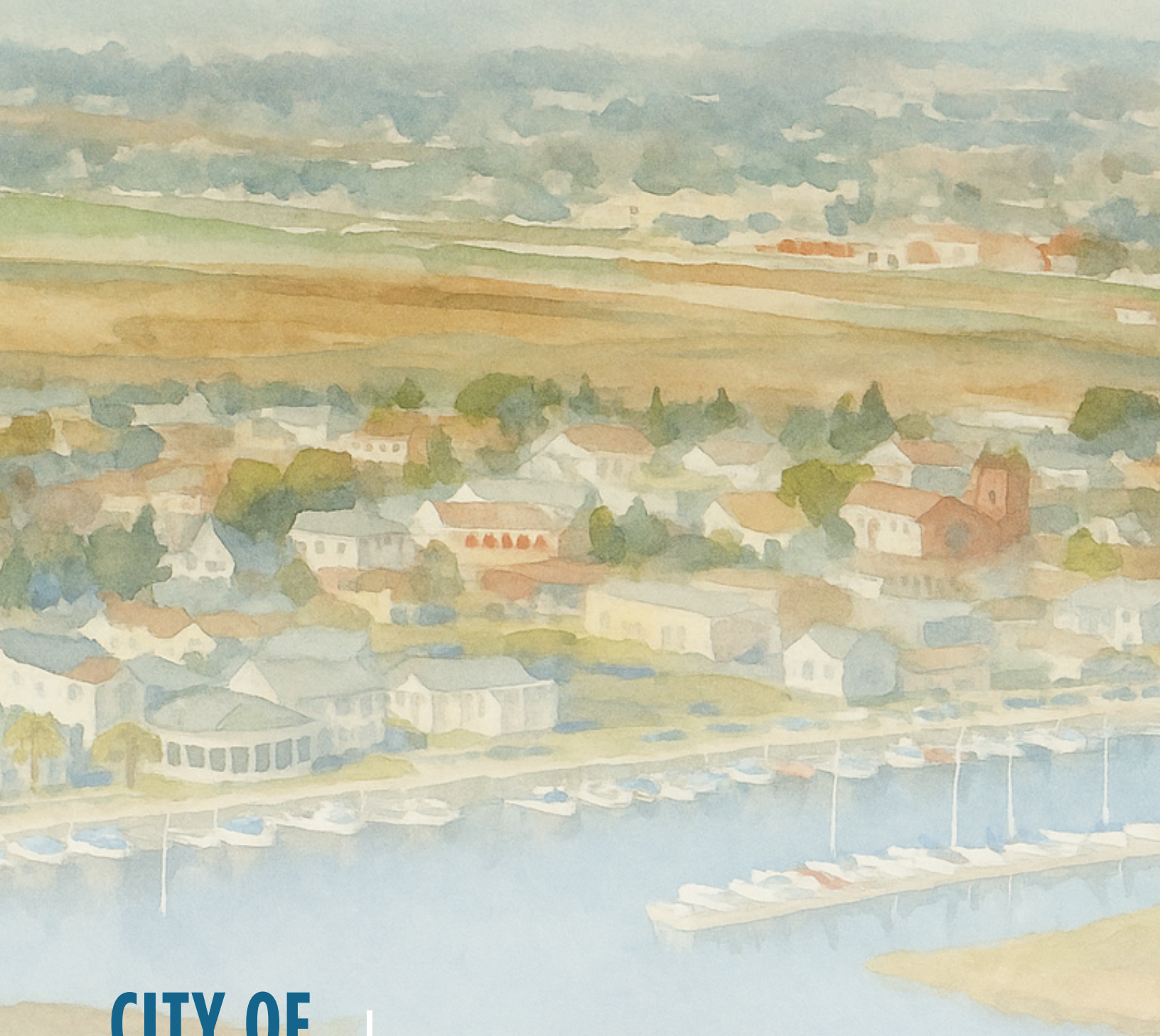
Lisa Wise, AICP or Henry Pontarelli Sole Officers of a California S-Corporation

By: _____
Name: Lisa Wise
Title: Chief Executive Officer

By: _____
Name: Henry Pontarelli
Title: Secretary

EXHIBIT A
SCOPE OF SERVICES

EXHIBIT B
APPROVED FEE SCHEDULE



CITY OF SUISUN CITY

Housing Policy Compliance and Annexation Services

Response to Request for Qualifications

June 4, 2025

Prepared for:

City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Prepared by:

Lisa Wise Consulting, Inc.
983 Osos St,
San Luis Obispo, CA 93401
www.lisawiseconsulting.com
(805) 595-1345

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COVER LETTER

June 4, 2025

Jim Bermudez
Development Services Director
701 Civic Center Boulevard
Suisun City, CA 94585
(707) 421-7333
jbermudez@suisun.com

Dear Mr. Bermudez,

Thank you very much for considering Lisa Wise Consulting, Inc. to support Suisun City to leverage a potential annexation opportunity and maintain compliance with State Housing and Land Use Law.

LWC is uniquely qualified for this engagement given our 18-year resume of working with California communities to achieve housing goals and obligations that comply with State law and acknowledge market conditions. The LWC Team has strong expertise in evolving housing and land use legislation, and Department of Housing and Community Development (HCD) guidance related to housing development. LWC will leverage our housing, land use and market analysis experience for this opportunity as well as bring lessons learned from leading 37 Housing Element Updates in the 3rd, 4th and 5th Cycles, including 16 in the 6th Cycle, over 80 zoning code updates including Woodland, Vacaville, Milpitas, Napa and St. Helena as well as annexation and HUD Compliance Studies in Santa Maria, and a Housing Market Analysis in Lompoc, which featured working closely with LAFCO.

LWC's approach assures that projects will be delivered on time and within budget through systematic and hierarchical review of deliverables, regularly scheduled meetings with the City, and internal meetings with the LWC Project Team to assess progress relative to the project timeline and budget. Our approach stresses a comprehensive evaluation of existing regulations, policies and programs related to housing, and annexations as well as close and consistent communication and coordination with the City.

As the owner and President of the firm, I bring 30 years of urban planning, California land use and housing law experience. I will serve as Project Director, ultimately responsible for compliance with contractual obligations and to ensure milestones are delivered on time, within budget and to the standards and expectations of the City. Our highly qualified team includes David Bergman as Project Manager with over 30 years of California housing and land use law, annexation studies, and financial feasibility analysis experience. Stefano Richichi, Deputy Project Manager, brings 9 years as a planner, project manager and housing expert and Ethan Stan has focused his 4-year career on market studies, assessing housing constraints and developing affordable housing implementation plans.

We look forward to the next steps in the process and remain available to provide additional input or address questions. Thank you again for the opportunity to support the City in this annexation and compliance project.

Sincerely,

Lisa Wise, AICP President, CEO
lisa@lisawiseconsulting.com
(805) 595-1345

UNDERSTANDING OF THE PROJECT

LWC understands that Suisun City is preparing to initiate an annexation request and enter into an Exclusive Negotiating Agreement (ENA) and reimbursement agreement with California Forever.

In April 2025, the Suisun City Council voted to explore annexing land ostensibly to boost the City's finances, with potential expansion areas including farmland owned by California Forever, a developer proposing a large new master planned community in Solano County covered by the East Solano Plan. Currently, Suisun City has approximately 28,000 residents and covers approximately four square miles. The East Solano Plan envisions accommodating several hundred thousand additional residents within in a plan area that will extend over more than 20 square miles. Key considerations in the City's decision-making include infrastructure capacity, job access, and the potential impact on Travis Air Force Base.

As part of this process, Suisun City is assembling a roster of consultants to support the annexation and associated planning work. City staff anticipate the need to reopen their Housing Element to reflect updated planning assumptions and policy requirements resulting from the annexation. LWC held a preliminary discussion with the Development Services Director, which focused on three primary areas where the City may seek technical assistance:

- Regional Housing Needs Allocation (RHNA): Supporting Suisun City in negotiating a new RHNA allocation with Solano County through coordination with the Local Agency Formation Commission (LAFCO).
- Housing Element Update: Preparing and resubmitting a revised Housing Element Update (HEU) in anticipation of new programmatic requirements from the California Department of Housing and Community Development (HCD).
- Program Implementation: Assisting with implementation of Housing Element programs, including the development of inclusionary housing standards and related policy frameworks.

These services would align with Suisun City's broader planning and housing objectives and position the City to comply with state housing law while accommodating future growth under the proposed annexation.

FIRM QUALIFICATIONS

LWC

Lisa Wise Consulting, Inc. (LWC) specializes in creating market-driven housing policies and programs and zoning code audits and updates aimed at compliance with California housing law, streamlined review processes, and better accommodation of modern uses. The LWC team addresses each engagement with a deep understanding of fast-changing housing regulation, zoning principles, best practices, and strong project management capabilities. LWC's approach relies on close communication and collaboration with City staff, civic leaders, and the community. The firm was founded in 2006 and has grown to a staff of 20, with offices in Los Angeles, San Francisco, and San Luis Obispo.

LWC core competencies include:

- Affordable Housing Policy, Implementation Plans, and Inclusionary Housing Ordinances
- Financial Feasibility Analysis, Market Studies, Economic Strategic Plans, and Annexation Studies
- Zoning Ordinances, Development Codes, and Form-Based Codes
- Long-Range Planning, Specific Plans, TOD Plans, and Corridor Plans
- Public Engagement and Community Outreach Strategies

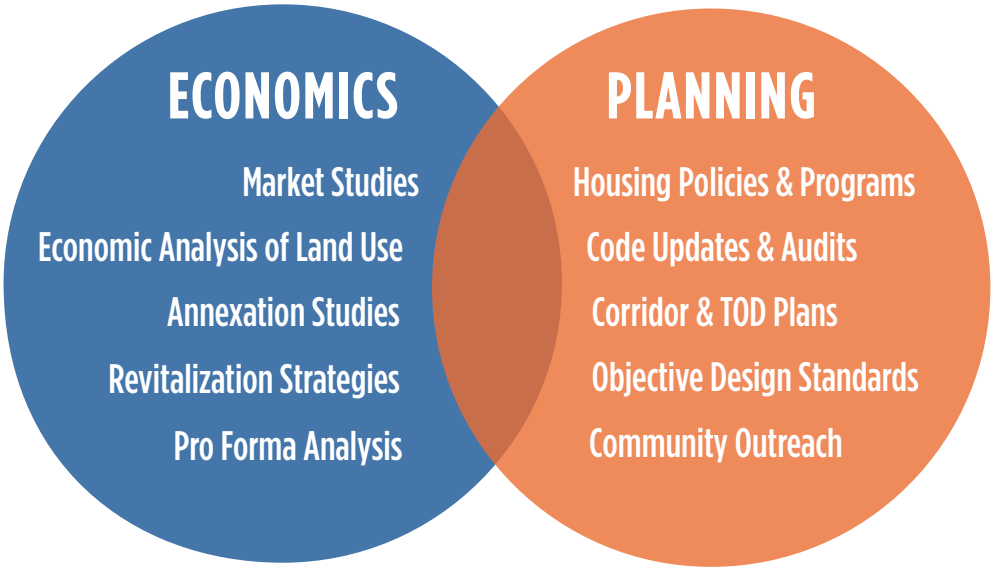
LWC has successfully led 37 Housing Element updates in the 4th, 5th, and 6th Housing Element Cycles, as well as Inclusionary Housing Ordinances, Objective Design Standards, Fee Studies, Density Bonus, and ADU programs across the State. The firm has also completed successful code audits and updates in over 80 jurisdictions in California, Arizona, Nevada, North Dakota, Texas, Ohio, Hawaii, Oklahoma, Maine, Iowa, Massachusetts, and the Kingdom of Saudi Arabia.

CONTACT

San Luis Obispo
983 Osos Street
San Luis Obispo, CA 93401
(805) 595-1345 | Office Main

San Francisco
870 Market Street, Suite 977
San Francisco, CA 94102

Los Angeles
939 South Broadway, Suite 611
Los Angeles, CA 90015
(805) 618-1924 | Office Direct



LWC

CITY OF NOVATO

6th Cycle Housing Element Update and Inclusionary Housing Study

STATUS

Housing Element:
Adopted May 2024

HCD Certification:
June 2024

TIMEFRAME

April 2022 - June 2024

BUDGET

$895,000

REFERENCE

Clare Hartman
Community Development Director
City of Novato
922 Machin Avenue
Novato, CA 94945
(415) 899-8938
chartman@novato.org

PARTNERS

Rincon Consultants, Inc.

The City of Novato hired LWC to lead its 6th Cycle Housing Element Update. While Novato has been proactive in addressing housing obligations, the City's Regional Housing Needs Allocation (RHNA) of 2,090 units was more than a 400 percent increase over the 5th Cycle. The City has also had to meet more stringent requirements to identify eligible housing sites, develop new policies and programs to address housing cost burden, and balance growth, sustainability goals, and community sentiment.

LWC initiated the project with a Technical Analysis of the existing Housing Element, followed by a Housing and Special Needs Assessment, Constraints Analysis, Housing Resources and At-Risk Housing Analysis, Implementation Plan, and preparation of an updated Sites Inventory. LWC then prepared an Affirmatively Furthering Fair Housing (AFFH) Assessment (consistent with AB 686) to ensure fair housing is considered in the Sites Inventory and integrated into the goals, policies, and programs. Working closely with City staff, LWC developed and implemented a Community Outreach Program that featured focus groups, community workshops, a dedicated webpage, City Council and Planning Commission study sessions, and public hearings.

LWC also conducted a feasibility analysis to provide recommendations for updating Novato's Inclusionary Housing Ordinance (IHO) to ensure compliance with AB 1505. To inform these amendments, LWC created a static proforma that evaluated the financial feasibility of different ranges of inclusionary rates for potential residential and mixed-use developments. LWC's proforma model considered the cost of land, development costs, revenues, and the return on cost to a developer.

The Housing Element was adopted by City Council on May 7, 2024 and certified by the HCD on June 21, 2024.

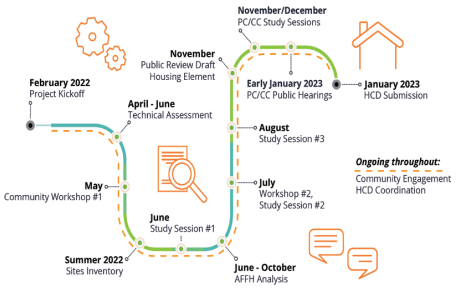
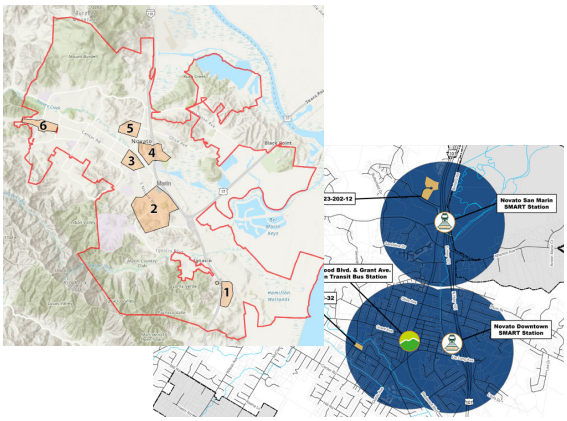


Table A: R-20 For-Sale Prototype, Low Income

	100% Market-Rate	11% Affordable	12% Affordable	23% Affordable
Feasibility	Yes	Yes	Marginal	No



CITY OF LOMPOC

Housing Market Analysis and Housing Feasibility Study

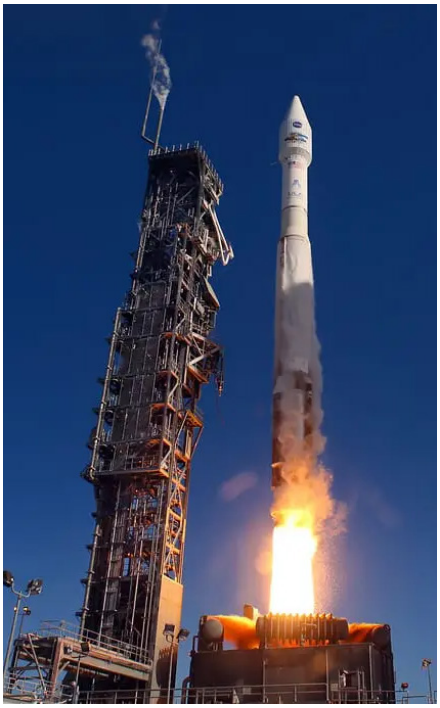
STATUS:
Accepted December 2023

TIMEFRAME:
June 2023 - December 2023

BUDGET:
$104,640

REFERENCE:
Brian Halvorson, AICP
City of Lompoc
Planning Manager (Former)
City of Indio
Community Development Director (Current)
(760) 541-4255
100 Civic Center Drive
Indio, CA 92201
bhalvorson@indio.org

PARTNER:
Bridge View Resources



LWC was hired by the City of Lompoc to conduct a Housing Market Analysis (HMA) and Feasibility Study to assess the current and projected housing supply in the Lompoc Valley and surrounding communities. The project aimed to develop a strategy for public and private sector actions to address housing availability and affordability for military and civilian employees working at Vandenberg Space Force Base (VSFB).

The HMA analysis focused on an assessment of housing market conditions, financial feasibility of housing development, quantification of vacant and underutilized land that could accommodate housing, and an assessment of constraints to housing in the City of Lompoc Zoning Code. LWC also conducted personal interviews with City Staff, representatives from a regional housing coalition, local housing developers, private space launch companies, and the VSFB Housing Management Office.

Findings from the HMA showed that the existing available housing sites in the Lompoc Valley are not sufficient to meet the current and estimated future demand. The City of Lompoc can initiate changes to its development codes and seek opportunities for opening new development sites to help meet some of the region's future housing demand.

LWC also conducted a financial feasibility analysis of prototypical housing types in the City of Lompoc, including single-family home subdivisions, low-density multifamily developments, and large apartments. The analysis focused on development costs and potential revenues to determine their financial feasibility. LWC also assessed potential modifications to development standards for developments that were determined to be financially infeasible.

A summary of recommendations included exploring the following:

- Potential for large-scale housing development on available large lots
- Annexation of land for housing development.
- Potential to develop above moderate-income housing on publicly controlled sites
- Impact of fees on housing production.
- Reduce minimum lot sizes in single-family zones.
- Increase maximum densities in the High Residential Density (R3) Zone.
- Adopt density minimums in lower-density zones.
- Increase maximum heights in the Medium Density Residential Zone (R-2) and the R3 Zone.
- Decrease minimum lot widths and depths in lower-density zones.
- Increase lot coverage standards.
- Eliminate covered parking standards.

The report was accepted by the City of Lompoc in December of 2023.

LWC

CITY OF ORINDA

Inclusionary Housing Ordinance Feasibility Study

STATUS

In Progress

TIMEFRAME

April 2024 - September 2025

BUDGET

$140,000

REFERENCE

Lashun Cross
Planning Director
City of Orinda
22 Orinda Way
Orinda, CA 94563
(925) 253-4240
lcross@cityoforinda.org

The City of Orinda hired LWC to assess the feasibility of developing an Inclusionary Housing Ordinance (IHO).

LWC is conducting an Economic Feasibility and Market Study to evaluate various IHO options, considering factors such as the percentage of affordable units required, project size thresholds, and alternative compliance measures. Building on the Market Study, LWC is creating a static proforma model which is being used to assess the financial viability of inclusionary housing while ensuring that the ordinance promotes affordable housing production without hindering market-rate development. Additionally, LWC is performing a comparative analysis of regional inclusionary housing programs, examining key components and local market dynamics that have shaped these policies. The study also will include an assessment of existing conditions, with a focus on residential development costs and market demand in Orinda.

To quantify the financial gap between market-rate and below-market-rate housing, LWC is conducting a Nexus Study/Gap Analysis. This analysis will help establish appropriate values for alternative compliance measures, such as in-lieu fees, in addition to on-site unit production.

Based on the study's findings, LWC will develop recommendations for the IHO, addressing critical elements such as rental versus for-sale projects, project size applicability, required affordable unit percentages, and alternative compliance options. These recommendations will serve as the foundation for a potential Inclusionary Housing Ordinance for consideration by the City Council. To ensure community engagement, LWC has facilitated virtual focus groups with City staff and developers.

As part of this process, LWC will examine whether compliance with the California Environmental Quality Act (CEQA) is required. If CEQA applies, will work with FirstCarbon Solutions to prepare the necessary environmental documents and process them accordingly.

Anticipated adoption is September 2025.

CITY OF SANTA MARIA

Market Analysis, Fiscal Analysis, Economic Element, and Annexation Study

STATUS:

Anticipated adoption Winter 2025

TIMEFRAME:

January 2020 - Winter 2025

BUDGET:

$270,170

REFERENCE:

Dana Eady
Planning Division Manager
City of Santa Maria
110 South Pine Street
Santa Maria, CA 93458
(805) 925 -0951
deady@cityofsantamaria.org

PARTNERS:

Raimi & Associates

LWC was hired as part of the General Plan Update Team to lead the Market Analysis, Fiscal Analysis, and Economic Development Element Update for the City of Santa Maria. This effort sought to better enable the City to consider fiscal costs/benefits and economic opportunities/constraints in the General Plan Update, and once the Plan is in place.

LWC worked closely with the City to understand market trends, demographic shifts, and technological changes that have impacted affordability, investment, and perception in Santa Maria. This research also identified key industrial sectors in the City (agriculture, tourism, logistics, regional retail, and technology) and potential opportunities and constraints relevant to supporting and growing these sectors. Additionally, LWC assessed underutilized commercial and industrial land within the City Limits to inform the development of land use alternatives.

As part of the analysis, LWC assessed preliminary Land Use Alternative Concepts and Policy Option Topics, which were summarized along with key economic indicators (e.g., total homes, total jobs, jobs/housing balance, retail square foot per household, etc.). LWC then prepared population and employment projections based on the buildout of potential alternatives and conducted a fiscal analysis of potential alternatives divided into five-year increments within the 20-year planning horizon.

Building on LWC's Market and Economic Background and Existing Conditions findings, LWC updated the Economic Development Element, which featured goals, policies, and implementation measures aimed at improving Santa Maria's competitiveness, ability to attract new investment, facilitating expansion and retention of existing businesses, and improving the vitality of commercial, industrial and agricultural-related land uses.

LWC prepared documentation packages to support the City's LAFCO requests for a Sphere of Influence (SOI) amendment and future annexations to implement the updated General Plan. LWC will also assess the City's zoning code for consistency with the General Plan update.

The General Plan Update is scheduled to be adopted in Winter 2025.

CITY OF VACAVILLE

Land Use and Development Code Audit and Update

STATUS:

Adopted February 8, 2022

TIMEFRAME:

September 2018 - February 2022

BUDGET:

$359,028

REFERENCE:

Peyman Behvand
Planning Manager
Development Director
City of Vacaville
650 Merchant Street
Vacaville, CA 95688
(707) 449-5332
peyman.behvand@cityofvacaville.com

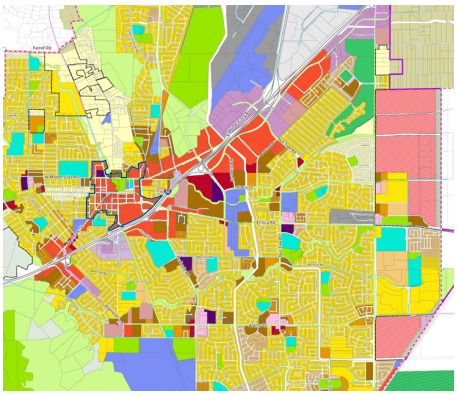
The City of Vacaville hired LWC to complete an audit and update of its Land Use and Development Code, a two-phase effort to update the Code and repurpose it as a flexible, effective, user-friendly tool to implement the General Plan. Phase 2 began shortly after the Audit was approved unanimously by the City Council. The objective of the project was to produce user-friendly zoning and subdivision regulations that provide clear direction on the City's vision and to facilitate high-quality development by making standards clear and objective, streamlining review processes, and incorporating flexibility.

Vacaville's Land Use Development Code was last updated in 1996 and has seen many amendments. While this approach worked in the short term, it has led to inconsistencies, omissions and duplications. These shortcomings have made the code difficult to use and interpret and have not generated the kind of development that Vacaville has targeted for the future. The City addressed these deficiencies as part of their 2015 General Plan Update by updating their development code as a priority project. The City Council's vision for the code update emphasized local economic development and attracting high quality projects. The vision went further to identify key goals:

- Flexibility
- Accommodation of modern land uses
- Compliance
- Pinpoint chapters in the General Plan that require updating
- Improved structure

Based on direction in the Code Audit, LWC updated, modernized and streamlined the subdivision and zoning regulations, reorganized the code in a clearer, more consistent, and easier to use format, and established a code that was capable of implementing the goals and vision in the General Plan. LWC's final task was to develop a Handbook describing the City's new code and its relationship to the General Plan.

The City Council unanimously adopted the code on February 8, 2022.



VACAVILLE CODE UPdate

LWC

CITY OF WOODLAND

6th Cycle Housing Element Update

STATUS:

Housing Element:
Adopted March 2023
HCD Certification:
April 2023

TIMEFRAME:

October 2020 - April 2023

BUDGET:

$107,200

REFERENCE:

Erika Bumgardner, AICP
Community Development Director
300 First Street
Woodland, CA 95695
(530) 661-5886
Erika.Bumgardner@cityofwoodland.gov

Following the completion of the Housing Element Update, the City hired LWC to lead a Comprehensive Code Update and prepare Objective Design Standards.

LWC was hired by the City of Woodland to update the 6th Cycle Housing Element, funded by the HCD's Local Early Action Planning (LEAP) grant program. LWC concurrently lead a comprehensive Zoning Code update in Woodland and has an excellent understanding of the City's regulatory framework, development opportunities and constraints, and community vision. This project required an expedited schedule as Woodland is located within the Sacramento Area Council of Governments (SACOG) region,15 miles from the State capital and part of the Sacramento - Arden-Arcade - Roseville Metropolitan Statistical Area.

The City's goal was to accommodate a broader range of development types that protect and reflect the City's historic character and neighborhood contexts while meeting affordability, diversity targets, and State 6th Cycle mandates.

LWC worked closely with the City to expedite the work plan, ensuring coordination between the Housing Element and Zoning Code Update in identifying sites to accommodate the RHNA and modifying development regulations, as needed, to reduce constraints and accommodate housing for a variety of income levels. The work plan included a series of focus group meetings and one virtual public workshop, designed to accommodate social distancing requirements while also facilitating a diverse and inclusive process.

The Housing Element was adopted by City Council on March 21, 2023 and certified by the HCD on April 28, 2023.

CITY OF WOODLAND

Comprehensive Zoning Code Update and Objective Design Standards

STATUS:

May 2024

TIMEFRAME:

August 2019 - May 2024

BUDGET:

$524,770

REFERENCE:

Erika Bumgardner, AICP
Community Development Director
300 First Street
Woodland, CA 95695
(530) 661-5886
Erika.Bumgardner@cityofwoodland.gov

This project preceded and followed LWC's completion of the Woodland 6th Cycle Housing Element, adopted by the City Council on March 21, 2023.

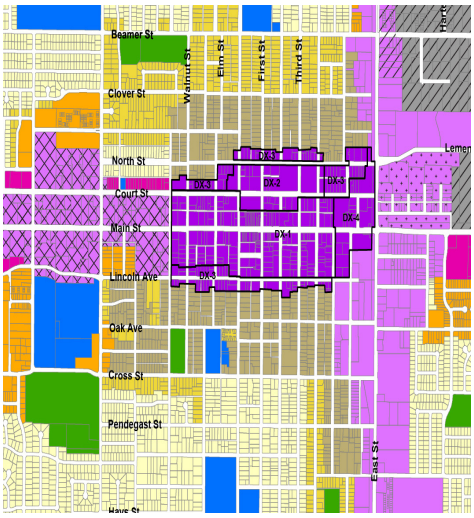
The City of Woodland hired Lisa Wise Consulting, Inc. to complete a comprehensive update of its Zoning Code. The Project follows the 2017 adoption of the 2035 Woodland General Plan, the 2019 Interim Zoning ordinance which temporarily implements new mixed-use land use designations, and the 2021 Housing Element, also prepared by LWC.

LWC worked closely with the City to reorganize the Code and develop robust standards to support high-quality and walkable neighborhoods, corridors and nodes throughout the City. The Code ensures sensitivity to the City's historic districts and neighborhoods, its vibrant downtown, its diversity of industrial uses, commercial corridors, flood study areas, and habitat conservation areas. Part of LWC's effort included development of new objective and context-sensitive design standards for all residential and mixed-use development in response to recent State requirements and legislation.

To satisfy the City's commitment to an open, transparent, and collaborative process, LWC developed a public outreach program that included a series of stakeholder interviews, Planning Commission and City Council Study Sessions, community focus groups, and a project web page. The outreach program was designed to introduce the Comprehensive Code Update and ensure the community support for and collaboration in its development.

The project builds on LWC's participation in a charrette facilitated by the California Chapter of the Congress for New Urbanism (CNU) in 2017 where the community, City staff, elected officials and civic leaders formulated priorities for the code update.

The Code Update was adopted by the City Council on May 21, 2024.



HOUSING POLICY AND IMPLEMENTATION EXPERIENCE

HOUSING POLICY

Inclusionary Housing Ordinances
Cypress, Orinda, Long Beach, Novato, San Gabriel, St. Helena

Objective Design Standards
Beaumont, Lafayette, Los Altos, Los Gatos, Marin County, Millbrae, Piedmont, Portola Valley, Rancho Cucamonga, Redwood City, Saratoga, Seal Beach, South San Francisco, Woodland

Rezoning Programs
Beaumont, Lafayette, Long Beach, Millbrae, Novato, Portola Valley, Seal Beach

ADU Ordinances and Guidebooks
Beaumont, San Gabriel

Housing Prototype Financial Feasibility Analysis
Citrus Heights, Corte Madera, Folsom, Marin County, Modesto, Mountain View, Tucson

CALIFORNIA HOUSING ELEMENT UPDATES

6TH CYCLE

Alameda County
Certified December 31, 2024

Beaumont
Certified December 12, 2022

Coachella
Ongoing

Long Beach
Certified April 8, 2022

Los Altos
Certified September 5, 2023

Novato
Certified June 21, 2024

Piedmont
Certified November 9, 2023

Pleasanton
Certified August 25, 2023

Richmond
Certified October 2, 2023

San Gabriel
Certified February 22, 2022

Santa Maria
Certified October 23, 2023

Tehachapi
Ongoing

Temple City
Certified December 16, 2022

Woodland
Certified March 28, 2023

For over 18 years, LWC has worked with cities and counties to update their housing regulations to comply with State housing law and assure eligibility for planning and implementation funding.

LWC's housing resume includes the assessment and development of Inclusionary Housing Ordinances and in-lieu fees, ADU Ordinances, Density Bonus Programs, Mixed-use/Multifamily Objective Design Standards, and Financial Feasibility Analyses. LWC has also worked with over 35 jurisdictions on adoption and State certification in the 4th, 5th, and 6th Housing Element cycles.

LWC's approach to Housing Element Updates and housing policy prioritizes streamlining the approval process, facilitating affordability, and enabling a diversity of housing types that are consistent with the community vision and State Planning Priorities. LWC's approach also relies on substantive online and in-person public engagement.

LWC California Housing Experience

ORGANIZATIONAL CHART

City of Suisun City

LWC

Lisa Wise, AICP
President/CEO, Principal-in-Charge

- Allocation of appropriate staff
- Compliance with contract
- Review/approval of final deliverables

David Bergman
Director, Project Manager

- Land use law
- Annexation studies
- Financial feasibility analysis
- Housing Implementation

Jen Murillo, AICP
Director, Project Manager

- Land use law
- Annexation studies
- Financial feasibility analysis
- Housing Implementation

Stefano Richichi
Senior Associate, Deputy Project Manager

- Technical analysis
- Existing conditions research
- Community engagement support
- Housing Implementation

Monica Szydlik, AICP
Senior Associate

- Urban design and site testing
- Land use policy
- Regulatory consistency analysis

Ethan Stan, AICP
Lead Associate

- Market studies
- Assessing housing constraints
- Developing Affordable housing implementation plans

LISA WISE, AICP

President, CEO

As a certified planner and public accountant, Lisa has over 30 years of professional experience in housing policy, land use regulation, real estate finance, and the management of complex projects. Lisa is a part time faculty at California Polytechnic State University in San Luis Obispo, where she lectures on real estate finance and housing.

Lisa has been directly responsible for a breadth of large-scale projects aimed at accelerating housing production and complying with State housing law. These include 35 housing elements in the 4th, 5th, and 6th Cycles as well as Fair Housing Assessments, Inclusionary Housing Ordinances, Objective Design Standards, and Density Bonus Programs. She has also overseen over 23 master and specific plans, 80 zoning code audits and updates and 35 economic and financial feasibility engagements.

Select Relevant Project Experience:

- Arroyo Grande, CA | Housing Element Update, 4th and 5th Cycle
- Austin, TX I Citywide Code Update
- Atascadero, CA | Affordable Housing Short Sale Policy, Housing Element Implementation and Housing Element 4th and 5th Cycle
- Benicia, CA | Housing Element Update, 4th and 5th Cycle
- Boulder City, NV, Code Diagnosis
- Columbus, OH, Code Assessment and Code and Zoning Map Update
- Denver, CO I Development Regulatory Diagnostic and Solution Assessment
- Flagstaff, AZ | Zoning Ordinance Update
- Grover Beach, CA | Zoning Code Update, West Grand Avenue Masterplan, and 4th Cycle Housing Element Update
- Hayward, CA I Downtown Specific Plan and Code Update
- King City, CA | Housing Element, 4th Cycle
- Livermore, CA | Development Code Update and 5th Cycle Housing Element Update
- Long Beach, CAI 6th Cycle Housing Element Update
- Long Beach, CA I SB9 Ordinance and ADU Ordinance
- Loomis, CA | Housing Element Update 3rd, 4th and 5th Cycle
- Malibu, CA | Zoning Code and Local Implementation Plan Update
- Merced, CA | Bellevue Corridor Plan
- Mesa, AZ | Form-Based Code and Regulating Plan
- Petaluma, CA | SMART Rail Station Areas: TOD Master Plan
- Pismo Beach, CA | Housing Element, 4th Cycle
- Richmond, CA | Livable Corridors Plan, South Shore Specific Plan, and 4th and 5th Cycle Housing Element Update, Fair Housing Ordinance Evaluation and Update
- Saratoga, CA I Mixed Use Multifamily Objective Design Standards
- Tehachapi, CA | Housing Element Update 4th and 5th Cycle
- Vallejo, CA | Housing Element Update 5th Cycle
- Woodland, CA | 6th Cycle Housing Element Update
- Woodland, CA I Comprehensive Code Update

PAST WORK EXPERIENCE

California Polytechnic State University
Adjunct Faculty | San Luis Obispo, CA | 2002 - Present

Crawford, Multari & Clark Associates
Professional Consultant | San Luis Obispo, CA
2001 – 2006

Governor's Office of Planning & Research (OPR)
Intern | Sacramento, CA | 1999 – 2000

PricewaterhouseCoopers, LLP
Financial Services Manager | New York, NY
1990 – 1999

EDUCATION

California Polytechnic State University
Master of City & Regional Planning | San Luis Obispo, CA

DePaul University
M.S., Accountancy | Chicago, IL

University of Cincinnati
B.S., Business Administration in Marketing & Finance

CERTIFICATIONS & MEMBERSHIPS

American Planning Association (APA)
American Institute of Certified Planners (AICP)

California Planning Foundation
Treasurer, 2019 – Present

Dean's Leadership Council
California Polytechnic State University, College of Architecture & Environmental Design, 2018 – Present

Congress for the New Urbanism (CNU)
Paul Crawford Award for Excellence in Planning, 2017

Form-Based Code Institute (FBCI)
Chair, 2015 – 2018 | Treasurer, 2014 – 2015

Certified Public Accountant, 1991 – 1999

DAVID BERGMAN

Director

With over 25 years of experience, David has focused on housing regulation, financial feasibility analysis, and urban planning projects, with an emphasis on the formation and implementation of local and regional development strategies. He brings an expertise in California Housing Law earned working directly with California cities and counties on the identification and assessment of financing options for affordable housing, student and workforce housing, and inclusionary housing, and strategies for improved jobs/housing balance and anti-displacement programs.

As the Director of Planning for the City of South Pasadena, he oversaw the successful approval of the City's first density bonus application and adoption of an Accessory Dwelling Unit (ADU) Ordinance. David successfully led 6th Cycle Housing Element Updates in Long Beach, Novato, and Alameda County.

Relevant Project Experience:

- Alameda County, CA | 6th Cycle Housing Element Update
- Artesia, CA | Mixed-Use Overlay Zone Analysis and Recommendations
- Beverly Hills, CA | Economic Sustainability Plan Update
- Citrus Heights, CA | Housing Prototype Testing
- Cypress, CA | Inclusionary Housing Feasibility Study
- Folsom, CA | Financial Feasibility Analysis for Residential and Mixed Use
- Long Beach, CA | 6th Cycle Housing Element Update
- Long Beach, CA | SB9 and ADU Ordinance
- Lompoc, CA | Housing Market Analysis
- Millbrae, CA | Objective Design Standards and Zoning Code Amendments
- Modesto, CA | Financial Feasibility Analysis for Residential and Mixed Use
- Novato, CA | 6th Cycle Housing Element Update, Rezoning Program, and Inclusionary Housing Ordinance
- Portola Valley, CA | Conceptual Site Plans, Zoning Code Amendments, and Objective Design Standards
- Rancho Cucamonga, CA | Economic Development Strategic Plan
- San Diego, CA | Barrio Logan Affordable Housing Strategy
- San Fernando, CA | Workforce Housing Analysis
- San Gabriel, CA | Inclusionary Housing Ordinance
- Santa Maria, CA | 6th Cycle Housing Element Update and Market Analysis
- Santa Rosa, CA | Jobs Housing Balance Study
- Saratoga, CA | Mixed-Use Multifamily Objective & Village Design Standards
- Seal Beach, CA | 6th Cycle Housing Element Update
- St. Helena, CA | Inclusionary Housing Ordinance
- Sun Cal, Anaheim, CA | Inclusionary Housing Strategy, Palatium Triangle
- Tuscon, AZ | Underutilized Sites Feasibility Analysis
- Woodland, CA | Financial Feasibility Analysis for Residential and Mixed Use

PAST WORK EXPERIENCE

Metropolitan Research and Economics
Principal, Director, and Owner | Santa Monica, CA
2009 - 2020

City of South Pasadena, CA
Director, Planning and Building
2018 - 2019

City of Santa Cruz, CA
Manager of Special Projects, Economic Development
2014 - 2017

Economics Research Associates
Principal | Los Angeles, CA
1996 - 2009

EDUCATION

University of California
M. of Planning Geography | Los Angeles, CA

University of Wisconsin
B.A., Geography and Classical History | Madison, WI

ACADEMIC EXPERIENCE

University of Southern California
School of Architecture
2016 – 2019

Southern California Institute of Architecture
2001 – 2016

University of Michigan
School of Architecture
2009 – 2010

JEN MURILLO, AICP

Director

LWC

Jen has over 19 years of experience in housing element updates, housing policy implementation, zoning ordinance updates, specific plans, and short-term rental ordinances. Jen has consistently led increasingly complex projects, including 6th Cycle Housing Element updates in Temple City, Beaumont, San Gabriel, Santa Maria, Pleasanton, Los Altos, and Richmond as well as comprehensive code updates in Lompoc, Milpitas, and Westerville.

Jen's strengths include working with communities to establish a shared vision, crafting and refining policies and programs, and vetting strategies for unintended outcomes. Jen has strong public engagement skills and experience grounded in maintaining open lines of communication, raising public awareness, and capturing community priorities in findings and recommendations. She holds a Master of Business Administration from Indian University and Bachelor of Arts degrees in Environmental Studies and Geography from University of California, Santa Barbara.

Relevant Project Experience:

- Alameda County, CA | 6th Cycle Housing Element Update
- Beaumont, CA | 6th Cycle Housing Element Update, Objective Design Standards, and ADU Ordinance
- Beaumont, CA | Zoning Code Update
- Boulder City, NV | Code Diagnosis
- Denver, CO | Development Regulatory Diagnostic and Solution Assessment
- Los Altos, CA | 6th Cycle Housing Element Update
- Lompoc, CA | Zoning Code Update
- Long Beach, CA | Short-Term Rental Housing Program and Regulations
- Mammoth Lakes, CA | Conceptual Land Use Plan, The Parcel
- Mammoth Lakes, CA | 5th Cycle Housing Element Update
- Mammoth Lakes, CA | Zoning Code Update
- Marin County, CA | Code Amendments
- Marin County, CA | Objective Design Standards, SB 35 Procedures
- Milpitas, CA | Zoning Ordinance Update
- Moraga, CA | Downtown Specific Plan Implementation
- Morgan Hill, CA | Monterey Corridor Form-Based Code
- Oxnard, CA | Zoning Code and Coastal Implementation Plan Update
- Park City Utah | Land Management Code Amendments
- Pismo Beach, CA | Zoning Code and Coastal Implementation Plan Update
- Pleasanton, CA | 6th Cycle Housing Element Update
- Richmond, CA | 6th Cycle Housing Element Update, Housing Equity Roadmap
- Santa Maria, CA | 6th Cycle Housing Element Update and Market Analysis
- Santa Maria, CA | HUD Fair Housing Analysis
- San Gabriel, CA | 6th Cycle Housing Element Update, Density Bonus Program, Inclusionary Housing Ordinance, and ADU Guidebook
- San Pablo, CA | Priority Development Area Implementation Plan
- Tehachapi, CA, Oak Tree Village Specific Plan
- Temple City, CA, 6th Cycle Housing Element Update
- University of Hawaii at Manoa, Infrastructure Master Plan Financial Analysis
- Westerville, OH, Zoning Code Update

PAST WORK EXPERIENCE

California Polytechnic State University
San Luis Obispo, CA, Part-time Faculty, 2018 - Present

Town of Mammoth Lakes, CA
Senior Planner
March 2014 - August 2015

Town of Mammoth Lakes, CA
Associate Planner
December 2007 - February 2014

Town of Mammoth Lakes, CA
Assistant Planner
June 2006 - November 2007

EDUCATION

Indiana University
Bloomington, IN, Master of Business Administration

University of California, Santa Barbara
B.A., Environmental Studies
B.A., Geography

CERTIFICATIONS & MEMBERSHIPS

American Institute of Certified Planners
2015 - Present

American Planning Association
2013 - Present

Association of Environmental Professionals
2013 - Present

STEFANO RICHICHI

Senior Associate

LWC

Stefano has ten years of experience focused on housing regulation and programs for establishing objective design standards, density bonus programs, inclusionary housing ordinances, and ADU ordinances. He has a practiced understanding of California housing regulation and effective strategies for legal compliance while honoring a community's vision for preserving the character of established neighborhoods and enabling attractive, affordable housing choices. Stefano supports the team in conducting site inventories and rezone candidate sites analysis, legal consistency review, workshop facilitation, and project management support.

Stefano's increasing responsibilities include serving as Deputy Project Manager for 6th Cycle Housing Element Updates in Alameda County, CA and Richmond CA, where he developed housing sites inventories, assessed existing housing policies and programs, and prepared and implemented community outreach aimed at historically disadvantaged and marginalized communities. He also created detailed demographic profiles and analyses of governmental and non-governmental constraints to housing, and works closely with City staff and the California Department of Housing and Community Development (HCD) in the Housing Element Update review, approval, and certification processes.

Stefano has a Bachelor of Arts in Economics and Philosophy from Azusa Pacific University in Azusa, California.

Relevant Project Experience:

- Alameda County, CA | 6th Cycle Housing Element Update
- Beaumont, CA | 6th Cycle Housing Element Update, Objective Design Standards and ADU Ordinance
- Coachella, CA | 6th Cycle Housing Element Update
- Costa Mesa, CA | Short-Term Rental Analysis
- Kingdom of Saudi Arabia | Development Authority Saudi Commission, Comprehensive Zoning Code
- Las Vegas, NV | Downtown Form-Based Code
- Lassen County, CA | 6th Cycle Housing Element Update and ADU Ordinance
- Lassen County, CA | Comprehensive Economic Development Strategy
- Los Altos, CA | 6th Cycle Housing Element Update
- Milpitas, CA | Comprehensive Zoning Code Update
- Novato, CA | 6th Cycle Housing Element Update
- Palmdale, CA | Zoning Code Update
- Piedmont, CA | 6th Cycle Housing Element Update
- Pleasanton, CA | 6th Cycle Housing Element Update
- Richmond, CA | 6th Cycle Housing Element Update
- Riyadh, Kingdom of Saudi Arabia | Riyadh Urban Code
- San Gabriel, CA | 6th Cycle Housing Element Update
- Santa Maria, CA | 6th Cycle Housing Element Update
- Temple City, CA | 6th Cycle Housing Element Update

PAST WORK EXPERIENCE

Lassen County, CA
- Senior Planner | January 2020 – August 2021
- Associate Planner | April 2017 – January 2020
- Assistant Planner | May 2015 – April 2017

City of Monterey Park, CA
- Economic Development Intern
- November 2014 – April 2015

EDUCATION

Azusa Pacific University
B.A., Economics & B.A., Philosophy | Azusa, CA
Concentration in Business

CERTIFICATIONS & MEMBERSHIPS

American Planning Association, California Chapter
- Member, 2021 – Present

MONICA SYZDLIK

Senior Associate

Monica brings over 18 years' experience in urban planning, community design, and assessing infill opportunities to LWC. She has focused her career on leading zoning code updates, Objective Design Standards, specific plans, transit-oriented development and downtown plans, and streetscape design. Her skills include managing multi-disciplinary teams, meticulous attention to detail, facilitating community outreach, and delivering projects on time and within budget. Monica is an expert in integrating 3-D modeling, diagramming, and photo simulations. Monica brings a comprehensive approach that combines technical urban planning expertise, an emphasis on architecture and design, and a focus on feasibility of implementation.

Monica holds a Master of Architecture from the University of Michigan and a Bachelor of Arts in History from the University of California, Berkeley.

Relevant Project Experience:

- Beaumont, CA | Objective Design Standards
- Belmont, CA | Belmont Village Specific Plan
- Burbank, CA | Single-Family Neighborhood Compatibility and Design
- Henderson, NV | Development Code Update
- Honolulu, HI | Downtown and Kalihi Neighborhood TOD Plans and Public Views Study
- Livermore, CA | Isabel Neighborhood Plan and EIR
- Los Altos, CA | Multifamily and Mixed-Use Objective Design Standards
- Long Beach, CA | ADU and SB 9 Ordinances
- Millbrae, CA I Citywide Objective Residential Design and Landscaping Standards and Implementation of Zoning Code Amendments
- Paso Robles | CA, Beechwood Specific Plan
- Piedmont, CA | Mixed-Use and Multi-Family Objective Design Standards, Prototype Plans and Incentives for Accessory Dwelling Units
- Portola Valley, CA | Objective Design Standards
- Rancho Cucamonga, CA | Comprehensive Development Code Update and Objective Design Standards
- Redwood City, CA | Citywide Single-Family Residential Design Guidelines
- San Bruno, CA | Bayhill Specific Plan
- San Pablo, CA | San Pablo Avenue Specific Plan
- Saratoga, CA | Objective Design Standards
- Seal Beach, CA | Objective Design Standards
- South Lake Tahoe, CA | Tahoe Valley Development and Design Standards
- South San Francisco, CA | Zoning Code Update and Form Based Code
- St. Helena, CA | Zoning Code Update and Zoning Map
- Tehachapi, CA | Oak Tree Village Specific Plan
- Vacaville, CA | Land Use and Development Code Audit
- Woodland, CA | Comprehensive Zoning Code Update

PAST WORK EXPERIENCE

Dyett & Bhatia Urban and Regional Planners
Senior Associate | Oakland, CA
2006 – 2018

Kirk Miller Affiliates
Architectural Designer | San Francisco, CA
2005 – 2006

EDUCATION

University of Michigan, Ann Arbor
Master of Architecture

University of California, Berkeley
B.A. History

CERTIFICATIONS, MEMBERSHIPS, AND AWARDS

American Institute of Certified Planners (AICP)
2017 – Present

American Planning Association

- California Chapter Award of Excellence, 2018, Belmont Village Specific Plan
- Hawaii Chapter Honor Award for Urban Design, 2016, Downtown and Kalihi Neighborhood TOD Plans
- California Northern Section Award of Honor for Neighborhood Planning, 2012, El Camino Real/ Chestnut Avenue Area Plan
- Arizona Chapter Award, Master Plan Category, 2009, Avondale City Center Specific Area Plan

ETHAN STAN, AICP

Lead Associate

LWC

Ethan brings over five years of focused experience in housing regulation, compliance with State housing law, and zoning code diagnoses and updates. His work is marked by strong analytical, organizational, and technical writing skills and attention to detail. As a Lead Associate, he focuses on existing conditions analysis and the formation and tracking of housing policies and programs relative to planning goals and State mandates. He also supports the LWC team through strong proficiency with InDesign, Illustrator, SketchUp, ArcGIS, and managing large databases in Excel.

Ethan has contributed to increasingly complex projects, including serving as Deputy Project Manager on the 6th Cycle Housing Element Updates in Novato and Tehachapi and the HUD Fair Housing Compliance Analysis in Santa Maria.

Ethan holds a Master of City & Regional Planning from California Polytechnic State University, San Luis Obispo. He also holds a B.S. in Conservation & Resources Studies from the University of California, Berkeley.

Relevant Project Experience:

- Alameda County, CA | 6th Cycle Housing Element Update
- Beaumont, CA | 6th Cycle Housing Element Update, Objective Design Standards, and ADU Ordinance
- Coachella, CA | 6th Cycle Housing Element Update
- Columbus, OH | Zoning Code and Map Update
- Fresno, CA | Housing Streamlining Zoning Code Audit & Recommendations
- Henderson, NV | Development Code Update
- Kingman, AZ | Zoning Ordinance Update
- La Quinta, CA | Highway 111 Form-Based Code
- Lafayette, CA | General Plan and Zoning Amendments
- Las Vegas, NV | Downtown Form-Based Code
- Los Altos, CA | 6th Cycle Housing Element Update
- Morgan Hill, CA | Monterey Corridor Form-Based Code
- Novato, CA | 6th Cycle Housing Element Update, Rezoning Program, and Inclusionary Housing Ordinance
- Park City, UT | Land Management Code Amendments
- Piedmont, CA | 6th Cycle Housing Element Update
- Pismo Beach, CA | Zoning Code/Local Coastal Plan Update
- Pleasanton, CA | 6th Cycle Housing Element Update
- Rancho Cucamonga, CA | Comprehensive Development Code Update
- Richmond, CA | 6th Cycle Housing Element Update
- San Gabriel, CA | 6th Cycle Housing Element Update
- Santa Maria, CA | 6th Cycle Housing Element Update
- Santa Maria, CA | HUD Fair Housing Compliance Analysis
- Solano County, CA | Highway Interchange & Economic Development Study
- Tehachapi, CA | 6th Cycle Housing Element Update

PAST WORK EXPERIENCE

California Polytechnic State University
Research Assistant | San Luis Obispo, CA
November 2019 – April 2020

Science Discovery
Environmental Educator | San Luis Obispo, CA
March 2019 – October 2019

Export Japan
Writer, Historic Interpretation | Chūō City, Tokyo
October 2018 – January 2019;
July 2019 – November 2019

EDUCATION

California Polytechnic State University
M. of City & Regional Planning | San Luis Obispo, CA

University of California, Berkeley
B.S., Conservation & Resource Studies
Minor in Geographic Information Systems (GIS)

CERTIFICATIONS & MEMBERSHIPS

American Institute of Certified Planners (AICP)
2022 – Present

American Planning Association, California Chapter
Young & Emerging Planners Officer, Central Coast Section, 2019 – 2022
Cal Poly, SLO Graduate Student Representative, Central Coast Section, 2020 – 2021

California Polytechnic State University
Service Award, 2022
Academic Excellence Award, 2022
Vice President, Graduate Planning Student Association, 2021 – 2022

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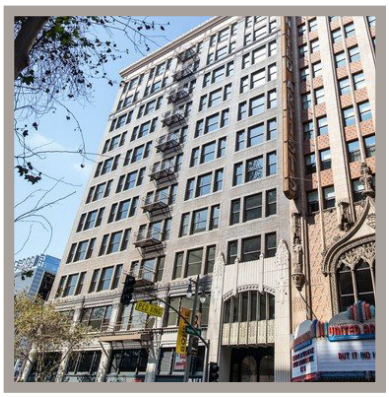
SAN LUIS OBISPO

SAN FRANCISCO



LOS ANGELES

LWC

LISAWISECONSULTING.COM | 805-595-1345

LWC

2025 RATES

The table below lists hourly rates per staff level.

Staff Level	Hourly Rate
Principal	$299
Director	$260
Senior Associate	$215
Lead Associate/GIS Specialist	$180
Associate	$165
Admin	$120

Please note: hourly rates are subject to annual update

RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ANDY HEATH FINANCIAL SERVICES FOR CONSULTANT SERVICES FOR WORK RELATED TO THE CALIFORNIA FOREVER PROJECT

WHEREAS, on January 21, 2025, the Suisun City Council took a significant step by authorizing the exploration of annexation opportunities beyond the city's existing sphere of influence.; and

WHEREAS, on April 15, 2025, the City Council authorized staff to move forward with annexation efforts in coordination with California Forever and to finalize a Reimbursement Agreement to cover staff and consultant costs associated with planning and annexation; and

WHEREAS, California Forever and the City have jointly developed a Reimbursement Agreement (RA) that ensures all costs related to the annexation and entitlement process, including the preparation of environmental documents, infrastructure planning, and related efforts will be fully funded by the developer; and

WHEREAS, moving forward with the California Forever project will require assembling a specialized team to guide the development process and establish a well-defined implementation timeline; and

WHEREAS, to ensure timely and effective project execution, staff is requesting City Council authorization to retain highly specialized or niche consultants outside the traditional, lengthy Request for Proposals (RFP) process; and

WHEREAS, Andy Heath Financial Services brings the required skill sets, subject matter expertise, and years of experience managing complex issues similar to those anticipated throughout the course of this project; and

WHEREAS, staff is seeking City Council approval to authorize the City Manager to execute a contract with Andy Heath Financial Services, a highly qualified consultant that is essential to launching this significant project; and

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

1. The City Council hereby authorizes the City Manager to execute a Professional Services Agreement with Andy Heath Financial Services in a form approved by the City Attorney for the purpose of providing specialized fiscal consulting services to support evaluation of the potential annexation and development associated with the California Forever project, in an amount not to exceed an hourly rate of $175.00 based on time and material.

2. The City Manager is further authorized to take all necessary actions to implement the agreement and complete the scope of work in coordination with City staff.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated October 21, 2025 ("Effective Date") and is between the City of Suisun City, a California municipal corporation ("City") and Andy Heath Financial Services, Sole Proprietorship ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

1. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services") that consist of technical and advisory services to prepare the required annexation documents under the Cortese-Knox-Hertzberg Act and Solano LAFCO policies, including an SOI update, Municipal Services Review, and annexation plan and application, attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes to the scope or cost of work must be in writing and mutually agreed upon by the Parties.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Andy Heath (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

D. Standard of Performance. Consultant shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Consultant has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Consultant shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. Term of Agreement. The term of this Agreement shall be from the Effective Date through October 21, 2027, unless sooner terminated as provided in Section 12 of this Agreement or extended.

3. Compensation.

A. Compensation. As full compensation for Services satisfactorily rendered, City shall pay Consultant at the hourly rates set forth in the Approved Fee Schedule attached hereto as **Exhibit A**. In no event shall Consultant be paid more than $175.00 hourly rate based on Time and Material (the "Maximum Compensation") for such Services.

B. Expenses. The amount set forth in paragraph 3.A. above includes reimbursement for all expenditures incurred in the performance of this Agreement.

C. Unauthorized Services and Unanticipated Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to Consultant's performance of those services or incurrence of additional expenses. Any additional services authorized by the City Council, or (where authorized) the City Manager shall be compensated at the rates set forth in **Exhibit A**, or, if not specified, at a rate mutually agreed to by the Parties. At the request of the Consultant, the City Council may, in writing, reimburse Consultant for an unanticipated expense at its actual cost. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City.

5. Independent Contractor. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. Information and Documents.

A. Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees, agents, or subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. A response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products

as desired, but the written products shall not be the subject of a copyright application by Consultant.

D. Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

7. <u>Conflicts of Interest</u>. Consultant affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Services contemplated by this Agreement. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

8. <u>Indemnification, Hold Harmless, and Duty to Defend</u>.

A. <u>Indemnities</u>.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection

with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement.

3) Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws.

4) City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

5) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of $2,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $2,000,000.00 per project or location. If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $2,000,000.00 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under subparagraph A.1) of this Section.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

4) Professional Liability/Errors and Omissions Insurance with minimum limits of $2,000,000.00 per claim and in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self-insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. The insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City,

its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. The insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 8 of this Agreement.

K. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

11. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least five calendar days before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

13. <u>Force Majeure</u>. Consultant shall not be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, judicial orders, enemy or hostile governmental action, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant.

14. <u>Default</u>.

A. Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, City may, notwithstanding any other provision of this Agreement, terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

15. <u>Notices</u>. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Consultant's and City's regular business hours, or (c) three Business Days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:	Attn: Bret Prebula City of Suisun City 701 Civic Center Blvd Suisun City, CA 94585 Email: bprebula@suisun.com
with a courtesy copy to:	Patrick Enright, City Attorney Richards, Watson & Gershon 2300 N Street, Ste 3 Sacramento, CA 95816 Telephone: (415) 782-0358 Email: penright@rwglaw.com

If to Consultant: Attn: Andy Heath
6517 Rusty Blackbird Court
Murfreesboro, TN 37128

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the Party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation

claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subcontractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subcontractors and agents.

21. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibit. Exhibit A constitutes a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the Parties to this Agreement.

26. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

27. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days City of Suisun City Hall is open for business.

29. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a Superior Court with geographic jurisdiction over the City of Suisun City.

30. Attorneys' Fees. In any litigation or other proceeding by which a Party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing Party shall be entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Suisun City,
a California municipal corporation

By: _____
Name: Bret Prebula
Title: City Manager

ATTEST:

By: _____
Name: Anita Skinner
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Patrick Enright
Title: City Attorney

APPROVED AS TO FISCAL IMPACT:

By: _____
Name: Lakhwinder Deol
Title: Finance Director

APPROVED AS TO CONTENT:

By: _____
Name: Jim Bermduez
Title: Deputy City Manager

Consultant:

Andy Heath Financial Services,
a Sole Proprietorship

By: _____
Name: Andy Heath
Title: Sole Proprietorship

EXHIBIT A

SCOPE OF SERVICES AND FEE SCHEDULE

California Forever – Scope of Services
Fiscal Consultant Services

- Provide as-needed assistance to City financial team related to the potential fiscal impacts of future development
    - Review and analyze fiscal impact / economic impact analyses and studies
    - Coordinate with impacted citywide staff and consultants to determine short- and long-term fiscal and service level impacts of development activity
    - Develop, review and analyze potential citywide revenue stream impacts
    - Develop, review and analyze potential citywide service level and related cost impacts
    - Incorporate known and forecasted impacts to revenues and expenditures into long-term forecast for impacted citywide funds

- Provide as-needed review and analysis of potential tax-sharing agreement impacts related to future development
    - Analyze impacted tax rate areas and related AB-8 tax allocations
    - Analyze sales tax impacts
    - Analyze and develop potential tax-sharing alternatives for impacted parties (i.e. City, County, Special Districts, Schools, etc.)

- Assist City Management and Consultants with preparation of materials related to potential annexation
    - Preparation and facilitation of fiscal information related to new development

- Continued update of multi-year forecast developed for City

Rate: Time and Materials Contract - $175.00 / HR

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AGENDA ITEM NO. 15.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Authorizing a Three-Year Agreement with True Comp for Labor Costing and Market Benchmarking Software Services in the Amount of $29,950 Per Year.

FISCAL IMPACT: The total cost of the agreement is $29,950 per year for three years, for a total not-to-exceed amount of $89,850 for the next three years. Funding is included in the adopted FY 2025-26 budget, and future payments will be included in upcoming annual budgets.

The City initially entered into a one-year agreement with True Comp for FY 2024-25 at a cost of $29,950, plus a one-time implementation fee of $5,000. The total cost of that first year was $34,950. Including the prior year and implementation, the full four-year investment in True Comp will total $124,800.

STRATEGIC PLAN: Provide Good Governance

BACKGROUND: In Fiscal Year 2024-2025, the City began using True Comp to assist with labor negotiations. The software provides two core modules, Labor Costing and Market Benchmarking, that have helped us analyze proposals, evaluate financial impacts, and conduct more accurate salary surveys. These tools have become critical to Human Resources and Finance staff in preparing for negotiations and budget planning.

STAFF REPORT:

Labor Costing Module: The Labor Costing module allows the City to run multiple costing scenarios to analyze the financial impact of various proposals, including base salary changes, benefit modifications, and structural adjustments to compensation. These costing tools support:

- Real-time analysis during negotiations
- Transparent and consistent methodology
- Alignment of cost assumptions with the City's budgeting process
- Streamlined coordination between HR and Finance

Market Benchmarking Module: The Benchmarking module supports the City in conducting compensation and benefit surveys by comparing our positions with peer agencies. This helps ensure the City is offering competitive and equitable compensation packages based on current market data. The module improves:

- Access to up-to-date salary data
- Comparison across total compensation (salary + benefits)
- Defensibility of survey results used in labor discussions
- Efficiency in preparing class and compensation studies

These tools have proven especially helpful in recent negotiations, allowing staff to prepare scenarios and respond to proposals in a timely, data-driven way. True Comp has become an integral part of the City's labor relations and compensation strategy. Continuing this agreement will support staff's ability to effectively manage labor negotiations and ensure the City remains competitive and fiscally responsible.

STAFF RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. 2025-__ authorizing the City Manager to execute a three-year agreement with True Comp for labor costing and market benchmarking software services in the amount of $29,950 Per Year.

DOCUMENTS ATTACHED:

1. Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Authorizing the City Manager to Execute a Three-Year Agreement with True Comp for Labor Costing and Market Benchmarking Software Services in the Amount of $29,950 Per Year.

a. True Comp Master Services Agreement FY 2024-27

b. True Comp Master Services Agreement FY 2024-25 Executed on 10/8/2024

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

ATTACHMENTS:

1. Resolution Authorizing Agreement with True Comp got Labor Costing and Market Benchmarking Software Services

1a. True Comp Master Services Agreement FY 2025-28

1b. Govinvest Agreement.pdf

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RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A THREE-YEAR AGREEMENT WITH TRUE COMP FOR LABOR COSTING AND MARKET BENCHMARKING SOFTWARE SERVICES IN THE AMOUNT OF $29,950 PER YEAR

WHEREAS, the City of Suisun City began using the True Comp software in Fiscal Year 2024-25 to assist with labor negotiations and compensation analysis; and

WHEREAS, the city entered into a one-year agreement for FY 2024-25 at a cost of $29,950, plus a $5,000 one-time implementation fee, for a total initial cost of $34,950; and

WHEREAS, the True Comp software includes a Labor Costing Module that enables Human Resources and Finance staff to model the fiscal impact of labor proposals and support budget development; and

WHEREAS, the Market Benchmarking Module supports the City's efforts to conduct total compensation surveys and ensure salaries are competitive and equitable; and

WHEREAS, these tools have improved the City's ability to conduct data-driven labor negotiations, align with market trends, and maintain financial transparency and accuracy; and

WHEREAS, the proposed new agreement with True Comp covers three years at a cost of $29,950 per year, for a total not-to-exceed amount of $89,850 over the term of the agreement; and

WHEREAS, including the first year and implementation fee, the total investment in True Comp over the four-year period will be $124,800; and

WHEREAS, funding for the agreement is included in the FY 2025-26 adopted budget and funding for future years will be included in subsequent annual budgets; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY AS FOLLOWS:

1. The City Council hereby approves the agreement with True Comp in the amount of $29,950 per year for a term of three years, for a total not-to-exceed amount of $89,850.
2. The City Manager is authorized to execute the agreement and any related documents, subject to approval as to form by the City Attorney.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

Attachment:

a) True Comp Master Services Agreement Fy 2025-28

b) True Comp Master Services Agreement FY 2024-25 Executed on 10/8/2024

SOFTWARE SERVICE GENERAL TERMS AND CONDITIONS

These Software Service General Terms and Conditions are entered into by and between GovInvest, Inc., d.b.a. TrueComp ("Company"), and Suisun City, CA, the entity executing the applicable Order Form ("Customer"), and governs Customer's use of the Software Service, and if applicable Professional Services. The terms and conditions of this Agreement will be binding on the parties by mutual execution of the applicable Order Form which includes reference to this Agreement and as of the effective date of such Order Form.

1. DEFINITIONS

a. **"Agreement"** means collectively, this Software Service General Terms and Conditions, any Exhibits, and each Order Form.

b. **"Authorized User"** means an employee or contractor of Customer that Customer has registered to access and use the Software Service.

c. **"Confidential Information"** means any business or technical information disclosed by one party to the other party, provided that it is identified as confidential at the time of disclosure or that under the circumstances, a person exercising reasonable business judgment would understand it to be confidential or proprietary.

d. **"Customer Data"** means the data and information input or uploaded into the Software Service by the Customer or its Authorized Users.

e. **"Fees"** means the fee Company charges to Customer for the Software Service or Professional Services as detailed in each Order Form or SOW.

f. **"Order Form"** means the document that is signed by both parties, and that identifies the Software Service that Customer has contracted to use.

g. **"Professional Services"** means any consulting, development, customization, configuration, training or other professional services that Company agrees to provide or have provided to Customer pursuant to an agreed SOW.

h. **"Intellectual Property Rights"** means patent rights (including, without limitation, patent applications and disclosures), copyrights, trade secrets, moral rights, know-how, and any other intellectual property rights recognized in any country or jurisdiction.

i. **"Software Service"** means the Internet based software-as-a-service offering from Company that Customer contracts with Company to access and use pursuant to an Order Form.

j. **"SOW"** a statement of work document that is signed by both parties and describes Professional Services to be provided by Company to the Customer and the fees to be paid for such services.

2. SERVICES

a. **Services**. Subject to the terms of this Agreement, Company grants Customer a limited, non-exclusive, non-transferrable right to access and use the Software Service set forth in the Order Form during the Subscription Term solely for Customer's own business purposes. Subject to a fully executed SOW, Company will provide Professional Services.

b. **Support**. Subject to the terms of this Agreement, Company will provide Customer with reasonable technical support services in accordance with the terms set forth in Exhibit A.

3. RESTRICTIONS AND RESPONSIBILITIES

a. **Restrictions.** Customer will not, directly or indirectly; reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Software Service or any software, documentation or data related to or used to provide the Software Service, and modify, translate, or create derivative works based on the Software Service or any Software Service nor use the Software Service for timesharing or service bureau purposes or otherwise for the benefit of a third party or remove any proprietary notices or labels. Further, Customer shall not export or re-export, either directly or indirectly, the Software Service or any copies thereof in such manner as to violate the export laws and regulations of the United States or any other applicable jurisdiction in effect from time to time (including, without limitation, when such export or re-export requires an export license or other governmental approval without first obtaining such license or approval). Without limiting the foregoing, Customer shall not permit any third parties to access or use the Software Service in violation of any United States export embargo, prohibition, or restriction. Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Software Service (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment, Customer account, passwords (including but not limited to administrative and Authorized User

passwords) and files, and for all uses of Customer account or the Equipment with or without Customer's knowledge or consent.

b. **Suspension and Disablement.** Company may suspend the use of a Software Service, or remove or disable any Authorized User's account, if Company reasonably and in good faith believes that a violation of the Agreement has occurred or as may be reasonably necessary to address any material and imminent security vulnerability that Company discovers or reasonably suspects. Company will use reasonable efforts to notify Customer prior to any such suspension or disablement, unless Company reasonably believes that (i) it is prohibited from doing so under applicable law or legal process; or (ii) it is necessary to delay notice in order to prevent imminent harm to a Software Service or a third party, in which case Company will promptly notify Customer when these restrictions no longer apply.

c. **Usage Data.** Company may collect, use and disclose quantitative data and information related to the performance of a Software Service, for industry analysis, benchmarking, analytics, research and development, marketing and other business purposes ("Usage Data"). If Company discloses Usage Data, such will be de-identified and aggregated.

4. CONFIDENTIALITY

a. **Use and Nondisclosure**. A receiving party will not use the disclosing party's Confidential Information except as necessary under this Agreement and will not disclose Confidential Information to any third party except to those of its employees and contractors who have a business need to know such Confidential Information; provided that each such employee and contractor is bound to confidentiality restrictions at least as restrictive as the terms set forth in this Agreement. Each receiving party will protect the disclosing party's Confidential Information from unauthorized use and disclosure using efforts equivalent to the efforts that the receiving party uses with respect to its own confidential information and in no event less than a reasonable standard of care. The obligations and restrictions set forth in Section 3(a) will not apply to any information that: (i) is or becomes generally known to the public through no fault of or breach of this Agreement by the receiving party; (ii) is rightfully known by the receiving party at the time of disclosure; (iii) is independently developed. The provisions of this Section 4(a) will remain in effect during the Term and for a period of five (5) years after the expiration or termination thereof, except with regard to trade secrets of the disclosing party, which will be held in confidence for as long as such information remains a trade secret.

b. **Required Disclosure**. The provisions of this Section 4 will not restrict either party from disclosing the other party's Confidential Information: (i) pursuant to the order or requirement of a court, administrative agency, or other governmental body; provided that to the extent legally permitted, the party required to make such a disclosure gives reasonable notice to the other party to enable it to contest such order or requirement or limit the scope of such request; (ii) on a confidential basis to its legal or professional financial advisors; (iii) as required under applicable securities regulations.

c. **Injunctive Relief**. The receiving party acknowledges that disclosure of Confidential Information could cause substantial harm for which damages alone may not be a sufficient remedy, and therefore that upon any such disclosure by the receiving party, the disclosing party will be entitled to seek appropriate equitable relief in addition to whatever other remedies it might have at law.

5. PROPRIETARY RIGHTS

a. Customer owns and retains: (i) the Customer Data; (ii) Customer's name, logo and other trademarks; and (iii) all Intellectual Property Rights in and to any of the foregoing.

b. Company owns and retains: (i) the Software Service, and all improvements, enhancements or modifications made by any party; (ii) the Usage Data, and any feedback or suggestions provided by Customer or Authorized Users regarding the Software Service; (iii) any software, applications, inventions or other technology developed by Company in connection with providing the Software Service; (iv) Company's name, logo, and other trademarks; and (v) all Intellectual Property Rights in and to any of the foregoing.

6. PAYMENT OF FEES

a. **Fees.** Customer will pay Company the Fees in accordance with the terms set forth in the applicable Order Form or SOW. Company will invoice Customer annually in advance for the Software Service. All payment obligations are noncancellable, and other than as provided in the Agreement, all amounts paid are non-refundable. If any amounts payable by Customer are still outstanding more than thirty (30) days after Customer receives notice of non-payment, Company will be entitled, in its sole discretion, to withhold performance and discontinue Customer's access to the Software Service until all undisputed amounts past due are paid in full.

b. **Taxes.** All Fees and other amounts stated or referred to in this Agreement are exclusive of all taxes, duties, levies, tariffs, and other governmental charges (collectively, "**Taxes**"). Customer will be responsible for payment of all Taxes and any related interest and/or penalties resulting from any payments made hereunder, other than any taxes based on Company's net income.

c. If Company incurs other fees mandated by Customer, Customer agrees to reimburse Company for said costs.

7. TERM AND TERMINATION

a. **Term**. This Agreement will commence on the Effective Date and continue for the period specified in the Order Form (the "Term"), unless terminated earlier as provided in this Agreement.

b. **Termination for Cause**. Either party may terminate this Agreement upon written notice if the other party breaches any material terms of this Agreement and fails to correct the breach within thirty (30) days following written notice from the non-breaching party specifying the breach.

c. **Rights and Obligations Upon Expiration or Termination**. Upon expiration or termination of this Agreement, Customer's and Authorized Users' right to access and use the Software Service will immediately terminate and each will immediately cease all use of the Software Service.

d. **Survival**. The rights and obligations of Company and Customer contained in Sections 3(c) (Usage Data), 4 (Confidentiality), 5 (Proprietary Rights), 5 (Confidentiality), 7(c) (Rights and Obligations Upon Expiration or Termination), 7(d) (Survival), 8 (Indemnification), 10 (Limitation of Liability), 11 (General), and any provisions which by their terms extend beyond expiration or termination or which are necessary to interpret the respective rights and obligations of the parties hereunder will survive any expiration or termination of this Agreement.

8. REPRESENTATIONS AND WARRANTIES

a. **Representations**. Each party represents that it has validly entered into the Agreement and has the legal power to do so.

b. **Software Service Warranties**. Company warrants during the Term (i) that the Software Service will materially conform to the description set forth in this Agreement and the applicable Order Form, and (ii) Company will not materially decrease the overall functionality of a Software Service except to the extent functions become obsolete. These warranties will not apply to the extent any non-conformity results from a modification of a Software Service that is not made by Company or its subcontractor, or to the extent arising from the interoperation of a Software Service with software or other technology not provided by Company.

c. **Remedies**. Customer must report a non-conformance with the foregoing warranty to Company in writing within 10 business days after the last day of the month in which the non-conformance occurred. If Customer reports the non-conformance, Company will exercise reasonable efforts to correct it. If Company is unable to correct a non-conformance within 60 days after receiving Customer's written warranty claim, upon receiving a written termination and refund request from Customer, Company will terminate Customer's the affected Software Service and, refund any prepaid subscription Fees covering that part of the applicable Term remaining after the effective date of termination. **This Section 8(c) states Customer's exclusive warranties and remedies (and Company's sole liability) in connection with the performance of a Software Service.**

d. **Professional Service Warranty**. Company warrants for a period of 90 days following the completion of a Professional Service that the Professional Service was performed with a reasonable level of care and skill and the requirements of the Agreement, including the applicable SOW.

e. **Remedies**. Customer must report a non-conformance with the foregoing warranty to Company in writing within 90 days after completion of the non-conforming Professional Service. If Customer reports the non-conformance, Company will exercise reasonable efforts to re-perform the Professional Service in conformance with the warranty. If Company is unable to re-perform the Professional Service in conformance with the warranty within 60 days after receiving Customer's written warranty claim, upon receiving a written termination and refund request from Customer, Company will terminate the applicable SOW and refund any Fees Customer paid for the non-conforming Professional Services. **This Section 8(e) states Customer's exclusive warranties and remedies (and Company's sole liability) in connection with the performance of a Professional Service.**

f. **Third-Party Items**. Certain commercial third-party software products, hardware products, and services ("**Third-Party Items**") are contained in or used to deliver the Software Service. Customer accepts these Third-Party Supplier Terms by using the Software Service. Third-Party Items are provided to Customer "**AS IS**" and Company makes no warranties and will have no liability for Third-Party Items whatsoever.

g. **Disclaimers**. Except as expressly provided in this Section 8, neither party makes any warranty of any kind, whether express, implied, statutory or otherwise, and to the maximum extent permitted by applicable law each party specifically disclaims all implied warranties, including any implied warranties of merchantability, accuracy, fitness for a particular purpose, title or non-infringement. Without limiting the generality of the foregoing, Company does not warrant that any Software Service will meet your requirements or operate without interruption or error. Each party disclaims all liability and indemnification obligations for any harm or damages caused by any third-party hosting providers.

9. INDEMNITY

a. **Indemnification by Company**. Company shall hold Customer harmless from liability to third parties resulting from infringement by the Software Service of any United States patent or any copyright or misappropriation of any trade secret, provided Company is promptly notified of any and all threats, claims and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over defense and settlement; Company will not be responsible for any settlement it does not approve in writing. The foregoing obligations do not apply with respect to portions or components of the Service (i) not supplied by Company, (ii) made in whole or in part in accordance with Customer specifications, (iii) that are modified after delivery by Company, (iv) combined with other products, processes or materials where the alleged infringement relates to such combination, (v) where Customer continues allegedly infringing activity after being notified thereof or after being informed of modifications that would have avoided the alleged infringement, or (vi) where Customer's use of the Service is not strictly in accordance with this Agreement. If, due to a claim of infringement, the Services are held by a court of competent jurisdiction to be or are believed by Company to be infringing, Company may, at its option and expense (a) replace or modify the Service to be non-infringing provided that such modification or replacement contains substantially similar features and functionality, (b) obtain for Customer a license to continue using the Service, or (c) if neither of the foregoing is commercially practicable, terminate this Agreement and Customer's rights hereunder and provide Customer a refund of any prepaid, unused fees for the Service. THE FOREGOING STATES COMPANY'S AND ITS LICENSORS' SOLE LIABILITY AND CUSTOMER'S SOLE AND EXCLUSIVE REMEDY WITH RESPECT TO ANY ALLEGED OR ACTUAL INFRINGEMENT OR MISAPPROPRIATION OF INTELLECTUAL PROPERTY RIGHTS BY THE SOFTWARE SERVICE.

b. **Indemnification by Customer**. Customer will defend Company, its officers, directors and employees, from and against any action or suit brought against Company by a third party based on a claim that the Customer Data infringes or violates the rights of a third party. Customer will indemnify and hold harmless Company from and against any damages and costs awarded against Company or agreed in settlement by Customer (including reasonable attorneys' fees) resulting from such claim, provided that (i) Company provides Customer with prompt written notice of such claim; (ii) Company provides reasonable cooperation to Customer, at Customer's expense, in the defense and settlement of such claim; and (iii) Customer has sole authority to defend or settle such claim, provided that it may not settle any claim in a manner that imposes any material liability upon Company or requires Company to admit wrongdoing.

10. LIMITATION OF LIABILITY

a. **EXCLUSION OF DAMAGES. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR EXCLUDED CLAIMS (AS DEFINED BELOW IN SECTION 10(C) AND FOR WHICH THERE WILL BE NO CAP ON LIABILITY), NEITHER CUSTOMER NOR COMPANY, AND ITS AFFILIATES AND SUPPLIERS, WILL BE LIABLE UNDER THIS AGREEMENT FOR (I) INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES; OR (II) LOSS OF USE, DATA, BUSINESS, REVENUES, OR PROFITS (IN EACH CASE WHETHER DIRECT OR INDIRECT), EVEN IF THE PARTY KNEW OR SHOULD HAVE KNOWN THAT SUCH DAMAGES WERE POSSIBLE, EVEN IF A REMEDY FAILS OF ITS ESSENTIAL PURPOSE, AND REGARDLESS OF THE TYPE OF ACTION OR THEORY OF LIABILITY.**

b. **TOTAL LIABILITY. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR EXCLUDED CLAIMS (FOR WHICH THERE SHALL BE NO CAP ON LIABILITY), NEITHER PARTY'S AGGREGATE LIABILITY UNDER THIS AGREEMENT WILL EXCEED THE AMOUNT PAID BY CUSTOMER TO COMPANY DURING THE TWELVE MONTHS PRIOR TO THE EVENT GIVING RISE TO LIABILITY.**

c. **EXCLUDED CLAIMS. "EXCLUDED CLAIMS" MEANS: (I) ANY INTENTIONAL MISCONDUCT OR GROSS NEGLIGENCE BY EITHER PARTY; (II) ANY AMOUNTS PAYABLE TO THIRD PARTIES PURSUANT TO EACH PARTY'S INDEMNITY OBLIGATIONS UNDER SECTION 7; OR (III) ANY SUMS PAYABLE OR REIMBURSABLE UNDER THE AGREEMENT.**

11. MISCELLANEOUS

If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sublicensable by Customer except with Company's prior written consent. Company may not transfer or assign any of its rights and obligations under this Agreement without Customer's prior written consent. The provisions of the Agreement are only for reliance upon and the benefit of Customer and Company and its licensors and confer no rights or remedies on any other person or entity. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and all waivers and modifications in this Agreement must be in a writing signed by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to

bind Company in any respect whatsoever. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. Notices will be sent to the addresses set forth in the Order Form. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of the State of California without regard to its conflict of laws provisions. The parties shall work together in good faith to issue at least one mutually agreed upon press release within 90 days, and Customer otherwise agrees to reasonably cooperate with Company to serve as a reference account upon request.

Exhibit A
Service Terms

The Software Service will be available 99% of the time, measured monthly, excluding holidays and weekends and scheduled maintenance. If Customer requests maintenance during these hours, any uptime or downtime calculation will exclude periods affected by such maintenance. Further, any downtime resulting from outages of third-party connections or utilities or other reasons beyond Company's control will also be excluded from any such calculation. Customer's sole and exclusive remedy, and Company's entire liability, in connection with Service availability shall be that for each period of downtime lasting longer than 12 hours, Company will credit Customer 1% of the Software Service Fees for each period of 30 or more consecutive minutes of downtime; provided that no more than one such credit will accrue per day. Downtime will begin to accrue as soon as Customer (with notice to Company) recognizes and reports that downtime is taking place, and continues until the availability of the Services is restored. In order to receive downtime credit, Customer must notify Company in writing within 12 hours from the time of downtime, and failure to provide such notice will forfeit the right to receive downtime credit. Such credits may not be redeemed for cash and shall not be cumulative beyond a total of credits for one (1) week of Software Service Fees in any one (1) calendar month in any event. Company will only apply a credit to the month in which the incident occurred.

Company will provide Technical Support to Customer via both telephone and electronic mail on weekdays during the hours of 9:00 a.m. through 5:00 p.m. Pacific Standard Time, with the exclusion of Federal Holidays ("Support Hours").

Customer may initiate a help desk ticket during Support Hours by calling 310-371-7106 or any time by emailing support@TrueComp.com.

Company will use commercially reasonable efforts to respond to all help desk tickets within one (1) business day.

Exhibit B
Order Form

Customer Name: Suisun City, CA	**Subscription Start Date:** 09/30/2025
Billing Address: 701 Civic Center Blvd. Suisun City, CA 94585	**Subscription End Date:** 09/29/2028
Billing Email: bprebula@suisun.com	**Initial Term:** 36 months
PO:NO	**Account Executive:** Shareen Baker
Payment Terms: Net 30	**Offer Valid Until:** 09/30/2025

Software Service	License Metric #1	License Metric #2	Annual Software Total
Live Compensation Module	**# Comparators: 12**	**# Classifications: 50**	**$17,950**
Labor Costing Module	**# Employees: 150**	**# Bargaining Units: 6**	**$12,000**

	Payment
First Year Price	**$29,950.**

Additional Terms

Prices shown above do not include any taxes that may apply. Any such taxes are the responsibility of Customer. Any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the Billing Address provided by Customer on this Order Form.

Upon the first renewal of this Order Form, the Fees will increase by the greater of the US CPI or 5% each consecutive year, and payable in advance. The Software Service in this Order Form shall automatically renew for subsequent one-year periods following the initial term, unless either party notifies the other in writing of its intent not to renew at least thirty (30) days prior to the end of the then-current term. If a party provides timely notice of its intent not to renew the Agreement, the Agreement shall expire at the end of the then-current Term.

This Order Form is entered into as of the date of last signature below (the "Effective Date") by and between Company and Customer. The Order Form is governed to and incorporates by reference the Software Service General Terms and Conditions found at https://legal.govinvest.com/#esa on the date hereof (the "Agreement"). Capitalized terms not defined herein will have the meaning ascribed to them under the Agreement. The parties have caused this Order Form to be signed as of the Effective Date by their duly authorized representatives.

Company will use compensation information, comparator data, census data, union plan provisions, and/or other information sources accessed via public records and/or provided directly by government agencies to develop the data set for Customer. Company will rely on this information without audit.

While the pension Software Service is tested against actuarial valuation results, the software results will not match, nor are intended to match actuarial valuation results.

GovInvest Inc. d.b.a TrueComp.:

By: _____
Name: Nick Martin
Title: Director of Finance & Operations
Date:

By: _____
Name: Bret Prebula
Title: City Manager
Date:

GOVINVE-01 KLIPSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/4/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Total Resources Ins Agy
39 Public Square
Wilkes-Barre, PA 18702

CONTACT NAME: Jill Holcomb
PHONE (A/C, No, Ext): (800) 969-5454 FAX (A/C, No): (570) 825-2990
E-MAIL ADDRESS: servicecenter@v3agency.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : AmGUARD Insurance Company	42390
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GovInvest, Inc.
8605 Santa Monica Blvd
PMB 52465
West Hollywood, CA 90069

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y	N / A	X	GOWC605954	8/27/2025	8/27/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Included: Ted Price
Excluded: Jasmine Nachtigall-Fournier

A waiver of subrogation in favor of the certificate holder has been included in the workers compensation policy (see attached endorsement).

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jill Holcomb

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT–CALIFORNIA

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 1.02 % of the California workers' compensation premium otherwise due on such remuneration.

Schedule

Person or Organization	Job Description
Blanket Waiver - Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.	All CA Operations

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 08/27/2025 Policy No. GOWC605954 Endorsement No. 0

Insured GovInvest, Inc.

Insurance Company AmGUARD Insurance Company

Countersigned By _____

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATIONIS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
PCF INS SVCS OF THE WEST LLC/PHS
72251521
The Hartford Business Service Center
3600 Wiseman Blvd
San Antonio, TX 78251

CONTACT NAME:
PHONE (A/C, No, Ext): (866) 467-8730
FAX (A/C, No): (888) 443-6112
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC#
INSURER A :	Hartford Underwriters Insurance Company	30104
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
GOVINVEST INC
8605 SANTA MONICA BLVD PMB 52465
WEST HOLLYWOOD CA 90069

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			72 SBM BC0B0K	06/25/2025	06/25/2026	EACH OCCURRENCE	$2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
							GENERAL AGGREGATE	$4,000,000
							PRODUCTS - COMP/OP AGG	$4,000,000
A	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			72 SBM BC0B0K	06/25/2025	06/25/2026	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
A	[X] **UMBRELLA LIAB** [ ] **EXCESS LIAB** [X] OCCUR [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $ 10,000			72 SBM BC0B0K	06/25/2025	06/25/2026	EACH OCCURRENCE	$1,000,000
							AGGREGATE	$1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **Y/N** [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/ A					PER STATUTE [ ] OTH-ER [ ]	
							E.L. EACH ACCIDENT	
							E.L. DISEASE -EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES **(ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**
The Business Liability Coverage Part includes a Blanket Additional Insured By Contract Endorsement, Form SL 30 32.

CERTIFICATE HOLDER

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Susan L. Castaneda

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Meridian Brokerage Insurance Services
18980 Ventura Blvd., Ste 330
Tarzana CA 91356

CONTACT NAME: House Account
PHONE (A/C, No, Ext): (818) 225-7025 **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Certain Underwriters at Lloyds, London (Non-Admitted)	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GovInvest Inc.
8605 Santa Monica Blvd. PMB 52465
West Hollywood CA 90069-4109

COVERAGES **CERTIFICATE NUMBER:** CL2582203100 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	PROFESSIONAL LIABILITY			ESN0040333159	04/23/2025	04/23/2026	Aggregate limit of liability	$2,000,000
							Products & Services	$1,000,000
							Breach of Contract	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

Proof of Insurnace

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SOFTWARE SERVICE GENERAL TERMS AND CONDITIONS

These Software Service General Terms and Conditions are entered into by and between GovInvest, Inc. ("Company"), and Suisun City, the entity executing the applicable Order Form ("Customer"), and governs Customer's use of the Software Service, and if applicable Professional Services. The terms and conditions of this Agreement will be binding on the parties by mutual execution of the applicable Order Form which includes reference to this Agreement and as of the effective date of such Order Form.

1. DEFINITIONS

a. **"Agreement"** means collectively, this Software Service General Terms and Conditions, any Exhibits, and each Order Form.

b. **"Authorized User"** means an employee or contractor of Customer that Customer has registered to access and use the Software Service.

c. **"Confidential Information"** means any business or technical information disclosed by one party to the other party, provided that it is identified as confidential at the time of disclosure or that under the circumstances, a person exercising reasonable business judgment would understand it to be confidential or proprietary.

d. **"Customer Data"** means the data and information input or uploaded into the Software Service by the Customer or its Authorized Users.

e. **"Fees"** means the fee Company charges to Customer for the Software Service or Professional Services as detailed in each Order Form or SOW.

f. **"Order Form"** means the document that is signed by both parties, and that identifies the Software Service that Customer has contracted to use.

g. **"Professional Services"** means any consulting, development, customization, configuration, training or other professional services that Company agrees to provide or have provided to Customer pursuant to an agreed SOW.

h. **"Intellectual Property Rights"** means patent rights (including, without limitation, patent applications and disclosures), copyrights, trade secrets, moral rights, know-how, and any other intellectual property rights recognized in any country or jurisdiction.

i. **"Software Service"** means the Internet based software-as-a-service offering from Company that Customer contracts with Company to access and use pursuant to an Order Form.

j. **"SOW"** a statement of work document that is signed by both parties and describes Professional Services to be provided by Company to the Customer and the fees to be paid for such services.

2. SERVICES

a. **Services**. Subject to the terms of this Agreement, GovInvest grants Customer a limited, non-exclusive, non-transferrable right to access and use the Software Service set forth in the Order Form during the Subscription Term solely for Customer's own business purposes. Subject to a fully executed SOW, GovInvest will provide Professional Services.

b. **Support**. Subject to the terms of this Agreement, Company will provide Customer with reasonable technical support services in accordance with the terms set forth in Exhibit A.

3. RESTRICTIONS AND RESPONSIBILITIES

a. **Restrictions.** Customer will not, directly or indirectly; reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Software Service or any software, documentation or data related to or used to provide the Software Service, and modify, translate, or create derivative works based on the Software Service or any Software Service nor use the Software Service for timesharing or service bureau purposes or otherwise for the benefit of a third party or remove any proprietary notices or labels. Further, Customer shall not export or re-export, either directly or indirectly, the Software Service or any copies thereof in such manner as to violate the export laws and regulations of the United States or any other applicable jurisdiction in effect from time to time (including, without limitation, when such export or re-export requires an export license or other governmental approval without first obtaining such license or approval). Without limiting the foregoing, Customer shall not permit any third parties to access or use the Software Service in violation of any United States export embargo, prohibition, or restriction. Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the

Software Service (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment, Customer account, passwords (including but not limited to administrative and Authorized User passwords) and files, and for all uses of Customer account or the Equipment with or without Customer's knowledge or consent.

b. **Suspension and Disablement.** Company may suspend the use of a Software Service, or remove or disable any Authorized User's account, if Company reasonably and in good faith believes that a violation of the Agreement has occurred or as may be reasonably necessary to address any material and imminent security vulnerability that Company discovers or reasonably suspects. Company will use reasonable efforts to notify Customer prior to any such suspension or disablement, unless Company reasonably believes that (i) it is prohibited from doing so under applicable law or legal process; or (ii) it is necessary to delay notice in order to prevent imminent harm to a Software Service or a third party, in which case Company will promptly notify Customer when these restrictions no longer apply.

c. **Usage Data.** Company may collect, use and disclose quantitative data and information related to the performance of a Software Service, for industry analysis, benchmarking, analytics, research and development, marketing and other business purposes ("Usage Data"). If Company discloses Usage Data, such will be de-identified and aggregated.

4. CONFIDENTIALITY

a. **Use and Nondisclosure**. A receiving party will not use the disclosing party's Confidential Information except as necessary under this Agreement and will not disclose Confidential Information to any third party except to those of its employees and contractors who have a business need to know such Confidential Information; provided that each such employee and contractor is bound to confidentiality restrictions at least as restrictive as the terms set forth in this Agreement. Each receiving party will protect the disclosing party's Confidential Information from unauthorized use and disclosure using efforts equivalent to the efforts that the receiving party uses with respect to its own confidential information and in no event less than a reasonable standard of care. The obligations and restrictions set forth in Section 3(a) will not apply to any information that: (i) is or becomes generally known to the public through no fault of or breach of this Agreement by the receiving party; (ii) is rightfully known by the receiving party at the time of disclosure; (iii) is independently developed. The provisions of this Section 4(a) will remain in effect during the Term and for a period of five (5) years after the expiration or termination thereof, except with regard to trade secrets of the disclosing party, which will be held in confidence for as long as such information remains a trade secret.

b. **Required Disclosure**. The provisions of this Section 4 will not restrict either party from disclosing the other party's Confidential Information: (i) pursuant to the order or requirement of a court, administrative agency, or other governmental body; provided that to the extent legally permitted, the party required to make such a disclosure gives reasonable notice to the other party to enable it to contest such order or requirement or limit the scope of such request; (ii) on a confidential basis to its legal or professional financial advisors; (iii) as required under applicable securities regulations.

c. **Injunctive Relief**. The receiving party acknowledges that disclosure of Confidential Information could cause substantial harm for which damages alone may not be a sufficient remedy, and therefore that upon any such disclosure by the receiving party, the disclosing party will be entitled to seek appropriate equitable relief in addition to whatever other remedies it might have at law.

5. PROPRIETARY RIGHTS

a. Customer owns and retains: (i) the Customer Data; (ii) Customer's name, logo and other trademarks; and (iii) all Intellectual Property Rights in and to any of the foregoing.

b. Company owns and retains: (i) the Software Service, and all improvements, enhancements or modifications made by any party; (ii) the Usage Data, and any feedback or suggestions provided by Customer or Authorized Users regarding the Software Service; (iii) any software, applications, inventions or other technology developed by Company in connection with providing the Software Service; (iv) Company's name, logo, and other trademarks; and (v) all Intellectual Property Rights in and to any of the foregoing.

6. PAYMENT OF FEES

a. **Fees.** Customer will pay Company the Fees in accordance with the terms set forth in the applicable Order Form or SOW. Company will invoice Customer annually in advance for

the Software Service. All payment obligations are noncancellable, and other than as provided in the Agreement, all amounts paid are non-refundable. If any amounts payable by Customer are still outstanding more than thirty (30) days after Customer receives notice of non-payment, Company will be entitled, in its sole discretion, to withhold performance and discontinue Customer's access to the Software Service until all undisputed amounts past due are paid in full.

b. **Taxes.** All Fees and other amounts stated or referred to in this Agreement are exclusive of all taxes, duties, levies, tariffs, and other governmental charges (collectively, "**Taxes**"). Customer will be responsible for payment of all Taxes and any related interest and/or penalties resulting from any payments made hereunder, other than any taxes based on Company's net income.

c. If Company incurs other fees mandated by Customer, Customer agrees to reimburse Company for said costs.

7. TERM AND TERMINATION

a. **Term**. This Agreement will commence on the Effective Date and continue for the period specified in the Order Form (the "Term"), unless terminated earlier as provided in this Agreement.

b. **Termination for Cause**. Either party may terminate this Agreement upon written notice if the other party breaches any material terms of this Agreement and fails to correct the breach within thirty (30) days following written notice from the non-breaching party specifying the breach.

c. **Rights and Obligations Upon Expiration or Termination**. Upon expiration or termination of this Agreement, Customer's and Authorized Users' right to access and use the Software Service will immediately terminate and each will immediately cease all use of the Software Service.

d. **Survival**. The rights and obligations of Company and Customer contained in Sections 3(c) (Usage Data), 4 (Confidentiality), 5 (Proprietary Rights), 5 (Confidentiality), 7(c) (Rights and Obligations Upon Expiration or Termination), 7(d) (Survival), 8 (Indemnification), 10 (Limitation of Liability), 11 (General), and any provisions which by their terms extend beyond expiration or termination or which are necessary to interpret the respective rights and obligations of the parties hereunder will survive any expiration or termination of this Agreement.

8. REPRESENTATIONS AND WARRANTIES

a. **Representations**. Each party represents that it has validly entered into the Agreement and has the legal power to do so.

b. **Software Service Warranties**. Company warrants during the Term (i) that the Software Service will materially conform to the description set forth in this Agreement and the applicable Order Form, and (ii) Company will not materially decrease the overall functionality of a Software Service except to the extent functions become obsolete. These warranties will not apply to the extent any non-conformity results from a modification of a Software Service that is not made by Company or its subcontractor, or to the extent arising from the interoperation of a Software Service with software or other technology not provided by Company.

c. **Remedies**. Customer must report a non-conformance with the foregoing warranty to Company in writing within 10 business days after the last day of the month in which the non-conformance occurred. If Customer reports the non-conformance, Company will exercise reasonable efforts to correct it. If Company is unable to correct a non-conformance within 60 days after receiving Customer's written warranty claim, upon receiving a written termination and refund request from Customer, Company will terminate Customer's the affected Software Service and, refund any prepaid subscription Fees covering that part of the applicable Term remaining after the effective date of termination. **This Section 8(c) states Customer's exclusive warranties and remedies (and Company's sole liability) in connection with the performance of a Software Service.**

d. **Professional Service Warranty**. Company warrants for a period of 90 days following the completion of a Professional Service that the Professional Service was performed with a reasonable level of care and skill and the requirements of the Agreement, including the applicable SOW.

e. **Remedies**. Customer must report a non-conformance with the foregoing warranty to Company in writing within 90 days after completion of the non-conforming Professional Service. If Customer reports the non-conformance, Company will exercise reasonable efforts to re-perform the Professional Service in conformance with the warranty. If Company is unable to re-perform the Professional Service in conformance with the warranty within 60 days after receiving Customer's written warranty claim, upon receiving a written termination and refund request from Customer, Company will terminate the applicable SOW and refund any Fees Customer paid for the non-conforming Professional Services. **This Section 8(e) states Customer's exclusive warranties and remedies (and Company's sole liability) in connection with the performance of a Professional Service.**

f. **Third-Party Items**. Certain commercial third-party software products,

hardware products, and services ("**Third-Party Items**") are contained in or used to deliver the Software Service. Customer accepts these Third-Party Supplier Terms by using the Software Service. Third-Party Items are provided to Customer "**AS IS**" and Company makes no warranties and will have no liability for Third-Party Items whatsoever.

g. **Disclaimers**. Except as expressly provided in this Section 8, neither party makes any warranty of any kind, whether express, implied, statutory or otherwise, and to the maximum extent permitted by applicable law each party specifically disclaims all implied warranties, including any implied warranties of merchantability, accuracy, fitness for a particular purpose, title or non-infringement. Without limiting the generality of the foregoing, Company does not warrant that any Software Service will meet your requirements or operate without interruption or error. Each party disclaims all liability and indemnification obligations for any harm or damages caused by any third-party hosting providers.

9. INDEMNITY

a. **Indemnification by Company**. Company shall hold Customer harmless from liability to third parties resulting from infringement by the Software Service of any United States patent or any copyright or misappropriation of any trade secret, provided Company is promptly notified of any and all threats, claims and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over defense and settlement; Company will not be responsible for any settlement it does not approve in writing. The foregoing obligations do not apply with respect to portions or components of the Service (i) not supplied by Company, (ii) made in whole or in part in accordance with Customer specifications, (iii) that are modified after delivery by Company, (iv) combined with other products, processes or materials where the alleged infringement relates to such combination, (v) where Customer continues allegedly infringing activity after being notified thereof or after being informed of modifications that would have avoided the alleged infringement, or (vi) where Customer's use of the Service is not strictly in accordance with this Agreement. If, due to a claim of infringement, the Services are held by a court of competent jurisdiction to be or are believed by Company to be infringing, Company may, at its option and expense (a) replace or modify the Service to be non-infringing provided that such modification or replacement contains substantially similar features and functionality, (b) obtain for Customer a license to continue using the Service, or (c) if neither of the foregoing is commercially practicable, terminate this Agreement and Customer's rights hereunder and provide Customer a refund of any prepaid, unused fees for the Service. THE FOREGOING STATES COMPANY'S AND ITS LICENSORS' SOLE LIABILITY AND CUSTOMER'S SOLE AND EXCLUSIVE REMEDY WITH RESPECT TO ANY ALLEGED OR ACTUAL INFRINGEMENT OR MISAPPROPRIATION OF INTELLECTUAL PROPERTY RIGHTS BY THE SOFTWARE SERVICE.

b. **Indemnification by Customer**. Customer will defend Company, its officers, directors and employees, from and against any action or suit brought against Company by a third party based on a claim that the Customer Data infringes or violates the rights of a third party. Customer will indemnify and hold harmless Company from and against any damages and costs awarded against Company or agreed in settlement by Customer (including reasonable attorneys' fees) resulting from such claim, provided that (i) Company provides Customer with prompt written notice of such claim; (ii) Company provides reasonable cooperation to Customer, at Customer's expense, in the defense and settlement of such claim; and (iii) Customer has sole authority to defend or settle such claim, provided that it may not settle any claim in a manner that imposes any material liability upon Company or requires Company to admit wrongdoing.

10. LIMITATION OF LIABILITY

a. **EXCLUSION OF DAMAGES. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR EXCLUDED CLAIMS (AS DEFINED BELOW IN SECTION 10(C) AND FOR WHICH THERE WILL BE NO CAP ON LIABILITY), NEITHER CUSTOMER NOR COMPANY, AND ITS AFFILIATES AND SUPPLIERS, WILL BE LIABLE UNDER THIS AGREEMENT FOR (I) INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES; OR (II) LOSS OF USE, DATA, BUSINESS, REVENUES, OR PROFITS (IN EACH CASE WHETHER DIRECT OR INDIRECT), EVEN IF THE PARTY KNEW OR SHOULD HAVE KNOWN THAT SUCH DAMAGES WERE POSSIBLE, EVEN IF A REMEDY FAILS OF ITS ESSENTIAL PURPOSE, AND REGARDLESS OF THE TYPE OF ACTION OR THEORY OF LIABILITY.**

b. **TOTAL LIABILITY. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR EXCLUDED CLAIMS (FOR WHICH THERE SHALL BE NO CAP ON LIABILITY), NEITHER PARTY'S AGGREGATE LIABILITY UNDER THIS AGREEMENT WILL EXCEED THE AMOUNT PAID BY CUSTOMER TO COMPANY DURING THE TWELVE MONTHS PRIOR TO THE EVENT GIVING RISE TO LIABILITY.**

c. **EXCLUDED CLAIMS. "EXCLUDED CLAIMS" MEANS: (I) ANY INTENTIONAL MISCONDUCT OR GROSS NEGLIGENCE BY EITHER PARTY; (II) ANY AMOUNTS PAYABLE TO THIRD PARTIES PURSUANT TO EACH PARTY'S INDEMNITY OBLIGATIONS UNDER SECTION 7; OR (III) ANY SUMS PAYABLE OR REIMBURSABLE UNDER THE AGREEMENT.**

11. MISCELLANEOUS

If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sublicensable by Customer except with Company's prior written consent. Company may not transfer or assign any of its rights and obligations under this Agreement without Customer's prior written consent. The provisions of the Agreement are only for reliance upon and the benefit of Customer and Company and its licensors and confer no rights or remedies on any other person or entity. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and all waivers and modifications in this Agreement must be in a writing signed by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to bind Company in any respect whatsoever. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. Notices will be sent to the addresses set forth in the Order Form. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of the State of California without regard to its conflict of laws provisions. The parties shall work together in good faith to issue at least one mutually agreed upon press release within 90 days, and Customer otherwise agrees to reasonably cooperate with Company to serve as a reference account upon request.

Exhibit A
Service Terms

The Software Service will be available 99% of the time, measured monthly, excluding holidays and weekends and scheduled maintenance. If Customer requests maintenance during these hours, any uptime or downtime calculation will exclude periods affected by such maintenance. Further, any downtime resulting from outages of third-party connections or utilities or other reasons beyond Company's control will also be excluded from any such calculation. Customer's sole and exclusive remedy, and Company's entire liability, in connection with Service availability shall be that for each period of downtime lasting longer than 12 hours, Company will credit Customer 1% of the Software Service Fees for each period of 30 or more consecutive minutes of downtime; provided that no more than one such credit will accrue per day. Downtime will begin to accrue as soon as Customer (with notice to Company) recognizes and reports that downtime is taking place, and continues until the availability of the Services is restored. In order to receive downtime credit, Customer must notify Company in writing within 12 hours from the time of downtime, and failure to provide such notice will forfeit the right to receive downtime credit. Such credits may not be redeemed for cash and shall not be cumulative beyond a total of credits for one (1) week of Software Service Fees in any one (1) calendar month in any event. Company will only apply a credit to the month in which the incident occurred.

Company will provide Technical Support to Customer via both telephone and electronic mail on weekdays during the hours of 9:00 a.m. through 5:00 p.m. Pacific Standard Time, with the exclusion of Federal Holidays ("Support Hours").

Customer may initiate a help desk ticket during Support Hours by calling 310-371-7106 or any time by emailing support@govinvest.com.

Company will use commercially reasonable efforts to respond to all help desk tickets within one (1) business day.

Exhibit B
Order Form

Customer Name: Suisun City	**Subscription Start Date:** 09/30/2024
Billing Address: 701 Civic Center Blvd. Suisun City, CA 94585	**Subscription End Date:** 09/29/2025
Billing Email: bprebula@suisun.com	**Payment Terms:** Net 45
PO Required: No	**Account Executive:** Ron Broere

Software Service	License Metric #1	License Metric #2	Annual Software Total
Live Compensation Module	**# Comparators: 12**	**# Classifications: 50**	**$17,995**
Labor Costing Module	**# Employees: 150**	**# Bargaining Units: 6**	**$12,000**
Annual Software Total			**$29,995**

One-Time Professional Services	Net Total
Live Compensation Implementation Package	**$2,500**
Labor Costing Implementation Package	**$2,500**
One-Time Total	**$5,000**

	Payment
First Year Price	**$34,995**

Additional Terms

Prices shown above do not include any taxes that may apply. Any such taxes are the responsibility of Customer. Any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the Billing Address provided by Customer on this Order Form.

Upon the first renewal of this Order Form, the Fees will increase by the greater of the US CPI or 5% each consecutive year, and payable in advance. The Software Service in this Order Form shall automatically renew for subsequent one-year periods following the initial term, unless either party notifies the other in writing of its intent not to renew at least thirty (30) days prior to the end of the then-current term. If a party provides timely notice of its intent not to renew the Agreement, the Agreement shall expire at the end of the then-current Term.

This Order Form is entered into as of the date of last signature below (the "Effective Date") by and between Company and Customer. The Order Form is governed to and incorporates by reference the Software Service General Terms and Conditions found at https://legal.govinvest.com/#esa on the date hereof (the "Agreement"). Capitalized terms not defined herein will have the meaning ascribed to them under the Agreement. The parties have caused this Order Form to be signed as of the Effective Date by their duly authorized representatives.

Company will use compensation information, comparator data, census data, union plan provisions, and/or other information sources accessed via public records and/or provided directly by government agencies to develop the data set for Customer. Company will rely on this information without audit.

GOVINVEST INC.:

By: _____
Name: Nick Martin
Title: Director of Finance & Operations
Date:

Suisun City:

By: _____
Name: Bret Prebula
Title: City Manager
Date: Oct 8, 2024

GovInvest MSA

Final Audit Report 2024-10-08

Created:	2024-10-08
By:	Christina Penland (cpenland@suisun.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaQHcjOzPjfCw_1QS3i-yKPnNj2nUoJY

"GovInvest MSA" History

Document created by Christina Penland (cpenland@suisun.com)
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Agreement completed.
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AGENDA ITEM NO. 16.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Approving the Memorandum of Understanding Between the City of Suisun City and the Suisun City Professional Firefighters' Association (SCPFA) for the Period of July 1, 2025 through June 30, 2027.

FISCAL IMPACT: The estimated fiscal impact of the SCPFA agreement is $110,000 in FY 2025-26 and an additional $100,000 in FY 2026-27. The City will make budget adjustments at midyear for FY 2025-26 to cover the cost of the agreement in Year 1.

BACKGROUND: The Memorandum of Understanding (MOU) between the City of Suisun City and the Suisun City Professional Firefighters' Association (SCPFA) expired on June 30, 2025. Negotiations for a successor agreement began in March 2025 with all four of the City's bargaining units: Suisun City Police Officers' Association (SCPOA), Suisun City Employees' Association (SCEA/SEIU), Suisun City Mid-Managers and Professional Employees' Association (SCMPEA, and SCPEA.

Following a series of negotiation sessions, the City and SCPFA reached a Tentative Agreement (TA) on key terms and conditions of employment. The SCPFA membership ratified the TA Deal Points on August 3, 2025. Following the Union's ratification, the redline MOU drafted to reflect the TA terms was sent to the Union for review on August 14, 2025, and the Union ratified the final MOU on September 9, 2025.

STAFF REPORT: The successor agreement includes the following major deal points.

- 5% Cost of Living Adjustment (COLA) effective January 2026
- 5% COLA effective July 2026
- Wage Reopener Provision: The parties agree to reopen discussions regarding wage adjustments to achieve 90% of the market median for any member classifications that fall below 90% of the median under defined conditions
- Elimination of ARPA Pay Range: Removal of the temporary ARPA-funded pay range for the Fire Engineer classification, standardizing and aligning the pay structure for Fire Engineers with the rest of the bargaining unit
- EPMC Cost Share Swap: Implementation of a cost-sharing adjustment aligning employer-paid member contributions (EPMC) with employee cost-share responsibilities
- CTO Accrual: Elimination of accrual tiers based on years of service; all members may now accrue up to 200 hours of Compensatory Time Off (CTO)
- CTO Cash-Out: Annual cash-out provisions aligned with IRS constructive receipt rules
- Incentive Pay: Establishment of 2% EMT Pay and 8% Paramedic Pay effective September 12, 2025
- Wellness Pay: Provision of $250 annual wellness pay, prorated equally over each pay period.

The new agreement reflects the City's continued commitment to maintaining competitive compensation and benefits for its public safety employees while exercising fiscal responsibility, maintaining caution

to ensure the City's ongoing ability to pay, and promoting alignment across bargaining units.

Staff recommends approval of the successor MOU with the SCPFA for the period of July 1, 2025, through June 30, 2027, as it represents a fair and balance agreement that supports both employee equity and organizational sustainability.

STAFF RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. 2025-__ approving the Memorandum of Understanding (MOU) between the City of Suisun City and the Suisun City Professional Firefighters' Association (SCPFA) for the period of July 1, 2025 through June 30, 2027.

DOCUMENTS ATTACHED:

1. Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Approving the Memorandum of Understanding Between the City of Suisun City and the Suisun City Professional Firefighters' Association (SCPFA) for the Period of July 1, 2025 through June 30, 2027.
    a. SCPFA MOU 2025-27
2. Tentative Agreement Between the City of Suisun City and the SCPFA Ratified 8/3/2025
3. SCPFA MOU 2025-27 Redline

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

ATTACHMENTS:

1. Resolution Approving the MOU between Suisun City and SCPFA for Period Jul 1, 2025 - June 30, 2027
1a SCPFA MOU 2025-27 Clean Copy - Signed by Union
2. SCPFA Tentative Agreement 2025-27 signed 8-3-2025
3. SCPFA MOU 2025-27 Redlined 8-14-2025

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SUISUN CITY AND THE SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION (SCPFA) FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2027

WHEREAS, the Memorandum of Understanding (MOU) between the City of Suisun City ("City") and the Suisun City Professional Firefighters' Association ("SCPFA") expired on June 30, 2025; and

WHEREAS, representatives of the City and SCPFA met and conferred in good faith in accordance with the Meyers-Milias-Brown Act and have reached agreement on wages, hours, and other terms and conditions of employment; and

WHEREAS, the SCPFA membership ratified the Tentative Agreement Deal Points on August 3, 2025, the redline MOU drafted upon the TA terms was sent to the Union for review on August 14, 2025, and the Union subsequently ratified the final MOU on September 9, 2025; and

WHEREAS, the successor MOU covers the period of July 1, 2025 through June 30, 2027, and includes provisions regarding cost-of-living adjustments, incentive pay, wellness pay, elimination of the ARPA pay range for the Fire Engineer classification and the EPMC cost share swap consistent with City objectives and fiscal capacity; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY AS FOLLOWS:

1. Approve the Memorandum of Understanding between the City of Suisun City and the Suisun City Professional Firefighters' Association (SCPFA) for the period of July 1, 2025, through June 30, 2027; and
2. Authorize the City Manager to execute the MOU on behalf of the City and to take any actions necessary to implement its terms.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 21st day of October 2025, by the following vote:

AYES: Councilmembers: _____

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

Attachment:

a) SCPFA MOU 2025-27

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF SUISUN CITY
AND
THE SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION, INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF), LOCAL 1186

JULY 1, 2025
THROUGH
JUNE 30, 2027

Tentative Agreement Approved by City Council on 9/16/2025
MOU Approved by City Council on 9/16/2025

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Memorandum of Understanding
Between
The City of Suisun City
And
The Suisun City Professional Firefighters' Association,
International Association of Firefighters (IAFF), Local 1186

Article 1 Preamble

This Memorandum of Understanding (hereinafter "MOU") is made and entered into between the CITY OF SUISUN CITY, (hereinafter "City"), and the Suisun City Professional Firefighters' Association formally recognized as the INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1186 (hereinafter "Union"), a formally Recognized Employee Organization pursuant to the provisions of the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq.*) representing the recently established Fire Unit.

The Parties have met and conferred in good faith through their designated representatives concerning those matters set forth in Government Code Section 3504 and have reached agreement thereon as set forth in this MOU. The Parties agree that this MOU shall be submitted to the City Council of the City of Suisun City with the joint recommendation of the designated representatives of the Parties that the City Council approve the MOU and take any additional action as may be necessary to implement its provisions.

Article 2 Recognition

1. Job Classes Represented.

The City recognizes the Union as the exclusive representative for the Fire Unit consisting of the following represented Job Classes:

Fire Engineer
Fire Captain
Firefighter

2. Temporary/Limited-Service Positions/Classifications.

It is agreed that Temporary Employees, Part-Time Employees, Emergency Employees, Volunteer Employees, and contractors are not governed by this MOU and are not represented by the Union. Employees who work less than full time are not represented by the Union. If an employee who had occupied a Temporary, Provisional, or grant-funded Position/Classification is subsequently hired into the same job class as a Union represented Regular Employee, they shall be placed in the step level nearest to but not lower than their last Pay Rate as a Temporary, Provisional, or grant-funded Employee.

3. Licenses and Certifications.

The parties agree that positions requiring a license or certification must maintain a valid license or certification as required for their position, as a condition of employment. Effective July 1, 2023, all current employes holding a paramedic license, and any employee in the future who obtains a paramedic license and whose position is designated as a Paramedic by the Fire Chief, shall be required to maintain possession of their paramedic license as a condition of employment. Paramedics are responsible for providing the City with all necessary documentation to verify licensing, accreditation and continuing education requirements are being met in accordance with Solano County EMS Agency requirements.

Article 3 City Rights

1. Except as limited by the specific and express terms of this MOU, the City hereby retains and reserves unto itself all rights, powers, authority, duty and responsibilities confirmed on and vested in it by the laws and the Constitution of the State of California, the Suisun City Code, and/or the laws and Constitution of the United States of America.

2. Regardless of any provision contained in this MOU or which may be inferred from this MOU, the City shall retain and shall have the right to exercise the following exclusive rights which include, but are not limited to, the following:

A. The right to hire and fire.
B. The right to determine the mission of its constituent departments, divisions, commissions, and boards.
C. The right to set standards of service and municipal fees and charges.
D. The right to determine the procedures and standards of selection for employment, assignment, transfer, and promotion of applicants and Employees, provided in the case of Employees that the exercise of such right shall not infringe on any rights that Employees have under this MOU.
E. The right to direct its Employees.
F. The right to discharge or suspend Employees for just cause and take other disciplinary actions against its Employees as set forth herein.
G. The right to relieve its Employees from duty because of lack of work or other legitimate reasons.
H. The right to maintain the efficiency of governmental operations.
I. The right to determine the methods, means, and staffing to conduct governmental operations.
J. The right to determine and re-determine job content and job classifications.
K. The right to contract out any work which is now being performed by Employees of the City or which shall be performed in the future by Employees of the City, provided this only occurs in those situations where the tasks cannot be accomplished by current Union members as efficiently, economically, and expediently as can be achieved by such contracting out, provided that the City shall make every reasonable effort to place Employees displaced by

such contracting out in other City service requiring similar skills as the work performed by the Employee when displaced by the contracting out and which requires minimal training to afford the Employee opportunity to adequately perform the new position.

L. The right to take all necessary actions to carry out the mission of the City, its constituent departments, divisions, or commissions and boards in cases of emergencies.

M. The right to exercise complete control and discretion over its organization and the technology of performing its work.

3. The City shall, except in cases of emergencies or where impacts to the members do not exist, provide SCPFA written notice and opportunity to bargain regarding the impacts within the scope of bargaining as provided by the MMBA.

Article 4 Employee Rights

Subject to the provisions of the City's Employer-Employee Relations Resolution No. 74-33 ("EERR") and any ensuing successor EERR resolutions, Employees of the City shall have the right to form, join, and participate in the activities of a Recognized Employee Organization of their own choosing for the purpose of representation on matters of employer-employee relations, including but not limited to, wages, hours, and other terms and conditions of employment. Employees of the City also shall have the right to refuse to join or participate in the activities of Recognized Employee Organizations.

Article 5 Personnel Rules and Regulations

Administrative Directive - AD 7, the City's Personnel Rules and Regulations (hereinafter "Personnel Rules"), was approved by City Council Resolution No. 2011-52 on June 7, 2011. Except as may be provided in this MOU, the applicable sections of the Personnel Rules, as may be amended from time to time, shall apply to the Employees represented by the Union. Prior to amending Resolution No. 2011-52 regarding wages, hours, or other terms and conditions of employment, the Parties shall first meet and confer on the modifications as provided in the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq*.). Unless otherwise provided in this MOU, the definitions of terms used in this MOU shall be the definitions provided in Chapter 2 of the Personnel Rules.

Article 6 No Discrimination

It is agreed that neither the Union, nor the City shall discriminate against any Employee because of race, national origin, gender, Union membership, protected concerted Union activity, or refusal to join the Union.

For an employer, because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of any person, to refuse to hire or employ the person or to refuse to select the person for a training program leading to employment, or to bar or to discharge the person from employment or from a

training program leading to employment, or to discriminate against the person in compensation or in terms, conditions, or privileges of employment.

For a labor organization, because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of any person, to exclude, expel, or restrict from its membership the person, or to provide only second-class or segregated membership or to discriminate against any person because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of the person in the level of representation provided to that individual, the ability to run for an office in the Union or to discriminate in any way against any of its members.

Article 7 Union Access

1. Union Business.

All Union business will be conducted by Employees and Union representatives outside of established working hours. Nothing herein shall be construed to prevent a Union representative or an Employee from contacting the City Manager or other management representatives regarding personnel-related matters during working hours.

2. Work Locations.

The authorized Union Representative, if any, shall be given access to the Fire Station during working hours, provided that prior to visiting the Fire Station, the Union Representative notifies the Fire Chief.

3. Union Bulletin Board.

The City agrees to provide space for one bulletin board to be provided by the Union at the Fire Station for the announcement of Union meetings, election of Union officers and any other material related to the official business of the Union. All material shall clearly state that it is prepared and authorized by the Union. The Union agrees that notices posted shall not contain any material which may reasonably be construed as maligning the City or its representatives, detrimental to the labor-management relationship nor of a political or controversial nature.

4. Shop Stewards.

In addition to the Union president, one steward shall be appointed by the Union as alternate representative to assist in resolving workplace issues and other representational duties including but not limited to Grievances.

5. Release Time.

The City may grant a total of 16 hours of paid time for the Union president and one steward to attend training scheduled during the Employee's normal working hours. Those hours may be split among the two Union officials at the Union's discretion. The Union will be responsible for

overseeing the time used and calculating the time remaining. The Union must notify the City Manager or designee with each approved time off request. The Union president shall submit written requests for release time to the Employee's immediate supervisor. The supervisor's decision to approve will be based on the operational needs of the City. The Employee and the Union president will certify the Employee's attendance. Unused training hours may accrue to a maximum of 32 hours.

6. Union Business Leave.

The City and SCPFA agree the Union may secure donation of vacation or CTO accrual hours from represented members to fund the union leadership's participation or attendance in functions for official union business. The donated hours will be converted to the hourly equivalent of the employee receiving the hours. The City agrees to work with the Union on establishing a form to be used for this purpose. The Union will be responsible for securing the donations, which must be documented in writing on the appropriate form, and submitted to the Finance Department for payroll processing during the payroll period in which the donated hours will be used. Both the employee donating the hours and the employee receiving the hours must sign the form.

For example. Employee A earns $10.00 per hour and donates ten (10) hours to Employee B to use for Union Business. Employee B earns $20.00 per hour. The hours donated by Employee A will be converted to the hourly equivalent for Employee B, resulting in five (5) hours of donated leave.

7. Labor/Management Committee.

The City and the Union agree to set up a Labor / Management Committee to encourage open communication, to promote harmonious relations, and to resolve matters of mutual concern. The Committee will meet quarterly or as mutually agreed to by the parties. The Committee will be composed of one representative from the City, one representative from the Union, and the Union Business Agent, if any. The meetings are informal and are not intended to be for discussion of issues handled under other provisions herein such as grievances, disciplinary actions, or negotiations.

8. Employee Orientation & Contact Information.

All Employees will receive a New Employee Orientation within their first five (5) regular Workdays of employment with the City. The New Employee Orientation will be presented by Human Resources Division staff members at a time and place determined by the City. The purpose of the orientation is to review and complete required payroll, insurance, benefits, and similar required documentation; to train the Employee regarding City and/or Departmental policies, procedures, and specific requirements of the position; and to provide other necessary information. At no time during the orientation shall a City or Union representative provide derogatory information or advocacy about the other.

A. The City will provide the Union notice of a pending New Employee Orientation within one (1) business day of the execution of an employment offer letter.
B. One (1) Union representative, officer, steward, or member will be provided an opportunity for a sixty (60) minute private session with the new Employee during the New Employee

Orientation. The Union may provide written information to be included with the orientation materials, in lieu of such a private session. Two (2) business days prior to the New Employee Orientation, the Union will provide to Human Resources the name and the contact information of its participating representative. The City and the Union will mutually agree to a suitable time during the New Employee Orientation for The Union's private meeting with the new Employee. Such private meeting will occur at the same location as the New Employee Orientation.

C. Within 30 days of hire, and annually thereafter, the City will provide the Union with Employee contact information in electronic format as required by State law for all represented Employees.

D. The Union will provide the City a minimum of thirty days' notice of any change in the amount of membership dues to be deducted.

E. The City will not provide the Union with any home address, home telephone number, personal cellular telephone number, or personal email address of any employee who has made a written request to the City regarding non-disclosure of said information (except, with respect to personal email addresses, as may be necessary to comply with the California Public Records Act).

9. Dues Deduction.

The Union may request that the City deduct membership dues, initiation fees, and general assessments, as well as payment of any other membership benefit program sponsored by the Union, from the wages and salaries of Union members. The Union hereby certifies that the Union has and shall maintain all such deduction authorizations signed by the individual from whose salary or wages the deduction is to be made and shall not be required to provide a copy of an individual authorization to the City unless a dispute arises about the existence or terms of the authorization. Accordingly, Union membership dues shall be deducted over 24 pay periods in accordance with the City procedures and provisions of applicable law from the salary of each employee whose name is provided by the Union. Such deduction shall be made only when the Union member's earnings for the subject pay period are sufficient after other legally required deductions are made.

A. Remittance of the aggregate amount of all such monies shall be made by the City to the Union at the conclusion of each payroll period in which said dues were deducted. Any changes in Union dues must be given to the City a minimum of thirty (30) days prior to change to accommodate changes to payroll.

B. The Union shall have a duty to defend and shall indemnify and hold harmless the City against any liability arising from a claim, demand, or other action relating to any The Union requested deduction, or any provision or obligation set forth in this Article. The City reserves the right to select its own counsel for its defense hereunder at the Union's expense.

Article 8 Compensation

1. Salaries.

A. Effective the first full pay period in January of 2026, the base wage rates set forth in the Citywide Salary Schedule shall be increased by a two- and one-half percent (2.5%) COLA.

B. Effective the first full pay period in July of 2026, the base wage rates set forth in the Citywide Salary Schedule shall be increased by a two- and one-half percent (2.5%) COLA.

C. Reopener to discuss City's ability to bring any member classifications up which are below 90% of median under the following conditions:

1) The City's FY26 mid-year sales tax projection provided by HDL is at least 4% higher than the City's budgeted Sales Tax for the same period.
2) Discussions commence after March of 2026.

D. Fire Engineers: The base wage increases provided effective 5/12/2023 to the employee's position within the range decreased the differential between steps to less than 5% as was identified by the alpha numerical salary ranges established for the Fire Engineer classification. The alpha salary range will be eliminated effective the first pay period following ratification of the MOU. The affected employees in the alpha numeric ranges will be transitioned to the base numerical range assigned to their classification and will advance one pay step to avoid a negative salary adjustment as a result of implementing this provision. This shall not affect the incumbent's anniversary dates; however, employees who receive an accelerated step increase will then be eligible to advance to the next pay step on their anniversary date in 2026. Nothing herein requires the City to maintain the 5% differential between steps.

2. Citywide Salary Schedule.

The City will provide hourly compensation at the same monthly rate as contained in the Citywide Salary Schedule. Hourly rates will be calculated to reflect Alternative Work Schedule described herein.

3. Acting Pay.

Employees covered by this MOU shall receive Acting Pay under the following conditions:

A. Employees must qualify to receive Acting Pay when assigned to act in a higher job class and to perform substantially the full range of duties and responsibilities of the higher job class for a minimum period of two weeks. Acting Assignments are typically long-term assignments resulting from a vacancy in the higher job classification that may occur through separation, extended vacation, or a long-term leave of absence.

B. Employees who are assigned to act in a higher job class will receive Acting Pay in an amount of five (5%) percent of their current salary whenever they are assigned to act in the higher job class for a minimum of two consecutive weeks, retroactive to the first day of the assignment, while performing substantially the full range of duties and responsibilities of the higher job class.

C. To receive Acting Pay, there must exist a budgeted position, the assignment must be made in writing, employees must meet the minimum qualifications of the higher job class,

and employees may not refuse to perform any duty or responsibility of the higher job class.

D. Acting Pay shall not be applied to a request to cash-out any form of paid leave, or payment for accrued and unused paid leave hours at time of separation.

4. Interim Assignment Pay.

Employees who are not receiving any other Acting or Assignment Pay shall receive Interim Assignment Pay (hereinafter "IA Pay") while they are serving in an interim capacity of a higher job classification due to short term absences (open shifts or hours), IA Pay shall be provided as assigned on an hour-for-hour basis. IA Pay shall be calculated as an hourly r ate equivalent to five percent (5%) of the employee's base hourly rate of pay. Employees must meet department standards and requirements to be eligible for an Interim Assignment, as established in the Fire Department's policy. Time spent in on the job training to qualify for interim assignments shall not be compensated at the IA rate of pay.

5. Longevity Pay.

Upon the completion of five (5) years of continuous full-time service, represented employees shall be entitled to a 3.0 percent increase in compensation; employees who complete ten (10) years of continuous full-time service shall be entitled to an additional 3.0 percent increase in compensation (for a total of 6.0 percent).

6. Bilingual Pay.

A represented employee fluent in Spanish, Tagalog or other language, the use of which the City Manager has determined to be of benefit to the City (based on the recommendation of the Fire Chief), shall be paid $46.15 per pay period upon written approval by the City Manager. Fluency shall be certified by a test administered through the Human Resources office. To become certified, an employee must achieve a score of at least 9 on a scale of 12. A certified employee shall request Bilingual Incentive Pay on a form approved by the City Manager. Employees shall be recertified at least once every two years.

Article 9 Hours of Work

1. Attendance.

Employees shall be in attendance at their workstation in accordance with departmental schedules unless on approved leave.

2. Work Schedule.

Fire Captains and Fire Engineers will be assigned to a 48/96 work schedule consisting of 24-hour workdays to comprise a workweek on average of 56-hours, with two days on and four days off (XXOOOO where X = workday and O = day off), as determined by the Fire Chief.

3. Overtime Pay.

For the purpose of overtime and minimum time calculations as required by the federal Fair Labor Standards Act ("FLSA"), an employee may not be paid twice for the same time period. If time periods overlap, then the time shall be calculated as a continuous work period.

A. Employees assigned to a 48/96 work schedule consisting of an average 56-hour workweek receive overtime pay for each hour of work required in excess of the first 53 hours scheduled per workweek, consistent with a 7-day work period, as defined by the FLSA 7K exemption.

B. The parties agree to a 28-day FLSA work period with overtime to be paid for hours worked in excess of two hundred and twelve (212) hours in the work period, consistent with FLSA 7K exemption. The City shall provide 30-days advance notice regarding implementation of the 28-day work period, with no further meet and confer required.

C. The City will comply with FLSA premium pay reporting as required.

D. For purposes of Overtime computation, all paid time, including Sick Leave, Vacation Leave, and Compensatory Time Off (the "CTO"), shall be considered hours worked.

E. All overtime hours must be approved in advance by the Fire Chief or his/her designee; provided, however, that when emergency conditions exist, the Fire Chief or his/her designee may approve exceptions to this procedure.

F. Overtime Pay for All Hours Outside of Normal, Regular Work Schedule.

The parties acknowledge that pursuant to the FLSA, overtime payment at the regular rate of pay is not required until work has been performed more than 53 hours in a 7-day work period, whether scheduled or unscheduled. Effective the pay date of May 31, 2024, or the pay date immediately following City Council Approval, whichever comes first, overtime payment shall be provided as follows:

1) Employees regularly scheduled to work more than 53 hours in a work period will receive overtime payment at the FLSA overtime rate for all work in excess of 53 hours for the work period. For example, during regularly scheduled 72-hour work weeks, employees will receive overtime compensation starting at 54 hours of work.
2) Employees regularly scheduled to work less than 53 hours in a work period will receive overtime payment the FLSA overtime rate for all work in excess of their regularly scheduled hours in the work period. For example, during the regularly scheduled 48-hour work weeks, employees will receive overtime compensation starting at 49 hours of work.
3) Overtime received for unscheduled work hours 49 through 53 pursuant to subsection B shall be paid as overtime (as opposed to being credited as Compensatory Time Off).

4. Overtime Credited as CTO.

Except as provided in Section 4.C below, overtime worked may be credited as Compensatory Time Off ("CTO") or be paid as overtime at the discretion of the Employee. CTO will be credited at a rate of one and one-half times the overtime hours worked. The maximum accumulation of

CTO is 200.0 hours. Any Overtime worked in excess of these limits shall be compensated on a paid basis.

5. Above CTO Limit.

If an Employee is at or above the CTO accumulation limit, then they will prospectively only get paid Overtime (as opposed to CTO) for Overtime worked. Once the CTO accumulation balance has been reduced by 40.0 hours below the accumulation limit, an Employee will again be allowed to accrue CTO as opposed to receiving Overtime pay. Upon separation of service, an Employee is entitled to receive the cash value of all accumulated CTO.

6. CTO Cash-Out.

Employees are allowed to cash out a maximum CTO amount of seventy (70) hours as accumulated by December of each year. The Finance Department will send out a request form in November of the preceding year that includes written verification of each Employee's current CTO balance. Employees may make an irrevocable request for the upcoming calendar year to cash-out CTO by filling out and signing the form provided by Finance. The form must be submitted to Finance by the date provided on the form which must be in the calendar year preceding the December cash-out. With the exception of the December cash-out, Employees may not cash out CTO except upon leaving City Service. CTO cashouts will be at the employees' regular rate of pay. For the calendar year 2025 only, elections will be made for cash out in 1) January 2026 and 2) December 2026.

7. Call Back.

All hours worked when called back to work will be paid at the Overtime rate. An employee will be paid a minimum of two (2) hours of Call Back Pay. Call Back Pay will commence when the employee departs to the requested work location.

8. Paid Leave.

All paid leave (Sick Leave, Vacation Leave, and CTO) shall be charged to the Employee's paid leave balance(s) for all hours not worked up to the scheduled hours for that day(s). For example, if an Employee is off sick on a 24.0-hour day that Employee's Sick Leave balance would be reduced by 24.0 hours for that absence.

Article 10 Vacation Leave

Use of Vacation Leave requires prior written approval by the Department Head or their designee. Employees are encouraged to take vacations lasting at least one week. Vacation Leave may not be granted in excess of the Vacation Leave balance that has been accrued at the time that the Vacation Leave is granted.

1. Vacation Accrual.

Accrual of Vacation Leave shall commence effective with the date of hire, according to the following schedule, prorated on a pay period basis (annual total divided by 26 bi-weekly pay periods to two decimal places of accuracy):

A. For the First Five Years of Service: Employees shall earn and be credited with Vacation Leave at the rate of 112.0 hours per year for those working a 56 hour per week schedule.

B. Commencing at the start of the Six Year: Employees shall earn and be credited with Vacation Leave at the rate of 168.0 hours per year for those working a 56 hour per week schedule.

C. Commencing at the start of the Eleventh Year: Employees shall earn and be credited with Vacation Leave at the rate of 224.0 hours per year for those working a 56 hour per week schedule.

D. Commencing at the start of the Sixteenth Year: Employees shall earn and be credited with Vacation Leave at the rate of 257.6 hours per year for those working a 56 per week schedule.

2. Maximum Accumulation.

Employees with 15 or fewer years of service with the City may accumulate up to a maximum of 240.0 hours of Vacation Leave. Employees with over 15 years of service with the City may accumulate up to a maximum of 320.0 hours of Vacation Leave. Under exceptional circumstances, such as heavy workloads or staffing shortages, the City Manager may authorize the accumulation of additional Vacation Leave. If an Employee is at the limit, they must request to take Vacation Leave off. If a written request to do so is disapproved, the limit may be increased by the City Manager. Failure to request time off will result in stopping the accumulation/accrual of Vacation Leave until the balance is reduced by 40 hours.

3. Vacation Cash-Out.

Employees may Cash-out a maximum of fifty-six (56) hours of Vacation Leave in December of each year as long as there remains a minimum of eight (8) hours in the employee's Vacation Leave balance after cash-out. The Finance Department will send out a request form, in November of the preceding calendar year, that includes written verification of each employee's current Vacation Leave balance. Employees may make an irrevocable request for the upcoming calendar year to cash-out Vacation Leave by filling out and signing the form provided by Finance. The form must be submitted to Finance by the date provided on the form. With the exception of the December cash-out, Employees may not cash-out Vacation Leave except upon leaving City Service. For calendar year 2025 only, two elections will be made for cash out in 1) January 2026 and 2) December 2026.

4. Illness During Vacation.

If an Employee becomes ill while on Vacation Leave, Sick Leave may be authorized instead of Vacation Leave upon approval of the Department Head. The Department Head may require written physician's verification of the Employee's illness.

5. Separation from Service.

Upon separation from service, an Employee is entitled to receive the cash value of all accrued Vacation Leave.

6. Upon Death.

When separation is caused by death, payment equivalent to accrued Vacation Leave shall be made to the Employee's estate.

Article 11 Municipal Holidays

1. Recognized Holidays.

The following are recognized as Holidays:
The first day of January, New Year's Day.
The third Monday in January, Martin Luther King's Birthday.
The third Monday in February, President's Day.
The last Monday in May, Memorial Day.
The nineteenth day of June, Juneteenth Day.
The fourth day of July, Independence Day.
The first Monday in September, Labor Day.
The second Monday in October, Indigenous People's Day.
The eleventh day of November, Veteran's Day.
The fourth Thursday in November, Thanksgiving Day.
The fourth Friday in November, the day after Thanksgiving Day.
The twenty-fifth day of December, Christmas Day.
Any date proclaimed by the Mayor of Suisun City as a Holiday.
Holidays proclaimed by the President of the United States or the Governor of the State of California shall be subject to the meet and confer process.

2. Working On Holidays.

Fire Unit Employees are required to work when scheduled on a Holiday as a matter of health and safety of the community.

3. Holiday Routine.

Employees will not be required to engage in training drills on the recognized City holidays identified in Section 1. All other daily functions including, but not limited to, emergency response, emergency preparedness, maintenance and upkeep of facilities and equipment, related administrative work, public education and participation in community events will continue as usual on the recognized City holidays identified in Section 1.

4. Holiday Pay.

A. Prior to July 1, 2022, the City paid Fire Unit Employees scheduled to work on a holiday with five (5) days' notice an overtime rate of one and one half (1.5) times the Employee's regular rate of pay for each hour worked. Employees scheduled with less than five (5) days' notice were paid an overtime rate of two (2) times the Employee's regular rate of pay for each hour worked.

B. Effective July 1, 2022, the City shall no longer provide any special pay for employees working a holiday, but rather all employees shall receive 2.0% of base salary paid as

holiday compensation in lieu of observing time off on a holiday. Holiday compensation will be paid on a biweekly basis.

5. Section 8.6 of the Personnel Rules shall not apply.

Article 12 Retirement Benefits

The Public Employees' Pension Reform Act of 2013 ("PEPRA") provides that all Employees who are currently participating in a CalPERS retirement plan, or those who have had a break in service that does not exceed six months, shall be considered "Classic" Employees. All "new" Employees as defined by CalPERS, hired after January 1, 2013, who do not meet this criteria shall be considered PEPRA "New Employees."

1. Classic Safety Fire Employee Benefits.

Except as otherwise provided in this Article, the City agrees to provide the 2.0 percent at 55 CalPERS Retirement Plan, with One-Year Final Compensation, including the 1959 Survivor's Benefit Level 3, for Safety Fire Employees. The City shall pay the Employer's contribution. The employee shall pay the Employee's contribution as established by CalPERS. The salaries for Employees covered under the Safety Fire CalPERS Plan have been increased by 5.0 percent in lieu of the City's provision of 2.0 percent at 50 Safety Fire Retirement Plan. Effective October 1, 2021, all Fire Safety employees covered by this MOU received an increase to their base hourly rate of 7.5 percent in exchange for the Classic Safety Fire Employees paying the full Employee contribution.

2. PEPRA New Safety Fire Employee Benefits.

The City agrees to provide 2.0% at 57 CalPERS PEPRA Plan for New Safety Fire Employees. The City shall pay the Employer's contribution as established by CalPERS. The Employee shall pay the Employee's contribution as established by CalPERS. Pursuant to PEPRA, no Employer Paid Member Contribution ("EPMC") is allowed. Should any provision in this MOU be determined to be in conflict with PEPRA, the provisions of PEPRA shall take precedence.

3. Sick Leave Conversion.

The City provides Credit for Unused Sick Leave pursuant to Government Code Section 20965.

Article 13 Medical and Dental Insurance

1. Core Flex Plan.

The City will contribute up to the equivalent of the Kaiser Permanente Region 1 Premium for Employee, Employee plus one, and Employee plus Family toward the monthly premium cost. Should the health plan premium cost, selected by the employee, be less than the Kaiser Permanente Region 1 premium, the City shall pay no more than the full cost of the Kaiser Permanente rate, with the difference between the cost of the selected health plan premium and the maximum provided by the city eligible to be applied toward the cost of vision and dental premiums.

2. Flexible Benefit Options.

The City agrees to provide five hundred dollars ($500.00) per month (employee only) and seven hundred dollars ($700.00) per month (employee plus one or more dependents) as a Flexible Benefit Credit that may be used in lieu of the Core Flex Plan enrollment per Section 1 of this Article. The Flexible Benefit Credit may be divided among Dental and Vision Premiums, Flexible Spending Accounts, and Taxable Cash Option. An Employee choosing the Flexible Benefit Options must establish eligibility by providing verification of enrollment in a group health plan and must reestablish eligibility annually for continued enrollment in the Flexible Benefit Options during each Open Enrollment Period established by the City.

3. Restrictions.

An Employee may either enroll in the Core Flex Plan or be entitled to the Flexible Benefit Options as described in Section 2 of this Article, but may not participate in both, with the exception of the Voluntary Pre-Tax Payroll Deduction Flexible Spending Account or enrollment in a Dental and/or Vision Plan.

4. Medical Insurance Benefits after Death While on Duty.

Should a Fire Safety member of this Union lose their life in the line of duty, the City agrees to continue to pay medical insurance payments as outlined above for the member's immediate dependent family, for those members enrolled in the City's health plan. Said payments will continue for a period of up to three years, providing the City's insurance plan allows for continued participation. The surviving dependent family member(s) may remain on the City's medical plan at its own cost after the three years has elapsed, providing that the plan allows for continued participation.

5. Sick Leave Conversion to Fund Medical Premiums.

Upon normal retirement from the City by a Fire Safety member of this Union, 25.0 percent of an Employee's Sick Leave balance may be converted to a cash equivalent and used to fund medical premiums. This conversion will be deducted from the amount of unused sick leave reported for CalPERS credit pursuant to Government Code Section 20965.

Article 14 Life Insurance, Deferred Compensation and IRC 401 (a) Plan

1. Life Insurance.

The City agrees to provide a $200,000 term and accidental death and dismemberment insurance policy for each represented Employee. The face value of the policy will begin reducing at age 65, per the policy's schedule of benefits.

2. Deferred Compensation Plan.

The City agrees to provide a Deferred Compensation Plan as an optional benefit to City Employees. The City will match the Employee's contribution up to 4% of the employee's base salary or $118.00 (per pay period), whichever is greater. The City's match will be contributed to participating Employees on a pay-period basis.

3. IRC 401(a) Plan.

During fiscal year 2023-24, the City agrees to provide a 401(a) Plan to bargaining unit employees. The City will match the Employee's contribution, dollar for dollar, up to twenty-four dollars ($24.00) per pay period, with a maximum of six hundred dollars ($600.00) annually. The established plan will have a vesting schedule of five (5) years. After the completion of five (5) years of continuous City service under the plan, employees will be one hundred percent (100%) vested.

Article 15 Supplemental Insurance

The City has contracted with Colonial for voluntary supplemental insurance benefits which may be paid through City payroll deductions. It shall be agreed that the City may choose different supplemental insurance providers from time to time as needed to provide such voluntary benefits in the best interest of the City.

Article 16 Workers' Compensation

The City shall provide Workers' Compensation Insurance coverage (hereinafter "Workers' Comp") for all Employees through its self-insured program.

Article 17 State Disability Insurance

1. State Disability Insurance.

The City shall participate under the State Disability Insurance Program (hereinafter "SDI") for employees represented by the Union.

2. Payment of SDI Premiums.

SDI premiums shall be paid in full by the City on behalf of all participating Employees.

Article 18 Payroll Status

1. Payroll Status.

Any Regular Employee shall be considered to be in a Payroll Status if the Employee is employed by the City under one of the following conditions:

A. Working Full-Time.
B. Working Part-Time, at least a forty-two (42) hours or greater workweek.
C. Working on a restricted or limited duty basis.
D. Off work due to an injury or illness covered under Workers' Compensation, on 4850 leave.
E. Off work due to an injury or illness covered under Workers' Compensation, receiving TTD benefits and fully integrating leave accruals.
F. Off work due to an injury or illness covered under State Disability Insurance, and fully integrating leave accruals.
G. Off work while on an approved leave of absence covered under the Family and Medical Leave Act (FMLA).

H. Off work while on an approved leave of absence covered under the California Family Rights Act (CFRA).

I. Off work while on an approved leave of absence covered under Pregnancy Disability Leave (PDL).

2. Continuation of City-Paid Insurance Premiums.

The City shall continue to contribute the City's share of the health and life insurance premiums on behalf of an Employee who is receiving Workers' Comp/SDI benefits, as long as they are in a Payroll Status with the City or within the period provided in Chapter 10 of the Personnel Rules. An Employee is in a Payroll Status with the City, as long as they are using accrued Sick Leave, Vacation Leave, and/or CTO in conjunction with Workers' Comp/SDI benefits to create the equivalent of at least a forty-two (42) hour or greater workweek.

3. Non-Payroll Status.

A. Any Employee off work on SDI who has exhausted their benefits under FMLA, CFRA, or PDL, and who has insufficient accrued paid leave balances to create the equivalent of at least a forty-two (42) hour or greater workweek, exclusive of Overtime, shall be considered to be in a Non-Payroll Status. Employees who are in a Non-Payroll Status will no longer accrue paid leave (Vacation and Sick), and the City will no longer contribute the City's share of health insurance premiums on the Employee's behalf. The City will continue to contribute life insurance premiums for employees in a non-payroll status if permissible by the plan.

B. An Employee off work on Workers' Compensation, who has exhausted 4850 leave, and who has insufficient accrued paid leave balances to create the equivalent of at least a forty-two (42) hour or greater workweek while on Temporary Total Disability (TTD), exclusive of Overtime, shall be considered in a Non-Payroll Status. The Employee will no longer accrue paid leave (Vacation and Sick); however, the City will continue to contribute the City's share of health insurance premiums on the Employee's behalf for a period of no more than 12 months from the date of injury. The City will continue to contribute life insurance premiums for employees in a non-payroll status if permissible by the plan.

C. Employees contributing to the 457 Deferred Compensation plan, and who are off work on Workers' Compensation/SDI, will have all contributions to the deferred compensation plan stopped during the time on leave unless they are integrating sufficient accrued paid leave to cover the full amount of the requested deferred compensation plan contribution. Workers' Compensation/SDI benefits are non-taxable benefits, therefore shall not be used toward 457 plan contributions.

Article 19 Workers' Compensation/SDI Medical Leave

1. Employee Options Regarding SDI Medical Leave.

There are three options available to an Employee who is otherwise eligible for SDI insurance benefits, which are as follows:

A. Option 1: Not applying for disability insurance benefits and using accrued Sick Leave, Vacation Leave, and/or Compensatory Time Off.

B. Option 2: Applying for disability insurance benefits and integrating accrued paid leaves with the SDI benefits. Such accrued paid leaves shall include Sick Leave, Vacation Leave, and/or Compensatory Time Off, in this order, unless the Employee provides written notice to the City to limit the integration to only accrued Sick Leave with SDI benefits. If Option 2 is elected, the Employee shall stipulate on their Request for Leave (RFL) whether the Employee is integrating Sick Leave, and other leave accruals, with SDI benefits.

C. Option 3: Applying for disability insurance benefits and not integrating accrued paid leave with SDI benefits. If Option 3 is elected, the Employee shall stipulate on their Request for Leave (RFL) that they do not wish to integrate leave accruals with SDI benefits.

D. The amount of supplement for any hour of any normal Workday shall not exceed the difference between one hundred percent (100%) of the Employee's normal gross salary rate and the "weekly benefit amount."

2. Medical Leave While on Workers' Comp/SDI.

Employees who are off work on medical leave covered under Workers' Comp or SDI may supplement their insurance coverage benefits to ensure that they receive up to one hundred percent (100%) percent of their normal pay.

3. How a Supplement is Treated.

A. The Employee shall receive up to one hundred percent (100%) of their gross salary rate, including any regular hours worked and leave accruals to cover time off (Sick leave, Vacation, and/or CTO) until such time as the City is notified of the benefit paid to the Employee. The pay period following notification (normally the next pay period), the Employee will receive up to one hundred percent (100%) of Employee's gross salary rate when combining the supplemental amount provided by Workers' Comp/SDI with integrated leave.

B. When an Employee is expected to be absent for one or more workweeks for Workers' Compensation Leave (4850 or Temporary Total Disability), Sick Leave, Family or Medical Leave pursuant to state and federal law, or on a non-paid status, the employee's work schedule shall be converted to a fifty-six (56) hour workweek at the beginning of the work period following receipt of such information, or, if known prior to the work period in which the absence will occur, at the beginning of the work period in which the absence begins.

4. Paid Leave Accrual.

An Employee shall earn Sick Leave and Vacation Leave benefits during any full bi-weekly pay period in which the Employee receives Workers' Comp/SDI benefits and is on Payroll Status. Furthermore, an Employee shall receive service credit including for seniority and merit step

increases during such a period, as long as the Employee is in a Payroll Status with the City. Retirement service credit is determined by CalPERS.

5. Leave of Absence While on SDI.
An Employee who is receiving SDI benefits while absent from work, but who is in a Non-Payroll Status with the City is entitled to a leave of absence under Section 10.2 of the Personnel Rules subject to the requirements of that Section.

Article 20 Sick Leave and Other Leaves of Absence

Rules regarding Sick Leave are set forth in Section 10.1 of the Personnel Rules. Employees off work on a leave of absence shall be required to use available accrued paid leave prior to using leave without pay.

Article 21 Leave of Absence Due to Injury Incurred While on Duty

1. The City shall comply with applicable federal and state laws governing work-related injuries, leaves, and compensation.

2. Employees shall bring health and/or safety problems in the workplace to the attention of their supervisor as soon as possible.

3. The City shall coordinate accrued Sick Leave with Workers' Compensation benefits.

4. Employees who have exhausted their Sick Leave balances may use accrued Vacation Leave, and/or Compensatory Leave consistent with the provisions of Personnel Rules Subsection 10.3.1. Upon expiration of all paid leave time, an Employee shall be entitled to receive compensation only from the City's Workers' Compensation third-party administrator.

Article 22 Light Duty

1. Any Employee who previously has been off duty due to industrial injury or illness or other medical reason and who has been medically released by a doctor to return to work with restrictions may be assigned to light duty. Assignment to light duty will be based on the City's ability to accommodate the work restrictions.

2. Light duty will not be approved unless there is work available which may be performed within the limitations and/or restrictions of the affected Employee.

Article 23 Uniforms and Uniform Allowances

1. Uniform Allowances.

The City shall pay Fire Unit employees required to wear uniforms in the performance of their duties an annual uniform allowance of $1300. Uniform allowance will be paid on the regular paychecks of a pro-rata basis, equally divided across each of the 26 paychecks.

2. Uniforms.

During the term of this MOU, the City shall continue to supply the required uniform components as determined by the Fire Chief in a written departmental policy.

Article 24 Reimbursement for Education or Training

1. Approval.

On the recommendation of the Fire Chief and the approval of the City Manager, or designee, any Employee may embark on an approved course of education to enhance their job skills. A course of study may include courses needed to gain a degree in a job-related field or to improve opportunities for advancement or promotion with the City of Suisun City, including State Fire Marshal training classes. If the Fire Chief will not recommend reimbursement for a course of study, the Employee may appeal to the City Manager or designee, whose decision shall be final. Employees shall not engage in any scheduled course of study covered herein that requires attendance while on duty. Department-mandated job-related training is separate from voluntary education and is provided on-duty and is determined based on the needs of the department.

2. Reimbursement.

Employees are eligible for educational reimbursement for approved classes, including tuition and books for pursuit of a degree and registration fees for State Fire Marshal training, which shall not exceed $1,500 per Employee per year. Courses require pre-approval, prior to the date of enrollment in the course, to ensure the expense is eligible under the MOU. Upon successful completion of the coursework, the Employee shall submit to the Department Head and HR copies of dated receipts showing education costs (tuition, books), as well as transcripts, grades or certificates showing successful course completion. If an Employee leaves City service within two years of receiving education reimbursement, the Employee must reimburse the City an amount equal to half of the total education reimbursement paid by the City.

3. Certification and Educational Incentive Pay.

In order to encourage employees to provide optimum service to the public, employees may receive incentive pay on their base rate for a certification or relevant advanced education degree. A certification or advanced degree required for the position is not eligible for incentive pay except EMT Incentive Pay and Paramedic Incentive Pay. To receive certification or education incentive pay, proof of completion must be submitted to the City Manager. The following list is eligible for incentive pay at the assigned incentive rate:

A. Advanced degree beyond current requirement for job (AA, BA/BS, Masters) = 3%
B. Chief Officer (FIRE) = 1.5%
C. Paramedic = 5%

In consideration of transitioning the EMT & Paramedic Pilot Program (July 1, 2022 through June 30, 2025) from pilot to implementation, all association classifications will receive EMT Incentive Pay of two percent (2%) effective the first full pay period following MOU ratification. Designated Paramedics will continue to receive Paramedic Incentive Pay as prescribed above as well as an additional 3% Incentive Pay effective the first full pay period following MOU ratification, for a total of 8% Incentive Pay.

Members not receiving Paramedic Incentive Pay may receive up to six and one-half percent (6.5%) total Incentive Pay. Members receiving Paramedic Incentive Pay may receive up to fourteen and one-half percent (14.5%) total Incentive Pay.

Article 25 Wellness Pay

Employees shall receive an annual physical fitness allowance of $250 to promote wellness. This includes, but is not limited to, the cost of a health club membership or other physical fitness training, the purchase of physical fitness equipment, or medical exams or treatments designed to improve overall employee health. The Physical Fitness allowance will be paid on the regular paychecks on a pro-rata basis, equally divided across each of the 26 pay periods. The City and the Association agree that this form of pay does not qualify as special compensation per Title 2 Section 571 or 571.1 and therefore is not pensionable.

Article 26 Probationary Period

Rules regarding Probationary Period are set forth in Section 7.5 of the Personnel Rules. These rules are amended to include the following provision:

All newly appointed Fire Engineers and Fire Captains shall serve a probationary period of 12 months.

Article 27 Performance Evaluations

1. Annual Performance Evaluation.
Every represented Regular Employee shall receive a performance evaluation by their immediate supervisor at least annually. The annual review will normally occur within 30 days of the Employee's Anniversary Date, unless an alternate schedule is approved by the City Manager.

2. Purpose.
The purpose of the Annual Performance Evaluation is to promote the successful performance of all City Employees through a process that provides feedback on past performance and directs future performance by identifying performance goals and objectives.

3. Procedure.

The Employee's Department Head or designee will provide a written evaluation of the Employee's performance in a variety of skill or performance areas.

4. Merit Increases.

In order to advance to a Pay Rate in the Pay Range, the evaluation must demonstrate that the advancement is merited on the basis of job performance. Performance ratings shall guide supervisors and Department Heads in determining whether merit advancements have been earned and should be recommended to the City Manager. Department Heads shall have the authority and responsibility to withhold or delay merit advancements if such advancement is not merited.

Article 28 Disciplinary Action

Rules regarding Disciplinary Action are set forth in Chapter 12 of the Personnel Rules. The City recognizes the Firefighter Bill of Rights, Government Code Section 3250 through 3262.

Article 29 Grievance Procedure

Rules regarding the Grievance Procedure are set forth in Chapter 11 of the Personnel Rules.

Article 30 Contracting Out

In the event that the City decides to outsource work to a private contractor that would result in the displacement of current represented Employees, the City shall include a request in the Request for Proposal (hereinafter "RFP") that prospective contractors include a proposal to hire said Employees in their response to the RFP.

Article 31 Employee Assistance Program

The City will continue to provide an Employee Assistance Program (EAP). The program will include at a minimum but not limited to, five personal counseling sessions, counselors located within a reasonable commute distance, substance abuse counseling, availability of emergency visits, and workplace crisis response. Employees will be provided with a brochure outlining the benefits of the program.

Article 32 General Provisions

1. Severability.

If any provision of this MOU should be held invalid or restrained by operation of law or by any court of competent jurisdiction, the remainder of this MOU shall not be affected.

2. Full Understanding.

The Parties agree that this MOU sets forth the full and entire understanding of the Parties regarding the matters set forth herein, and verbal statements shall not supersede any of its provisions.

3. No Requirement to Meet and Confer.

Except as otherwise provided in this Article, the Parties agree that neither Party shall be required to meet and confer concerning any specific provision of this MOU during the term of this MOU.

4. Reopener.

Upon the written request of the City Manager, the Parties agree to reopen negotiations during the term of this MOU for the following purpose:

A. Declaration of a Fiscal Emergency by the City Council which could result in Layoffs if the parties do not meet and confer on alternatives.
B. If any other bargaining group has an employment contract with the City of Suisun City that contains applicable compensation provisions that are more advantageous for the Employees than this MOU, the parties may agree to meet and confer on the modification of this MOU.
C. A positive or negative change occurs in the City's fiscal status that would affect the availability of funding for services provided in whole or in part by Employees represented by the Union.
D. Update/Amend/Replace the City's Employer-Employee Relations Resolution; and
E. Update/Amend the City's Administrative Directive AD7 – Personnel Rules & Regulations.
F. Upon completion of an audit of overtime and wages, the parties agree to reopen to discuss any modifications that may be necessary, which may include but is not limited to the means and method for calculating overtime, including the overtime threshold of 212 hours.
G. Notwithstanding the provisions of California Government Code section 20516.5, the parties agree that the above-indicated represent the only bases for reopening this MOU during its term.

5. Savings Clause.

In the event that the implementation of any article, section or subsection of this MOU shall be frustrated on account of the operation of law or by any tribunal of competent jurisdiction, or if compliance with any article, section or subsection would be frustrated or restrained by such law or tribunal, representatives of the City and the Union shall, if possible, meet and confer for the purpose of endeavoring to agree on a replacement for such article, section or subsection.

6. No Strike/Lockout.

The Union agrees that there will be no strike, work stoppage, slowdown, "sick in", sit down, refusal to perform work, other interference with City operations, picketing, or refusal to enter upon City premises on any account or in connection with any grievance or dispute. The City agrees that it will not engage in any lockouts during the term of this MOU.

7. Successor MOU.

This MOU shall be in full effect from July 1, 2025, through and including June 30, 2027. Either party may serve upon the other its written request to commence negotiations for a successor MOU as early as February 1, 2027. Upon receipt of such written notice, negotiations shall commence no later than thirty (30) days thereafter. The Parties hereby declare that it is their mutual interest to negotiate a multi-year successor MOU consistent with City Council policy direction within the limitations of the City's ability to pay with the intent to be completed no later than June 30, 2027.

8. Distribution of MOU.

Within 10 days of the adoption of this MOU, all covered Employees shall receive a copy of the MOU. The "copy" may be provided in electronic format.

9. Effective Date.

The effective date of this MOU shall be July 1, 2025.

[SIGNATURES ON NEXT PAGE]

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF SUISUN CITY AND
THE SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION,
INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF), LOCAL 1186
JULY 1, 2025, THROUGH JUNE 30, 2027

CITY OF SUISUN CITY
REPRESENTATIVES:

_____
Bret Prebula
City Manager

_____
Christina Penland
Human Resources Administrator

_____
Aaron Slater, Managing Consultant
Beauchaine Consulting Group, LLC

Approved as to form
Richards Watson Gershon

_____
Patrick Enright, City Attorney

SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION
IAFF, LOCAL 1186 REPRESENTATIVES:

Ken Martin (Sep 9, 2025 08:57:58 PDT)
Ken Martin, Labor Relations Consultant
IAFF, Local 1186

Aaron Leming (Sep 9, 2025 09:58:18 PDT)
Aaron Leming, President
PFA IAFF, Local 1186

Chris Lujan (Sep 9, 2025 10:29:15 PDT)
Chris Lujan, Vice President
PFA IAFF, Local 1186

SCPFA MOU 2025-27 For Union Signature

Final Audit Report 2025-09-09

Created:	2025-09-09
By:	Christina Penland (cpenland@suisun.com)
Status:	Signed
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"SCPFA MOU 2025-27 For Union Signature" History

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Signer clujan@suisun.com entered name at signing as Chris Lujan
2025-09-09 - 5:29:13 PM GMT- IP address: 76.21.34.180

Document e-signed by Chris Lujan (clujan@suisun.com)

Signature Date: 2025-09-09 - 5:29:15 PM GMT - Time Source: server- IP address: 76.21.34.180

Agreement completed.

2025-09-09 - 5:29:15 PM GMT

**TENTATIVE AGREEMENT BETWEEN THE CITY OF SUISUN CITY
AND THE SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION
FOR A SUCCESSOR MEMORANDUM OF UNDERSTANDING**

The current Memorandum of Understanding ("MOU") between the City of Suisun City ("City") and the Suisun City Professional Firefighters' Association ("Union"), covering the period July 1, 2023 through June 30, 2025, and all Amendments thereto, expired by its own terms on June 30, 2025 ("SCPFA MOU 2023-25"). The parties commenced negotiations regarding a successor MOU pursuant to the Meyers-Milias-Brown Act ("MMBA") (Gov't Code Sections 3500 - 3511). The following Tentative Agreement for a successor Memorandum of Understanding between the City and the Union and its deal terms have been ratified by the Union, but remains subject to formal approval/adoption by the City Council per California Government Code Section 3505.1, which provides:

"If a tentative agreement is reached by the authorized representatives of the public agency and a recognized employee organization or recognized employee organizations, the governing body shall vote to accept or reject the tentative agreement within 30 days of the date it is first considered at a duly noticed public meeting. A decision by the governing body to reject the tentative agreement shall not bar the filing of a charge of unfair practice for failure to meet and confer in good faith. If the governing body adopts the tentative agreement, the parties shall jointly prepare a written memorandum of understanding."

The deal points for the successor MOU for the Fiscal Years 24/2025-26/2027 covering the wages, hours and other terms and conditions of employment are set forth below. All terms and conditions of the prior SCPFA MOU 2023-2025 shall be maintained unless expressly modified or changed herein until the successor MOU is jointly prepared by the parties, ratified by the Union and accepted, approved and adopted by City Council, which shall then supersede and replace this Tentative Agreement.

TENTATIVE AGREEMENT DEAL POINTS

Subject	Tentative Agreement
Term	2-year agreement: July 1, 2025 through June 30, 2027
Article 2 Recognition Section 1	Add Firefighter as a represented class. 1. **Job Classes Represented.** The City recognizes the Union as the exclusive representative for the Fire Unit consisting of the following represented Job Classes: Firefighter Fire Engineer Fire Captain *Update mou where applicable throughout MOU to include Firefighter.*
Article 2 Recognition Section 3	**3. Licenses and Certifications.** The parties agree that positions requiring a license or certification must maintain a valid license or certification as required for their position, as a condition of employment. Effective July 1, 2023, all current employes holding a paramedic license, and ~~future~~any employee~~s~~ in the future who obtains a paramedic license~~,~~ and whose position is designated as a Paramedic by the Fire Chief, shall be required to maintain possession of their paramedic license as a condition of employment. Paramedics are responsible for providing the City with all necessary documentation to verify licensing, accreditation and continuing education requirements are

Subject	Tentative Agreement
	being met in accordance with Solano County EMS Agency requirements.
Article 3 City Rights	Add New Language, Section 3. 3. The City shall, except in cases of emergencies or where impacts to the members do not exist, provide SCPFA written notice and opportunity to bargain regarding the impacts within the scope of bargaining as provided by the MMBA.
Article 8 Compensation	**1. Salaries** A. Effective the first full pay period in January of 2026, the base wage rates set forth in the Citywide Salary Schedule shall be increased by a two- and one-half percent (2.5%) COLA. B. Effective the first full pay period in July of 2026, the base wage rates set forth in the Citywide Salary Schedule shall be increased by a two- and one-half percent (2.5%) COLA. C. Reopener to discuss City's ability to bring any member classifications up which are below 90% of median under the following conditions: • The City's FY26 mid-year sales tax projection provided by HDL is at least 4% higher than the City's budgeted Sales Tax for the same period. • Discussions commence after March of 2026. ~~D. Effective the first pay period in July of 2023, the base wage rates set forth in the Citywide Salary Schedule shall be adjusted as follows:~~

~~Job Class~~	~~Monthly Salary Prior to Base Wage Adjustment Eff. 5/12/23~~	~~Base Wage Increase Eff. 5/26/23~~	~~Approx.% of Base Wage Increase Eff. 5/12/23~~	~~Approx. Monthly Salary Eff. 5/12/23~~	~~Proposed Wage Adjustment (Rounded 3 decimal points)~~	~~Approx New MonthlyTop Step~~	~~Approx Total % Change~~
~~Fire Captain~~	~~$8,738~~	~~$6/hour~~	~~17.1%~~	~~$10,233~~	~~2.176%~~	~~$10,455~~	~~19.7%~~
~~Fire Engineer~~	~~$8,010~~	~~$6/hour~~	~~18.7%~~	~~$9,505~~	~~0.000%~~	~~$9,505~~	~~18.7%~~

~~E. Fire Engineers: The base wage increase provided to the Fire Engineer employees' position within the range decreased the differential between steps to less than 5% as identified in the new alpha numerical salary range established for this classification.~~

~~F. Fire Engineers: New hires starting May 12, 2023, in the Fire Engineer classification will be hired into the base numerical range which maintains 5% differential between each step in the range. The alpha salary range will be eliminated once all affected~~

Subject	Tentative Agreement
	~~employees in the alpha numeric range reach top step, or through attrition, whichever comes first. The affected employees in the alpha numeric ranges will be transitioned to the base numerical range once they reach the top step.~~ ~~G.~~D. Fire ~~Captains~~ Engineers: The base wage increases provided effective 5/12/2023 to the employee's position within the range decreased the differential between steps to less than 5% as was identified by the alpha numerical salary ranges established for the Fire ~~Captain~~Engineer classification. The alpha salary range will be eliminated ~~once the proposed base wage adjustments for the successor MOU are implemented~~ effective the first pay period following ratification of the MOU. The affected employees in the alpha numeric ranges will be transitioned to the base numerical range assigned to their classification and will advance one pay step to avoid a negative salary adjustment as a result of implementing this provision. This shall not affect the incumbent's anniversary dates; however, employees who receive an accelerated step increase will then be eligible to advance to the next pay step on their anniversary date in ~~2024~~2026. Nothing herein requires the City to maintain the 5% differential between steps. ~~H. Effective the last full pay period of June 2025, represented employees shall receive a two-point five (2.5%) percent Cost of Living Adjustment (COLA), condition precedent on if the City's actual revenue for Fiscal Year 2023/24 exceed budgeted revenues for Fiscal Year 2023/24 by at least three (3%) percent.~~ ~~Fire Engineers: Effective the first pay period following City Council adoption of the successor memorandum of understanding (MOU) or the first pay period following7/1/2023, whichever is later, the current incumbent Fire Engineers shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~ ~~I. Fire Engineers: Effective the first full pay period of January 2024, current incumbent Fire Engineer employees, if still on payroll as of the payment date, shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~ ~~J. Effective the first full pay period of July 2024, current incumbent represented employees, if still on payroll as of the payment date, shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~ ~~K. Effective the first full pay period of January 2025, current incumbent represented employees, if still on payroll as of the payment date, shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~ 2. Citywide Salary Schedule. The City will provide hourly compensation at the same monthly rate as contained in the Citywide Salary Schedule. Hourly rates will be calculated to reflect Alternative Work Schedules described herein.
Article 9, Section 4 Overtime Credited as CTO	**4. Overtime Credited as CTO.** Except as provided in Section 4.C below, overtime worked may be credited as Compensatory Time Off ("CTO") or be paid as overtime at the discretion of the Employee. CTO will be credited at a rate of one and one-half times the overtime hours worked. The maximum accumulation of CTO ~~is as follows:~~ ~~First 10 years of City service: 160.0 hours;~~ ~~Over 10 years of City service:~~ shall be 200.0 hours.~~;~~ Any Overtime worked in excess of these limits shall be compensated on a paid basis.

Subject	Tentative Agreement
Article 9, Section 6 CTO Cash Out	**6. CTO Cash-Out.** Employees are allowed to cash out a maximum CTO amount of seventy (70) hours as accumulated by ~~January~~ December of each year ~~(1-10 years of service to Suisun City: fifty-six (56) hours; 10 years and above: seventy (70) hours)~~. The Finance Department will send out a request form in November of the preceding year that includes written verification of each Employee's current CTO balance. Employees may make an irrevocable request for the upcoming calendar year to cash-out CTO by filling out and signing the form provided by Finance. The form must be submitted to Finance by the date provided on the form which must be in the calendar year preceding the ~~January~~ December cash-out. With the exception of the ~~January~~ December cash-out, Employees may not cash out CTO except upon leaving City Service. ~~No CTO cash-out election will be allowed for any Employee for a period of four months following the last day of a suspension from duty for disciplinary reasons.~~ CTO cashouts will be at the employees' regular rate of pay. For the calendar year 2025 only, elections will be made for cash out in January 2026 and December 2026.
Article 9, Section 7 CTO Restoring Leave Caps	Strike Section 9.7 in its entirety. Obsolete language. ~~7. Restoring Leave Caps.~~ ~~The parties agree that the previous contractually agreed upon leave caps shall be restored effective October 1, 2023. In order to effectuate this intent, the parties agree that the City will buy down any excess accrued leave to the original contractual accrued leave cap effective the last full payroll period in June 2023. The parties agree that employees will then have ninety (90) days, until October 1, 2023, to maintain and/or reduce their leave accruals below the contractual leave caps at which time employees will longer be allowed to exceed the leave caps. Those who are still over the cap on or after October 1, 2023, shall not accrue any more leave time until they bring their accrual balance below the leave cap and shall not be allowed to accrue over the cap from thereon. The parties understand that after buying down the excess accrued leave to the leave cap that it is likely in the first few payroll periods following that event that employees will exceed the caps again, so the parties have negotiated the ninety (90) day period to give employees time to sufficiently reduce their leave accruals to avoid future loss of accruals when the hard cap is imposed.~~
Article 10, Section 3 Vacation Cash Out	1. Vacation Cash-Out. Employees may Cash out a maximum of fifty-six (56) hours of Vacation Leave in ~~January~~ December of each year as long as there remains a minimum of eight (8) hours in the employee's Vacation Leave balance after cash-out. The Finance Department will send out a request form, in November of the preceding calendar year, that includes written verification of each employee's current Vacation Leave balance. Employees may make an irrevocable request for the upcoming calendar year to cash out Vacation Leave by filling out and signing the form provided by Finance. The form must be submitted to Finance by the date provided on the form. With the exception of the ~~January~~ December cash-out, Employees may not cash out Vacation Leave except upon leaving City Service. ~~No Vacation cash-out election will be allowed for any Employee for a period of four months following the last day of a suspension from duty for disciplinary reasons.~~ For calendar year 2025 only, two elections will be made for cash out in 1) January 2026 and 2) December 2026.
Article 10, Section 4 Vacation	Strike Section 10.4 in its entirety. Obsolete language. ~~4. Restoring Leave Caps.~~

Subject	Tentative Agreement
Restoring Leave Caps	~~The parties agree that the previous contractually agreed upon leave caps shall be restored effective October 1, 2023. In order to effectuate this intent, the parties agree that the City will buy down any excess accrued leave to the original contractual accrued leave cap effective the last full payroll period in June 2023. The parties agree that employees will then have ninety (90) days, until October 1, 2023, to maintain and/or reduce their leave accruals below the contractual leave caps at which time employees will longer be allowed to exceed the leave caps. Those who are still over the cap on or after October 1, 2023, shall not accrue any more leave time until they bring their accrual balance below the leave cap and shall not be allowed to accrue over the cap from thereon. The parties understand that after buying down the excess accrued leave to the leave cap that it is likely in the first few payroll periods following that event that employees will exceed the caps again, so the parties have negotiated the ninety (90) day period to give employees time to sufficiently reduce their leave accruals to avoid future loss of accruals when the hard cap is imposed.~~
Article 11 Municipal Holidays	1. **Recognized Holidays.** The following are recognized as Holidays: The first day of January, New Year's Day. The third Monday in January, Martin Luther King's Birthday. The third Monday in February, President's Day. The last Monday in May, Memorial Day. The nineteenth day of June, Juneteenth Day. The fourth day of July, Independence Day. The first Monday in September, Labor Day. The second Monday in October, Columbus Indigenous People's Day. The eleventh day of November, Veteran's Day. The fourth Thursday in November, Thanksgiving Day. The fourth Friday in November, the day after Thanksgiving Day. The twenty-fifth day of December, Christmas Day. Any date proclaimed by the Mayor of Suisun City as a Holiday. Holidays proclaimed by the President of the United States or the Governor of the State of California shall be subject to the meet and confer process.
Article 18 Payroll Status & Article 19 Workers' Compensation/ SDI Medical Leave	**Article 18 Payroll Status** 1. Payroll Status. Any Regular Employee shall be considered to be in a Payroll Status if the Employee is employed by the City under ~~the~~ one of the following conditions: A. Working Full-Time. B. Working Part-Time, at least a forty-two (42) hours or greater workweek. C. Working on a restricted or limited duty basis. D. Off work due to an injury or illness covered under Workers' Compensation, on 4850 leave. D. Off work due to an injury or illness covered under Workers' Compensation, receiving TTD benefits and fully integrating leave accruals. E. Off work due to an injury or illness covered under State Disability Insurance, and fully integrating leave accruals. F. Off work while on an approved leave of absence covered under the Family and Medical Leave Act (FMLA). G. Off work while on an approved leave of absence covered under the California Family Rights Act (CFRA).

Subject	Tentative Agreement
	H. Off work while on an approved leave of absence covered under Pregnancy Disability Leave (PDL). 2. Continuation of City-Paid Insurance Premiums. The City shall continue to contribute the City's share of the health and life insurance premiums on behalf of an Employee who is receiving Workers' Comp/SDI benefits, as long as they are in a Payroll Status with the City or within the period provided in Chapter 10 of the Personnel Rules. An Employee is in a Payroll Status with the City, as long as they are using accrued Sick Leave, Vacation Leave, and/or CTO in conjunction with Workers' Comp/SDI benefits to create the equivalent of at least a forty-two (42) hour or greater workweek. 3. Non-Payroll Status. A. Any Employee off work on SDI who has exhausted their benefits under FMLA, CFRA, or PDL, and who has insufficient accrued paid leave balances to create the equivalent of at least a forty-two (42) hour or greater workweek, exclusive of Overtime, shall be considered to be in a Non-Payroll Status. Employees who are in a Non-Payroll Status will no longer accrue paid leave (Vacation and Sick), and the City will no longer contribute the City's share of health insurance premiums on the Employee's behalf. The City will continue to contribute life insurance premiums for employees in a non-payroll status if permissible by the plan. B. An Employee off work on Workers' Compensation, who has exhausted 4850 leave, and who has insufficient accrued paid leave balances to create the equivalent of at least a forty-two (42) hour or greater workweek while on Temporary Total Disability (TTD), exclusive of Overtime, shall be considered in a Non-Payroll Status. The Employee will no longer accrue paid leave (Vacation and Sick); however, the City will continue to contribute the City's share of health insurance premiums on the Employee's behalf for a period of no more than 12 months from the date of injury. The City will continue to contribute life insurance premiums for employees in a non-payroll status if permissible by the plan. C. Employees contributing to the 457 Deferred Compensation plan, and who are off work on Workers' Compensation/SDI, will have all contributions to the deferred compensation plan stopped during the time on leave unless they are integrating sufficient accrued paid leave to cover the full amount of the requested deferred compensation plan contribution. Workers' Compensation/SDI benefits are non-taxable benefits, therefore shall not be used toward 457 plan contributions. **Article 19 Workers' Compensation/SDI Medical Leave** 1. Employee Options Regarding SDI Medical Leave. There are three options available to an Employee who is otherwise eligible for SDI insurance benefits, which are as follows: A. Option 1: Not applying for disability insurance benefits and using accrued Sick Leave, Vacation Leave, and/or Compensatory Time Off. B. Option 2: Applying for disability insurance benefits and integrating accrued paid leaves with the SDI benefits. Such accrued paid leaves shall include Sick Leave, Vacation Leave, and/or

Subject	Tentative Agreement
	Compensatory Time Off, in this order, unless the Employee provides written notice to the City to limit the integration to only accrued Sick Leave with SDI benefits. If Option 2 is elected, the Employee shall stipulate on their Request for Leave (RFL) whether the Employee is integrating Sick Leave, and other leave accruals, with SDI benefits. A. Option 3: Applying for disability insurance benefits and not integrating accrued paid leaves with the SDI benefits. If Option 3 is elected, the Employee shall stipulate on their Request for Leave (RFL) that they do not wish to integrate leave accruals with SDI benefits. ~~C. Option 3: Employees who apply for disability insurance, may provide the City with the supplemental benefits received by SDI, to be credited to a disability leave accrual account, which the City will then reissue to employees through payroll, enabling employees to remain on payroll status so long as they integrate accrued leave to create at least a forty-two (42) hour or greater workweek, ,exclusive of Overtime.~~ D. The amount of supplement for any hour of any normal Workday shall not exceed the difference between one hundred percent (100%) of the Employee's normal gross salary rate and the "weekly benefit amount." 2. Medical Leave While on Workers' Comp/SDI. Employees who are off work on medical leave covered under Workers' Comp or SDI may supplement their insurance coverage benefits to ensure that they receive up to one hundred percent (100%) percent of their normal pay. 3. How a Supplement is Treated. A. The Employee shall receive up to one hundred percent (100%) of their gross salary rate, including any regular hours worked and leave accruals to cover time off (Sick leave, Vacation, and/or CTO) until such time as the City is notified of the benefit paid to the Employee. The pay period following notification (normally the next pay period), the Employee will receive up to one hundred percent (100%) of Employee's gross salary rate when combining the supplemental amount provided by Workers' Comp/SDI with integrated leave. ~~A.~~B. When an Employee is expected to be absent for one or more workweeks for Workers' Compensation Leave (4850 or Temporary Total Disability), Sick Leave, Family or Medical Leve pursuant to state and federal law, or on a non-paid status, the employee's work schedule shall be converted to a fifty-six (56) hour workweek at the beginning of the work period following receipt of such information, or, if known prior to the work period in which the absence will occur, at the beginning of the work period in which the absence begins. 4. Paid Leave Accrual. An Employee shall earn Sick Leave and Vacation Leave benefits during any full bi-weekly pay period in which the Employee receives Workers' Comp/SDI benefits and is on Payroll Status. Furthermore, an Employee shall receive service credit including for seniority and merit step increases during such a period, as long as the Employee is in a Payroll Status with the City. Retirement service credit is determined by CalPERS.

Subject	Tentative Agreement
	5. Leave of Absence While on SDI. An Employee who is receiving SDI benefits while absent from work, but who is in a Non-Payroll Status with the City is entitled to a leave of absence under Section 10.2 of the Personnel Rules subject to the requirements of that Section. Article 20 Sick Leave and Other Leaves of Absence Rules regarding Sick Leave are set forth in Section 10.1 of the Personnel Rules. Employees off work on a ~~protected~~ leave of absence~~status~~ shall be required to use available accrued paid leave prior to using leave without pay.
Article 24 Reimbursement for Education or Training	**Article 24 Reimbursement for Education or Training** 1. Approval. On the recommendation of ~~a Department Head~~the Fire Chief and the approval of the City Manager, or designee, any Employee may embark on an approved course of education to enhance their job skills. A course of study may include courses needed to gain a degree in a job-related field or to improve opportunities for advancement or promotion with the City of Suisun City, including State Fire Marshal training classes. If the ~~Employee's Department Head~~ Fire Chief will not recommend reimbursement for a course of study, the Employee may appeal to the City Manager or designee, whose decision shall be final. Employees shall not engage ~~-~~in any scheduled course of study covered herein~~,~~ that requires attendance while on duty. Department-mandated job-related training is separate from voluntary education and is provided on-duty and is determined based on the needs of the department. ~~Employees seeking physical fitness program allowance will reduce the amount of education reimbursement they are eligible to receive by an amount equal to the reimbursement received under the physical fitness program.~~ 2. Reimbursement. Employees are eligible for educational reimbursement for approved classes, including tuition and books for pursuit of a degree and registration fees for State Fire Marshal training, which shall not exceed $1,500 per Employee per year. Courses require pre-approval, prior to the date of enrollment in the course, to ensure the expense is eligible under the MOU. Upon successful completion of the coursework, the Employee shall submit to the Department Head and HR copies of dated receipts showing education costs (tuition, books~~, materials~~, ~~mileage~~), as well as transcripts, grades or certificates showing successful course completion. If an Employee leaves City service within two years of receiving education reimbursement, the Employee must reimburse the City an amount equal to half of the total education reimbursement paid by the City.
Article 24 Certification and Educational Incentive Pay	**3. Certification and Educational Incentive Pay.** In order to encourage employees to provide optimum service to the public, employees may receive ~~up to 5%~~ incentive ~~added to~~ pay on their base rate for a certification or relevant advanced education degree. A certification or advanced degree required for the position is not eligible for ~~this~~ incentive pay except EMT Incentive Pay and Paramedic Incentive Pay. To receive certification or education incentive pay, proof of completion must be submitted to the City Manager. ~~During the EMT and Paramedic Incentive Pay Pilot Program, employees participating in the Pilot Program will not be limited to the 5% of incentive pay discussed herein.~~ The following list is eligible for incentive pay at the assigned incentive rate: A. Advanced degree beyond current requirement for job (AA, BA/BS, Masters) = 3%

Subject	Tentative Agreement
	B. Chief Officer (FIRE) = 1.5% C. Paramedic= – 5% ~~4. EMT and Paramedic Incentive Pay Pilot Program.~~ ~~Effective 7/1/2023, as a pilot program, Fire Engineers and Fire Captains will receive incentive pay of 2% of their base salary for maintaining their EMT Certification as required for their positions. EMTs may not receive more than 6.5% total Incentive Pay when combined with the Certification and Educational Incentive Pay. Fire Engineers and Fire Captains who maintain their Paramedic Certification will receive an additional incentive pay of 5%) of their base salary (for a total of 10%). Employees receiving Paramedic Incentive Pay are not eligible to receive EMT Incentive Pay. Paramedics may not receive more than 14.5% total Incentive Pay when combined with the Certification and Educational Incentive Pay. This Incentive Pay will cease / sunset June 30, 2025, at midnight.~~ In consideration of transitioning the EMT & Paramedic Pilot Program (July 1, 2022 through June 30, 2025) from pilot to implementation, all association classifications will receive EMT Incentive Pay of two percent (2%) effective the first full pay period following MOU ratification. Designated Paramedics will continue to receive Paramedic Incentive Pay as prescribed above as well as an additional 3% Incentive Pay effective the first full pay period following MOU ratification, for a total of 8% Incentive Pay. Members not receiving Paramedic Incentive Pay may receive up to six and one-half percent (6.5%) total Incentive Pay. Members receiving Paramedic Incentive Pay may receive up to fourteen and one-half percent (14.5%) total Incentive Pay.
Article 25 Wellness Pay	**Article 25** ~~**Physical Fitness Program**~~**Wellness Pay** ~~Upon approval of the Fire Chief,~~ Employees ~~may~~shall receive a~~n~~n annual physical fitness allowance of ~~up to~~ $250 to promote wellness. ~~of the employee education reimbursement, to be used toward fifty percent (50%) of the actual~~This includes, but is not limited to, ~~toward~~ the cost of a health club membership or other ~~approved~~ physical fitness training, the purchase of physical fitness equipment, or medical exams or treatments designed to improve overall employee health. The Physical Fitness allowance will be paid on the regular paychecks on a pro-rata basis, equally divided across each of the 26 pay ~~checks~~periods. The City and the Association agree that this form of pay does not qualify as special compensation per Title 2 Section 571 or 571.1 and therefore is not pensionable. ~~Employees must opt into the Physical Fitness Program annually, during the month of June for the following fiscal year. Employees will be required to submit verification of membership at a health club or in another physical fitness training program and must maintain membership throughout the year to continue receiving this allowance. Employees must immediately report termination of their health club or physical fitness program membership to avoid overpayment of this allowance. This allowance may only be used for club dues or other approved physical fitness training regimen and may not be used to purchase home gym equipment.~~
Article 32 General Provisions	7. Successor MOU. This MOU shall be in full effect from July 1, ~~2023~~2025, through and including June 30, ~~2025~~2027. Either party may serve upon the other its written request to commence negotiations for a successor MOU as early as February 1, ~~2025~~2027. Upon receipt of such written notice, negotiations shall commence no later than thirty (30) days thereafter. The Parties hereby declare that it is their mutual interest to negotiate a

Subject	Tentative Agreement
	multi-year successor MOU consistent with City Council policy direction within the limitations of the City's ability to pay with the intent to be completed no later than June 30, ~~2025~~2027. 9. Effective Date. The effective date of this MOU shall be July 1, ~~2023~~2025.

Incorporate the Following MOU Amendments

Article No.	Subject	MOU Amendment(s)
Article 9	Hours of Work Overtime Pay for all Hours Outside of Normal, Regular Work Schedule	**First Amendment to the SCPFA MOU 2023-25 (Resolution 2024-49): New Language:** F. Overtime Pay for All Hours Outside of Normal, Regular Work Schedule. The parties acknowledge that pursuant to the FLSA, overtime payment at the regular rate of pay is not required until work has been performed more than 53 hours in a 7-day work period, whether scheduled or unscheduled. Effective the pay date of May 31, 2024, or the pay date immediately following City Council Approval, whichever comes first, overtime payment shall be provided as follows: 1) Employees regularly scheduled to work more than 53 hours in a work period will receive overtime payment at the FLSA overtime rate for all work in excess of 53 hours for the work period. For example, during regularly scheduled 72-hour work weeks, employees will receive overtime compensation starting at 54 hours of work. 2) Employees regularly scheduled to work less than 53 hours in a work period will receive overtime payment at the FLSA overtime rate for all work in excess of their regularly scheduled hours in the work period. For example, during regularly scheduled 48-hour work weeks, employees will receive overtime compensation starting at 49 hours of work. 3) Overtime received for unscheduled work hours 49 through 53 pursuant to subsection B shall be paid as overtime (as opposed to being credited as Compensatory Time Off).

This Tentative Agreement shall be effective only upon adoption by the City Council of the City of Suisun City. Subject to the foregoing, this Tentative Agreement is hereby executed by the authorized representatives of the City and the Association.

City of Suisun City

Bret Prebula (Aug 1, 2025 18:37:21 PDT)

Bret Prebula, City Manager

Christina Penland, HR Administrator

Suisun City Professional Firefighters' Association

Aaron Leming (Jul 29, 2025 12:43:35 PDT)

Aaron Leming, SCPFA President

Chris Lujan (Jul 30, 2025 11:16:45 PDT)

Chris Lujan, SCPFA Vice President

Aaron Slater
Aaron Slater (Jul 30, 2025 11:30:29 PDT)

Aaron Slater, Managing Consultant
Beauchaine Consulting Group, LLC

Ken Martin (Jul 29, 2025 11:21:54 PDT)

Ken Martin, Labor Relations Consultant
Mastagni Holstedt

Approved as to form
Richards Watson Gershon

Patrick Enright
Patrick Enright (Aug 3, 2025 16:37:45 PDT)

Patrick Enright, City Attorney

SCPFA TA MOU 2025-27 _7.21.2025

Final Audit Report 2025-08-03

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MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF SUISUN CITY
AND
THE SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION, INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF), LOCAL 1186

JULY 1, 202~~3~~5
THROUGH
JUNE 30, 202~~5~~7

Tentative Agreement Approved by City Council on ~~8/8/2023~~9/16/2025
MOU Approved by City Council on ~~8/8/2023~~9/16/2025

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Memorandum of Understanding
Between
The City of Suisun City
And
The Suisun City Professional Firefighters' Association,
International Association of Firefighters (IAFF), Local 1186

Article 1 Preamble

This Memorandum of Understanding (hereinafter "MOU") is made and entered into between the CITY OF SUISUN CITY, (hereinafter "City"), and the Suisun City Professional Firefighters' Association formally recognized as the INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1186 (hereinafter "Union"), a formally Recognized Employee Organization pursuant to the provisions of the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq.*) representing the recently established Fire Unit.

The Parties have met and conferred in good faith through their designated representatives concerning those matters set forth in Government Code Section 3504 and have reached agreement thereon as set forth in this MOU. The Parties agree that this MOU shall be submitted to the City Council of the City of Suisun City with the joint recommendation of the designated representatives of the Parties that the City Council approve the MOU and take any additional action as may be necessary to implement its provisions.

Article 2 Recognition

1. Job Classes Represented.

The City recognizes the Union as the exclusive representative for the Fire Unit consisting of the following represented Job Classes:

Fire Engineer
Fire Captain
Firefighter

2. Temporary/Limited-Service Positions/Classifications.

It is agreed that Temporary Employees, Part-Time Employees, Emergency Employees, Volunteer Employees, and contractors are not governed by this MOU and are not represented by the Union. Employees who work less than full time are not represented by the Union. If an employee who had occupied a Temporary, Provisional, or grant-funded Position/Classification is subsequently hired into the same job class as a Union represented Regular Employee, they shall be placed in the step level nearest to but not lower than their last Pay Rate as a Temporary, Provisional, or grant-funded Employee.

3. Licenses and Certifications.

The parties agree that positions requiring a license or certification must maintain a valid license or certification as required for their position, as a condition of employment. Effective July 1, 2023, all current employes holding a paramedic license, and ~~future~~ any employee~~s~~ in the future who obtains a paramedic license~~,~~ and whose position is designated as a Paramedic by the Fire Chief, shall be required to maintain possession of their paramedic license as a condition of employment. Paramedics are responsible for providing the City with all necessary documentation to verify licensing, accreditation and continuing education requirements are being met in accordance with Solano County EMS Agency requirements.

Article 3 City Rights

1. Except as limited by the specific and express terms of this MOU, the City hereby retains and reserves unto itself all rights, powers, authority, duty and responsibilities confirmed on and vested in it by the laws and the Constitution of the State of California, the Suisun City Code, and/or the laws and Constitution of the United States of America.

2. Regardless of any provision contained in this MOU or which may be inferred from this MOU, the City shall retain and shall have the right to exercise the following exclusive rights which include, but are not limited to, the following:

A. The right to hire and fire.
B. The right to determine the mission of its constituent departments, divisions, commissions, and boards.
C. The right to set standards of service and municipal fees and charges.
D. The right to determine the procedures and standards of selection for employment, assignment, transfer, and promotion of applicants and Employees, provided in the case of Employees that the exercise of such right shall not infringe on any rights that Employees have under this MOU.
E. The right to direct its Employees.
F. The right to discharge or suspend Employees for just cause and take other disciplinary actions against its Employees as set forth herein.
G. The right to relieve its Employees from duty because of lack of work or other legitimate reasons.
H. The right to maintain the efficiency of governmental operations.
I. The right to determine the methods, means, and staffing to conduct governmental operations.
J. The right to determine and re-determine job content and job classifications.
K. The right to contract out any work which is now being performed by Employees of the City or which shall be performed in the future by Employees of the City, provided this only occurs in those situations where the tasks cannot be accomplished by current Union members as efficiently, economically, and expediently as can be achieved by such contracting out, provided that the City shall make every reasonable effort to place Employees displaced by

such contracting out in other City service requiring similar skills as the work performed by the Employee when displaced by the contracting out and which requires minimal training to afford the Employee opportunity to adequately perform the new position.

L. The right to take all necessary actions to carry out the mission of the City, its constituent departments, divisions, or commissions and boards in cases of emergencies.

M. The right to exercise complete control and discretion over its organization and the technology of performing its work.

3. The City shall, except in cases of emergencies or where impacts to the members do not exist, provide SCPFA written notice and opportunity to bargain regarding the impacts within the scope of bargaining as provided by the MMBA.

Article 4 Employee Rights

Subject to the provisions of the City's Employer-Employee Relations Resolution No. 74-33 ("EERR") and any ensuing successor EERR resolutions, Employees of the City shall have the right to form, join, and participate in the activities of a Recognized Employee Organization of their own choosing for the purpose of representation on matters of employer-employee relations, including but not limited to, wages, hours, and other terms and conditions of employment. Employees of the City also shall have the right to refuse to join or participate in the activities of Recognized Employee Organizations.

Article 5 Personnel Rules and Regulations

Administrative Directive - AD 7, the City's Personnel Rules and Regulations (hereinafter "Personnel Rules"), was approved by City Council Resolution No. 2011-52 on June 7, 2011. Except as may be provided in this MOU, the applicable sections of the Personnel Rules, as may be amended from time to time, shall apply to the Employees represented by the Union. Prior to amending Resolution No. 2011-52 regarding wages, hours, or other terms and conditions of employment, the Parties shall first meet and confer on the modifications as provided in the Meyers-Milias-Brown Act (Government Code Section 3500 *et seq*.). Unless otherwise provided in this MOU, the definitions of terms used in this MOU shall be the definitions provided in Chapter 2 of the Personnel Rules.

Article 6 No Discrimination

It is agreed that neither the Union, nor the City shall discriminate against any Employee because of race, national origin, gender, Union membership, protected concerted Union activity, or refusal to join the Union.

For an employer, because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of any person, to refuse to hire or employ the person or to refuse to select the person for a training program leading to employment, or to bar or to discharge the person from employment or from a

training program leading to employment, or to discriminate against the person in compensation or in terms, conditions, or privileges of employment.

For a labor organization, because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of any person, to exclude, expel, or restrict from its membership the person, or to provide only second-class or segregated membership or to discriminate against any person because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of the person in the level of representation provided to that individual, the ability to run for an office in the Union or to discriminate in any way against any of its members.

Article 7 Union Access

1. Union Business.

All Union business will be conducted by Employees and Union representatives outside of established working hours. Nothing herein shall be construed to prevent a Union representative or an Employee from contacting the City Manager or other management representatives regarding personnel-related matters during working hours.

2. Work Locations.

The authorized Union Representative, if any, shall be given access to the Fire Station during working hours, provided that prior to visiting the Fire Station, the Union Representative notifies the Fire Chief.

3. Union Bulletin Board.

The City agrees to provide space for one bulletin board to be provided by the Union at the Fire Station for the announcement of Union meetings, election of Union officers and any other material related to the official business of the Union. All material shall clearly state that it is prepared and authorized by the Union. The Union agrees that notices posted shall not contain any material which may reasonably be construed as maligning the City or its representatives, detrimental to the labor-management relationship nor of a political or controversial nature.

4. Shop Stewards.

In addition to the Union president, one steward shall be appointed by the Union as alternate representative to assist in resolving workplace issues and other representational duties including but not limited to Grievances.

5. Release Time.

The City may grant a total of 16 hours of paid time for the Union president and one steward to attend training scheduled during the Employee's normal working hours. Those hours may be split among the two Union officials at the Union's discretion. The Union will be responsible for

overseeing the time used and calculating the time remaining. The Union must notify the City Manager or designee with each approved time off request. The Union president shall submit written requests for release time to the Employee's immediate supervisor. The supervisor's decision to approve will be based on the operational needs of the City. The Employee and the Union president will certify the Employee's attendance. Unused training hours may accrue to a maximum of 32 hours.

6. Union Business Leave.

The City and SCPFA agree the Union may secure donation of vacation or CTO accrual hours from represented members to fund the union leadership's participation or attendance in functions for official union business. The donated hours will be converted to the hourly equivalent of the employee receiving the hours. The City agrees to work with the Union on establishing a form to be used for this purpose. The Union will be responsible for securing the donations, which must be documented in writing on the appropriate form, and submitted to the Finance Department for payroll processing during the payroll period in which the donated hours will be used. Both the employee donating the hours and the employee receiving the hours must sign the form.

For example. Employee A earns $10.00 per hour and donates ten (10) hours to Employee B to use for Union Business. Employee B earns $20.00 per hour. The hours donated by Employee A will be converted to the hourly equivalent for Employee B, resulting in five (5) hours of donated leave.

7. Labor/Management Committee.

The City and the Union agree to set up a Labor / Management Committee to encourage open communication, to promote harmonious relations, and to resolve matters of mutual concern. The Committee will meet quarterly or as mutually agreed to by the parties. The Committee will be composed of one representative from the City, one representative from the Union, and the Union Business Agent, if any. The meetings are informal and are not intended to be for discussion of issues handled under other provisions herein such as grievances, disciplinary actions, or negotiations.

8. Employee Orientation & Contact Information.

All Employees will receive a New Employee Orientation within their first five (5) regular Workdays of employment with the City. The New Employee Orientation will be presented by Human Resources Division staff members at a time and place determined by the City. The purpose of the orientation is to review and complete required payroll, insurance, benefits, and similar required documentation; to train the Employee regarding City and/or Departmental policies, procedures, and specific requirements of the position; and to provide other necessary information. At no time during the orientation shall a City or Union representative provide derogatory information or advocacy about the other.

A. The City will provide the Union notice of a pending New Employee Orientation within one (1) business day of the execution of an employment offer letter.
B. One (1) Union representative, officer, steward, or member will be provided an opportunity for a sixty (60) minute private session with the new Employee during the New Employee

Orientation. The Union may provide written information to be included with the orientation materials, in lieu of such a private session. Two (2) business days prior to the New Employee Orientation, the Union will provide to Human Resources the name and the contact information of its participating representative. The City and the Union will mutually agree to a suitable time during the New Employee Orientation for The Union's private meeting with the new Employee. Such private meeting will occur at the same location as the New Employee Orientation.

C. Within 30 days of hire, and annually thereafter, the City will provide the Union with Employee contact information in electronic format as required by State law for all represented Employees.

D. The Union will provide the City a minimum of thirty days' notice of any change in the amount of membership dues to be deducted.

E. The City will not provide the Union with any home address, home telephone number, personal cellular telephone number, or personal email address of any employee who has made a written request to the City regarding non-disclosure of said information (except, with respect to personal email addresses, as may be necessary to comply with the California Public Records Act).

9. Dues Deduction.

The Union may request that the City deduct membership dues, initiation fees, and general assessments, as well as payment of any other membership benefit program sponsored by the Union, from the wages and salaries of Union members. The Union hereby certifies that the Union has and shall maintain all such deduction authorizations signed by the individual from whose salary or wages the deduction is to be made and shall not be required to provide a copy of an individual authorization to the City unless a dispute arises about the existence or terms of the authorization. Accordingly, Union membership dues shall be deducted over 24 pay periods in accordance with the City procedures and provisions of applicable law from the salary of each employee whose name is provided by the Union. Such deduction shall be made only when the Union member's earnings for the subject pay period are sufficient after other legally required deductions are made.

A. Remittance of the aggregate amount of all such monies shall be made by the City to the Union at the conclusion of each payroll period in which said dues were deducted. Any changes in Union dues must be given to the City a minimum of thirty (30) days prior to change to accommodate changes to payroll.

B. The Union shall have a duty to defend and shall indemnify and hold harmless the City against any liability arising from a claim, demand, or other action relating to any The Union requested deduction, or any provision or obligation set forth in this Article. The City reserves the right to select its own counsel for its defense hereunder at the Union's expense.

Article 8 Compensation

1. Salaries.

A. Effective the first full pay period in January of 2026, the base wage rates set forth in the Citywide Salary Schedule shall be increased by a two- and one-half percent (2.5%) COLA.

B. Effective the first full pay period in July of 2026, the base wage rates set forth in the Citywide Salary Schedule shall be increased by a two- and one-half percent (2.5%) COLA.

C. Reopener to discuss City's ability to bring any member classifications up which are below 90% of median under the following conditions:

1) The City's FY26 mid-year sales tax projection provided by HDL is at least 4% higher than the City's budgeted Sales Tax for the same period.
2) Discussions commence after March of 2026.

~~A. Effective the first pay period following 7/1/2023, the base wage rates set forth in the Citywide Salary Schedule shall be adjusted as follows:~~

~~Job Class~~	~~Monthly Salary Prior to Base Wage Adjustment Eff. 5/12/23~~	~~Base Wage Increase Eff. 5/26/23~~	~~Approx. % of Base Wage Increase Eff. 5/12/23~~	~~Approx. Monthly Salary Eff. 5/12/23~~	~~Proposed Wage Adjustment (Rounded 3 decimal points)~~	~~Approx New Monthly Top Step~~	~~Approx Total % Change~~
~~Fire Captain~~	~~$8,738~~	~~$6/hour~~	~~17.1%~~	~~$10,233~~	~~2.176%~~	~~$10,455~~	~~19.7%~~
~~Fire Engineer~~	~~$8,010~~	~~$6/hour~~	~~18.7%~~	~~$9,505~~	~~0.000%~~	~~$9,505~~	~~18.7%~~

~~B. Fire Engineers: The base wage increase provided to the Fire Engineer employees' position within the range decreased the differential between steps to less than 5% as identified in the new alpha numerical salary range established for this classification.~~

~~C. Fire Engineers: New hires starting May 12, 2023, in the Fire Engineer classification will be hired into the base numerical range which maintains 5% differential between each step in the range. The alpha salary range will be eliminated once all affected employees in the alpha numeric range reach top step, or through attrition, whichever comes first. The affected employees in the alpha numeric ranges will be transitioned to the base numerical range once they reach the top step.~~

D. Fire ~~Captains~~Engineers: The base wage increases provided effective 5/12/2023 to the employee's position within the range decreased the differential between steps to less than 5% as was identified by the alpha numerical salary ranges established for the Fire ~~Captain~~Engineer classification. The alpha salary range will be eliminated ~~once the proposed base wage adjustments for the successor MOU are implemented~~effective the first pay period following ratification of the MOU. The affected employees in the alpha

numeric ranges will be transitioned to the base numerical range assigned to their classification and will advance one pay step to avoid a negative salary adjustment as a result of implementing this provision. This shall not affect the incumbent's anniversary dates; however, employees who receive an accelerated step increase will then be eligible to advance to the next pay step on their anniversary date in ~~2024~~2026. Nothing herein requires the City to maintain the 5% differential between steps.

~~E. Effective the last full pay period of June 2025, represented employees shall receive a two-point five (2.5%) percent Cost of Living Adjustment (COLA), condition precedent on if the City's actual revenue for Fiscal Year 2023/24 exceed budgeted revenues for Fiscal Year 2023/24 by at least three (3%) percent.~~

~~F. Fire Engineers: Effective the first pay period following City Council adoption of the successor memorandum of understanding (MOU) or the first pay period following 7/1/2023, whichever is later, the current incumbent Fire Engineers shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~

~~G. Fire Engineers: Effective the first full pay period of January 2024, current incumbent Fire Engineer employees, if still on payroll as of the payment date, shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~

~~H. Effective the first full pay period of July 2024, current incumbent represented employees, if still on payroll as of the payment date, shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~

~~I. Effective the first full pay period of January 2025, current incumbent represented employees, if still on payroll as of the payment date, shall receive a lump sum retention bonus of one thousand dollars ($1,000.00).~~

2. Citywide Salary Schedule.

The City will provide hourly compensation at the same monthly rate as contained in the Citywide Salary Schedule. Hourly rates will be calculated to reflect Alternative Work Schedule described herein.

3. Acting Pay.

Employees covered by this MOU shall receive Acting Pay under the following conditions:

A. Employees must qualify to receive Acting Pay when assigned to act in a higher job class and to perform substantially the full range of duties and responsibilities of the higher job class for a minimum period of two weeks. Acting Assignments are typically long-term assignments resulting from a vacancy in the higher job classification that may occur through separation, extended vacation, or a long-term leave of absence.

B. Employees who are assigned to act in a higher job class will receive Acting Pay in an amount of five (5%) percent of their current salary whenever they are assigned to act in

the higher job class for a minimum of two consecutive weeks, retroactive to the first day of the assignment, while performing substantially the full range of duties and responsibilities of the higher job class.

C. To receive Acting Pay, there must exist a budgeted position, the assignment must be made in writing, employees must meet the minimum qualifications of the higher job class, and employees may not refuse to perform any duty or responsibility of the higher job class.

D. Acting Pay shall not be applied to a request to cash-out any form of paid leave, or payment for accrued and unused paid leave hours at time of separation.

4. Interim Assignment Pay.

Employees who are not receiving any other Acting or Assignment Pay shall receive Interim Assignment Pay (hereinafter "IA Pay") while they are serving in an interim capacity of a higher job classification due to short term absences (open shifts or hours), IA Pay shall be provided as assigned on an hour-for-hour basis. IA Pay shall be calculated as an hourly r ate equivalent to five percent (5%) of the employee's base hourly rate of pay. Employees must meet department standards and requirements to be eligible for an Interim Assignment, as established in the Fire Department's policy. Time spent in on the job training to qualify for interim assignments shall not be compensated at the IA rate of pay.

5. Longevity Pay.

Upon the completion of five (5) years of continuous full-time service, represented employees shall be entitled to a 3.0 percent increase in compensation; employees who complete ten (10) years of continuous full-time service shall be entitled to an additional 3.0 percent increase in compensation (for a total of 6.0 percent).

6. Bilingual Pay.

A represented employee fluent in Spanish, Tagalog or other language, the use of which the City Manager has determined to be of benefit to the City (based on the recommendation of the Fire Chief), shall be paid $46.15 per pay period upon written approval by the City Manager. Fluency shall be certified by a test administered through the Human Resources office. To become certified, an employee must achieve a score of at least 9 on a scale of 12. A certified employee shall request Bilingual Incentive Pay on a form approved by the City Manager. Employees shall be recertified at least once every two years.

Article 9 Hours of Work

1. Attendance.

Employees shall be in attendance at their workstation in accordance with departmental schedules unless on approved leave.

2. Work Schedule.

Fire Captains and Fire Engineers will be assigned to a 48/96 work schedule consisting of 24-hour workdays to comprise a workweek on average of 56-hours, with two days on and four days off (XXOOOO where X = workday and O = day off), as determined by the Fire Chief.

3. Overtime Pay.

For the purpose of overtime and minimum time calculations as required by the federal Fair Labor Standards Act ("FLSA"), an employee may not be paid twice for the same time period. If time periods overlap, then the time shall be calculated as a continuous work period.

A. Employees assigned to a 48/96 work schedule consisting of an average 56-hour workweek receive overtime pay for each hour of work required in excess of the first 53 hours scheduled per workweek, consistent with a 7-day work period, as defined by the FLSA 7K exemption.

B. The parties agree to a 28-day FLSA work period with overtime to be paid for hours worked in excess of two hundred and twelve (212) hours in the work period, consistent with FLSA 7K exemption. The City shall provide 30-days advance notice regarding implementation of the 28-day work period, with no further meet and confer required.

C. The City will comply with FLSA premium pay reporting as required.

D. For purposes of Overtime computation, all paid time, including Sick Leave, Vacation Leave, and Compensatory Time Off (the "CTO"), shall be considered hours worked.

E. All overtime hours must be approved in advance by the Fire Chief or his/her designee; provided, however, that when emergency conditions exist, the Fire Chief or his/her designee may approve exceptions to this procedure.

F. Overtime Pay for All Hours Outside of Normal, Regular Work Schedule.

The parties acknowledge that pursuant to the FLSA, overtime payment at the regular rate of pay is not required until work has been performed more than 53 hours in a 7-day work period, whether scheduled or unscheduled. Effective the pay date of May 31, 2024, or the pay date immediately following City Council Approval, whichever comes first, overtime payment shall be provided as follows:

1) Employees regularly scheduled to work more than 53 hours in a work period will receive overtime payment at the FLSA overtime rate for all work in excess of 53 hours for the work period. For example, during regularly scheduled 72-hour work weeks, employees will receive overtime compensation starting at 54 hours of work.
2) Employees regularly scheduled to work less than 53 hours in a work period will receive overtime payment the FLSA overtime rate for all work in excess of their regularly scheduled hours in the work period. For example, during the regularly scheduled 48-hour work weeks, employees will receive overtime compensation starting at 49 hours of work.

3) Overtime received for unscheduled work hours 49 through 53 pursuant to subsection B shall be paid as overtime (as opposed to being credited as Compensatory Time Off).

4. Overtime Credited as CTO.

Except as provided in Section 4.C below, overtime worked may be credited as Compensatory Time Off ("CTO") or be paid as overtime at the discretion of the Employee. CTO will be credited at a rate of one and one-half times the overtime hours worked. The maximum accumulation of CTO is ~~as follows:~~

~~First 10 years of City service: 160.0 hours;~~
~~Over 10 years of City service:~~ 200.0 hours~~;~~.
Any Overtime worked in excess of these limits shall be compensated on a paid basis.

5. Above CTO Limit.

If an Employee is at or above the CTO accumulation limit, then they will prospectively only get paid Overtime (as opposed to CTO) for Overtime worked. Once the CTO accumulation balance has been reduced by 40.0 hours below the accumulation limit, an Employee will again be allowed to accrue CTO as opposed to receiving Overtime pay. Upon separation of service, an Employee is entitled to receive the cash value of all accumulated CTO.

6. CTO Cash-Out.

Employees are allowed to cash out a maximum CTO amount of seventy (70) hours as accumulated by ~~January~~ December of each year ~~(1-10 years of service to Suisun City: fifty-six (56) hours; 10 years and above: seventy (70) hours)~~. The Finance Department will send out a request form in November of the preceding year that includes written verification of each Employee's current CTO balance. Employees may make an irrevocable request for the upcoming calendar year to cash-out CTO by filling out and signing the form provided by Finance. The form must be submitted to Finance by the date provided on the form which must be in the calendar year preceding the ~~January~~ December cash-out. With the exception of the ~~January~~ December cash-out, Employees may not cash out CTO except upon leaving City Service. ~~No CTO cash-out election will be allowed for any Employee for a period of four months following the last day of a suspension from duty for disciplinary reasons.~~ CTO cashouts will be at the employees' regular rate of pay. For the calendar year 2025 only, elections will be made for cash out in 1) January 2026 and 2) December 2026.

~~7. Restoring Leave Caps.~~

~~The parties agree that the previous contractually agreed upon leave caps shall be restored effective October 1, 2023. In order to effectuate this intent, the parties agree that the City will buy down any excess accrued leave to the original contractual accrued leave cap effective the last full payroll period in June 2023. The parties agree that employees will then have ninety (90) days, until October 1, 2023, to maintain and/or reduce their leave accruals below the contractual leave caps at which time employees will longer be allowed to exceed the leave caps. Those who are still over the cap on or after October 1, 2023, shall not accrue any more leave time until they~~

~~bring their accrual balance below the leave cap and shall not be allowed to accrue over the cap from thereon. The parties understand that after buying down the excess accrued leave to the leave cap that it is likely in the first few payroll periods following that event that employees will exceed the caps again, so the parties have negotiated the ninety (90) day period to give employees time to sufficiently reduce their leave accruals to avoid future loss of accruals when the hard cap is imposed.~~

~~8.~~7. Call Back.

All hours worked when called back to work will be paid at the Overtime rate. An employee will be paid a minimum of two (2) hours of Call Back Pay. Call Back Pay will commence when the employee departs to the requested work location.

~~9.~~8. Paid Leave.

All paid leave (Sick Leave, Vacation Leave, and CTO) shall be charged to the Employee's paid leave balance(s) for all hours not worked up to the scheduled hours for that day(s). For example, if an Employee is off sick on a 24.0-hour day that Employee's Sick Leave balance would be reduced by 24.0 hours for that absence.

Article 10 Vacation Leave

Use of Vacation Leave requires prior written approval by the Department Head or their designee. Employees are encouraged to take vacations lasting at least one week. Vacation Leave may not be granted in excess of the Vacation Leave balance that has been accrued at the time that the Vacation Leave is granted.

1. Vacation Accrual.

Accrual of Vacation Leave shall commence effective with the date of hire, according to the following schedule, prorated on a pay period basis (annual total divided by 26 bi-weekly pay periods to two decimal places of accuracy):

A. For the First Five Years of Service: Employees shall earn and be credited with Vacation Leave at the rate of 112.0 hours per year for those working a 56 hour per week schedule.
B. Commencing at the start of the Six Year: Employees shall earn and be credited with Vacation Leave at the rate of 168.0 hours per year for those working a 56 hour per week schedule.
C. Commencing at the start of the Eleventh Year: Employees shall earn and be credited with Vacation Leave at the rate of 224.0 hours per year for those working a 56 hour per week schedule.
D. Commencing at the start of the Sixteenth Year: Employees shall earn and be credited with Vacation Leave at the rate of 257.6 hours per year for those working a 56 per week schedule.

2. Maximum Accumulation.

Employees with 15 or fewer years of service with the City may accumulate up to a maximum of 240.0 hours of Vacation Leave. Employees with over 15 years of service with the City may accumulate up to a maximum of 320.0 hours of Vacation Leave. Under exceptional circumstances, such as heavy workloads or staffing shortages, the City Manager may authorize the accumulation of additional Vacation Leave. If an Employee is at the limit, they must request to take Vacation Leave off. If a written request to do so is disapproved, the limit may be increased by the City Manager. Failure to request time off will result in stopping the accumulation/accrual of Vacation Leave until the balance is reduced by 40 hours.

3. Vacation Cash-Out.

Employees may Cash-out a maximum of fifty-six (56) hours of Vacation Leave in ~~January~~ December of each year as long as there remains a minimum of eight (8) hours in the employee's Vacation Leave balance after cash-out. The Finance Department will send out a request form, in November of the preceding calendar year, that includes written verification of each employee's current Vacation Leave balance. Employees may make an irrevocable request for the upcoming calendar year to cash-out Vacation Leave by filling out and signing the form provided by Finance. The form must be submitted to Finance by the date provided on the form. With the exception of the ~~January~~ December cash-out, Employees may not cash-out Vacation Leave except upon leaving City Service. ~~No Vacation cash-out election will be allowed for any Employee for a period of four months following the last day of a suspension from duty for disciplinary reasons.~~For calendar year 2025 only, two elections will be made for cash out in 1) January 2026 and 2) December 2026.

~~4. Restoring Leave Caps.~~

~~The parties agree that the previous contractually agreed upon leave caps shall be restored effective October 1, 2023. In order to effectuate this intent, the parties agree that the City will buy down any excess accrued leave to the original contractual accrued leave cap effective the last full payroll period in June 2023. The parties agree that employees will then have ninety (90) days, until October 1, 2023, to maintain and/or reduce their leave accruals below the contractual leave caps at which time employees will longer be allowed to exceed the leave caps. Those who are still over the cap on or after October 1, 2023, shall not accrue any more leave time until they bring their accrual balance below the leave cap and shall not be allowed to accrue over the cap from thereon. The parties understand that after buying down the excess accrued leave to the leave cap that it is likely in the first few payroll periods following that event that employees will exceed the caps again, so the parties have negotiated the ninety (90) day period to give employees time to sufficiently reduce their leave accruals to avoid future loss of accruals when the hard cap is imposed.~~

~~5.~~4. Illness During Vacation.

If an Employee becomes ill while on Vacation Leave, Sick Leave may be authorized instead of Vacation Leave upon approval of the Department Head. The Department Head may require written physician's verification of the Employee's illness.

~~6.~~5. Separation from Service.

Upon separation from service, an Employee is entitled to receive the cash value of all accrued Vacation Leave.

~~7.~~6. Upon Death.

When separation is caused by death, payment equivalent to accrued Vacation Leave shall be made to the Employee's estate.

Article 11 Municipal Holidays

1. Recognized Holidays.

The following are recognized as Holidays:
The first day of January, New Year's Day.
The third Monday in January, Martin Luther King's Birthday.
The third Monday in February, President's Day.
The last Monday in May, Memorial Day.
The nineteenth day of June, Juneteenth Day.
The fourth day of July, Independence Day.
The first Monday in September, Labor Day.
The second Monday in October, ~~Columbus~~ Indigenous People's Day.
The eleventh day of November, Veteran's Day.
The fourth Thursday in November, Thanksgiving Day.
The fourth Friday in November, the day after Thanksgiving Day.
The twenty-fifth day of December, Christmas Day.
Any date proclaimed by the Mayor of Suisun City as a Holiday.
Holidays proclaimed by the President of the United States or the Governor of the State of California shall be subject to the meet and confer process.

2. Working On Holidays.

Fire Unit Employees are required to work when scheduled on a Holiday as a matter of health and safety of the community.

3. Holiday Routine.

Employees will not be required to engage in training drills on the recognized City holidays identified in Section 1. All other daily functions including, but not limited to, emergency response, emergency preparedness, maintenance and upkeep of facilities and equipment, related administrative work, public education and participation in community events will continue as usual on the recognized City holidays identified in Section 1.

4. Holiday Pay.

A. Prior to July 1, 2022, the City paid Fire Unit Employees scheduled to work on a holiday with five (5) days' notice an overtime rate of one and one half (1.5) times the Employee's regular rate of pay for each hour worked. Employees scheduled with less than five (5) days' notice were paid an overtime rate of two (2) times the Employee's regular rate of pay for each hour worked.

B. Effective July 1, 2022, the City shall no longer provide any special pay for employees working a holiday, but rather all employees shall receive 2.0% of base salary paid as holiday compensation in lieu of observing time off on a holiday. Holiday compensation will be paid on a biweekly basis.

5. Section 8.6 of the Personnel Rules shall not apply.

Article 12 Retirement Benefits

The Public Employees' Pension Reform Act of 2013 ("PEPRA") provides that all Employees who are currently participating in a CalPERS retirement plan, or those who have had a break in service that does not exceed six months, shall be considered "Classic" Employees. All "new" Employees as defined by CalPERS, hired after January 1, 2013, who do not meet this criteria shall be considered PEPRA "New Employees."

1. Classic Safety Fire Employee Benefits.

Except as otherwise provided in this Article, the City agrees to provide the 2.0 percent at 55 CalPERS Retirement Plan, with One-Year Final Compensation, including the 1959 Survivor's Benefit Level 3, for Safety Fire Employees. The City shall pay the Employer's contribution. The employee shall pay the Employee's contribution as established by CalPERS. The salaries for Employees covered under the Safety Fire CalPERS Plan have been increased by 5.0 percent in lieu of the City's provision of 2.0 percent at 50 Safety Fire Retirement Plan. Effective October 1, 2021, all Fire Safety employees covered by this MOU received an increase to their base hourly rate of 7.5 percent in exchange for the Classic Safety Fire Employees paying the full Employee contribution.

2. PEPRA New Safety Fire Employee Benefits.

The City agrees to provide 2.0% at 57 CalPERS PEPRA Plan for New Safety Fire Employees. The City shall pay the Employer's contribution as established by CalPERS. The Employee shall pay the Employee's contribution as established by CalPERS. Pursuant to PEPRA, no Employer Paid Member Contribution ("EPMC") is allowed. Should any provision in this MOU be determined to be in conflict with PEPRA, the provisions of PEPRA shall take precedence.

3. Sick Leave Conversion.

The City provides Credit for Unused Sick Leave pursuant to Government Code Section 20965.

Article 13 Medical and Dental Insurance

1. Core Flex Plan.

The City will contribute up to the equivalent of the Kaiser Permanente Region 1 Premium for Employee, Employee plus one, and Employee plus Family toward the monthly premium cost. Should the health plan premium cost, selected by the employee, be less than the Kaiser Permanente Region 1 premium, the City shall pay no more than the full cost of the Kaiser Permanente rate, with the difference between the cost of the selected health plan premium and the maximum provided by the city eligible to be applied toward the cost of vision and dental premiums.

2. Flexible Benefit Options.

The City agrees to provide five hundred dollars ($500.00) per month (employee only) and seven hundred dollars ($700.00) per month (employee plus one or more dependents) as a Flexible Benefit Credit that may be used in lieu of the Core Flex Plan enrollment per Section 1 of this Article. The Flexible Benefit Credit may be divided among Dental and Vision Premiums, Flexible Spending Accounts, and Taxable Cash Option. An Employee choosing the Flexible Benefit Options must establish eligibility by providing verification of enrollment in a group health plan and must reestablish eligibility annually for continued enrollment in the Flexible Benefit Options during each Open Enrollment Period established by the City.

3. Restrictions.

An Employee may either enroll in the Core Flex Plan or be entitled to the Flexible Benefit Options as described in Section 2 of this Article, but may not participate in both, with the exception of the Voluntary Pre-Tax Payroll Deduction Flexible Spending Account or enrollment in a Dental and/or Vision Plan.

4. Medical Insurance Benefits after Death While on Duty.

Should a Fire Safety member of this Union lose their life in the line of duty, the City agrees to continue to pay medical insurance payments as outlined above for the member's immediate dependent family, for those members enrolled in the City's health plan. Said payments will continue for a period of up to three years, providing the City's insurance plan allows for continued participation. The surviving dependent family member(s) may remain on the City's medical plan at its own cost after the three years has elapsed, providing that the plan allows for continued participation.

5. Sick Leave Conversion to Fund Medical Premiums.

Upon normal retirement from the City by a Fire Safety member of this Union, 25.0 percent of an Employee's Sick Leave balance may be converted to a cash equivalent and used to fund medical premiums. This conversion will be deducted from the amount of unused sick leave reported for CalPERS credit pursuant to Government Code Section 20965.

Article 14 Life Insurance, Deferred Compensation and IRC 401 (a) Plan

1. Life Insurance.

The City agrees to provide a $200,000 term and accidental death and dismemberment insurance policy for each represented Employee. The face value of the policy will begin reducing at age 65, per the policy's schedule of benefits.

2. Deferred Compensation Plan.

The City agrees to provide a Deferred Compensation Plan as an optional benefit to City Employees. The City will match the Employee's contribution up to 4% of the employee's base salary or $118.00 (per pay period), whichever is greater. The City's match will be contributed to participating Employees on a pay-period basis.

3. IRC 401(a) Plan.

During fiscal year 2023-24, the City agrees to provide a 401(a) Plan to bargaining unit employees. The City will match the Employee's contribution, dollar for dollar, up to twenty-four dollars ($24.00) per pay period, with a maximum of six hundred dollars ($600.00) annually. The established plan will have a vesting schedule of five (5) years. After the completion of five (5) years of continuous City service under the plan, employees will be one hundred percent (100%) vested.

Article 15 Supplemental Insurance

The City has contracted with Colonial for voluntary supplemental insurance benefits which may be paid through City payroll deductions. It shall be agreed that the City may choose different supplemental insurance providers from time to time as needed to provide such voluntary benefits in the best interest of the City.

Article 16 Workers' Compensation

The City shall provide Workers' Compensation Insurance coverage (hereinafter "Workers' Comp") for all Employees through its self-insured program.

Article 17 State Disability Insurance

1. State Disability Insurance.

The City shall participate under the State Disability Insurance Program (hereinafter "SDI") for employees represented by the Union.

2. Payment of SDI Premiums.

SDI premiums shall be paid in full by the City on behalf of all participating Employees.

Article 18 Payroll Status

1. Payroll Status.

Any Regular Employee shall be considered to be in a Payroll Status if the Employee is employed by the City under ~~the~~ one of the following conditions:

A. Working Full-Time.

B. Working Part-Time, at least a forty-two (42) hours or greater workweek.

C. Working on a restricted or limited duty basis.

D. Off work due to an injury or illness covered under Workers' Compensation, on 4850 leave.

~~D.~~E. Off work due to an injury or illness covered under Workers' Compensation, receiving TTD benefits and fully integrating leave accruals.

~~E.~~F. Off work due to an injury or illness covered under State Disability Insurance, and fully integrating leave accruals.

~~F.~~G. Off work while on an approved leave of absence covered under the Family and Medical Leave Act (FMLA).

~~G.~~H. Off work while on an approved leave of absence covered under the California Family Rights Act (CFRA).

~~H.~~I. Off work while on an approved leave of absence covered under Pregnancy Disability Leave (PDL).

2. Continuation of City-Paid Insurance Premiums.

The City shall continue to contribute the City's share of the health and life insurance premiums on behalf of an Employee who is receiving Workers' Comp/SDI benefits, as long as they are in a Payroll Status with the City or within the period provided in Chapter 10 of the Personnel Rules. An Employee is in a Payroll Status with the City, as long as they are using accrued Sick Leave, Vacation Leave, and/or CTO in conjunction with Workers' Comp/SDI benefits to create the equivalent of at least a forty-two (42) hour or greater workweek.

3. Non-Payroll Status.

A. Any Employee off work on SDI who has exhausted their benefits under FMLA, CFRA, or PDL, and who has insufficient accrued paid leave balances to create the equivalent of at least a forty-two (42) hour or greater workweek, exclusive of Overtime, shall be considered to be in a Non-Payroll Status. Employees who are in a Non-Payroll Status will no longer accrue paid leave (Vacation and Sick), and the City will no longer contribute the City's share of health insurance premiums on the Employee's behalf. The City will continue to contribute life insurance premiums for employees in a non-payroll status if permissible by the plan.

B. An Employee off work on Workers' Compensation, who has exhausted 4850 leave, and who has insufficient accrued paid leave balances to create the equivalent of at least a forty-two (42) hour or greater workweek while on Temporary Total Disability (TTD), exclusive of Overtime, shall be considered in a Non-Payroll Status. The Employee will no longer accrue paid leave (Vacation and Sick); however, the City will continue to contribute the City's share of health insurance premiums on the Employee's behalf for a period of no more than 12 months from the date of injury. The City will continue to contribute life insurance premiums for employees in a non-payroll status if permissible by the plan.

C. Employees contributing to the 457 Deferred Compensation plan, and who are off work on Workers' Compensation/SDI, will have all contributions to the deferred compensation plan stopped during the time on leave unless they are integrating sufficient accrued paid leave to cover the full amount of the requested deferred compensation plan contribution. Workers' Compensation/SDI benefits are non-taxable benefits, therefore shall not be used toward 457 plan contributions.

Article 19 Workers' Compensation/SDI Medical Leave

1. Employee Options Regarding SDI Medical Leave.

There are three options available to an Employee who is otherwise eligible for SDI insurance benefits, which are as follows:

A. Option 1: Not applying for disability insurance benefits and using accrued Sick Leave, Vacation Leave, and/or Compensatory Time Off.

B. Option 2: Applying for disability insurance benefits and integrating accrued paid leaves with the SDI benefits. Such accrued paid leaves shall include Sick Leave, Vacation Leave, and/or Compensatory Time Off, in this order, unless the Employee provides written notice to the City to limit the integration to only accrued Sick Leave with SDI benefits. If Option 2 is elected, the Employee shall stipulate on their Request for Leave (RFL) whether the Employee is integrating Sick Leave, and other leave accruals, with SDI benefits.

C. Option 3: ~~Employees who apply for disability insurance, may provide the City with the supplemental benefits received by SDI, to be credited to a disability leave accrual account, which the City will then reissue to employees through payroll, enabling employees to remain on payroll status so long as they integrate accrued leave to create at least a forty-two (42) hour or greater workweek, ,exclusive of Overtime.~~Applying for disability insurance benefits and not integrating accrued paid leave with SDI benefits. If Option 3 is elected, the Employee shall stipulate on their Request for Leave (RFL) that they do not wish to integrate leave accruals with SDI benefits.

D. The amount of supplement for any hour of any normal Workday shall not exceed the difference between one hundred percent (100%) of the Employee's normal gross salary rate and the "weekly benefit amount."

2. Medical Leave While on Workers' Comp/SDI.

Employees who are off work on medical leave covered under Workers' Comp or SDI may supplement their insurance coverage benefits to ensure that they receive up to one hundred percent (100%) percent of their normal pay.

3. How a Supplement is Treated.

A. The Employee shall receive up to one hundred percent (100%) of their gross salary rate, including any regular hours worked and leave accruals to cover time off (Sick leave, Vacation, and/or CTO) until such time as the City is notified of the benefit paid to the Employee. The pay period following notification (normally the next pay period), the Employee will receive up to one hundred percent (100%) of Employee's gross salary rate when combining the supplemental amount provided by Workers' Comp/SDI with integrated leave.

~~A.~~B. When an Employee is expected to be absent for one or more workweeks for Workers' Compensation Leave (4850 or Temporary Total Disability), Sick Leave, Family or Medical Leave pursuant to state and federal law, or on a non-paid status, the employee's work schedule shall be converted to a fifty-six (56) hour workweek at the beginning of the work period following receipt of such information, or, if known prior to the work period in which the absence will occur, at the beginning of the work period in which the absence begins.

4. Paid Leave Accrual.

An Employee shall earn Sick Leave and Vacation Leave benefits during any full bi-weekly pay period in which the Employee receives Workers' Comp/SDI benefits and is on Payroll Status. Furthermore, an Employee shall receive service credit including for seniority and merit step increases during such a period, as long as the Employee is in a Payroll Status with the City. Retirement service credit is determined by CalPERS.

5. Leave of Absence While on SDI.

An Employee who is receiving SDI benefits while absent from work, but who is in a Non-Payroll Status with the City is entitled to a leave of absence under Section 10.2 of the Personnel Rules subject to the requirements of that Section.

Article 20 Sick Leave and Other Leaves of Absence

Rules regarding Sick Leave are set forth in Section 10.1 of the Personnel Rules. Employees off work on a ~~protected~~ leave of absence~~status~~ shall be required to use available accrued paid leave prior to using leave without pay.

Article 21 Leave of Absence Due to Injury Incurred While on Duty

1. The City shall comply with applicable federal and state laws governing work-related injuries, leaves, and compensation.

2. Employees shall bring health and/or safety problems in the workplace to the attention of their supervisor as soon as possible.

3. The City shall coordinate accrued Sick Leave with Workers' Compensation benefits.

4. Employees who have exhausted their Sick Leave balances may use accrued Vacation Leave, and/or Compensatory Leave consistent with the provisions of Personnel Rules Subsection 10.3.1. Upon expiration of all paid leave time, an Employee shall be entitled to receive compensation only from the City's Workers' Compensation third-party administrator.

Article 22 Light Duty

1. Any Employee who previously has been off duty due to industrial injury or illness or other medical reason and who has been medically released by a doctor to return to work with restrictions may be assigned to light duty. Assignment to light duty will be based on the City's ability to accommodate the work restrictions.

2. Light duty will not be approved unless there is work available which may be performed within the limitations and/or restrictions of the affected Employee.

Article 23 Uniforms and Uniform Allowances

1. Uniform Allowances.
The City shall pay Fire Unit employees required to wear uniforms in the performance of their duties an annual uniform allowance of $1300. Uniform allowance will be paid on the regular paychecks of a pro-rata basis, equally divided across each of the 26 paychecks.

2. Uniforms.
During the term of this MOU, the City shall continue to supply the required uniform components as determined by the Fire Chief in a written departmental policy.

Article 24 Reimbursement for Education or Training

1. Approval.
On the recommendation of ~~a Department Head~~ the Fire Chief and the approval of the City Manager, or designee, any Employee may embark on an approved course of education to enhance their job skills. A course of study may include courses needed to gain a degree in a job-related field or to improve opportunities for advancement or promotion with the City of Suisun City, including State Fire Marshal training classes. If the ~~Employee's Department Head~~ Fire Chief will not recommend reimbursement for a course of study, the Employee may appeal to the City Manager or designee, whose decision shall be final. Employees shall not engage in any scheduled course of study covered

herein that requires attendance while on duty. Department-mandated job-related training is separate from voluntary education and is provided on-duty and is determined based on the needs of the department. ~~Employees seeking physical fitness program allowance will reduce the amount of education reimbursement they are eligible to receive by an amount equal to the reimbursement received under the physical fitness program.~~

2. Reimbursement.

Employees are eligible for educational reimbursement for approved classes, including tuition and books for pursuit of a degree and registration fees for State Fire Marshal training, which shall not exceed $1,500 per Employee per year. Courses require pre-approval, prior to the date of enrollment in the course, to ensure the expense is eligible under the MOU. Upon successful completion of the coursework, the Employee shall submit to the Department Head and HR copies of dated receipts showing education costs (tuition, books~~, materials, mileage~~), as well as transcripts, grades or certificates showing successful course completion. If an Employee leaves City service within two years of receiving education reimbursement, the Employee must reimburse the City an amount equal to half of the total education reimbursement paid by the City.

3. Certification and Educational Incentive Pay.

In order to encourage employees to provide optimum service to the public, employees may receive ~~up to 5%~~ incentive ~~added to~~ pay on their base rate for a certification or relevant advanced education degree. A certification or advanced degree required for the position is not eligible for ~~this~~ incentive pay except EMT Incentive Pay and Paramedic Incentive Pay. To receive certification or education incentive pay, proof of completion must be submitted to the City Manager. ~~During the EMT and Paramedic Incentive Pay Pilot Program, employees participating in the Pilot Program will not be limited to the 5% of incentive pay discussed herein.~~ The following list is eligible for incentive pay at the assigned incentive rate:

A. Advanced degree beyond current requirement for job (AA, BA/BS, Masters) = 3%
B. Chief Officer (FIRE) = 1.5%
C. Paramedic = 5%

~~4. EMT and Paramedic Incentive Pay Pilot Program.~~

~~Effective 7/1/2023, as a pilot program, Fire Engineers and Fire Captains will receive incentive pay of 2% of their base salary for maintaining their EMT Certification as required for their positions. EMTs may not receive more than 6.5% total Incentive Pay when combined with the Certification and Educational Incentive Pay. Fire Engineers and Fire Captains who maintain their Paramedic Certification will receive an additional incentive pay of 5%) of their base salary (for a total of 10%). Employees receiving Paramedic Incentive Pay are not eligible to receive EMT Incentive Pay. Paramedics may not receive more than 14.5% total Incentive Pay when combined with the Certification and Educational Incentive Pay. This Incentive Pay will cease / sunset June 30, 2025, at midnight.~~

In consideration of transitioning the EMT & Paramedic Pilot Program (July 1, 2022 through June 30, 2025) from pilot to implementation, all association classifications will receive EMT Incentive Pay of two percent (2%) effective the first full pay period following MOU ratification. Designated Paramedics will continue to receive Paramedic Incentive Pay as prescribed above as well as an additional 3% Incentive Pay effective the first full pay period following MOU ratification, for a total of 8% Incentive Pay.

Members not receiving Paramedic Incentive Pay may receive up to six and one-half percent (6.5%) total Incentive Pay. Members receiving Paramedic Incentive Pay may receive up to fourteen and one-half percent (14.5%) total Incentive Pay.

Article 25 ~~Physical Fitness Program~~Wellness Pay

~~Upon approval of the Fire Chief,~~ Employees ~~may~~ shall receive an annual physical fitness allowance of ~~up to~~ $250 to promote wellness. ~~of the employee education reimbursement, to be used toward fifty percent (50%) of the actual~~ This includes, but is not limited to, the cost of a health club membership or other ~~approved~~ physical fitness training, the purchase of physical fitness equipment, or medical exams or treatments designed to improve overall employee health. The Physical Fitness allowance will be paid on the regular paychecks on a pro-rata basis, equally divided across each of the 26 pay ~~checks~~periods. The City and the Association agree that this form of pay does not qualify as special compensation per Title 2 Section 571 or 571.1 and therefore is not pensionable. ~~Employees must opt into the Physical Fitness Program annually, during the month of June for the following fiscal year. Employees will be required to submit verification of membership at a health club or in another physical fitness training program and must maintain membership throughout the year to continue receiving this allowance. Employees must immediately report termination of their health club or physical fitness program membership to avoid overpayment of this allowance. This allowance may only be used for club dues or other approved physical fitness training regimen and may not be used to purchase home gym equipment.~~

Article 26 Probationary Period

Rules regarding Probationary Period are set forth in Section 7.5 of the Personnel Rules. These rules are amended to include the following provision:

All newly appointed Fire Engineers and Fire Captains shall serve a probationary period of 12 months.

Article 27 Performance Evaluations

1. Annual Performance Evaluation.

Every represented Regular Employee shall receive a performance evaluation by their immediate supervisor at least annually. The annual review will normally occur within 30 days of the Employee's Anniversary Date, unless an alternate schedule is approved by the City Manager.

2. Purpose.

The purpose of the Annual Performance Evaluation is to promote the successful performance of all City Employees through a process that provides feedback on past performance and directs future performance by identifying performance goals and objectives.

3. Procedure.

The Employee's Department Head or designee will provide a written evaluation of the Employee's performance in a variety of skill or performance areas.

4. Merit Increases.

In order to advance to a Pay Rate in the Pay Range, the evaluation must demonstrate that the advancement is merited on the basis of job performance. Performance ratings shall guide supervisors and Department Heads in determining whether merit advancements have been earned and should be recommended to the City Manager. Department Heads shall have the authority and responsibility to withhold or delay merit advancements if such advancement is not merited.

Article 28 Disciplinary Action

Rules regarding Disciplinary Action are set forth in Chapter 12 of the Personnel Rules. The City recognizes the Firefighter Bill of Rights, Government Code Section 3250 through 3262.

Article 29 Grievance Procedure

Rules regarding the Grievance Procedure are set forth in Chapter 11 of the Personnel Rules.

Article 30 Contracting Out

In the event that the City decides to outsource work to a private contractor that would result in the displacement of current represented Employees, the City shall include a request in the Request for Proposal (hereinafter "RFP") that prospective contractors include a proposal to hire said Employees in their response to the RFP.

Article 31 Employee Assistance Program

The City will continue to provide an Employee Assistance Program (EAP). The program will include at a minimum but not limited to, five personal counseling sessions, counselors located within a reasonable commute distance, substance abuse counseling, availability of emergency visits, and workplace crisis response. Employees will be provided with a brochure outlining the benefits of the program.

Article 32 General Provisions

1. Severability.

If any provision of this MOU should be held invalid or restrained by operation of law or by any court of competent jurisdiction, the remainder of this MOU shall not be affected.

2. Full Understanding.

The Parties agree that this MOU sets forth the full and entire understanding of the Parties regarding the matters set forth herein, and verbal statements shall not supersede any of its provisions.

3. No Requirement to Meet and Confer.

Except as otherwise provided in this Article, the Parties agree that neither Party shall be required to meet and confer concerning any specific provision of this MOU during the term of this MOU.

4. Reopener.

Upon the written request of the City Manager, the Parties agree to reopen negotiations during the term of this MOU for the following purpose:

A. Declaration of a Fiscal Emergency by the City Council which could result in Layoffs if the parties do not meet and confer on alternatives.
B. If any other bargaining group has an employment contract with the City of Suisun City that contains applicable compensation provisions that are more advantageous for the Employees than this MOU, the parties may agree to meet and confer on the modification of this MOU.
C. A positive or negative change occurs in the City's fiscal status that would affect the availability of funding for services provided in whole or in part by Employees represented by the Union.
D. Update/Amend/Replace the City's Employer-Employee Relations Resolution; and
E. Update/Amend the City's Administrative Directive AD7 – Personnel Rules & Regulations.
F. Upon completion of an audit of overtime and wages, the parties agree to reopen to discuss any modifications that may be necessary, which may include but is not limited to the means and method for calculating overtime, including the overtime threshold of 212 hours.
G. Notwithstanding the provisions of California Government Code section 20516.5, the parties agree that the above-indicated represent the only bases for reopening this MOU during its term.

5. Savings Clause.

In the event that the implementation of any article, section or subsection of this MOU shall be frustrated on account of the operation of law or by any tribunal of competent jurisdiction, or if compliance with any article, section or subsection would be frustrated or restrained by such law or tribunal, representatives of the City and the Union shall, if possible, meet and confer for the purpose of endeavoring to agree on a replacement for such article, section or subsection.

6. No Strike/Lockout.

The Union agrees that there will be no strike, work stoppage, slowdown, "sick in", sit down, refusal to perform work, other interference with City operations, picketing, or refusal to enter upon City premises on any account or in connection with any grievance or dispute. The City agrees that it will not engage in any lockouts during the term of this MOU.

7. Successor MOU.

This MOU shall be in full effect from July 1, ~~2023~~2025, through and including June 30, ~~2025~~2027. Either party may serve upon the other its written request to commence negotiations for a successor MOU as early as February 1, ~~2025~~2027. Upon receipt of such written notice, negotiations shall commence no later than thirty (30) days thereafter. The Parties hereby declare that it is their mutual interest to negotiate a multi-year successor MOU consistent with City Council policy direction within the limitations of the City's ability to pay with the intent to be completed no later than June 30, ~~2025~~2027.

8. Distribution of MOU.

Within 10 days of the adoption of this MOU, all covered Employees shall receive a copy of the MOU. The "copy" may be provided in electronic format.

9. Effective Date.

The effective date of this MOU shall be July 1, ~~2023~~2025.

[SIGNATURES ON NEXT PAGE]

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF SUISUN CITY AND
THE SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION,
INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF), LOCAL 1186
JULY 1, 2025, THROUGH JUNE 30, 2027

CITY OF SUISUN CITY
REPRESENTATIVES:

_____
Bret Prebula
City Manager

_____
Christina Penland
Human Resources Administrator

_____
Aaron Slater, Managing Consultant
Beauchaine Consulting Group, LLC

SUISUN CITY PROFESSIONAL FIREFIGHTERS' ASSOCIATION
IAFF, LOCAL 1186 REPRESENTATIVES:

_____
Ken Martin, Labor Relations Consultant
IAFF, Local 1186

_____
Aaron Leming, President
PFA IAFF, Local 1186

_____
Chris Lujan, Vice President
PFA IAFF, Local 1186

Approved as to form
Richards Watson Gershon

_____
Patrick Enright, City Attorney

AGENDA ITEM NO. 17.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Declaring Certain Properties Surplus Land Act:

a. Council Adoption of Resolution No. 2025-____: Declaring Certain Property Located Generally at the Northwest Corner of Highway 12 and Marina Boulevard in the City of Suisun City, Assessor Parcel Numbers (APNs) 0030-295-030, 0032-230-280, and 0032-230-310 "Surplus Land" Pursuant to the Surplus Land Act (Government Code Sections 54220 et seq.)
b. Housing Authority Adoption of Resolution HA No. 2025-___: Declaring Certain Property Located Generally at the Northwest Corner of Highway 12 and Marina Boulevard in the City of Suisun City, APNs 0032-230-290 and 0032-230-370 (Properties) Surplus Land Pursuant to the Surplus Land Act (Government Code Sections 54220 et seq.)

FISCAL IMPACT: Direct costs for undergoing the sale of the Properties involve an appraisal(s) and traditional real estate broker services, which will be offset by any proceeds received from the sale of the Properties. The exact final costs for these services are not known given the complexity and unknown factors that can occur when negotiating under the SLA process.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The City of Suisun City (City) and the Suisun City Housing Authority (Housing Authority) request to pursue the potential sale of approximately 34 acres of property owned by both entities (Properties), as shown in **Table 1, Proposed Surplus Land.** As part of the disposition process, the City is required to comply with the Surplus Land Act (SLA). The first step to explore other uses and the potential sale of the Site is initiating the Surplus Land Act process by declaring the properties as "surplus properties".

Table 1: Proposed Surplus Land

APN	Ownership	Acres	Designation	Zoning	Existing Use
0030-295-030	City of Suisun City	1.50	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-280	City of Suisun City	1.06	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-310	City of Suisun City	1.63	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-290	Housing Authority	15.42	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-370	Housing Authority	14.56	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped

As shown in **Attachment 3, SLA Property Locations,** the City of Suisun City (City) owns real property consisting of approximately 4.19 acres comprised of three (3) parcels, located at the northwest corner of Highway 12 and Marina Boulevard, in the City of Suisun City (APNs 0032-230-280 and 0032-230-310). The Suisun City Housing Authority (Housing Authority) owns real property consisting of approximately 29.98 acres comprised of two (2) parcels, located at the Northwest corner of Highway 12 and Marina Boulevard, in the City of Suisun City (APN's 0030-295-030, 0032-230-290, and 0032-230-370).

On October 9, 2019, Governor Newsom signed Assembly Bill (AB) 1486. Assembly Bill 1486, which amended the Surplus Land Act ("SLA"), effective January 1, 2020, changed the existing, long-standing definition of "surplus land"; providing that land no longer necessary for a local agency's use shall be declared either "surplus land" or "exempt surplus land" before taking any action to sell or lease land. To that end, AB 1486 also added a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development," or "property disposed of for the sole purpose of investment or generation or revenue." AB 1486 further prohibits a city from negotiating any disposition of property prior to compliance with the procedural requirements of the SLA.

Prior SLA Actions by Council and Housing Authority
On June 24, 2025, Council and Housing Authority declared a total of eight (8) properties (7 city-owned and 1 housing authority-owned) "exempt" surplus land which allowed for the City the ability to negotiate the disposition of those properties.

STAFF REPORT: As indicated above, the SLA, Government Code sections 54220 et seq., requires that public agencies first declare land "surplus land" or "exempt surplus land" before it can negotiate any disposition of the land, either for sale or for lease.

Summary of Surplus Land Act Process
Pursuant to the SLA, City staff must send a written Notice of Availability (NOA) of the surplus Property by electronic mail or by certified mail to all of the entities identified in Government Code section 54222, which include local public entities, housing sponsors that have notified the California Department of Housing and Community Development (HCD) of their interest in surplus land for the purpose of developing low- and moderate-income housing, regional park authority and the State Resources Agency for open-space purposes, and local school districts for the purpose of school facilities or use. If the Property is within an infill opportunity zone or covered by a transit village plan, the NOA must also be sent to the City, or housing authority operating within the City.

If one of the entities/agencies receiving the NOA desires to purchase or lease the Properties, it must notify the City of its interest to do so in writing within 60 days following issuance of the NOA. After this 60-day notice period, the City is required to negotiate, in good faith, price and terms for the disposition with any responding entity(ies)/agency(ies) for a period of 90 days. Finally, if no agreement is reached between the City and any interested entity(ies)/agency(ies) within those 90 days, the land may be disposed of without further regard to the Surplus Land Act subsequent to the receipt of a compliance letter from HCD.

Consistency with 2023-2031 Suisun City Housing Element
If approved, the action would be consistent with the following of the 2023-2031 Suisun City Housing Element programs:

- Program 1.C.1 calls for the annual review and updating of the City's inventory of properties that are suitable for redevelopment/reuse.
- Program 1.C.2 requires regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, particularly within the Downtown/Waterfront Specific Plan Area.

Land Use Designation and Zoning
The Properties are designated Downtown Commercial and zoned Downtown Waterfront Specific Plan. According to the Suisun City Waterfront District Specific Plan (November 2016), the Downtown Commercial area is intended to accommodate primarily retail and commercial services, but also allows complementary office, civic, and recreational uses. It is worth noting that this designation does not currently permit residential use. Therefore, if any interested parties seek to develop housing, appropriate entitlements would be required, such as a General Plan/Specific Plan, and Zoning amendment.

Environmental Review
This action is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines §151312 (Class 12: Surplus Government Property Sales) which consists of sales of surplus government property.

STAFF RECOMMENDATION: Staff determined that there is no further governmental use for the Properties and disposing of it would allow for additional economic development and the potential for mixed-use and housing, subject to approval of necessary entitlements. Therefore, Staff is recommending that the City Council and Housing Authority declare the Properties as "surplus land" allowing for the City to move forward with the SLA process, and subsequent disposition of the properties. During any future sale, the City may retain some portions of the Property(ies) for purposes to accommodate any easements, infrastructure, and the existing water tank. Those details would be contemplated and assessed during discussions with any potentially interested parties.

The requested action to declare the Property as surplus land is a necessary first step to a potential sale and is required to comply with the Surplus Land Act. However, it does not oblige the City to sell the land if agreement cannot be reached on terms or price for the sale or any interested entities do not respond to the NOA.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Declaring Certain Property Located Generally at the Northwest Corner of Highway 12 and Marina Boulevard in the City of Suisun City, Assessor Parcel Number (APN's) 0030-295-030, 0032-230-280, and 0032-230-310 (Properties) Surplus Land Pursuant to the Surplus Land Act (Government Code Sections 54220 Et Seq.)
2. Housing Authority Adoption of Resolution HA No. 2025-___ Declaring Certain Property Located Generally at the Northwest Corner Of Highway 12 and Marina Boulevard in the City of Suisun City, Assessor Parcel Number (APN's) 0032-230-290 and 0032-230-370 (Properties) Surplus Land Pursuant to the Surplus Land Act (Government Code Sections 54220 Et Seq.)
3. SLA Property Locations

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

ATTACHMENTS:

SLA 34 Acres ATCH 1 CC RESO No. 2025.docx
SLA 34 Acres ATCH 2 HA RESO No. 2025.docx
SLA 34 Acres ATCH 3 SLA Property Locations.pdf
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RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DECLARING CERTAIN PROPERTY LOCATED GENERALLY AT THE NORTHWEST CORNER OF HIGHWAY 12 AND MARINA BOULEVARD IN THE CITY OF SUISUN CITY, ASSESSOR PARCEL NUMBER (APN'S) 0030-295-030, 0032-230-280, AND 0032-230-310 (PROPERTIES) SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

WHEREAS, the City of Suisun City ("City") owns certain real property consisting of approximately 4.19 acres, located generally at the northwest corner of Highway 12 and Marina Boulevard (APNs: 0030-295-030, 0032-230-280, and 0032-230-310) ("Properties");

WHEREAS, a portion of the Properties may be retained by the City for possible public use / infrastructure, such as easements, infrastructure, and the existing water tank.

WHEREAS, the Surplus Land Act, Government Code sections 54220 et seq., applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221;

WHEREAS, on October 9, 2019, Governor Newsom signed Assembly Bill ("AB") 1486. AB 1486 significantly amended the Surplus Land Act effective January 1, 2020. These amendments included, among others, changing the previous, long-standing definitions of "surplus land" and "exempt surplus land"; providing that property shall be declared either "surplus land" or "exempt surplus land" before a local agency may take any action to dispose of it; and adding a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development" or "property disposed of for the sole purpose of investment or generation or revenue";

WHEREAS, the Property would fall within the definition of "surplus land" pursuant to Government Code section 54221, as amended by AB 1486;

WHEREAS, in order to pursue new uses for the Properties, including the possible disposition through a sale or lease of the properties, the City must now comply with the Surplus Land Act as amended by AB 1486 ("SLA");

WHEREAS, pursuant to the SLA, City staff will send a written notice of availability ("NOA") of the Property by electronic mail or by certified mail to all of the entities identified in Government Code section 54222;

WHEREAS, subject to Government Code section 54227, if one of the entities/agencies desires to purchase or lease the Properties after having received notice, it must indicate its interest to do so in writing within 60 days of the date of the City's notice, and the City and the entity/agency so responding to the notice may negotiate price and terms for the disposition of the Properties;

WHEREAS, pursuant to Government Code 54223, in the event no agreement is reached between the city and any interested entity/agency after a good faith negotiation period of 90 days, the Property may be disposed of without further regard to the SLA; and

WHEREAS, this action is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines §151312 (Class 12: Surplus Government Property Sales) which consists of sales of surplus government property.

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

1. The foregoing recitals are hereby incorporated and adopted as the findings of the City Council; and

2. For purposes of compliance with the Surplus Land Act, as amended, (APNs: 0030-295-030, 0032-230-280, and 0032-230-310) in the City of Suisun City, are hereby declared surplus land.

3. The City Manager, or their designee, is directed to proceed with the notification and negotiation requirements of the Surplus Land Act, as amended, to facilitate the possible disposition and reuse of the property.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, this 21st day of October 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____

Anita Skinner, CMC
City Clerk

RESOLUTION NO. 2025-

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SUISUN CITY, CALIFORNIA, DECLARING CERTAIN PROPERTY LOCATED GENERALLY AT THE NORTHWEST CORNER OF HIGHWAY 12 AND MARINA BOULEVARD IN THE CITY OF SUISUN CITY, ASSESSOR PARCEL NUMBER (APN'S) 0032-230-290 AND 0032-230-370 (PROPERTIES) SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

WHEREAS, the Housing Authority of the City of Suisun City ("Housing Authority") owns certain real property consisting of approximately 29.98 acres, located at the northwest corner of Highway 12 and Marina Boulevard (APNs: 0032-230-290 and 0032-230-370) ("Properties");

WHEREAS, a portion of the Properties may be retained by the City for possible public use / infrastructure, such as easements, infrastructure, and the existing water tank.

WHEREAS, the Surplus Land Act, Government Code sections 54220 et seq., applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221;

WHEREAS, on October 9, 2019, Governor Newsom signed Assembly Bill ("AB") 1486. AB 1486 significantly amended the Surplus Land Act effective January 1, 2020. These amendments included, among others, changing the previous, long-standing definitions of "surplus land" and "exempt surplus land"; providing that property shall be declared either "surplus land" or "exempt surplus land" before a local agency may take any action to dispose of it; and adding a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development" or "property disposed of for the sole purpose of investment or generation or revenue";

WHEREAS, the Property would fall within the definition of "surplus land" pursuant to Government Code section 54221, as amended by AB 1486;

WHEREAS, in order to pursue new uses for the Properties, including the possible disposition through a sale or lease of the properties, the Housing Authority must now comply with the Surplus Land Act as amended by AB 1486 ("SLA");

WHEREAS, pursuant to the SLA, City staff will send a written notice of availability of the Property by electronic mail or by certified mail to all of the entities identified in Government Code section 54222;

WHEREAS, subject to Government Code section 54227, if one of the entities/agencies desires to purchase or lease the Properties after having received notice, it must indicate its interest to do so in writing within 60 days of the date of the City's notice, and the City and the entity/agency so responding to the notice may negotiate price and terms for the disposition of the Properties;

WHEREAS, pursuant to Government Code 54223, in the event no agreement is reached between the city and any interested entity/agency after a good faith negotiation period of 90 days, the Property may be disposed of without further regard to the SLA; and

WHEREAS, this action is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines §151312 (Class 12: Surplus Government Property Sales) which consists of sales of surplus government property.

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

1. The foregoing recitals are hereby incorporated and adopted as the findings of the Housing Authority; and

2. For purposes of compliance with the Surplus Land Act, (APNs: 0032-230-290 and 0032-230-370) in the City of Suisun City, are hereby declared surplus land.

3. The City Manager, or their designee, is directed to proceed with the notification and negotiation requirements of the SLA, as amended, to facilitate the possible disposition and reuse of the property.

PASSED AND ADOPTED at a Regular Meeting of said Housing Authority of the City of Suisun City duly held on Tuesday, this 21st day of October 2025, by the following vote:

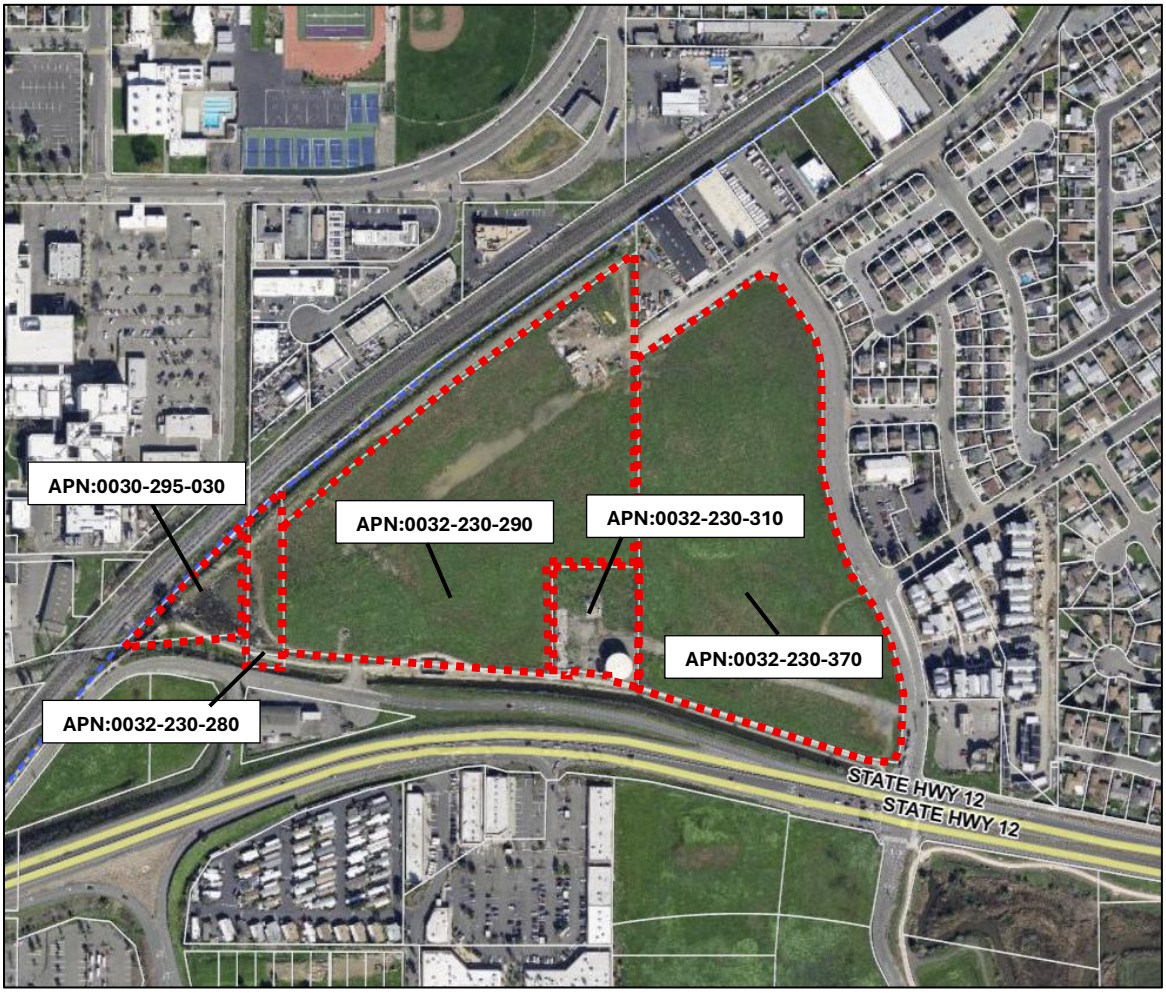
AYES: Councilmembers**:**_____
NOES: Councilmembers**:**_____
ABSENT: Councilmembers**:**_____
ABSTAIN: Councilmembers**:**_____

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____

Anita Skinner, CMC
City Clerk

ATTACHMENT 3
SLA Property Locations



APN	Ownership	Acres	Designation	Zoning	Existing Use
0030-295-030	City of Suisun City	1.50	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-280	City of Suisun City	1.06	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-310	City of Suisun City	1.63	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-290	Housing Authority	15.42	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped
0032-230-370	Housing Authority	14.56	Downtown Commercial	Downtown Waterfront Specific Plan	Vacant/Undeveloped

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AGENDA ITEM NO. 18.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on September 16, 2025.

FISCAL IMPACT: None

STRATEGIC PLAN: Provide Good Governance.

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

STAFF REPORT: Minutes of the City Council, Suisun City Council Acting as Successor Agency and Housing Authority held on September 16, 2025, are submitted for your approval..

STAFF RECOMMENDATION: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on September 16, 2025.

DOCUMENTS ATTACHED:

1. Minutes - September 16, 2025 Regular Meetings of the City Council-Successor Agency-Housing Authority

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

ATTACHMENTS:
Minutes - September 16, 2025 City Council Meeting

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

CITY COUNCIL

MINUTES

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

TUESDAY, SEPTEMBER 16, 2025

6:30 PM

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

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 869 3424 6594
CALL IN PHONE NUMBER: (707) 438-1720

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720

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

(Next Ord. No. – 809)
(Next City Council Res. No. 2025 – 100)
Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 06)
(Next Housing Authority Res. No. HA2025 – 09)

CALL TO ORDER

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

ROLL CALL

PRESENT: Dawson, Hernandez, Pal, Shepherd, Washington

ABSENT: None

PLEDGE OF ALLEGIANCE
Led by Council Member Wahington.

INVOCATION
Given by Clerk Skinner

APPROVAL OF REORDERING OF AGENDA
Motion by Vice Mayor Dawson and seconded by Council Member Shepherd to approve agenda order. 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.)

Council Members Washington and Pal and Mayor Hernandez stated they had met with Republic Services.

REPORTS (Informational items only.)

1. City Manager Update - (Prebula: Bprebula@suisun.com).
    - Unhoused population, locating them, providing services
    - First community conversation 9/24 at the Wednesday Club
    - Explained bank statement charges on Mayor's credit card that were mislabeled
    - Continue to make big strides in bringing in new businesses

2. City Attorney Report - (Enright).
    - Norms/Procedures for Planning Commission next Tuesday
    - Working on code enforcement for private property
    - Will be on vacation starting Sunday for two weeks

3. Informational Report on Council Credit Card Statements - (Deol: Ldeol@suisun.com).

Clerk Skinner read an email from Sabine commenting on the mayor's credit card charge that showed a trip to Texas.

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.)

Ana Petero spoke on the majority of the school's population are non-white students and thanked the council for the diversity it represents.

Danny Bernardini, Business Manager, Annapolis Solano Building and Construction Trade Council, thanked council for all they have done in moving city forward.

Doug LeMoine echoed Mr. Bernardini's comments; stand by you in moving forward.

George Romero with Masons, Local 400, Northern California, thanked council; our members are behind you, 100%.

Shannon Lovelace-White; Molly's Angels, a no-cost program for local seniors, spoke on programs offered.

Catherine Brown thanked Public Works for replacing manhole cover; fixing water leak at Driftwood; Christmas tree at the plaza is severely damage; have called numerous times about homeless, trash by lighthouse and fishing spot; if Police Department isn't going to do anything, what department can we call to get things cleaned up.
Don Lipary spoke on talks of shipbuilding; feels decisions are being made before it comes before the items comes before the public.

George Burket thanked Public Works for doing the power washing on waterfront; high density housing comments; preserve what we have along the waterfront, develop downtown that will preserve our history; high density puts stress on residents as well as public services.

Steve Olry commented the lack of any effective code enforcement over the last two years has made the city one of the uglies blights in the county; saw children walking to school with homeless among them; we need some good effective government.

Michelle Chavez commented on the Coastal cleanup day this Saturday; RV parked along old Railroad Avenue for a couple of weeks.

Tom Scholl commented council is doing what they can to help Suisun; past 12 months PG&E, water bill and garbage bill have increased; voted to raise sales tax but we still have homeless and need to find some way to deal with the situation; this is why there is a recall, don't raise the pay for anyone at this time; do something to help fix the city's problems first.

Chuck Phillips commented the council has proven year after year that they have not sided with any of the residents' concerns; not doing anything to bring in revenue; homeless comments; still waiting for City Manager to respond to a July 18 request.

Donna LeBlanc commented that ordinances have been passed but they are only as good as the enforcement behind them; commented on the safe route to school traffic concerns at Crane and Pintail and have asked several times for stop signs but nothing is being done; told over and over that the electricity along the water front is off but it continues to remain on and used by the homeless.

One line
Barbara Craig thanked Police Department for patrolling the plaza; Solano and Sacramento encampments and asked what is the procedure for police to deal with the homeless and what follow up is there when a call is made.

Kim asked what was the purpose of the mayor's trip to Texas. City Attorney Enright responded.

Lilia Dardon thanked staff for putting music at waterfront but now need to put it over by Christmas tree; commented on the diversity of the council and that there is no white person representation; did not fly flag at half-staff on 9/11 or for Charles Kirk.

Aureliano Ochoa, representing the Heat and Frost Insulators Local 16 spoke in support of the council and their support of the working class.

Yakub Farrakhan comments on the city catering to big money; spoke on an incident that took place at a previous meeting where he was wrongly verbally attacked and threatened, mayor stopped meeting but did nothing to correct the issue that involved a council member and let the public believe the false information.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

4. Proclamation Proclaiming October 5-11, 2025 as "Fire Prevention Week" - (Lopez: Blopez@suisun.com). (Not Presented)

Will be presented at the Oct 4 Suisun City Strong event at the Kroc Center and everyone is invited.

5. Proclamation Recognizing the Resilient Roots Climate Leaders Network - (Washington: Pwashington@suisun.com).

Council Member Washington read the proclamation which was presented by Mayor and Council Members Pal, Shepherd, Dawson. A member of Sustainable Solano and Green Bud Alliance thanked council; the program is designed to inspire young leaders; art piece in rotunda for residents to view.

6. Proclamation Proclaiming September 17-23, 2025 as "Constitution Week" - (Hernandez: Ahernandez@suisun.com).

Mayor Hernandez read the proclamation which was presented by Vice Mayor Dawson to Daughters of the American Revolution representative Lynette Shamia. Ms. Shamia thanked the council.

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

Mr. Prebula gave a brief background of when this "journey" started. Development Services Director Caperton presented the report.

PUBLIC COMMENTS
Donna LeBlanc thanked staff and commented this is what we have been asking for; asked to have report on website and encouraged staff to do whatever you can to get the timelines down.

Steve Olry commented he disagrees with the report as it does not support revenue for the city except for the two logistic centers.

Tom Scholl asked what is happening to the streets; would like to see reports like this from other departments.

GENERAL BUSINESS

8. Discussion and Direction on Strike Concessions and Progression Forward with Solid Waste Services - (Vue: Nvue@suisun.com).

Mr. Prebula thanked Amanda Dum for the work on this and presented the report.
Council Member Washington left dais at 8:17pm and returned 8:23pm.

PUBLIC COMMENT
Clerk Skinner read email from Denton Autry

Daniel Whiteman stated something needs to be written into the contract that if there is another strike that pickups will continue to happen.

Tim Williams behooves us to look at other companies.

Brent Finger commented you all know how I feel about this city; multiple people had 3+ weeks of no pick up; put this out for bid.

Steve Olry commented dumping fees are more of a problem.

Donna LeBlanc think it is unfair that one agenda item is dependent on the other; and yes we want $16, the $22,000, and we'll wait to answer the other 3 points when we get to number 9.

Yakub Farrakhan commented he really hopes council keep looking, and doesn't just settle with what they're bringing to the table.

Don Lipary commented he hopes council will seek out other options.

ON LINE
Aaron Donnelly, Municipal Accounts Manager for Waste Connections, talked about their services.

Barbara Craig feel people should be compensated; due the RFP; street sweeping in old town is not always done due to number of cars on street.

Anthony May, Area Vice President for Republic Services in Northern California spoke on franchise agreement talks.

Mr. Prebula gave additional thought processes on how infill will impact the future, after 5 years see where we are on the infill and then look at RFP.

Further Council discussion.

Council Member Pal moved to approve going out for an RFP seconded by Vice Mayor Dawson. Council Member Washington amended the motion to move forward with Item #9.

Vice Mayor amended the motion to accept concession 1 & 5 and go out for a RFP, with concession items 2,3,4 being considered in Item 9.

Council Member Washington amended motion to accept strike concessions and seconded by Mayor Hernandez.

Council took a recess from 9:30pm- 9:42pm.

Mayor Hernandez explained what motions were on the table.
Council Member Washington withdrew her motion.

Motion by Vice Mayor Dawson to accept concession Items 1 and 5 and move 2,3,4 to Item #9 and seconded by Mayor Hernandez.

AYES: Dawson, Hernandez, Pal, Shepherd, Washington
NOES: None
ABSENT: None

PUBLIC HEARING

9. Council Adoption of Resolution No. 2025-___: (1) Consider and Approve a Residential and Commercial Waste Management Services Rate Adjustment Following Proposition 218 Noticed Majority Protest Hearing; and (2) Approving a Restated Franchise Agreement with Republic Services for Solid Waste and Recycling Services - (Vue: Nvue@suisun.com).

Scott Hammond, R3 Consultant presented the report.

Mayor opened the Public Hearing

Gary Gale commented the increase will only benefit the garbage company; new cans are smaller so the rate increase should reflect that; rewrite the proposal for 6% across the board.

Daniel Whiteman, opposes rate increase, agree with looking at other bids.

Ruth Forney commends Republic Services for what they offered; can't control strikes; they have been good partners; move forward with what we have.

Michelle Chavez commented if we go to RFP we should be worried if it's not there when we come back; street sweeping comments; fixed income comments.

Donna LeBlanc stated council should their due diligence and do an RFP.

Don Lipary commented that people do not understand written responses are required.

Yakuh Farrakhan stated written response are BS; need to get best rate that we can.

Lilia Dardon commented that liens should not be allowed, no payment no service; has trash flying out of trucks ever been addressed.

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

City Attorney Enright as what the final protest numbers were.
Clerk Skinner stated it was now a total of 13.

Council discussion.

Motion by Vice Mayor Dawson to reject the rate increase and Franchise Agreement and do an RFP and seconded by Council member Pal.

Continued council discussion

AYES: Dawson, Hernandez, Pal, Shepherd
NOES: Washington
ABSENT: None

Motion by Vice Mayor Dawson to continue with Consent Calendar and Item, 20, 21 and 22 with Item 19 to be moved to a future meeting and seconded by Council Member Pal. Motion passed unanimously.

<u>CONSENT CALENDAR</u>

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

10. Council Adoption of Resolution No. 2025-100: Authorizing the City Manager to Execute the Second Amendment of the Public-Private Partnership (PPP) Agreement for ALS First Responder Emergency Services by and among the Cities of Fairfield, Benicia, Dixon,

Vallejo, and Suisun City (Member Cities) and Medic Ambulance Service, Inc. - (Lopez: Blopez@suisun.com).

11. Council Adoption of Resolution 2025-101: Authorizing the City Manager to Enter into a Maintenance Services Agreement on the City's Behalf with Precision Concrete Cutting for Sidewalk Grinding Services - (Vue - Nvue@suisun.com).
12. Council Adoption of Resolution No. 2025-102: Authorizing the City Manager to Sign aRevised Joint Exercise of Powers Agreement for the Provision and Management of Emergency Ambulance Services (JEPA) - (Lopez: Blopez@suisun.com).

13. Approval of the Samuel Goepp Park Playground Revitalization Project and Budget Adjustment - (Hull: Jhull@suisun.com).
    a. Council Adoption of Resolution No. 2025-103: Approving the Samuel Goepp Park Playground Revitalization Project Through the Healthy Play Initiative Grant and Authorizing the City Manager to Contract with GameTime for Playground Replacement.
    b. Council Adoption of Resolution No. 2025-104: Adopting the 4th Amendment to the Annual Appropriation Resolution No. 2025-64 to Appropriate Funds for the Samuel Goepp Park Playground Revitalization Project.
14. Approval of Construction Contract Award and Design Contract Increase for the T-Intersection Median Safety Improvements Project - (Vue: Nvue@suisun.com):
    a. Council Adoption of Resolution No. 2025-105: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Spektren Engineering, Inc. for the T-Intersection Median Safety Improvements Project.
    b. Council Adoption of Resolution No. 2025-106: Authorizing an Increase in the Design Contract Amount by $1,303 to a Total of $67,511 with Sanbell (formerly Bellecci & Associates) for the T-Intersection Median Safety Improvements Project.
15. Council Adoption of Resolution No. 2025-107: Adopting the 3rd Amendment to the Annual Appropriation Resolution No. 2025-64 to Appropriate Funds for the Pintail Drive and Walters Road Mosaic Mural Project - (Hull: Jhull@suisun.com).
16. Council Adoption of Resolution No. 2025-108: Authorizing the City to Enter into Settlement Agreements with Purdue Pharma L.P., Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus, Agreeing to the Terms of the Related State-Subdivision Agreements, and Authorizing the City Manager to take All Actions Necessary to Implement the Settlements Agreements – (Deol: Ldeol@suisun.com).

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

17. 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 August 5, 2025, August 19, 2025 and September 2, 2025 – (Skinner: Clerk@suisun.com).

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

PUBLIC COMMENT

Donna LeBlanc asked by are we tearing up new Railroad Avenue; Item #16 asked if the monies go to the county for distribution or can the city get it directly.

Finance Director Deol stated the monies cannot be received directly.

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

AYES: Dawson, Hernandez, Pal, Shepherd, Washington
NOES: None
ABSENT: None

GENERAL BUSINESS

19. Discussion and Direction: Shaping the Downtown Operations Plan – Strategy Options for Council Consideration - (Prebula: Bprebula@suisun.com).

Continued to October 21st meeting.

20. Council Introduction and Waive Reading of Ordinance No. ___: Amending the Suisun City Municipal Code adding Chapter 12.33 (Entertainment Zones) to Title 12 (Streets, Sidewalks and Public Places) of the Suisun City Municipal Code to Establish Entertainment Zones - (Prebula: Bprebula@suisun.com).

Mr. Prebula gave a brief background.
Michael Elm presented the report

Marlon Lara with the California Restaurant Association spoke about the benefits of the entertainment zones. Asking the council to consider adding another zone at Driftwood and Spring Streets.

Council Member Washington stated the Marina Shopping Center should also be added.

John Harter, Downtown Business Improvement District stated he was glad this item is coming forward; asked does it include restaurants on the west side of Main St. Ordinance to be brought back to council, with changes, for introduction.

Motion by Council Member Pal to approve Item 20 with the additional zones along Main Street and seconded by Vice Mayor Dawson. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Shepherd, Washington
NOES: None
ABSENT: None

Clerk Skinner left the meeting and Administrative Assistant Ashley Nash stepped in to continue the recording of the meeting.

21. Council Adoption of Resolution No. 2025-109: Authorizing the City Manager to execute a Product Proposal with Golden State Fire Apparatus, Inc. and Community Leasing Partners Agreement for the procurement of (1) One Fire Engine and (1) One Fire Aerial Ladder Truck - (Lopez: Blopez@suisun.com).

Fire Chief Lopez presented the presentation.

Public comment suggesting to fundraise for fire apparatus or explore additional alternative routes.

Council discussion of Options.

Motion by Council Member Pal to approve Option B and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Shepherd, Washington
NOES: None
ABSENT: None

22. Authorization to Update the Schedule of Salary and Benefits for Unrepresented and Executive Management Employees and the Citywide Salary Schedule by Approving the Following Resolutions - (Penland: Cpenland@suisun.com).

    a. Council Adoption of Resolution No. 2025-110: Updating the Schedule of Salary and Benefits for Unrepresented and Executive Management Employees, effective September 16, 2025.
    b. Council Adoption of Resolution No. 2025-111: Updating the Citywide Salary Schedule to Establish the Classification of the Information Technology (IT) Director and to Implement the Market Adjustments Approved in the Executive Management Plan Effective September 26, 2025.
    c. Council Adoption of Resolution No. 2025-112: Approving Amendment No. 1 to the Employment Agreement of the City Manager.
    d. Council Adoption of Resolution No. 2025-113 Approving Amendment No. 1 to the Employment Agreement of the Fire Chief.
    e. Council Adoption of Resolution No. 2025-114: Approving Amendment No. 1 to the Employment Agreement of the Police Chief.

Human Resources Administrator Christina Penland presented the report.

PUBLIC COMMENT

Yakub Farrakhan stated the City already has financial issues and should not move forward with these resolutions.

Continued Council discussion.

Motion by Vice Mayor Dawson to approve Item 22 and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Shepherd
NOES: Washington
ABSENT: None

COUNCIL COMMENTS None

REPORTS: (Informational items only)

23. Non-Discussion Items.

ADJOURNMENT
There being no further business the meeting was adjourned at 11:43pm.

_____
Anita Skinner, City Clerk

AGENDA ITEM NO. 19.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Council/Agency Approval of September 2025 Accounts Payable and Payroll Warrants.

FISCAL IMPACT: Total expenditure for all funds is $6,871,092.78.

STRATEGIC PLAN: Provide Good Governance, Section 4.1 – Review and update required planning and financial documents as needed. Ensure Fiscal Solvency.

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

CHAPTER 4. Financial Powers [37201 - 37210]

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

37208.

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

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

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

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

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

Payroll:

September	Checks # 22644 - 22682	$25,466.49
	Direct Deposits (09/05/25)	$394,676.70
	Direct Deposits (09/19/25)	$407,813.07
	Total Payroll	**$827,956.26**

Accounts Payable:

Dated 9/1/25 – 9/30/25	Total Accounts Payables	$6,043,136.52
	TOTAL AMOUNT	**$6,871,092.78**

STAFF RECOMMENDATION: It is recommended that the City Council approve accounts payable, payroll and payroll vendor checks for September 2025.

DOCUMENTS ATTACHED:
1. September 2025 Payroll Warrants Register
2. September 2025 Accounts Payable Warrants Register

PREPARED BY: Lakhwinder Deol, Finance Director
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:
September 2025 Payroll Register.pdf
September 2025 Accounts Payables.pdf

FINANCE DEPARTMENT

City of Suisun City, 701 Civic Center Blvd, Suisun, CA 94585
Telephone (707) 421-7328 Fax (707) 421-7364

MEMORANDUM

Date:	September 25, 2025
To:	Honorable Mayor and City Council Members
Prepared By:	Diana Littles, Accounting Technician
Approved By:	Lakhwinder Deol, Finance Director
RE:	Payroll Checks for **September 2025**

Payroll:	Checks	22644 - 22682	$25,466.49
	Direct Deposit	09/05/2025	$394,676.70
	Direct Deposit	09/19/2025	$407,813.07

Total Payroll **$827,956.26**

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3527.94	.00
ALE01	HALEY C ALEXANDER	5532.80	.00
ALL01	RYAN D ALLEN	1995.04	.00
ALV01	SANTINO A ALVAREZ	482.07	.00
ARA00	CIARA ARANIEGO	911.27	.00
BAR05	HILO BARAJAS	1976.21	.00
BER03	JIM BERMUDEZ	5892.05	.00
		500.00	500.00
BLO01	DELBERT R BLOCK JR	1871.66	.00
BRA05	JASON C BRASSFIELD	4542.85	.00
BRY02	JOHN E. BRYAN	5538.12	.00
CAM02	TYLER J CAMIGI	3546.86	.00
CAN02	ALVIN J CANGCO	4710.40	.00
CAP01	RICKY CAPERTON	4634.35	.00
CAR06	LISA A. CARLOCK	4768.04	.00
CAR08	MARK S CARDINALLI	2965.55	.00
CHO01	CHIN C CHOU	129.29	.00
CLA01	TRENTON J CLARK	645.19	.00
CLO01	LEILA I CLOUD	595.33	.00
COL01	JOSE L COLIN	3398.05	.00
COL02	JAMIR R COLLINS	249.34	.00
COL03	TAYLOR COLLINS	2161.53	.00
CON05	TIFFANY N CONAMA	1952.38	.00
		1000.00	1000.00
CON06	MICHAEL CONTY	1659.52	.00
CO001	BRANDI COOK	2762.77	.00
COR02	JUAN M. CORTEZ	2462.77	.00
COR03	SHERRI L. CORRALES	1725.06	.00
COR05	CRISTIAN A CORTES	170.38	.00
DAN01	ROBERTA J. DANIEL	2073.58	.00
		500.00	500.00
DAN02	JOSHUA S DANNER	4250.89	.00
DAW02	JENALEE M DAWSON	901.47	.00
DEL03	MARIBEL DE LA CRUZ	2747.77	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	4235.06	.00
DEO01	LAKHWINDER K DEOL	5158.01	.00
		100.00	100.00
DIA01	NAPOLEON W. DIAZ II	3119.61	.00
DOO01	CHRISTOPHER J DOOLEY	4359.41	.00
DOW01	JEFFREY D DOWNEY	2709.48	.00
DUC01	JUSTIN M DUCHSCHER	2509.92	.00
DUM01	AMANDA DUM	2789.96	.00
		100.00	100.00
		75.00	75.00
DUM02	GIZELLE ANNE DUMALAG	1929.85	.00
ELM01	MICHAEL L ELM	1998.95	.00
ESC04	NICHOLAS J ESCOBEDO	2410.35	.00
ESP00	RYAN J ESPARZA	2429.54	.00
ESP02	TRISTAN M ESPERANZA-IB	795.68	.00
FAR01	ANDREW L FARRELL	2750.14	.00
FIE01	ALEXANDER FIERRO	3829.15	.00
FLO00	AISHA FLORES	3698.00	.00
FLO02	GLADIS FLORES	357.40	.00
GAL04	NOE GALLEGOS-ARE	4047.95	.00
GAT01	JOSEPH J GATMEN	2862.54	.00
GEL01	GEMMA V. GELUZ	570.23	.00
GOL03	JASON R GOLTIAO	3619.39	.00
HAT01	KAREN S. HATTEN	207.19	.00
HEA01	DANIEL J. HEALY	5429.23	.00
HEI03	SCOTT J HEINE	5910.06	.00
HEL01	JACOB T HELTON	2800.92	.00
HEN02	JEFF T. HENDERSON	5027.17	.00
HER00	ALMA R HERNANDEZ	312.10	.00
HER01	JAMES A. HERROD	3645.80	.00
HUL01	JANET HULL	2857.94	.00
		100.00	100.00
		1000.00	1000.00
		500.00	500.00
JAC01	TRISTAN K JACKSON	858.18	.00
JON03	JANINE S JONES	580.55	.00
KEA02	JOHN T. KEARNS	4124.08	.00
KEG01	ANDREW D KEGLE	2993.79	.00
KEN02	AMBER M. KENT	3848.66	.00
KEN03	EMILY M KENT	2087.91	.00
KHA01	FRANKIE KHANTIGNA	5000.95	.00
KIN00	CAMRYN R KING	2658.24	.00
KIN02	KATHLEEN S KING	2131.34	.00
KOS01	ABIGAYLE J KOSTA	785.69	.00
LAZ00	JULIA M LAZARO	3563.97	.00
		1600.00	1600.00
LEE06	RACHEL C LEE	1554.84	.00
LEH01	HOANG D LE	2978.54	.00
LEM01	AARON P LEMING	2515.49	.00
LET01	THOMAS LETTERMAN	3098.96	.00
		997.67	.00
LIN02	SOLANGE LINCOLN-BERR	953.63	.00
LIT01	DIANA A. LITTLES	2504.53	.00
		75.00	75.00
LOM01	TIFFANEY LOMBARD	5185.77	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2111.56	.00
LOP03	BRAD L LOPEZ	4676.31	.00
LOP04	VANESSA A LOPEZ	1112.02	.00
LOP05	CHRISTIAN G LOPEZ	2042.47	.00
LOZ01	NICODEMUS G LOZANO	3189.48	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
LUJ01	CHRISTOPHER J LUJAN	4655.07	.00
LUN01	ELIZABETH N. LUNA	3454.13	.00
		50.00	50.00
		100.00	100.00
MAL01	BRIANA KELLE A MALALUAN	1528.98	.00
		382.25	.00
MAR03	SHERRON L. MARTIN	1456.79	.00
		500.00	500.00
		50.00	50.00
MAR15	DEAN R MARTIN	4008.14	.00
MAR18	BRIANNA D MARQUITZ	2524.49	.00
MCH01	HAYLEY J MCHENRY	1499.25	.00
		642.53	.00
MCN02	RONETT MCNARY	903.82	.00
MER01	GLORIA MERCADO-MART	2330.29	.00
MOR01	MARVIN J MORA	2989.84	.00
MOR07	RACHEL MORRIS	2484.22	.00
MUN01	MARIA L MUNOZ	2550.33	.00
MUR00	HAYLEY A MURPHY	2070.28	.00
NAS01	ASHLEY A NASH	2184.84	.00
NAV00	MIKAYLA R NAVARRO	572.73	.00
NER01	SIGFRED D NERI	5967.74	.00
OLS02	JAMES C OLSEN	3054.12	.00
ORT03	JOSE O ORTIZ GARCIA	1624.97	.00
PAN01	FERNANDO J PANTOJA	1373.71	.00
PEC01	LUIS PECH	1668.79	.00
PEN01	CHRISTINA Y PENLAND	2587.56	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	1927.41	.00
PIC02	KAILEY I PICKERING	1044.87	.00
POC01	DONNA J. POCK	1802.48	1802.48
		325.00	325.00
POR01	TAI R PORTER	1327.47	.00
PRE01	BRET T PREBULA	7176.43	.00
PRI01	CLAUDERICK M PRIEST	1870.74	.00
PRI03	RAESHAUN D PRIEST	166.23	.00
RAN01	ADRIANNA C RANSOM	819.11	.00
REN01	GREG M RENUCCI	4774.40	.00
RIV03	LUIS R RIVERA	2028.94	.00
ROB00	KARA C ROBINSON	2843.92	.00
ROB03	ROWLAND H. ROBERTS	3499.37	.00
ROB05	JUAN D ROBLES CASTI	1926.77	.00
ROM03	MARIA L ROMERO	2157.84	.00
ROT01	AARON C ROTH	6300.43	.00
SAE02	MOHAMED SAEED	611.47	.00
SAG01	ANNE SAGAMI	3745.63	.00
SAL03	TEVITA VAEA P SALT	1954.52	.00
SAL06	BEYONCE O SALCEDA	548.56	.00
SAL08	KRISTINE SALCEDA	548.56	.00
SAM02	JERAMY J. SAMO	2368.28	.00
SAN09	ASHLEY D SANTOS	868.28	.00
SCR01	MARINA H SCRIVNER	477.91	.00
SEL01	KAYLEY E SELBY	2917.47	.00
SHE02	PARISE S SHEPHERD	274.25	.00
SHI01	HARRISON SHING-CHUN	5099.12	.00
SIF01	JONATHAN SIFUENTES	2297.17	.00
SIL01	BRAYAN O SILVA ZAMORA	2052.29	.00
SIN01	JUSTEEN K SINGLEY	1882.21	.00
SKI02	ANITA L SKINNER	303.09	.00
SOT02	FRANCISCO J SOTO-POMEROY	3435.95	.00
SZM02	ROBERT SZMURLO	1148.60	.00
TAT01	MONICA L TATNEY-MORRI	664.92	.00
TAY02	AMIA C TAYLOR	224.41	.00
TEW01	VINAY P TEWARI	190.08	.00
TKA01	OLIVIA F TKACZ	1213.51	.00
TOD02	KATIE A TODD	2014.67	.00
VAL01	JASON D VALDE	2735.79	.00
VAN00	CHAO C VANG	1932.87	.00
VAN01	JASON S VANDER MEER	3053.87	.00
VER02	ERIC VERA	5317.74	.00
VIL01	TREVOR A VILLANUEVA	1013.46	.00
VUE01	NOUAE A VUE	5285.15	.00
WAD01	ANEKKA S WADDELL	1857.71	.00
WAG01	LUKAS P WAGNER	66.50	.00
WAL01	JANELLE A WALTHOUR	758.67	.00
WAS02	PRINCESS K WASHINGTON	937.21	.00
WHA01	JUDE WHALEY	567.53	.00
WOO02	APRIL E WOODEN	1954.07	.00
YAN01	GE H YANG	2075.45	.00
ZAR01	ERNESTO Z ZARAGOZA	5012.45	.00
ZUN02	MICHELLE E. ZUNINO	2279.81	.00
Sub-Total:		394676.70	
Grn-Total:		394676.70	
Count: 178			

CITY OF SUISUN CITY
DIRECT DEPOSIT FOR COUNCIL

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3538.10	.00
ALE01	HALEY C ALEXANDER	5588.32	.00
ALL01	RYAN D ALLEN	1995.04	.00
ALV01	SANTINO A ALVAREZ	523.63	.00
ARA00	CIARA ARANIEGO	915.50	.00
BAR05	HILO BARAJAS	1945.97	.00
BER03	JIM BERMUDEZ	5892.05	.00
		500.00	500.00
BLO01	DELBERT R BLOCK JR	1871.66	.00
BRA05	JASON C BRASSFIELD	3493.02	.00
BRY02	JOHN E. BRYAN	3236.75	.00
CAM02	TYLER J CAMIGI	5904.12	.00
CAN02	ALVIN J CANGCO	4903.56	.00
CAP01	RICKY CAPERTON	4634.35	.00
CAR06	LISA A. CARLOCK	4768.05	.00
CAR08	MARK S CARDINALLI	2928.86	.00
CLA01	TRENTON J CLARK	622.50	.00
CLO01	LEILA I CLOUD	614.01	.00
COL01	JOSE L COLIN	3398.05	.00
COL02	JAMIR R COLLINS	515.31	.00
COL03	TAYLOR COLLINS	2198.61	.00
CON05	TIFFANY N CONAMA	1996.50	.00
		1000.00	1000.00
CON06	MICHAEL CONTY	1475.47	.00
COO01	BRANDI COOK	2762.77	.00
COR02	JUAN M. CORTEZ	2465.92	.00
COR03	SHERRI L. CORRALES	1725.77	.00
COR05	CRISTIAN A CORTES	270.12	.00
DAN01	ROBERTA J. DANIEL	2073.58	.00
		500.00	500.00
DAN02	JOSHUA S DANNER	5285.45	.00
DAW02	JENALEE M DAWSON	987.20	.00
DEL03	MARIBEL DE LA CRUZ	2747.77	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	3765.50	.00
DEO01	LAKHWINDER K DEOL	5158.01	.00
		100.00	100.00
DIA01	NAPOLEON W. DIAZ II	5378.91	.00
DOO01	CHRISTOPHER J DOOLEY	4146.86	.00
DOW01	JEFFREY D DOWNEY	2709.48	.00
DUC01	JUSTIN M DUCHSCHER	3529.53	.00
DUM01	AMANDA DUM	2789.97	.00
		100.00	100.00
		75.00	75.00
DUM02	GIZELLE ANNE DUMALAG	1929.85	.00
ELM01	MICHAEL L ELM	1998.95	.00
ESC04	NICHOLAS J ESCOBEDO	2018.74	.00
ESP00	RYAN J ESPARZA	3260.65	.00
ESP02	TRISTAN M ESPERANZA-IB	702.18	.00
FAR01	ANDREW L FARRELL	2044.70	.00
FIE01	ALEXANDER FIERRO	4851.94	.00
FLO00	AISHA FLORES	4681.44	.00
FLO02	GLADIS FLORES	290.90	.00
GAL04	NOE GALLEGOS-ARE	3332.82	.00
GAT01	JOSEPH J GATMEN	2862.54	.00
GEL01	GEMMA V. GELUZ	570.23	.00
GOL03	JASON R GOLTIAO	3619.39	.00
HAT01	KAREN S. HATTEN	122.98	.00
HEA01	DANIEL J. HEALY	5429.23	.00
HEI03	SCOTT J HEINE	4252.03	.00
HEL01	JACOB T HELTON	3642.99	.00
HEN02	JEFF T. HENDERSON	5027.18	.00
HER00	ALMA R HERNANDEZ	410.65	.00
HER01	JAMES A. HERROD	3645.80	.00
HUL01	JANET HULL	2857.94	.00
		100.00	100.00
		1000.00	1000.00
		500.00	500.00
JAC01	TRISTAN K JACKSON	660.79	.00
JON03	JANINE S JONES	607.98	.00
KEA02	JOHN T. KEARNS	4124.08	.00
KEG01	ANDREW D KEGLE	2434.25	.00
KEN02	AMBER M. KENT	5423.66	.00
KEN03	EMILY M KENT	2449.64	.00
KHA01	FRANKIE KHANTIGNA	4601.28	.00
KIN00	CAMRYN R KING	2031.86	.00
KIN02	KATHLEEN S KING	2131.34	.00
KOS01	ABIGAYLE J KOSTA	706.92	.00
LAZ00	JULIA M LAZARO	4421.36	.00
		1600.00	1600.00
LEE06	RACHEL C LEE	1554.84	.00
LEH01	HOANG D LE	2471.44	.00
LEM01	AARON P LEMING	2731.89	.00
LET01	THOMAS LETTERMAN	2910.39	.00
		941.12	.00
LIN02	SOLANGE LINCOLN-BERR	842.27	.00
LIT01	DIANA A. LITTLES	2386.55	.00
		75.00	75.00
LOM01	TIFFANEY LOMBARD	5102.45	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2112.48	.00
LOP03	BRAD L LOPEZ	4676.31	.00
LOP04	VANESSA A LOPEZ	905.34	.00
LOP05	CHRISTIAN G LOPEZ	2058.99	.00
LOZ01	NICODEMUS G LOZANO	3189.48	.00
LUJ01	CHRISTOPHER J LUJAN	3323.34	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
LUN01	ELIZABETH N. LUNA	3454.13	.00
		50.00	50.00
		100.00	100.00
MAL01	BRIANA KELLE A MALALUAN	2120.14	.00
		530.04	.00
MAR03	SHERRON L. MARTIN	1456.79	.00
		500.00	500.00
		50.00	50.00
MAR15	DEAN R MARTIN	6809.41	.00
MAR18	BRIANNA D MARQUITZ	4910.36	.00
MCH01	HAYLEY J MCHENRY	1499.25	.00
		642.53	.00
MCN02	RONETT MCNARY	909.20	.00
MER01	GLORIA MERCADO-MART	2337.31	.00
MOR01	MARVIN J MORA	2989.84	.00
MUN01	MARIA L MUNOZ	2550.33	.00
MUR00	HAYLEY A MURPHY	1934.15	.00
NAS01	ASHLEY A NASH	2360.86	.00
NAV00	MIKAYLA R NAVARRO	704.38	.00
NER01	SIGFRED D NERI	6372.47	.00
OKO01	NICHOLAS OKODOGBE	1555.26	.00
OLS02	JAMES C OLSEN	2705.75	.00
ORT03	JOSE O ORTIZ GARCIA	2360.38	.00
PAL01	AMIT PAL	98.55	.00
PAN01	FERNANDO J PANTOJA	1384.86	.00
PEC01	LUIS PECH	1668.79	.00
PEN01	CHRISTINA Y PENLAND	2587.56	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	1927.42	.00
PIC02	KAILEY I PICKERING	1036.01	.00
POC01	DONNA J. POCK	1802.48	1802.48
		325.00	325.00
POR01	TAI R PORTER	980.50	.00
PRE01	BRET T PREBULA	7102.96	.00
PRI01	CLAUDERICK M PRIEST	4197.55	.00
RAM02	CHRISTOPHER A RAMIREZ	34.24	.00
RAN01	ADRIANNA C RANSOM	680.89	.00
REN01	GREG M RENUCCI	4646.62	.00
RIV03	LUIS R RIVERA	2825.58	.00
ROB00	KARA C ROBINSON	4252.84	.00
ROB03	ROWLAND H. ROBERTS	3499.37	.00
ROB05	JUAN D ROBLES CASTI	1926.77	.00
ROM03	MARIA L ROMERO	2099.04	.00
ROT01	AARON C ROTH	6205.99	.00
SAE02	MOHAMED SAEED	530.78	.00
SAG01	ANNE SAGAMI	4132.05	.00
SAL03	TEVITA VAEA P SALT	3718.88	.00
		200.00	200.00
SAL06	BEYONCE O SALCEDA	645.00	.00
SAL08	KRISTINE SALCEDA	332.46	.00
SAM02	JERAMY J. SAMO	2377.74	.00
SAN09	ASHLEY D SANTOS	572.38	.00
SCR01	MARINA H SCRIVNER	617.74	.00
SEL01	KAYLEY E SELBY	2979.24	.00
SHE02	PARISE S SHEPHERD	373.72	.00
SHI01	HARRISON SHING-CHUN	4962.70	.00
SIF01	JONATHAN SIFUENTES	2564.15	.00
SIL01	BRAYAN O SILVA ZAMORA	2052.29	.00
SIN01	JUSTEEN K SINGLEY	1882.21	.00
SKI02	ANITA L SKINNER	303.09	.00
SOT02	FRANCISCO J SOTO-POMEROY	4712.72	.00
SZM02	ROBERT SZMURLO	719.91	.00
TAT01	MONICA L TATNEY-MORRI	540.25	.00
TAY02	AMIA C TAYLOR	365.71	.00
TEW01	VINAY P TEWARI	190.08	.00
TKA01	OLIVIA F TKACZ	959.36	.00
TOD02	KATIE A TODD	1976.76	.00
TRA01	JOSHUA TRAN	1472.85	.00
VAL01	JASON D VALDE	2426.04	.00
VAN00	CHAO C VANG	1932.87	.00
VAN01	JASON S VANDER MEER	3053.87	.00
VER02	ERIC VERA	3964.24	.00
VIL01	TREVOR A VILLANUEVA	1168.76	.00
VUE01	NOUAE A VUE	5285.15	.00
WAD01	ANEKKA S WADDELL	2028.47	.00
WAG01	LUKAS P WAGNER	386.48	.00
WAL01	JANELLE A WALTHOUR	725.91	.00
WAS02	PRINCESS K WASHINGTON	1025.76	.00
WHA01	JUDE WHALEY	519.02	.00
WOO02	APRIL E WOODEN	1439.65	.00
YAN01	GE H YANG	2075.46	.00
ZAR01	ERNESTO Z ZARAGOZA	3826.81	.00
ZUN02	MICHELLE E. ZUNINO	2402.46	.00
Sub-Total:		407813.07	
Grn-Total:		407813.07	
Count: 180			

Check Number	Sequence Number	Check Date	Employee ID	Employee Name	Gross Amount	Check Amount
22635	1	9/24/2025	TEO01	TEODORO, FRANK	(723.28)	(675.18)
22644	0	9/5/2025	BER05	BERBER, KATRINA C	2,614.62	2,139.27
22645	0	9/5/2025	POC01	POCK, DONNA J.	4,114.79	255.72
22646	0	9/5/2025	AME01	AMEZCUA-ALVA, ESMERALDA	1,014.40	887.64
22647	0	9/5/2025	AZE01	AZEVEDO, ATHINA N	315.15	291.04
22648	0	9/5/2025	BOW01	BOWMAN, WILLIAM D	607.19	550.40
22649	0	9/5/2025	COH01	COHEN, SCOTT M	278.10	256.83
22650	0	9/5/2025	HER06	HERNANDEZ, XAVIER A	1,065.38	928.89
22651	0	9/5/2025	NAV02	NAVARRO, NAYLEA	1,190.00	1,028.10
22652	0	9/5/2025	POR02	PORTER, RAYE B	978.72	858.78
22653	0	9/5/2025	ROD03	RODRIGUEZ-MA, CARLOS M	685.98	626.85
22654	0	9/5/2025	SIM01	SIMMONS, KAREN R	611.20	564.45
22655	0	9/5/2025	SLA01	SLAUGHTER, TERRENCE A	704.52	638.77
22656	0	9/5/2025	TEO01	TEODORO, FRANK	723.84	658.26
22656	1	9/25/2025	TEO01	TEODORO, FRANK	(723.84)	(658.26)
22657	0	9/5/2025	THO00	THOMPSON, AMARIYAE P.	760.14	681.93
22658	0	9/5/2025	BIS03	BISHOP, KATHRYN	0.00	1,508.50
22659	0	9/5/2025	FRA01	FRANCHISE TAX BOARD	0.00	400.00
22660	0	9/19/2025	BER05	BERBER, KATRINA C	2,453.60	2,013.85
22661	0	9/19/2025	POC01	POCK, DONNA J.	4,114.79	255.72
22662	0	9/19/2025	AME01	AMEZCUA-ALVA, ESMERALDA	917.55	809.29
22663	0	9/19/2025	AZE01	AZEVEDO, ATHINA N	808.89	721.38
22664	0	9/19/2025	BOW01	BOWMAN, WILLIAM D	546.93	495.68
22665	0	9/19/2025	COH01	COHEN, SCOTT M	157.59	145.53
22666	0	9/19/2025	FLO03	FLOWERS, FRANK E.	74.16	68.48
22667	0	9/19/2025	HER06	HERNANDEZ, XAVIER A	774.82	693.81
22668	0	9/19/2025	NAV02	NAVARRO, NAYLEA	969.85	851.60
22669	0	9/19/2025	ORT02	ORTEGA, LUTHER M	1,069.20	893.44
22670	0	9/19/2025	PLA02	PLANCARTE-NO, ISABELLA	241.62	223.14
22671	0	9/19/2025	POR02	PORTER, RAYE B	927.75	817.54
22672	0	9/19/2025	RIV05	RIVERA, WILLY R	231.75	214.02
22673	0	9/19/2025	ROD03	RODRIGUEZ-MA, CARLOS M	685.98	626.85
22674	0	9/19/2025	SIM01	SIMMONS, KAREN R	611.20	564.45
22675	0	9/19/2025	SLA01	SLAUGHTER, TERRENCE A	648.90	588.27
22676	0	9/19/2025	TEO01	TEODORO, FRANK	682.08	623.61
22677	0	9/19/2025	THO00	THOMPSON, AMARIYAE P.	607.37	560.90
22678	0	9/19/2025	BIS03	BISHOP, KATHRYN	0.00	1,508.50
22679	0	9/19/2025	FRA01	FRANCHISE TAX BOARD	0.00	400.00
22680	0	9/19/2025	SOL61	SOLANO COUNTY SHERIFF'S CIVIL	0.00	150.00
22681	0	9/24/2025	TEO01	TEODORO, FRANK	723.28	675.18
22682	0	9/25/2025	TEO01	TEODORO, FRANK	723.84	623.26
Z61693	0	9/5/2025	BER03	BERMUDEZ, JIM	9,333.47	0.00
Z61694	0	9/5/2025	ELM01	ELM, MICHAEL L	2,854.34	0.00
Z61695	0	9/5/2025	MAL01	MALALUAN, BRIANA KELLE A	2,686.44	0.00
Z61696	0	9/5/2025	MCN02	MCNARY, RONETT	1,032.31	0.00
Z61697	0	9/5/2025	MER01	MERCADO-MART, GLORIA	2,955.02	0.00
Z61698	0	9/5/2025	NAS01	NASH, ASHLEY A	2,724.14	0.00
Z61699	0	9/5/2025	PEN01	PENLAND, CHRISTINA Y	7,540.68	0.00
Z61700	0	9/5/2025	PRE01	PREBULA, BRET T	10,982.61	0.00
Z61701	0	9/5/2025	ROB03	ROBERTS, ROWLAND H.	5,987.32	0.00
Z61702	0	9/5/2025	CAP01	CAPERTON, RICKY	8,078.33	0.00
Z61703	0	9/5/2025	KEA02	KEARNS, JOHN T.	5,516.35	0.00
Z61704	0	9/5/2025	MOR07	MORRIS, RACHEL	3,240.29	0.00
Z61705	0	9/5/2025	WOO02	WOODEN, APRIL E	2,405.00	0.00

Z61706	0	9/5/2025	DAW02	DAWSON, JENALEE M	985.52	0.00
Z61707	0	9/5/2025	HER00	HERNANDEZ, ALMA R	514.74	0.00
Z61708	0	9/5/2025	SHE02	SHEPHERD, PARISE S	497.24	0.00
Z61709	0	9/5/2025	SKI02	SKINNER, ANITA L	532.29	0.00
Z61710	0	9/5/2025	TEW01	TEWARI, VINAY P	197.64	0.00
Z61711	0	9/5/2025	WAS02	WASHINGTON, PRINCESS K	985.52	0.00
Z61712	0	9/5/2025	COR03	CORRALES, SHERRI L.	3,085.84	0.00
Z61713	0	9/5/2025	DAN01	DANIEL, ROBERTA J.	3,884.86	0.00
Z61714	0	9/5/2025	DEO01	DEOL, LAKHWINDER K	8,300.27	0.00
Z61715	0	9/5/2025	DUM01	DUM, AMANDA	4,335.16	0.00
Z61716	0	9/5/2025	LIT01	LITTLES, DIANA A.	4,189.60	0.00
Z61717	0	9/5/2025	LOP05	LOPEZ, CHRISTIAN G	2,871.60	0.00
Z61718	0	9/5/2025	LUN01	LUNA, ELIZABETH N.	5,795.94	0.00
Z61719	0	9/5/2025	MAR03	MARTIN, SHERRON L.	3,271.28	0.00
Z61720	0	9/5/2025	ROM03	ROMERO, MARIA L	2,908.12	0.00
Z61721	0	9/5/2025	TOD02	TODD, KATIE A	2,652.01	0.00
Z61722	0	9/5/2025	VAL01	VALDE, JASON D	3,767.52	0.00
Z61723	0	9/5/2025	BRA05	BRASSFIELD, JASON C	6,451.19	0.00
Z61724	0	9/5/2025	CHO01	CHOU, CHIN C	140.00	0.00
Z61725	0	9/5/2025	COL01	COLIN, JOSE L	5,938.90	0.00
Z61726	0	9/5/2025	DAN02	DANNER, JOSHUA S	6,559.13	0.00
Z61727	0	9/5/2025	DUC01	DUCHSCHER, JUSTIN M	4,063.89	0.00
Z61728	0	9/5/2025	ESP00	ESPARZA, RYAN J	4,608.56	0.00
Z61729	0	9/5/2025	FAR01	FARRELL, ANDREW L	4,250.14	0.00
Z61730	0	9/5/2025	HEL01	HELTON, JACOB T	5,935.15	0.00
Z61731	0	9/5/2025	KEG01	KEGLE, ANDREW D	4,932.13	0.00
Z61732	0	9/5/2025	LEM01	LEMING, AARON P	6,198.91	0.00
Z61733	0	9/5/2025	LOP03	LOPEZ, BRAD L	7,719.34	0.00
Z61734	0	9/5/2025	LUJ01	LUJAN, CHRISTOPHER J	5,683.96	0.00
Z61735	0	9/5/2025	MAR15	MARTIN, DEAN R	7,817.04	0.00
Z61736	0	9/5/2025	REN01	RENUCCI, GREG M	7,902.12	0.00
Z61737	0	9/5/2025	RIV03	RIVERA, LUIS R	4,212.72	0.00
Z61738	0	9/5/2025	SOT02	SOTO-POMEROY, FRANCISCO J	5,957.36	0.00
Z61739	0	9/5/2025	VAN01	VANDER MEER, JASON S	5,310.51	0.00
Z61740	0	9/5/2025	ZUN02	ZUNINO, MICHELLE E.	3,282.96	0.00
Z61741	0	9/5/2025	GOL03	GOLTIAO, JASON R	4,667.34	0.00
Z61742	0	9/5/2025	LOP00	LOPEZ-DE LOA, BELTHZABEL	3,145.60	0.00
Z61743	0	9/5/2025	MUN01	MUNOZ, MARIA L	3,395.60	0.00
Z61744	0	9/5/2025	ABD01	ABDELAZIZ, SHARIF S	5,491.43	0.00
Z61745	0	9/5/2025	ALE01	ALEXANDER, HALEY C	8,610.43	0.00
Z61746	0	9/5/2025	CAM02	CAMIGI, TYLER J	5,675.00	0.00
Z61747	0	9/5/2025	CAN02	CANGCO, ALVIN J	7,327.91	0.00
Z61748	0	9/5/2025	CAR08	CARDINALLI, MARK S	4,714.54	0.00
Z61749	0	9/5/2025	CAR06	CARLOCK, LISA A.	7,265.88	0.00
Z61750	0	9/5/2025	COL03	COLLINS, TAYLOR	3,231.37	0.00
Z61751	0	9/5/2025	CON05	CONAMA, TIFFANY N	4,781.72	0.00
Z61752	0	9/5/2025	COO01	COOK, BRANDI	3,505.20	0.00
Z61753	0	9/5/2025	DEM03	DEMELLO, RYAN A	6,506.77	0.00
Z61754	0	9/5/2025	DOO01	DOOLEY, CHRISTOPHER J	6,755.51	0.00
Z61755	0	9/5/2025	FIE01	FIERRO, ALEXANDER	5,716.94	0.00
Z61756	0	9/5/2025	FLO00	FLORES, AISHA	5,937.81	0.00
Z61757	0	9/5/2025	GAL04	GALLEGOS-ARE, NOE	6,154.86	0.00
Z61758	0	9/5/2025	HEA01	HEALY, DANIEL J.	7,946.49	0.00
Z61759	0	9/5/2025	HEI03	HEINE, SCOTT J	9,234.04	0.00
Z61760	0	9/5/2025	HEN02	HENDERSON, JEFF T.	7,946.49	0.00

Z61761	0	9/5/2025	KEN02	KENT, AMBER M.	6,168.82	0.00
Z61762	0	9/5/2025	KEN03	KENT, EMILY M	2,677.42	0.00
Z61763	0	9/5/2025	KHA01	KHANTIGNA, FRANKIE	8,186.30	0.00
Z61764	0	9/5/2025	KIN00	KING, CAMRYN R	3,905.38	0.00
Z61765	0	9/5/2025	LAZ00	LAZARO, JULIA M	9,352.98	0.00
Z61766	0	9/5/2025	LEH01	LE, HOANG D	4,531.43	0.00
Z61767	0	9/5/2025	LET01	LETTERMAN, THOMAS	6,780.48	0.00
Z61768	0	9/5/2025	LOM01	LOMBARD, TIFFANEY	7,577.38	0.00
Z61769	0	9/5/2025	MAR18	MARQUITZ, BRIANNA D	4,047.89	0.00
Z61770	0	9/5/2025	MUR00	MURPHY, HAYLEY A	2,644.46	0.00
Z61771	0	9/5/2025	NER01	NERI, SIGFRED D	10,454.63	0.00
Z61772	0	9/5/2025	OLS02	OLSEN, JAMES C	9,141.32	0.00
Z61773	0	9/5/2025	ROB00	ROBINSON, KARA C	4,553.11	0.00
Z61774	0	9/5/2025	ROT01	ROTH, AARON C	10,896.93	0.00
Z61775	0	9/5/2025	SAG01	SAGAMI, ANNE	6,019.41	0.00
Z61776	0	9/5/2025	SEL01	SELBY, KAYLEY E	5,062.61	0.00
Z61777	0	9/5/2025	SHI01	SHING-CHUN, HARRISON	8,952.94	0.00
Z61778	0	9/5/2025	SZM02	SZMURLO, ROBERT	1,507.20	0.00
Z61779	0	9/5/2025	VER02	VERA, ERIC	8,186.75	0.00
Z61780	0	9/5/2025	WAD01	WADDELL, ANEKKA S	2,297.96	0.00
Z61781	0	9/5/2025	ZAR01	ZARAGOZA, ERNESTO Z	7,441.55	0.00
Z61782	0	9/5/2025	BAR05	BARAJAS, HILO	2,702.48	0.00
Z61783	0	9/5/2025	BLO01	BLOCK JR, DELBERT R	2,456.00	0.00
Z61784	0	9/5/2025	BRY02	BRYAN, JOHN E.	6,342.75	0.00
Z61785	0	9/5/2025	CON06	CONTY, MICHAEL	1,962.72	0.00
Z61786	0	9/5/2025	COR02	CORTEZ, JUAN M.	3,182.10	0.00
Z61787	0	9/5/2025	DEL03	DE LA CRUZ, MARIBEL	4,407.07	0.00
Z61788	0	9/5/2025	DIA01	DIAZ II, NAPOLEON W.	4,722.44	0.00
Z61789	0	9/5/2025	ESC04	ESCOBEDO, NICHOLAS J	3,174.00	0.00
Z61790	0	9/5/2025	GEL01	GELUZ, GEMMA V.	980.41	0.00
Z61791	0	9/5/2025	HER01	HERROD, JAMES A.	5,665.08	0.00
Z61792	0	9/5/2025	LEE06	LEE, RACHEL C	2,280.80	0.00
Z61793	0	9/5/2025	LOZ01	LOZANO, NICODEMUS G	5,619.38	0.00
Z61794	0	9/5/2025	ORT03	ORTIZ GARCIA, JOSE O	2,327.20	0.00
Z61795	0	9/5/2025	PEC01	PECH, LUIS	2,327.20	0.00
Z61796	0	9/5/2025	PER04	PERGAMIT, MICHAEL W	2,861.34	0.00
Z61797	0	9/5/2025	PRI01	PRIEST, CLAUDERICK M	3,137.97	0.00
Z61798	0	9/5/2025	ROB05	ROBLES CASTI, JUAN D	2,477.20	0.00
Z61799	0	9/5/2025	SAL03	SALT, TEVITA VAEA P	3,078.40	0.00
Z61800	0	9/5/2025	SAM02	SAMO, JERAMY J.	3,572.56	0.00
Z61801	0	9/5/2025	SIF01	SIFUENTES, JONATHAN	3,057.20	0.00
Z61802	0	9/5/2025	SIL01	SILVA ZAMORA, BRAYAN O	2,829.60	0.00
Z61803	0	9/5/2025	VAN00	VANG, CHAO C	2,628.00	0.00
Z61804	0	9/5/2025	VUE01	VUE, NOUAE A	8,518.86	0.00
Z61805	0	9/5/2025	YAN01	YANG, GE H	2,807.20	0.00
Z61806	0	9/5/2025	ALL01	ALLEN, RYAN D	2,916.31	0.00
Z61807	0	9/5/2025	ALV01	ALVAREZ, SANTINO A	522.00	0.00
Z61808	0	9/5/2025	ARA00	ARANIEGO, CIARA	994.01	0.00
Z61809	0	9/5/2025	CLA01	CLARK, TRENTON J	741.60	0.00
Z61810	0	9/5/2025	CLO01	CLOUD, LEILA I	648.00	0.00
Z61811	0	9/5/2025	COL02	COLLINS, JAMIR R	270.00	0.00
Z61812	0	9/5/2025	COR05	CORTES, CRISTIAN A	184.50	0.00
Z61813	0	9/5/2025	DOW01	DOWNEY, JEFFREY D	3,983.62	0.00
Z61814	0	9/5/2025	DUM02	DUMALAG, GIZELLE ANNE	2,475.20	0.00
Z61815	0	9/5/2025	ESP02	ESPERANZA-IB, TRISTAN M	892.93	0.00

Z61816	0	9/5/2025	FLO02	FLORES, GLADIS	387.00	0.00
Z61817	0	9/5/2025	GAT01	GATMEN, JOSEPH J	3,786.28	0.00
Z61818	0	9/5/2025	HAT01	HATTEN, KAREN S.	229.20	0.00
Z61819	0	9/5/2025	HUL01	HULL, JANET	7,006.15	0.00
Z61820	0	9/5/2025	JAC01	JACKSON, TRISTAN K	1,024.60	0.00
Z61821	0	9/5/2025	JON03	JONES, JANINE S	628.65	0.00
Z61822	0	9/5/2025	KIN02	KING, KATHLEEN S	3,174.14	0.00
Z61823	0	9/5/2025	KOS01	KOSTA, ABIGAYLE J	913.10	0.00
Z61824	0	9/5/2025	LIN02	LINCOLN-BERR, SOLANGE	1,095.96	0.00
Z61825	0	9/5/2025	LOP04	LOPEZ, VANESSA A	1,320.25	0.00
Z61826	0	9/5/2025	MCH01	MCHENRY, HAYLEY J	3,569.24	0.00
Z61827	0	9/5/2025	MOR01	MORA, MARVIN J	4,612.09	0.00
Z61828	0	9/5/2025	NAV00	NAVARRO, MIKAYLA R	620.75	0.00
Z61829	0	9/5/2025	PAN01	PANTOJA, FERNANDO J	1,753.47	0.00
Z61830	0	9/5/2025	PIC02	PICKERING, KAILEY I	1,211.22	0.00
Z61831	0	9/5/2025	POR01	PORTER, TAI R	1,626.18	0.00
Z61832	0	9/5/2025	PRI03	PRIEST, RAESHAUN D	180.00	0.00
Z61833	0	9/5/2025	RAN01	RANSOM, ADRIANNA C	929.69	0.00
Z61834	0	9/5/2025	SAE02	SAEED, MOHAMED	667.44	0.00
Z61835	0	9/5/2025	SAL06	SALCEDA, BEYONCE O	594.00	0.00
Z61836	0	9/5/2025	SAL08	SALCEDA, KRISTINE	594.00	0.00
Z61837	0	9/5/2025	SAN09	SANTOS, ASHLEY D	940.20	0.00
Z61838	0	9/5/2025	SCR01	SCRIVNER, MARINA H	517.50	0.00
Z61839	0	9/5/2025	SIN01	SINGLEY, JUSTEEN K	2,549.46	0.00
Z61840	0	9/5/2025	TAT01	TATNEY-MORRI, MONICA L	720.00	0.00
Z61841	0	9/5/2025	TAY02	TAYLOR, AMIA C	243.00	0.00
Z61842	0	9/5/2025	TKA01	TKACZ, OLIVIA F	1,428.68	0.00
Z61843	0	9/5/2025	VIL01	VILLANUEVA, TREVOR A	1,243.79	0.00
Z61844	0	9/5/2025	WAG01	WAGNER, LUKAS P	72.00	0.00
Z61845	0	9/5/2025	WAL01	WALTHOUR, JANELLE A	855.00	0.00
Z61846	0	9/5/2025	WHA01	WHALEY, JUDE	614.54	0.00
Z61847	0	9/19/2025	BER03	BERMUDEZ, JIM	9,333.47	0.00
Z61848	0	9/19/2025	ELM01	ELM, MICHAEL L	2,854.34	0.00
Z61849	0	9/19/2025	MAL01	MALALUAN, BRIANA KELLE A	3,601.90	0.00
Z61850	0	9/19/2025	MCN02	MCNARY, RONETT	1,038.80	0.00
Z61851	0	9/19/2025	MER01	MERCADO-MART, GLORIA	2,966.09	0.00
Z61852	0	9/19/2025	NAS01	NASH, ASHLEY A	2,974.14	0.00
Z61853	0	9/19/2025	PEN01	PENLAND, CHRISTINA Y	7,540.68	0.00
Z61854	0	9/19/2025	PRE01	PREBULA, BRET T	10,982.61	0.00
Z61855	0	9/19/2025	ROB03	ROBERTS, ROWLAND H.	5,987.32	0.00
Z61856	0	9/19/2025	CAP01	CAPERTON, RICKY	8,078.33	0.00
Z61857	0	9/19/2025	KEA02	KEARNS, JOHN T.	5,516.35	0.00
Z61858	0	9/19/2025	WOO02	WOODEN, APRIL E	1,722.50	0.00
Z61859	0	9/19/2025	DAW02	DAWSON, JENALEE M	1,085.52	0.00
Z61860	0	9/19/2025	HER00	HERNANDEZ, ALMA R	614.74	0.00
Z61861	0	9/19/2025	PAL01	PAL, AMIT	100.00	0.00
Z61862	0	9/19/2025	SHE02	SHEPHERD, PARISE S	597.24	0.00
Z61863	0	9/19/2025	SKI02	SKINNER, ANITA L	532.29	0.00
Z61864	0	9/19/2025	TEW01	TEWARI, VINAY P	197.64	0.00
Z61865	0	9/19/2025	WAS02	WASHINGTON, PRINCESS K	1,085.52	0.00
Z61866	0	9/19/2025	COR03	CORRALES, SHERRI L.	3,085.84	0.00
Z61867	0	9/19/2025	DAN01	DANIEL, ROBERTA J.	3,884.86	0.00
Z61868	0	9/19/2025	DEO01	DEOL, LAKHWINDER K	8,300.27	0.00
Z61869	0	9/19/2025	DUM01	DUM, AMANDA	4,335.16	0.00
Z61870	0	9/19/2025	LIT01	LITTLES, DIANA A.	3,995.98	0.00

Z61871	0	9/19/2025	LOP05	LOPEZ, CHRISTIAN G	2,896.42	0.00
Z61872	0	9/19/2025	LUN01	LUNA, ELIZABETH N.	5,795.94	0.00
Z61873	0	9/19/2025	MAR03	MARTIN, SHERRON L.	3,271.28	0.00
Z61874	0	9/19/2025	ROM03	ROMERO, MARIA L	2,831.30	0.00
Z61875	0	9/19/2025	TOD02	TODD, KATIE A	2,603.20	0.00
Z61876	0	9/19/2025	VAL01	VALDE, JASON D	3,330.40	0.00
Z61877	0	9/19/2025	BRA05	BRASSFIELD, JASON C	4,951.07	0.00
Z61878	0	9/19/2025	COL01	COLIN, JOSE L	5,938.90	0.00
Z61879	0	9/19/2025	DAN02	DANNER, JOSHUA S	8,455.70	0.00
Z61880	0	9/19/2025	DUC01	DUCHSCHER, JUSTIN M	5,622.98	0.00
Z61881	0	9/19/2025	ESP00	ESPARZA, RYAN J	5,015.53	0.00
Z61882	0	9/19/2025	FAR01	FARRELL, ANDREW L	3,200.31	0.00
Z61883	0	9/19/2025	HEL01	HELTON, JACOB T	7,268.93	0.00
Z61884	0	9/19/2025	KEG01	KEGLE, ANDREW D	3,925.53	0.00
Z61885	0	9/19/2025	LEM01	LEMING, AARON P	6,541.67	0.00
Z61886	0	9/19/2025	LOP03	LOPEZ, BRAD L	7,719.34	0.00
Z61887	0	9/19/2025	LUJ01	LUJAN, CHRISTOPHER J	4,138.55	0.00
Z61888	0	9/19/2025	MAR15	MARTIN, DEAN R	12,776.13	0.00
Z61889	0	9/19/2025	REN01	RENUCCI, GREG M	7,699.72	0.00
Z61890	0	9/19/2025	RIV03	RIVERA, LUIS R	5,642.15	0.00
Z61891	0	9/19/2025	SOT02	SOTO-POMEROY, FRANCISCO J	7,691.18	0.00
Z61892	0	9/19/2025	VAN01	VANDER MEER, JASON S	5,310.51	0.00
Z61893	0	9/19/2025	ZUN02	ZUNINO, MICHELLE E.	3,464.81	0.00
Z61894	0	9/19/2025	GOL03	GOLTIAO, JASON R	4,667.34	0.00
Z61895	0	9/19/2025	LOP00	LOPEZ-DE LOA, BELTHZABEL	3,145.60	0.00
Z61896	0	9/19/2025	MUN01	MUNOZ, MARIA L	3,395.60	0.00
Z61897	0	9/19/2025	ABD01	ABDELAZIZ, SHARIF S	5,509.59	0.00
Z61898	0	9/19/2025	ALE01	ALEXANDER, HALEY C	8,699.37	0.00
Z61899	0	9/19/2025	CAM02	CAMIGI, TYLER J	9,360.74	0.00
Z61900	0	9/19/2025	CAN02	CANGCO, ALVIN J	7,629.42	0.00
Z61901	0	9/19/2025	CAR08	CARDINALLI, MARK S	4,650.17	0.00
Z61902	0	9/19/2025	CAR06	CARLOCK, LISA A.	7,265.88	0.00
Z61903	0	9/19/2025	COL03	COLLINS, TAYLOR	3,211.06	0.00
Z61904	0	9/19/2025	CON05	CONAMA, TIFFANY N	4,848.26	0.00
Z61905	0	9/19/2025	COO01	COOK, BRANDI	3,505.20	0.00
Z61906	0	9/19/2025	DEM03	DEMELLO, RYAN A	5,776.73	0.00
Z61907	0	9/19/2025	DOO01	DOOLEY, CHRISTOPHER J	6,422.58	0.00
Z61908	0	9/19/2025	FIE01	FIERRO, ALEXANDER	7,312.23	0.00
Z61909	0	9/19/2025	FLO00	FLORES, AISHA	7,475.83	0.00
Z61910	0	9/19/2025	GAL04	GALLEGOS-ARE, NOE	5,058.09	0.00
Z61911	0	9/19/2025	HEA01	HEALY, DANIEL J.	7,946.49	0.00
Z61912	0	9/19/2025	HEI03	HEINE, SCOTT J	6,641.71	0.00
Z61913	0	9/19/2025	HEN02	HENDERSON, JEFF T.	7,946.49	0.00
Z61914	0	9/19/2025	KEN02	KENT, AMBER M.	8,663.50	0.00
Z61915	0	9/19/2025	KEN03	KENT, EMILY M	3,222.58	0.00
Z61916	0	9/19/2025	KHA01	KHANTIGNA, FRANKIE	7,562.95	0.00
Z61917	0	9/19/2025	KIN00	KING, CAMRYN R	2,953.90	0.00
Z61918	0	9/19/2025	LAZ00	LAZARO, JULIA M	10,787.57	0.00
Z61919	0	9/19/2025	LEH01	LE, HOANG D	3,766.82	0.00
Z61920	0	9/19/2025	LET01	LETTERMAN, THOMAS	6,402.97	0.00
Z61921	0	9/19/2025	LOM01	LOMBARD, TIFFANEY	7,444.84	0.00
Z61922	0	9/19/2025	MAR18	MARQUITZ, BRIANNA D	7,786.84	0.00
Z61923	0	9/19/2025	MUR00	MURPHY, HAYLEY A	2,470.04	0.00
Z61924	0	9/19/2025	NER01	NERI, SIGFRED D	11,074.45	0.00
Z61925	0	9/19/2025	OKO01	OKODOGBE, NICHOLAS	1,903.60	0.00

Z61926	0	9/19/2025	OLS02	OLSEN, JAMES C	8,564.10	0.00
Z61927	0	9/19/2025	ROB00	ROBINSON, KARA C	6,781.67	0.00
Z61928	0	9/19/2025	ROT01	ROTH, AARON C	10,896.93	0.00
Z61929	0	9/19/2025	SAG01	SAGAMI, ANNE	6,629.90	0.00
Z61930	0	9/19/2025	SEL01	SELBY, KAYLEY E	5,155.73	0.00
Z61931	0	9/19/2025	SHI01	SHING-CHUN, HARRISON	8,740.84	0.00
Z61932	0	9/19/2025	SZM02	SZMURLO, ROBERT	1,004.80	0.00
Z61933	0	9/19/2025	TRA01	TRAN, JOSHUA	1,903.60	0.00
Z61934	0	9/19/2025	VER02	VERA, ERIC	6,082.42	0.00
Z61935	0	9/19/2025	WAD01	WADDELL, ANEKKA S	2,477.42	0.00
Z61936	0	9/19/2025	ZAR01	ZARAGOZA, ERNESTO Z	5,615.40	0.00
Z61937	0	9/19/2025	BAR05	BARAJAS, HILO	2,660.72	0.00
Z61938	0	9/19/2025	BLO01	BLOCK JR, DELBERT R	2,456.00	0.00
Z61939	0	9/19/2025	BRY02	BRYAN, JOHN E.	3,966.80	0.00
Z61940	0	9/19/2025	CON06	CONTY, MICHAEL	1,725.84	0.00
Z61941	0	9/19/2025	COR02	CORTEZ, JUAN M.	3,182.10	0.00
Z61942	0	9/19/2025	DEL03	DE LA CRUZ, MARIBEL	4,407.07	0.00
Z61943	0	9/19/2025	DIA01	DIAZ II, NAPOLEON W.	6,703.70	0.00
Z61944	0	9/19/2025	ESC04	ESCOBEDO, NICHOLAS J	2,589.20	0.00
Z61945	0	9/19/2025	GEL01	GELUZ, GEMMA V.	980.41	0.00
Z61946	0	9/19/2025	HER01	HERROD, JAMES A.	5,665.08	0.00
Z61947	0	9/19/2025	LEE06	LEE, RACHEL C	2,280.80	0.00
Z61948	0	9/19/2025	LOZ01	LOZANO, NICODEMUS G	5,619.38	0.00
Z61949	0	9/19/2025	ORT03	ORTIZ GARCIA, JOSE O	3,350.32	0.00
Z61950	0	9/19/2025	PEC01	PECH, LUIS	2,327.20	0.00
Z61951	0	9/19/2025	PER04	PERGAMIT, MICHAEL W	2,861.34	0.00
Z61952	0	9/19/2025	PRI01	PRIEST, CLAUDERICK M	5,017.49	0.00
Z61953	0	9/19/2025	ROB05	ROBLES CASTI, JUAN D	2,477.20	0.00
Z61954	0	9/19/2025	SAL03	SALT, TEVITA VAEA P	4,921.29	0.00
Z61955	0	9/19/2025	SAM02	SAMO, JERAMY J.	3,572.56	0.00
Z61956	0	9/19/2025	SIF01	SIFUENTES, JONATHAN	3,057.20	0.00
Z61957	0	9/19/2025	SIL01	SILVA ZAMORA, BRAYAN O	2,829.60	0.00
Z61958	0	9/19/2025	VAN00	VANG, CHAO C	2,628.00	0.00
Z61959	0	9/19/2025	VUE01	VUE, NOUAE A	8,518.86	0.00
Z61960	0	9/19/2025	YAN01	YANG, GE H	2,807.20	0.00
Z61961	0	9/19/2025	ALL01	ALLEN, RYAN D	2,916.31	0.00
Z61962	0	9/19/2025	ALV01	ALVAREZ, SANTINO A	567.00	0.00
Z61963	0	9/19/2025	ARA00	ARANIEGO, CIARA	999.11	0.00
Z61964	0	9/19/2025	CLA01	CLARK, TRENTON J	713.79	0.00
Z61965	0	9/19/2025	CLO01	CLOUD, LEILA I	670.50	0.00
Z61966	0	9/19/2025	COL02	COLLINS, JAMIR R	558.00	0.00
Z61967	0	9/19/2025	COR05	CORTES, CRISTIAN A	292.50	0.00
Z61968	0	9/19/2025	DOW01	DOWNEY, JEFFREY D	3,983.62	0.00
Z61969	0	9/19/2025	DUM02	DUMALAG, GIZELLE ANNE	2,475.20	0.00
Z61970	0	9/19/2025	ESP02	ESPERANZA-IB, TRISTAN M	777.37	0.00
Z61971	0	9/19/2025	FLO02	FLORES, GLADIS	315.00	0.00
Z61972	0	9/19/2025	GAT01	GATMEN, JOSEPH J	3,786.28	0.00
Z61973	0	9/19/2025	HAT01	HATTEN, KAREN S.	305.60	0.00
Z61974	0	9/19/2025	HUL01	HULL, JANET	7,006.15	0.00
Z61975	0	9/19/2025	JAC01	JACKSON, TRISTAN K	774.82	0.00
Z61976	0	9/19/2025	JON03	JONES, JANINE S	658.35	0.00
Z61977	0	9/19/2025	KIN02	KING, KATHLEEN S	3,174.14	0.00
Z61978	0	9/19/2025	KOS01	KOSTA, ABIGAYLE J	815.76	0.00
Z61979	0	9/19/2025	LIN02	LINCOLN-BERR, SOLANGE	958.33	0.00
Z61980	0	9/19/2025	LOP04	LOPEZ, VANESSA A	1,055.18	0.00

Z61981	0	9/19/2025	MCH01	MCHENRY, HAYLEY J	3,569.24	0.00
Z61982	0	9/19/2025	MOR01	MORA, MARVIN J	4,612.09	0.00
Z61983	0	9/19/2025	NAV00	NAVARRO, MIKAYLA R	787.88	0.00
Z61984	0	9/19/2025	PAN01	PANTOJA, FERNANDO J	1,768.20	0.00
Z61985	0	9/19/2025	PIC02	PICKERING, KAILEY I	1,200.01	0.00
Z61986	0	9/19/2025	POR01	PORTER, TAI R	1,160.75	0.00
Z61987	0	9/19/2025	RAM02	RAMIREZ, CHRISTOPHER A	37.08	0.00
Z61988	0	9/19/2025	RAN01	RANSOM, ADRIANNA C	751.11	0.00
Z61989	0	9/19/2025	SAE02	SAEED, MOHAMED	574.74	0.00
Z61990	0	9/19/2025	SAL06	SALCEDA, BEYONCE O	707.85	0.00
Z61991	0	9/19/2025	SAL08	SALCEDA, KRISTINE	360.00	0.00
Z61992	0	9/19/2025	SAN09	SANTOS, ASHLEY D	619.80	0.00
Z61993	0	9/19/2025	SCR01	SCRIVNER, MARINA H	675.00	0.00
Z61994	0	9/19/2025	SIN01	SINGLEY, JUSTEEN K	2,549.46	0.00
Z61995	0	9/19/2025	TAT01	TATNEY-MORRI, MONICA L	585.00	0.00
Z61996	0	9/19/2025	TAY02	TAYLOR, AMIA C	396.00	0.00
Z61997	0	9/19/2025	TKA01	TKACZ, OLIVIA F	1,103.03	0.00
Z61998	0	9/19/2025	VIL01	VILLANUEVA, TREVOR A	1,447.69	0.00
Z61999	0	9/19/2025	WAG01	WAGNER, LUKAS P	418.50	0.00
Z62000	0	9/19/2025	WAL01	WALTHOUR, JANELLE A	814.50	0.00
Z62001	0	9/19/2025	WHA01	WHALEY, JUDE	562.02	0.00
					1,252,487.82	25,466.49

FINANCE DEPARTMENT

City of Suisun City, 701 Civic Center Blvd, Suisun, CA 94585
Telephone (707) 421-7320 Fax (707) 421-7366

MEMORANDUM

DATE: October 6, 2025

TO: Honorable Mayor and City Councilmembers

PREPARED BY: Sherri Corrales, Account Clerk III

APPROVED BY: Lakhwinder Deol, Finance Director

RE: Accounts Payable checks for

September 2025

Total for GENERAL FUND & OTHER A/P $6,043,136.52

SUISUN CITY, CA

Expense Approval Report
By Fund

Payment Dates 9/1/2025 - 9/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 010 - GENERAL FUND					
WESTAMERICA BANK	DM0001385	09/02/2025	RECREATION CREDIT CARD C...	DFT0001409	4.10
CLOVER	DM0001386	09/02/2025	CLOVER-CREDIT CARD FEES	DFT0001410	193.92
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	202,767.47
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	158.00
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	107.44
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	12.64
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	94.80
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	399.74
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	197.50
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	177.53
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	316.00
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	158.00
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	632.00
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	316.00
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	15.80
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	173.80
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	86.90
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	14.22
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	31.60
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	12.64
CAL PERS RETIREMENT SYSTEM	DM0001390	09/04/2025	PERS RETIREMENT PAYROLL G...	DFT0001414	700.00
Paymentech LLC	DM0001391	09/04/2025	PAYMENTECH FEES FOR JULY ...	DFT0001415	21,184.26
Paymentech LLC	DM0001391	09/04/2025	PAYMENTECH FEES FOR JULY ...	DFT0001415	1,718.12
HDL COREN & CONE	SIN053929	06/30/2025	2024-25 ACFR STATISTICAL PA...	157280	795.00
CORBIN WILLITS SYSTEM INC	000C507151	09/05/2025	ENHANCEMENT & SERVICE	157293	835.71
CORBIN WILLITS SYSTEM INC	000C507151	09/05/2025	ENHANCEMENT & SERVICE	157293	835.72
RENITA HACKETT	0042083	09/05/2025	REC-DAMAGE DEPOSIT RETU...	157316	217.00
BALJIT BOYAL	0048351	09/05/2025	REC-DAMAGE DEPOSIT RETU...	157288	445.00
SANDRA GUTIERREZ	042178	09/05/2025	REC-DAMAGE DEPOSIT RETU...	157317	434.00
AT&T-1714, 7335	082325-1714	09/05/2025	707-438-1714	157287	149.57
AT&T-1714, 7335	082325-7342	09/05/2025	707-421-7342	157287	228.53
DEBORAH FAYE LOPEZ	082625	09/05/2025	PD-BACKGROUND INVESTIGAT..	830	2,000.00
US POSTMASTER	090125	09/05/2025	PRE-PAID POSTAGE PERMIT #...	157321	3,200.00
FAD-ENGELL COMPANY, LLC	090125	09/05/2025	LEASE PAYMENT FOR TEMP P...	157300	200.00
CORETTA GRAYSON	090225	09/05/2025	REC-INSTRUCTOR PAYMENT ...	157294	242.00
DONALD HATTALA	090225	09/05/2025	REC-INSTRUCTOR PAYMENT ...	831	1,526.00
DAVID GONZALEZ	090225	09/05/2025	REC-INSTRUCTOR PAYMENT ...	157298	196.00
JUDY GAMET	090225	09/05/2025	REC-INSTRUCTOR PAYMENT ...	832	958.00
PG&E	09052503	09/05/2025	2115121122-0	157312	1,647.21
PG&E	09052504	09/05/2025	4291253847-9	157312	53.69
PG&E	09052505	09/05/2025	4249587183-4	157312	3,273.30
PG&E	09052507	09/05/2025	8990553666-3	157312	3.02
PG&E	09052512	09/05/2025	9313427142-3	157312	200.28
PITNEY BOWES INC	1027996462	09/05/2025	POSTAGE SUPPLIES-EZ SEAL	157314	90.56
WEX INC	106826834	09/05/2025	GAS USAGE-VARIOUS DEPTS 7...	834	11,236.22
WEX INC	106826834	09/05/2025	GAS USAGE-VARIOUS DEPTS 7...	834	2,815.72
WEX INC	106826834	09/05/2025	GAS USAGE-VARIOUS DEPTS 7...	834	267.52
J RAMIREZ TOWING	112971	09/05/2025	PD-TOW SERVICE-UNIT 2006	157303	125.00
EDGE ENGRAVING	14220	09/05/2025	NAME PLATES-BURKET & SHE...	157299	41.67
U S BANK	14913899	09/05/2025	FIN-ACCT #19-500190 ADMIN ...	157320	1,000.00
AMAZON CAPITAL SERVICES	19L1-RFPQ-H9YQ	09/05/2025	FIRE-USAR TRAILER SUPPLIES	828	321.10
AMAZON CAPITAL SERVICES	1GFW-7RT6-LFJW	09/05/2025	PW-CHAIR-LOZANO	828	643.84
AMAZON CAPITAL SERVICES	1JDX-JMMF-J1GF	09/05/2025	FIRE-CAR CHARGER	828	19.68

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
AMAZON CAPITAL SERVICES	1KPC-GFXQ-LT39	09/05/2025	FIRE-MISC SUPPLIES	828	274.02
AMAZON CAPITAL SERVICES	1N7K-KH9Q-9LTG	09/05/2025	FIRE-MANILLA ENVELOPES & ...	828	68.91
AMAZON CAPITAL SERVICES	1WH9-LMH6-CWVF	09/05/2025	PD-CONVECTION OVEN	828	136.40
AMAZON CAPITAL SERVICES	1X6X-KMTK-LLYL	09/05/2025	FIRE-CARGO COVER	828	287.88
AMAZON CAPITAL SERVICES	1XJJ-MW64-1XM7	09/05/2025	FIRE-FLAGS	828	167.36
AT&T	23968386	09/05/2025	707-429-1297	157286	29.63
AT&T	23968389	09/05/2025	707-429-4647	157286	31.19
LIFE EXTENSION CLINICS, INC.	3828	09/05/2025	FIRE-ANNUAL PHYSICALS-5 M...	157307	4,800.00
ROBERT BELL SR.	39	09/05/2025	REC-SECURITY GUARDS FOR N...	833	3,126.50
KNOCK 'EM OUT PEST CONTRO	417557	09/05/2025	REC-PEST CONTROL	157304	80.00
ASSISTANCE PLUS	52968	09/05/2025	UB-PROCESS WATER STATEM...	157284	844.82
ASSISTANCE PLUS	52969	09/05/2025	UB-PROCESS WATER STATEM...	157284	277.67
CRESCO EQUIPMENT RENTALS	6460590-0001	09/05/2025	PW-BOOM RENTAL TO REMO...	157295	1,798.21
PARTNERS PERSONNEL MAN...	800091991	09/05/2025	BLDG-TEMP WORKER WEEK E...	157311	1,051.25
HERBERT I DARDON	AUG'25	09/05/2025	PLANNING COMMISSION MT...	157301	200.00
THOMAS KAMIN	AUG'25	09/05/2025	PLANNING COMMISSION MT...	157319	200.00
KRISTINA MARIE ELDER	AUG'25	09/05/2025	PLANNING COMMISSION MTG...	157305	100.00
TERRENCE EDWIN WEST	AUG'25	09/05/2025	PLANNING COMMISSION MT...	157318	200.00
ALBERT ENAULT	AUG'25	09/05/2025	PLANNING COMMISSION MT...	157281	200.00
BUSINESS LICENSE BANK FEES	DM0001392	09/05/2025	AMERICAN EXPRESS FEES	DFT0001416	298.13
INTERNAL REVENUE SERVICE	DM0001393	09/05/2025	PAYROLL FEDERAL TAXES W/H...	DFT0001417	17,541.53
INTERNAL REVENUE SERVICE	DM0001393	09/05/2025	PAYROLL FEDERAL TAXES W/H...	DFT0001417	69,556.20
CHILD SUPPORT SERVICES	DM0001388	09/09/2025	CHILD SUPPORT 9/5/25 PAYR...	DFT0001412	1,516.15
SCPFA	DM0001396	09/10/2025	SCPFA DUES CONTRIBUTION 9...	DFT0001420	119.99
SCPOA	DM0001397	09/10/2025	SCPOA UNION DUES CONTRIB...	DFT0001421	1,910.00
SEIU UNION	DM0001398	09/10/2025	SEIU UNION DUES CONTRIBUT...	DFT0001422	738.58
MISSION SQUARE	DM0001399	09/10/2025	401-A PAYROLL CONTRIBUTI...	DFT0001423	1,466.05
PARS	DM0001400	09/10/2025	PARS PAYROLL CONTRIBUTION..	DFT0001424	2,674.05
INTERNATIONAL ASSOCATION...	DM0001401	09/10/2025	IAFF 1186 UNION DUES CONT...	DFT0001425	1,200.03
MISSION SQUARE	DM0001402	09/10/2025	457 & ROTH PAYROLL CONTRI...	DFT0001426	26,890.66
MISSION SQUARE	DM0001402	09/10/2025	457 & ROTH PAYROLL CONTRI...	DFT0001426	3,813.09
SCMPEA	DM0001403	09/10/2025	SCMPEA DUES CONTRIBUTION..	DFT0001427	204.00
CLOVER	DM0001394	09/11/2025	CLOVER APP FEE	DFT0001418	84.95
INSURANCE AND BENEFITS TR...	DM0001408	09/11/2025	POA LIFE INSURANCE SEPT 20...	DFT0001432	800.00
GRISELDA AGOSTO	0042291	09/12/2025	REC-DAMAGE DEPOSIT RETU...	157352	434.00
MIGUEL PLASCENCIA	0048392	09/12/2025	REC-DAMAGE DEPOSIT RETU...	157378	445.00
DEBORAH FAYE LOPEZ	083025	09/12/2025	PD-BACKGROUND CHECK-C KI...	838	1,800.00
5 STAR DETAIL & WASH INC.	090125	09/12/2025	PD-CAR WASHES-AUGUST 20...	157328	203.12
ESSEX COOK	090425	09/12/2025	COMMISSIONER PAYMENT-9/...	157350	100.00
JOHN WESLEY HARTER	090425	09/12/2025	COMMISSIONER PAYMENT-9/...	157361	100.00
DONNA M LEBLANC	090425	09/12/2025	COMMISSIONER PAYMENT-9/...	157348	100.00
JUAN M SALGADO VAZQUEZ	090425	09/12/2025	COMMISSIONER PAYMENT-9/...	157362	100.00
AARON DANTE SENCIL	090425	09/12/2025	COMMISSIONER PAYMENT-9/...	157329	100.00
BRADY COMPANIES, LLC	10564807	09/12/2025	BLDG-GLOVES	157335	114.54
BRADY COMPANIES, LLC	10564809	09/12/2025	BLDG-CLEANER	157335	82.14
BRADY COMPANIES, LLC	10564812	09/12/2025	BLDG-TOWELS	157335	509.42
STEPHANIE N BEAUCHAINE	10913	09/12/2025	HR-CONSULTING SVCS THRO...	157387	1,440.00
AMAZON CAPITAL SERVICES	116X-LT79-LWKF	09/12/2025	REC-MONITOR, ADAPTER, CHA..	835	191.63
AMAZON CAPITAL SERVICES	139R-Y7VT-9VLT	09/12/2025	REC-MISC SUPPLIES, DOR ASP	835	689.56
AMAZON CAPITAL SERVICES	139R-Y7VT-DCM6	09/12/2025	REC-FLAGS, BATTERIES, COFFE...	835	683.55
AMAZON CAPITAL SERVICES	13TM-KFJG-HVM9	09/12/2025	REC-MISC SUPPLIES, CRESCEN...	835	1,509.82
AMAZON CAPITAL SERVICES	13TM-KFJG-M4YV	09/12/2025	REC-COFFEE, MARKERS, CALC...	835	82.79
CDCE INCORPORATED	143980	09/12/2025	FIRE-TOUGHBOOKS, KEYBOA...	157338	5,275.99
OPTIMIZED INVESTMENT PAR...	1459	09/12/2025	INVESTMENT ADVISORY SVCS ...	839	3,118.31
LIFE-ASSIST INC	1635247	09/12/2025	FIRE-MEDICAL SUPPLIES	157368	142.89
THE HALLE GROUP LLC	1712	09/12/2025	ADMIN-PROFESSIONAL SVCS ...	157391	656.25
AMAZON CAPITAL SERVICES	1F9X-9JMY-QMFM	09/12/2025	PD-RETURN DESK RISER	835	-322.29
AMAZON CAPITAL SERVICES	1GK1-JGHT-FKP6	09/12/2025	REC-COLORING BOOKS & BIN...	835	50.80
AMAZON CAPITAL SERVICES	1P41-YXQY-RVQ3	09/12/2025	PD-TISSUES, LETTER OPENER, ...	835	362.52
AMAZON CAPITAL SERVICES	1QCN-96PQ-9FJW	09/12/2025	REC-SENIOR CENTER SUPPLIES	835	99.70

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
AMAZON CAPITAL SERVICES	1QCN-96PQ-D1MR	09/12/2025	REC-CALENDAR & PLANNER	835	30.08
AMAZON CAPITAL SERVICES	1QCN-99PQ-H74G	09/12/2025	REC-MISC SUPPLIES, DOR ASP	835	551.47
AMAZON CAPITAL SERVICES	1R7D-6KFD-HW36	09/12/2025	REC-MISC PRESCHOOL SUPPLI...	835	215.99
HORIZON	1X330821	09/12/2025	PW-SENSORS	157356	897.44
HORIZON	1X330822	09/12/2025	PW-SENSORS	157356	448.72
AMAZON CAPITAL SERVICES	1X6H-Y4P4-M64H	09/12/2025	REC-MISC SUPPLIES, CRESCEN...	835	359.50
AMAZON CAPITAL SERVICES	1XHV-Q91N-DQF7	09/12/2025	REC-TOYS, NAME TAGS, ETC-P...	835	162.03
SELMAN & COMPANY LLC	20250101	09/12/2025	FIRE-BACKBILL VOLUNTEER IN...	157386	237.20
SELMAN & COMPANY LLC	20250901	09/12/2025	FIRE-VOLUNTEER ISURANCE-...	157386	29.65
CITY OF FAIRFIELD	231744	09/12/2025	PD-CITY OF FFLD ANIMAL CO...	157340	15,889.86
AT&T	24013045	09/12/2025	707-438-2520	157332	31.14
AT&T	24013046	09/12/2025	707-438-7531	157332	29.58
COMCAST BUSINESS	249517308	09/12/2025	PD-NEXTGEN911 FAILOVER	157343	476.44
COMCAST	249519588	09/12/2025	ETHERNET SVC THROUGH 8/3...	157342	789.22
BERT WILLIAMS & SONS INC	2517934	09/12/2025	FIRE-SS1 FINE OIL & DSC33 OIL	157334	76.42
BERT WILLIAMS & SONS INC	2518038	09/12/2025	FIRE-DEF FLUID	157334	148.58
RICHARDS, WATSON & GERS...	254712-0001	09/12/2025	PROFESSIONAL SVCS-GENERAL	840	13,800.05
RICHARDS, WATSON & GERS...	254712-0003	09/12/2025	PROFESSIONAL SVCS-SUISUN ...	840	2,059.00
RICHARDS, WATSON & GERS...	254712-0004	09/12/2025	PROFESSIONAL SVCS-BUZZ OA...	840	487.50
RICHARDS, WATSON & GERS...	254712-9999	09/12/2025	PROFESSIONAL SVCS-ADDT'L ...	840	57,422.50
RICHARDS, WATSON & GERS...	254714	09/12/2025	PROFESSIONAL SVCS-GENERAL	840	412.50
CODE THREE FIRE & SAFETY	25680e	09/12/2025	CITY HALL-FIRE EXTINGUISHER...	157341	534.00
CODE THREE FIRE & SAFETY	25681e	09/12/2025	PD-FIRE EXTINGUISHER SERVI...	157341	48.00
CULLIGAN OF SACRAMENTO	2646593	09/12/2025	PD-WATER SERVICE SEPT'25	157344	98.90
THE COPY CORNER	29482	09/12/2025	PD-NOTICE TO APPEAR FORMS	157390	915.54
THE COPY CORNER	29483	09/12/2025	PD-72HR NOTICES & ENVELOP...	157390	1,926.71
THE COPY CORNER	29643	09/12/2025	UB-WHITE PERFORATED PAPE...	157390	3,194.09
LIEBERT CASSIDY WHITMORE	298180	09/12/2025	ERC MEMBERSHIP W/PREMI...	157367	6,640.00
DAILY REPUBLIC	300133201	09/12/2025	PLANNING-PERMIT NO. 23/24...	157345	180.19
HEALTH EDUCATION SVCS	31643	09/12/2025	FIRE-TRAINING CENTER ANN...	157354	160.00
THE TROPHY FACTORY	3294	09/12/2025	FIRE-ALUMINUM ENGRAVED ...	157392	68.33
MCKENZIE HARDWARE-2	364283	09/12/2025	FIRE-SCREWS	157373	24.85
MCKENZIE HARDWARE-PD	364286	09/12/2025	PD-PAINT SUPPLIES	157374	24.29
MCKENZIE HARDWARE-PW	364289	09/12/2025	PW-BOOTS	157375	81.83
MCKENZIE HARDWARE-PW	364293	09/12/2025	PW-PVC SUPPLIES	157375	24.13
MCKENZIE HARDWARE-PW	364294	09/12/2025	PW-PVS SUPPLIES	157375	25.37
MCKENZIE HARDWARE-PW	364295	09/12/2025	PW-TRIMMER LINE	157375	45.82
MCKENZIE HARDWARE-PW	364297	09/12/2025	PW-WASP SPRAY	157375	12.20
MCKENZIE HARDWARE-PW	364298	09/12/2025	PW-GARBAGE CAN	157375	34.91
MCKENZIE HARDWARE-PW	364300	09/12/2025	PW-IRRIGATION PARTS	157375	14.13
MCKENZIE HARDWARE-PD	364303	09/12/2025	PD-MARKING FLAGS	157374	20.71
MCKENZIE HARDWARE-PW	364305	09/12/2025	PW-RAKE, SHOVEL, LOCKS	157375	111.27
MCKENZIE HARDWARE-PW	364308	09/12/2025	PW-PVC SUPPLIES	157375	70.90
MCKENZIE HARDWARE-PW	364313	09/12/2025	PW-PVC SUPPLIES	157375	59.96
MCKENZIE HARDWARE/2	364315	09/12/2025	BLDG-KEY RINGS & DOORBELL	157372	12.64
MCKENZIE HARDWARE-2	364325	09/12/2025	FIRE-AIR FILTERS	157373	22.88
MCKENZIE HARDWARE-PW	364329	09/12/2025	PW-PLANTER BULB & BATTERI...	157375	239.03
MCKENZIE HARDWARE-PW	364334	09/12/2025	PW-RETURN PLANTER BULB	157375	-32.73
MCKENZIE HARDWARE-PW	364336	09/12/2025	PW-PVC SUPPLIES	157375	29.19
MCKENZIE HARDWARE-PW	364344	09/12/2025	PW-PVC SUPPLIES	157375	37.71
MCKENZIE HARDWARE-PW	364347	09/12/2025	PW-PVC SUPPLIES	157375	54.10
MCKENZIE HARDWARE-PW	364354	09/12/2025	PW-PVC SUPPLIES	157375	38.47
MCKENZIE HARDWARE-2	364355	09/12/2025	FIRE-SHELF, MOPHEAD, ETC	157373	107.40
MCKENZIE HARDWARE-PW	364364	09/12/2025	PW-PVC SUPPLIES	157375	67.57
MCKENZIE HARDWARE-2	364372	09/12/2025	FIRE-STATION SUPPLIES	157373	13.72
MCKENZIE HARDWARE	364373	09/12/2025	REC-AIR SANITIZER & DRILL B...	157371	31.19
MCKENZIE HARDWARE-PW	364382	09/12/2025	PW-PVC SUPPLIES	157375	8.04
MCKENZIE HARDWARE-PW	364385	09/12/2025	PW-PVC SUPPLIES	157375	3.92
MCKENZIE HARDWARE-PW	364388	09/12/2025	PW-CABLETIES	157375	31.64
MCKENZIE HARDWARE-PD	364390	09/12/2025	PD-KEYS	157374	7.19

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
MCKENZIE HARDWARE/2	364391	09/12/2025	BLDG/STA-AIR FRESHENER/HE...	157372	44.04
MCKENZIE HARDWARE/2	364391	09/12/2025	BLDG/STA-AIR FRESHENER/HE...	157372	25.74
MCKENZIE HARDWARE/2	364397	09/12/2025	BLDG-CLEANER & BOLT	157372	23.97
MCKENZIE HARDWARE-PW	364399	09/12/2025	PW-CHAINS & ANCHOR SHAC...	157375	26.12
MCKENZIE HARDWARE-PW	364400	09/12/2025	PW-SPRING SNAPS	157375	41.45
MCKENZIE HARDWARE-PW	364406	09/12/2025	PW-WIRE CONNECTORS	157375	19.63
MCKENZIE HARDWARE-2	364416	09/12/2025	FIRE-ROLLERS	157373	14.16
MCKENZIE HARDWARE/2	364420	09/12/2025	BLDG-GRAFFITI REMOVER	157372	31.62
MCKENZIE HARDWARE-PW	364422	09/12/2025	PW-PVC SUPPLIES	157375	14.76
MCKENZIE HARDWARE-2	364425	09/12/2025	FIRE-PAD FELT & FOAM, STOR...	157373	79.37
MCKENZIE HARDWARE-PW	364433	09/12/2025	PW-PVC PARTS	157375	11.63
MCKENZIE HARDWARE-PW	364440	09/12/2025	PW-PVC PARTS	157375	122.17
MCKENZIE HARDWARE-PW	364446	09/12/2025	PW-PVC PARTS	157375	65.21
INDOFF INCORPORATED	3811547	09/12/2025	FIRE-REPLACEMENT KEY/LOCK...	157358	136.41
SCOTT'S PPE RECON INC	40143	09/12/2025	FIRE-TURNOUT GEAR REPAIRS...	157385	2,455.84
SCOTT'S PPE RECON INC	40291	09/12/2025	FIRE-TURNOUT GEAR REPAIRS...	157385	3,296.00
SUPERIOR BUILDING SERVICE	47096	09/12/2025	VARIOUS DEPTS-JANITORIAL S...	157389	9,980.00
BBP ADMIN	474345	09/12/2025	HR-COBRA ADMIN SVCS SEPT'...	157333	72.80
IN HOUSE LEASING, INCORPO	4969	09/12/2025	FIRE-COPIER LEASE SEPT'25	157357	270.94
IN HOUSE LEASING, INCORPO	4973	09/12/2025	COPIER LEASES-VARIOUS DEP...	157357	1,619.74
IN HOUSE LEASING, INCORPO	4973	09/12/2025	COPIER LEASES-VARIOUS DEP...	157357	150.34
IN HOUSE LEASING, INCORPO	4973	09/12/2025	COPIER LEASES-VARIOUS DEP...	157357	1,263.73
IN HOUSE LEASING, INCORPO	4973	09/12/2025	COPIER LEASES-VARIOUS DEP...	157357	216.60
IN HOUSE LEASING, INCORPO	4973	09/12/2025	COPIER LEASES-VARIOUS DEP...	157357	371.21
MISSION SAMOA INC.	5	09/12/2025	PD-2 SHELTER BEDS-AUGUST ...	157379	4,853.00
VESTIS GROUP INC	5066947859	09/12/2025	PD-MAT SERVICE FROM ARA...	157393	134.94
KRISCH & COMPANY, AN ACC...	57530	09/12/2025	GOVERNMENT ADVISORY SVC...	157363	22,770.75
JC NELSON SUPPLY CO	795009	09/12/2025	FIRE-CLEANING SUPPLIES	157360	344.64
PARTNERS PERSONNEL MAN...	800096061	09/12/2025	BLDG-TEMP WORKER WEEK E...	157381	1,051.25
STERICYCLE, INC.	8011845300	09/12/2025	DISPOSAL OF REG MED WAST...	157388	291.00
DEPARTMENT OF JUSTICE	834857	09/12/2025	FINGERPRINTS-PD & REC-AU...	157347	66.00
DEPARTMENT OF JUSTICE	834857	09/12/2025	FINGERPRINTS-PD & REC-AU...	157347	1,077.00
LN CURTIS & SONS	985527	09/12/2025	FIRE-FOAM	157370	1,621.45
CAL PERS RETIREMENT SYSTEM	DM0001405	09/12/2025	PERS RETIREMENT PAYROLL S...	DFT0001429	1,200.00
CAL PERS RETIREMENT SYSTEM	DM0001406	09/12/2025	PERS RETIREMENT PAYROLL C...	DFT0001430	110,527.93
FRANCHISE TAX BOARD	DM0001407	09/12/2025	PAYROLL STATE TAXES W/H 9...	DFT0001431	28,198.19
FRANCHISE TAX BOARD	DM0001407	09/12/2025	PAYROLL STATE TAXES W/H 9...	DFT0001431	4,775.17
ANNA GONZALES	0042132	09/19/2025	REC-DAMAGE DEPOSIT RETU...	157399	434.00
SOLANO COMMUNITY FOUN...	0045804	09/19/2025	REC-DAMAGE DEPOSIT RETU...	157430	434.00
SHEREE SCOTT	0045807	09/19/2025	REC-DAMAGE DEPOSIT RETU...	157428	434.00
ROZELEE ENCINAS	0047856	09/19/2025	REC-DAMAGE DEPOSIT RETU...	157426	434.00
MARK A. CLEMENTI, Ph.D.	08-15-25	09/19/2025	PD-PRE EMPLOYMENT PSYCH ...	157415	844.00
DWAYNE O. KYTE	082725	09/19/2025	PD-ADMIN HEARINGS-3 PEOP...	157406	225.00
REPUBLIC SERVICES #846	083125	09/19/2025	CITY O/H SERVICE FEES DISBU...	157425	210.00
REPUBLIC SERVICES #846	083125-2	09/19/2025	CITY O/H SERVICE FEES DISBU...	157425	-210.00
MULTI-AGENCY SUPPORT SER...	091125	09/19/2025	PD-UAS ADV & NIGHT COMBO...	157418	4,200.00
FERNANDO PANTOJA	091225	09/19/2025	REC-REIMBURSE SMART & FI...	157407	310.99
JUAN DAVID ROBLES CASTRO	091625	09/19/2025	PW-REIMBURSE PLATT PURC...	157411	71.95
PG&E	09192506	09/19/2025	2073454458-6	157421	108.56
PG&E	09192514	09/19/2025	1747400520-8	157421	1.55
REPUBLIC SERVICES #846	112660664	09/19/2025	GARBAGE SVCS-718 MAIN ST	157425	4,878.00
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.81
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.81
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	155.27
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	77.63
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	155.27
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	232.90
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.81
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	155.27
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	310.54

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	409.33
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	77.63
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	155.27
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	400.97
AMAZON CAPITAL SERVICES	1946-7WJF-CKWC	09/19/2025	PD-TACTICAL GEAR FOR NEW ...	841	413.26
AMAZON CAPITAL SERVICES	1Q17-GDJC-3CWT	09/19/2025	PD-MARKERS, TAGS	841	122.06
AMAZON CAPITAL SERVICES	1YCD-MWXR-31WP	09/19/2025	PD-PLASTIC TAGS	841	20.71
AMAZON CAPITAL SERVICES	1YRV-3VYJ-9D99	09/19/2025	PD-DRONE EQUIPMENT	841	285.25
WEST COAST CODE CONSULT...	225-08-011-01	09/19/2025	PLANNING-PLAN REVIEWS	157437	3,272.50
WEST COAST CODE CONSULT...	225-08-011-02	09/19/2025	PLANNING-BUILDING INSPECT...	157437	12,815.89
WEST COAST CODE CONSULT...	225-08-011-04	09/19/2025	PLANNING-IN HOUSE PLAN R...	157437	2,200.00
KOSMONT & ASSOCIATES, INC	2304.1-011	09/19/2025	2304.1-RE ADVISORY	157412	5,527.60
AT&T	24032176	09/19/2025	234-344-8157	157401	155.40
AT&T	24032189	09/19/2025	436-951-2254	157401	238.61
AT&T	24032254	09/19/2025	707-399-6987	157401	427.44
AT&T	24032256	09/19/2025	707-421-6622	157401	659.64
AT&T	24032257	09/19/2025	707-421-7200	157401	124.77
AT&T	24032258	09/19/2025	707-421-7203	157401	54.06
AT&T	24032260	09/19/2025	707-421-7300	157401	51.15
AT&T	24032262	09/19/2025	707-421-7310	157401	61.69
AT&T	24032264	09/19/2025	707-421-7320	157401	108.29
WADE ASSOCIATES	25-006	09/19/2025	SUISUN LOGISTICS CENTER PL...	157436	3,558.75
KOSMONT REAL ESTATE SERV...	2505.9-004	09/19/2025	SUISUN CITY-SURPLUS LAND ...	157413	1,540.50
KOSMONT & ASSOCIATES, INC	2508.4-001	09/19/2025	2508.4 ECONOMIC DEV IMPL...	157412	616.20
MARK GRAHAM	25-61	09/19/2025	PD-POLYGRAPHS-5 CANDIDAT...	157416	1,750.00
PIONEER PRODUCTION SERVI...	25-7730	09/19/2025	ADMIN-PRODUCTION SERVIC...	157423	29,300.00
OFFICE DEPOT	436442129001	09/19/2025	PD-PAPER	157419	341.22
J.J.R. ENTERPRISES, INC	4462269-CAL	09/19/2025	COPIER USAGE-VARIOUS DEP...	157410	1,046.49
J.J.R. ENTERPRISES, INC	4462269-CAL	09/19/2025	COPIER USAGE-VARIOUS DEP...	157410	273.04
J.J.R. ENTERPRISES, INC	4462269-CAL	09/19/2025	COPIER USAGE-VARIOUS DEP...	157410	24.41
J.J.R. ENTERPRISES, INC	4462269-CAL	09/19/2025	COPIER USAGE-VARIOUS DEP...	157410	623.91
J.J.R. ENTERPRISES, INC	4462271-CAL	09/19/2025	PRINTER USAGE-VARIOUS DE...	157410	14.03
J.J.R. ENTERPRISES, INC	4462271-CAL	09/19/2025	PRINTER USAGE-VARIOUS DE...	157410	1.82
J.J.R. ENTERPRISES, INC	4462271-CAL	09/19/2025	PRINTER USAGE-VARIOUS DE...	157410	2.81
J.J.R. ENTERPRISES, INC	4462271-CAL	09/19/2025	PRINTER USAGE-VARIOUS DE...	157410	29.16
J.J.R. ENTERPRISES, INC	4465563-CAL	09/19/2025	COPIER USAGE-UB 8/20/25-9/...	157410	144.43
J.J.R. ENTERPRISES, INC	4465564-CAL	09/19/2025	COPIER USAGE-FIRE 8/19/25-9..	157410	69.09
ASSISTANCE PLUS	52983	09/19/2025	UB-PROCESS WATER STATEM...	157400	277.50
ASSISTANCE PLUS	52983	09/19/2025	UB-PROCESS WATER STATEM...	157400	300.00
SH MECHANICAL INC	556279	09/19/2025	BLDG-RETROOM EXHAUST & ...	157427	18,700.00
SUISUN UNIFORMS TT LLC	650	09/19/2025	PD-UNIFORM ITEMS-TRAN	157432	1,689.42
PARTNERS PERSONNEL MAN...	800099407	09/19/2025	BLDG-TEMP WORKER WEEK E...	157420	785.54
SHRED-IT	8011852918	09/19/2025	PD/FIN/UB/HR-SHRED MATER...	157429	69.77
SHRED-IT	8011852918	09/19/2025	PD/FIN/UB/HR-SHRED MATER...	157429	41.87
SHRED-IT	8011852918	09/19/2025	PD/FIN/UB/HR-SHRED MATER...	157429	27.90
SHRED-IT	8011852918	09/19/2025	PD/FIN/UB/HR-SHRED MATER...	157429	418.58
CHAVAN & ASSOCIATES, LLP	C&A-18802	09/19/2025	PRO SVCS-24/25 MEASURE S &..	157402	2,250.00
INTERNAL REVENUE SERVICE	DM0001409	09/19/2025	PAYROLL FEDERAL TAXES W/H...	DFT0001433	18,124.42
INTERNAL REVENUE SERVICE	DM0001409	09/19/2025	PAYROLL FEDERAL TAXES W/H...	DFT0001433	72,625.59
US BANK	08222500	08/22/2025	SZMURLO-ACE-WALL HOSE H...	844	32.73
US BANK	08222501	08/22/2025	ROBERTS-MAILCHIMP-UB BUL...	844	52.00
US BANK	08222508	08/22/2025	MORA-PRIMO-WATER DELIVE...	844	54.93
US BANK	08222509	08/22/2025	MORA-PRIMO-WATER DELIVE...	844	4.34
US BANK	08222510	08/22/2025	DOWNEY-BROADWAY PRINT...	844	90.50
US BANK	082225100	08/22/2025	HERNANDEZ-NORTH BAY DIVI...	844	30.00

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US BANK	082225101	08/22/2025	CHUN-PRIMARY ARMS-FIREA...	844	208.16
US BANK	082225102	08/22/2025	CHUN-FAA DRONE ZONE-DR...	844	5.00
US BANK	082225103	08/22/2025	CHUN-AMTRAK-TRAIN TICKET,...	844	8.00
US BANK	082225106	08/22/2025	NASH-DOLLAR TREE-CITY CO...	844	31.47
US BANK	082225107	08/22/2025	NASH-RALEYS-CITY COUNCIL ...	844	86.04
US BANK	082225108	08/22/2025	NASH-LEVAIN-FOOD, CITY M...	844	242.07
US BANK	082225109	08/22/2025	NASH-SIGNS DIRECT-BEAUTIFI...	844	212.05
US BANK	08222511	08/22/2025	DOWNEY-WALMART-SUMME...	844	19.39
US BANK	082225110	08/22/2025	NASH-AMAZON-OFFICE SUPPL...	844	43.39
US BANK	082225111	08/22/2025	NASH-NORTHBAY DIVISION-M...	844	30.00
US BANK	082225112	08/22/2025	NASH-LEAGUE CITIES-CONFER...	844	770.00
US BANK	082225113	08/22/2025	NASH-RALEYS-CITY COUNCIL ...	844	30.06
US BANK	082225114	08/22/2025	NASH-PANERA-FOOD, CITY M...	844	133.45
US BANK	082225115	08/22/2025	NASH-AMAZON-OFFICE SUPPL...	844	28.68
US BANK	082225116	08/22/2025	NASH-SUKO THAI-FOOD, CITY ...	844	269.18
US BANK	082225117	08/22/2025	NASH-AMAZON-OFFICE SUPPL...	844	163.68
US BANK	082225118	08/22/2025	NASH-AMAZON-OFFICE SUPPL...	844	104.57
US BANK	082225119	08/22/2025	NASH-AMAZON-OFFICE SUPPL...	844	7.63
US BANK	08222512	08/22/2025	DOWNEY-JELLY BELLY-SUMM...	844	140.00
US BANK	082225121	08/22/2025	ALEXANDER-ETSY-POSTER, CO...	844	71.45
US BANK	082225128	08/22/2025	ALEXANDER-WALMART-PHON...	844	40.69
US BANK	082225129	08/22/2025	ALEXANDER-WALMART-CONE...	844	42.61
US BANK	08222513	08/22/2025	DOWNEY-OFFICE MAX-OFFICE...	844	294.96
US BANK	082225130	08/22/2025	ALEXANDER-CVS-PRINT OUT ...	844	38.04
US BANK	082225131	08/22/2025	ALEXANDER-WALMART-WAT...	844	15.40
US BANK	082225132	08/22/2025	ALEXANDER-STAPLES-PRINT ...	844	80.52
US BANK	082225133	08/22/2025	MALALUAN-INDEED-AD	844	57.62
US BANK	082225134	08/22/2025	MALALUAN-SOUTHWEST-FLI...	844	166.68
US BANK	082225136	08/22/2025	COOK-WALMART-FOOD & SU...	844	30.89
US BANK	082225137	08/22/2025	COOK-WALMART-CUPCAKES, ...	844	27.24
US BANK	082225138	08/22/2025	COOK-WALMART-FOOD & SU...	844	100.04
US BANK	082225139	08/22/2025	COOK-PRYOR LEARNING-OFFI...	844	162.60
US BANK	08222514	08/22/2025	DOWNEY-EVERON-ALARM, L...	844	79.90
US BANK	082225140	08/22/2025	COOK-NOTARY ROTARY-NOT...	844	38.69
US BANK	082225141	08/22/2025	COOK-NOTARY ROTARY-NOT...	844	21.61
US BANK	082225142	08/22/2025	ALLEN-MANDATED REPORTER...	844	8.99
US BANK	082225143	08/22/2025	ALLEN-MOUNTAIN MIKES-ME...	844	192.17
US BANK	082225144	08/22/2025	ALLEN-PANDA EXPRESS-MEAL,...	844	225.45
US BANK	082225145	08/22/2025	ALLEN-UPRINTING-SIGNS FOR...	844	368.72
US BANK	082225146	08/22/2025	ALLEN-OAK AIRPORT PKG-BO...	844	73.99
US BANK	082225147	08/22/2025	ALLEN-BOOST COLLABORATIV...	844	630.00
US BANK	082225148	08/22/2025	POCK-MARRIOTT-HOTEL DEP...	844	52.03
US BANK	082225149	08/22/2025	POCK-LEAGUE CITIES-CONFER...	844	675.00
US BANK	08222515	08/22/2025	DOWNEY-EVERON-ALARM, L...	844	79.90
US BANK	082225150	08/22/2025	POCK-DOODLE-MONTHLY FEE	844	14.95
US BANK	082225151	08/22/2025	POCK-FACEBOOK-AD	844	33.38
US BANK	082225152	08/22/2025	POCK-MOUNTAIN MIKES-DIN...	844	251.69
US BANK	082225153	08/22/2025	POCK-ATHENIAN GRILL-CATER...	844	644.30
US BANK	082225154	08/22/2025	POCK-RALEYS-SUPPLIES FOR ...	844	10.89
US BANK	082225155	08/22/2025	POCK-RALEYS-BEVERAGES & ...	844	77.66
US BANK	082225156	08/22/2025	POCK-LEAGUE CITIES-CITY CLE...	844	600.00
US BANK	082225157	08/22/2025	ZUNINO-FASTRAK-PRE PAID T...	844	25.00
US BANK	082225158	08/22/2025	ZUNINO-EB AI LUNCHBREAK-A...	844	39.00
US BANK	082225159	08/22/2025	ZUNINO-EB AI LUNCHBREAK-A...	844	39.00
US BANK	08222516	08/22/2025	DOWNEY-WALMART-SUMME...	844	21.81
US BANK	082225160	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	155.63
US BANK	082225161	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	362.99
US BANK	082225162	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	259.23
US BANK	082225163	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	195.50
US BANK	082225164	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	96.75

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
US BANK	082225165	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	211.75
US BANK	082225166	08/22/2025	ZUNINO-FRAUDULENT CHARGE	844	350.22
US BANK	082225168	08/22/2025	HEALY-SOUTHWEST-FLIGHT, ...	844	447.60
US BANK	082225169	08/22/2025	GELUZ-STAPLES-BUS CARDS, F...	844	189.56
US BANK	082225169	08/22/2025	GELUZ-STAPLES-BUS CARDS, F...	844	54.16
US BANK	082225169	08/22/2025	GELUZ-STAPLES-BUS CARDS, F...	844	54.19
US BANK	08222517	08/22/2025	DOWNEY-SUPERIOR BLDG-DE...	844	580.00
US BANK	082225170	08/22/2025	GELUZ-FLOODPLAIN-TRAININ...	844	30.00
US BANK	082225172	08/22/2025	GELUZ-INT'L CODE COUNCIL-...	844	794.00
US BANK	082225179	08/22/2025	KENT-SINCLAIR-FUEL FOR PAT...	844	62.99
US BANK	08222518	08/22/2025	HULL-STAPLES-BUSINESS CAR...	844	324.99
US BANK	082225180	08/22/2025	KENT-OH SHIRT YEAH-SCPD SH..	844	864.82
US BANK	082225181	08/22/2025	KENT-OH SHIRT YEAH-SCPD SH..	844	194.54
US BANK	082225182	08/22/2025	KENT-WALMART-PRINTABLE ...	844	9.30
US BANK	082225183	08/22/2025	KENT-RALEYS-TAPE FOR POST...	844	4.90
US BANK	082225184	08/22/2025	KENT-STAPLES-POSTER BOAR...	844	116.20
US BANK	082225185	08/22/2025	RENUCCI-BUREAU LM-IRPG P...	844	187.57
US BANK	082225186	08/22/2025	RENUCCI-HOME DEPOT-SUPPL..	844	227.00
US BANK	082225187	08/22/2025	RENUCCI-TRACTOR SUPPLY-HI...	844	8.17
US BANK	082225188	08/22/2025	RENUCCI-FTD.COM-FLOWERS ...	844	94.59
US BANK	082225189	08/22/2025	RENUCCI-FTD.COM-FLOWERS ...	844	108.73
US BANK	08222519	08/22/2025	HULL-CANVA-YEARLY SUBSCRI...	844	119.40
US BANK	082225190	08/22/2025	RENUCCI-HOME DEPOT-BASE...	844	10.56
US BANK	082225191	08/22/2025	RENUCCI-HOME DEPOT-HOOK...	844	139.19
US BANK	082225192	08/22/2025	RENUCCI-SS UNIFORMS-UNIF...	844	438.41
US BANK	082225193	08/22/2025	RENUCCI-RALEYS-GLUE REMO...	844	9.26
US BANK	082225194	08/22/2025	RENUCCI-SINCLAIR-FUEL FOR ...	844	175.00
US BANK	082225196	08/22/2025	MCHENRY-LITTLE CAESARS-C...	844	93.55
US BANK	082225197	08/22/2025	MCHENRY-JUMPITY BUMPITY...	844	352.06
US BANK	082225198	08/22/2025	MCHENRY-JUMPITY BUMPITY...	844	90.19
US BANK	08222520	08/22/2025	ROTH-DOORDASH-NOTHNG ...	844	96.00
US BANK	082225203	08/22/2025	MCHENRY-DAVE & BUSTER-C...	844	606.64
US BANK	082225205	08/22/2025	MCHENRY-WALMART-CAMP ...	844	76.31
US BANK	082225208	08/22/2025	ALEXANDER-STAPLES-PRINT ...	844	100.79
US BANK	082225209	08/22/2025	ALEXANDER-STAPLES-PRINT P...	844	20.27
US BANK	08222521	08/22/2025	ROTH-SOUTHWEST-FLIGHT, W...	844	476.60
US BANK	082225211	08/22/2025	ALEXANDER-ARROWHEAD FO...	844	99.90
US BANK	08222522	08/22/2025	NERI-IN N OUT-MEAL, TRAINI...	844	14.38
US BANK	08222523	08/22/2025	BRASSFIELD-AUTOZONE-LIGH...	844	49.10
US BANK	08222524	08/22/2025	BRASSFIELD-AUTOZONE-RETU...	844	-49.10
US BANK	08222525	08/22/2025	BRASSFIELD-WALMART-WATE...	844	261.58
US BANK	08222529	08/22/2025	HENDERSON-SOUTHWEST-FLI...	844	271.99
US BANK	08222530	08/22/2025	HENDERSON-CA POLICE CH AS...	844	170.00
US BANK	08222532	08/22/2025	PENLAND-CPS HR-CHATGPT L...	844	275.00
US BANK	08222533	08/22/2025	PENLAND-SURVEY MONKEY-S...	844	468.00
US BANK	08222535	08/22/2025	PENLAND-STAPLES-INKED ST...	844	105.56
US BANK	08222537	08/22/2025	HEINE-LAKE NATOMA INN-LO...	844	401.70
US BANK	08222538	08/22/2025	HEINE-RILEY'S-MEAL, TRAINI...	844	27.64
US BANK	08222539	08/22/2025	HEINE-OLD SPAGHETTI FACTO...	844	48.66
US BANK	08222540	08/22/2025	HEINE-LITTLE CAESARS-MEAL,...	844	41.07
US BANK	08222541	08/22/2025	COLIN-NORCAL FPO-MONTHLY..	844	30.00
US BANK	08222542	08/22/2025	COLIN-QUICK RESPONSE-FIRE ...	844	198.73
US BANK	08222543	08/22/2025	COLIN-POSITIVE PROMO-PUB ...	844	399.45
US BANK	08222544	08/22/2025	COLIN-CA AUTO-CODE UPDAT...	844	199.00
US BANK	08222545	08/22/2025	COLIN-NFPA-PUB ED SUPPLIES	844	594.40
US BANK	08222547	08/22/2025	COLIN-NORCAL FPO-MONTHLY..	844	30.00
US BANK	08222548	08/22/2025	LOPEZ-AA COINS & PINS-CHAL...	844	585.00
US BANK	08222549	08/22/2025	MARTIN-ANGRY CHICKS-DINN...	844	55.72
US BANK	08222551	08/22/2025	PANTOJA-SAMS CLUB-SUPPLI...	844	522.92
US BANK	08222552	08/22/2025	PANTOJA-HARBOR FREIGHT-L...	844	196.73

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
US BANK	08222553	08/22/2025	PANTOJA-O'REILLY-LAMBREC...	844	65.53
US BANK	08222554	08/22/2025	PANTOJA-POWERSPORTS VAL...	844	68.82
US BANK	08222555	08/22/2025	PANTOJA-YOUTUBE TV-LAMB...	844	101.97
US BANK	08222556	08/22/2025	PANTOJA-SMART&FINAL-SUP...	844	64.99
US BANK	08222557	08/22/2025	PANTOJA-SMART&FINAL-SUP...	844	43.39
US BANK	08222558	08/22/2025	PANTOJA-SAMS CLUB-SUPPLI...	844	281.03
US BANK	08222559	08/22/2025	PANTOJA-SMART&FINAL-SUP...	844	92.66
US BANK	08222560	08/22/2025	PANTOJA-ACE-LAMBRECHT M...	844	23.55
US BANK	08222561	08/22/2025	PANTOJA-WALMART-LAMBRE...	844	27.38
US BANK	08222562	08/22/2025	PANTOJA-SAMS CLUB-MEMB...	844	118.94
US BANK	08222563	08/22/2025	SINGLEY-RALEYS-SUPPLIES FO...	844	13.97
US BANK	08222564	08/22/2025	SINGLEY-COSTCO-SUPPLIES F...	844	51.47
US BANK	08222567	08/22/2025	SINGLEY-DOLLAR TREE-SUPPLI...	844	2.73
US BANK	08222568	08/22/2025	SINGLEY-SAMS CLUB-SUPPLIES..	844	53.90
US BANK	08222569	08/22/2025	SINGLEY-GLENN SNYDER-DJ F...	844	380.00
US BANK	08222570	08/22/2025	SINGLEY-AHUS HI BBQ-CATER...	844	1,000.00
US BANK	08222571	08/22/2025	SINGLEY-AHUS HI BBQ-CATER...	844	320.24
US BANK	08222572	08/22/2025	SINGLEY-SAMS CLUB-SUPPLIES..	844	57.33
US BANK	08222573	08/22/2025	SINGLEY-SAMS CLUB-SUPPLIES..	844	151.02
US BANK	08222576	08/22/2025	SINGLEY-WALMART-PRIZES F...	844	138.72
US BANK	08222580	08/22/2025	WASHINGTON-SOUTHWEST-F...	844	272.96
US BANK	08222581	08/22/2025	DUMALAG-PANDA EXPRESS-F...	844	56.75
US BANK	08222582	08/22/2025	DUMALAG-WALMART-TEACH...	844	4.89
US BANK	08222583	08/22/2025	DUMALAG-ROSS-MARKERS	844	28.16
US BANK	08222584	08/22/2025	DUMALAG-ROSS-MARKERS & ...	844	56.32
US BANK	08222585	08/22/2025	DUMALAG-COSTCO-PIZZA, LA...	844	32.35
US BANK	08222586	08/22/2025	DUMALAG-WALMART-WALL ...	844	88.65
US BANK	08222587	08/22/2025	LAZARO-SAVAGE-TRAINING-D...	844	918.00
US BANK	08222588	08/22/2025	LAZARO-SAVAGE-TRAINING-C...	844	918.00
US BANK	08222589	08/22/2025	PREBULA-LYFT-CITY BUSINESS...	844	21.68
US BANK	08222590	08/22/2025	PREBULA-LYFT-CITY BUSINESS...	844	28.13
US BANK	08222591	08/22/2025	PREBULA-LYFT-CITY BUSINESS...	844	3.32
US BANK	08222592	08/22/2025	PREBULA-LYFT-CITY BUSINESS...	844	3.92
US BANK	08222593	08/22/2025	HERNANDEZ-MARRIOTT-MEAL..	844	18.32
US BANK	08222594	08/22/2025	HERNANDEZ-UBER-RIDESHARE..	844	9.97
US BANK	08222595	08/22/2025	HERNANDEZ-EL CHINGON-ME...	844	19.93
US BANK	08222596	08/22/2025	HERNANDEZ-UBER-RIDESHARE..	844	30.10
US BANK	08222597	08/22/2025	HERNANDEZ-UBER-TIP FOR RI...	844	3.00
US BANK	08222598	08/22/2025	HERNANDEZ-TACO CENTRO-L...	844	18.45
US BANK	08222599	08/22/2025	HERNANDEZ-SAC AIRPORT-PA...	844	33.00
ENTERPRISE FLEET MANAGE...	DM0001411	09/22/2025	ENTERPRISE LEASES-PD/INV #...	DFT0001435	4,210.64
ENTERPRISE FLEET MANAGE...	DM0001413	09/22/2025	ENTERPRISE LEASES-CITY-INVO..	DFT0001437	18.00
ENTERPRISE FLEET MANAGE...	DM0001413	09/22/2025	ENTERPRISE LEASES-CITY-INVO..	DFT0001437	325.64
AMAZON CAPITAL SERVICES	16PR-DQ7W-7K1H	09/23/2025	REC-RETURN SOAP & AIR FRE...	843	-27.18
AMAZON CAPITAL SERVICES	1QNV-WFDD-4TTM	09/23/2025	REC-GLUE STICKS, SOAP, GAM...	843	1,063.89
SCPFA	DM0001414	09/23/2025	SCPFA DUES CONTRIBUTIONS ...	DFT0001438	119.99
SCPOA	DM0001415	09/23/2025	SCPOA UNION DUES CONTRIB...	DFT0001439	1,910.00
SEIU UNION	DM0001416	09/23/2025	SEIU UNION DUES CONTRIBUT...	DFT0001440	671.20
CHILD SUPPORT SERVICES	DM0001417	09/23/2025	CHILD SUPPORT 9/19/25 PAY...	DFT0001441	1,516.15
PARS	DM0001418	09/23/2025	PARS ADMIN FEE SEPT 2025 F...	DFT0001442	497.34
INTERNATIONAL ASSOCATION...	DM0001419	09/23/2025	IAFF 1186 UNION DUES CONT...	DFT0001443	1,200.03
PARS	DM0001420	09/23/2025	PARS PAYROLL CONTRIBUTION..	DFT0001444	2,568.67
MISSION SQUARE	DM0001421	09/23/2025	401-A PAYROLL CONTRIBUTI...	DFT0001445	1,487.69
MISSION SQUARE	DM0001422	09/23/2025	457 & ROTH PAYROLL CONTRI...	DFT0001446	26,812.89
MISSION SQUARE	DM0001422	09/23/2025	457 & ROTH PAYROLL CONTRI...	DFT0001446	3,809.66
SCMPEA	DM0001423	09/23/2025	SCMPEA DUES CONTRIBUTION..	DFT0001447	204.00
AMERICAN FIDELITY ADMIN S...	DM0001424	09/24/2025	FSA CONTRIBUTIONS SEPT 20...	DFT0001448	1,393.32
CAL PERS RETIREMENT SYSTEM	DM0001425	09/24/2025	PERS RETIREMENT PAYROLL 9...	DFT0001449	109,528.57
MUTUAL OF OMAHA	DM0001426	09/24/2025	PREMIUM FOR AUGUST 2025	DFT0001450	1,846.15
MUTUAL OF OMAHA	DM0001426	09/24/2025	PREMIUM FOR AUGUST 2025	DFT0001450	13,645.96

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
MUTUAL OF OMAHA	DM0001426	09/24/2025	PREMIUM FOR AUGUST 2025	DFT0001450	3,843.00
MUTUAL OF OMAHA	DM0001427	09/24/2025	PREMIUM FOR SEPT 2025	DFT0001451	1,781.45
MUTUAL OF OMAHA	DM0001427	09/24/2025	PREMIUM FOR SEPT 2025	DFT0001451	14,485.22
MUTUAL OF OMAHA	DM0001427	09/24/2025	PREMIUM FOR SEPT 2025	DFT0001451	4,095.00
AMERICAN FIDELITY ADMIN S...	DM0001429	09/25/2025	SEPT 2025 PREMIUM	DFT0001453	6,793.66
KARIN GONG	0047081	09/26/2025	REC-RETURN DAMAGE DEPOS...	157456	434.00
KURITA POWELL	047856-2	09/26/2025	REC-DAMAGE DEPOSIT RETU...	157457	434.00
COMCAST	091625	09/26/2025	PD-CABLE SVC 9/21/25-10/20...	157451	63.87
COMCAST	091625	09/26/2025	CITY HALL-CABLE SVC 9/21/25...	157450	202.12
DEBORAH FAYE LOPEZ	091725	09/26/2025	PD-PARTIAL BACKGROUND-VI...	860	525.00
MEGAN LYNN SMITH	091725	09/26/2025	REC-INSTRUCTOR PAYMENT ...	862	300.00
DEBORAH FAYE LOPEZ	091825	09/26/2025	PD-PARTIAL BACKGROUND-N...	860	750.00
DEBORAH FAYE LOPEZ	091925	09/26/2025	PD-PARTIAL BACKGROUND-C...	860	525.00
PG&E	09262500	09/26/2025	3040229099-0	157460	1.57
PG&E	09262502	09/26/2025	3696061903-3	157460	26.28
PG&E	09262507	09/26/2025	4094878782-1	157460	1,842.85
BRADY COMPANIES, LLC	10633688	09/26/2025	BLDG-TP & TOWELS	157446	340.08
THE UPS STORE #5284	14505	09/26/2025	PD-NOTARY CHARGE-AGUILI...	157472	15.00
PIT STOP AUTO REPAIR	1996	09/26/2025	FIRE-FD0001 OIL CHANGE & T...	157461	777.35
AMAZON CAPITAL SERVICES	1DFQ-CV1J-FXX4	09/26/2025	PD-HAND SOAP, CLEANING W...	859	32.51
PARODI INVESTIGATIVE SOLU	2025-092	09/26/2025	PD-BACKGROUND CHECK-AGU..	863	2,000.00
VALLEY TREE SERVICE	2025-159	09/26/2025	PW-REMOVE TREE ALONG M...	157474	2,780.00
ALARMTECH SECURITY SYSTEM	223111	09/26/2025	EVIDENCE BLDG-ALARM.COM...	157440	42.00
ALARMTECH SECURITY SYSTEM	223112	09/26/2025	MARINA HARBOR-ALARM.CO...	157440	42.00
ALARMTECH SECURITY SYSTEM	223113	09/26/2025	BURDICK CTR-ALARM.COM CE...	157440	42.00
ALARMTECH SECURITY SYSTEM	223156	09/26/2025	SUPERVISED FIRE MONITORI...	157440	60.00
ALARMTECH SECURITY SYSTEM	223161	09/26/2025	M2M CELLULAR FIRE MONITO...	157440	62.00
ALARMTECH SECURITY SYSTEM	223564	09/26/2025	REC-ALARM MONITORING, C...	157440	49.00
ALARMTECH SECURITY SYSTEM	223565	09/26/2025	FIRE-HONEYWELL CELLULAR F...	157440	65.00
AT&T	24077380	09/26/2025	707-422-8074	157444	64.98
ASSOCIATED SERVICES CO	325090829	09/26/2025	PD-BREAKROOM SUPPLIES	157443	130.61
AAA VINTAGE GASSES, INC.	330016	09/26/2025	FIRE-OXYGEN, HYDRO TEST	157438	120.00
AAA VINTAGE GASSES, INC.	330278	09/26/2025	FIRE-OXYGEN	157438	58.00
THE TROPHY FACTORY	3481	09/26/2025	FIRE-NAME PLATES & NAME T...	157471	156.06
VESTIS GROUP INC	5066958567	09/26/2025	PD-MAT SERVICE FROM ARA...	157479	134.94
CINTAS CORPORATION #2	5291788905	09/26/2025	CITY HALL/PD-REPLENISH FIRS...	157449	229.27
CINTAS CORPORATION #2	5291788909	09/26/2025	CITY HALL/PD-REPLENISH FIRS...	157449	294.84
VERIZON WIRELESS	6123138549	09/26/2025	PD-MOBILE SVC 8/11/25-9/10...	157476	2,258.65
VERIZON WIRELESS	6123138550	09/26/2025	PW-MOBILE SVC 8/11/25-9/1...	157475	38.36
VERIZON WIRELESS	6123138550	09/26/2025	PW-MOBILE SVC 8/11/25-9/1...	157475	76.68
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	11.51
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	12.78
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	5.75
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	1.92
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	5.75
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	5.75
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	11.51
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	38.36
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	5.75
VERIZON WIRELESS	6123138552	09/26/2025	BLDG-MOBILE SVC 8/11/25-9/...	157475	38.36
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	38.36
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	23.02
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	15.34
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	38.36
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	38.36
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	38.36
VERIZON WIRELESS	6123138553	09/26/2025	VARIOUS DEPTS-MOBILE SVC ...	157475	38.36
VERIZON WIRELESS	6123138555	09/26/2025	REC-MOBILE SVC 8/11/25-9/1...	157475	38.36
VERIZON WIRELESS	6123138555	09/26/2025	REC-MOBILE SVC 8/11/25-9/1...	157475	268.52
VERIZON WIRELESS	6123138556	09/26/2025	COUNCIL-MOBILE SVC 8/11/2...	157478	191.80

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
VERIZON WIRELESS	6123138557	09/26/2025	FIRE-MOBILE SVC 8/11/25-9/1...	157477	1,144.74
VERIZON WIRELESS	6123335294	09/26/2025	PD-MOBILE SVC 8/13/25-9/1...	157476	114.03
VERIZON WIRELESS	6123335295	09/26/2025	FIRE-MOBILE SVC FOR IPADS 8...	157477	369.41
SUISUN UNIFORMS TT LLC	652	09/26/2025	PD-UNIFORM ITEMS-OKODO...	157470	1,772.35
SOLANO COUNTY DIST ATTY	79734	09/26/2025	PD-AMERICAN FORENSIC SVCS..	157467	408.00
PARTNERS PERSONNEL MAN...	800103156	09/26/2025	BLDG-TEMP WORKER WEEK E...	157459	1,051.25
FRANCHISE TAX BOARD	DM0001430	09/26/2025	PAYROLL STATE TAXES W/H 9...	DFT0001454	29,306.10
FRANCHISE TAX BOARD	DM0001430	09/26/2025	PAYROLL STATE TAXES W/H 9...	DFT0001454	4,938.60
CITY OF SUISUN CITY	LANDSCAPE 092525	09/29/2025	UB-LANDSCAPE 7/15/25-9/15...	157480	9,746.28
CITY OF SUISUN CITY	SENIOR/BIKE 092525	09/29/2025	UB-SENIOR CTR/BLOSSOM BI...	157480	471.90
CITY OF SUISUN CITY	SPORTS 092525	09/29/2025	UB-SPORTS COMPLEX 7/15/25...	157480	547.64
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	191,638.47
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	158.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	107.44
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	12.64
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	94.80
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	399.74
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	197.50
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	168.63
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	316.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	158.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	632.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	316.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	15.80
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	173.80
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	86.90
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	14.22
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	31.60
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	12.64
MISSION SQUARE	DM0001432	09/30/2025	457 & ROTH PAYROLL CONTRI...	DFT0001456	40.00
				Fund 010 - GENERAL FUND Total:	**1,418,666.49**
Fund: 018 - GF CA Forever					
RICHARDS, WATSON & GERS...	254712-0005	09/12/2025	PROFESSIONAL SVCS-ANNEXA...	840	13,199.80
THE DESK, LLC	INV-5501	09/19/2025	ADMIN-SPACE E450 DEPOSIT	157433	1,000.00
TRIPEPI SMITH AND ASSOCIAT...	15409	09/26/2025	CALIFORNIA FOREVER-ANNEX...	157473	9,538.66
DE NOVO PLANNING GROUP	4806	09/26/2025	CAALIFORNIA FOREVER-ANNE...	157453	15,547.50
STOEL RIVES LLP	8082571	09/26/2025	CALIFORNIA FOREVER-ANNEX...	864	133,353.27
STOEL RIVES LLP	8087969	09/26/2025	CALIFORNIA FOREVER-ANNEX...	864	99,704.00
HOLMAN TEAGUE ROCHE AN...	JUL-25-065	09/26/2025	CALIFORNIA FOREVER-PLANN...	157454	3,705.00
				Fund 018 - GF CA Forever Total:	**276,048.23**
Fund: 052 - EVENTS-OTHERS					
CRUZ N VIDAL	08252501	09/05/2025	REC-DANCE PERFORMANCE 1...	157296	800.00
AMAZON CAPITAL SERVICES	1GK1-JGHT-9J6L	09/12/2025	REC-POP UP CANOPY TENTS	835	204.04
DAVID ESPARZA	090125	09/19/2025	REC-BAND PAYMENT-CRUISIN...	157404	1,000.00
RAUL VARGAS	091525	09/19/2025	REC-BAND PERFORMANCE DIA..	157424	1,300.00
US BANK	08222565	08/22/2025	SINGLEY-SWANK-MOVIE LICE...	844	510.00
US BANK	08222566	08/22/2025	SINGLEY-DIGIT SOUND-SOUND..	844	618.56
US BANK	08222574	08/22/2025	SINGLEY-DIGIT SOUND-SOUND..	844	618.56
US BANK	08222575	08/22/2025	SINGLEY-RALEYS-WATER FOR ...	844	6.24
US BANK	08222577	08/22/2025	SINGLEY-SAMS CLUB-SNACKS ...	844	42.42
US BANK	08222578	08/22/2025	SINGLEY-BERRYESSA GS-REST...	844	900.00
US BANK	08222579	08/22/2025	SINGLEY-MOUNTAIN MIKES-PI...	844	128.54
AMAZON CAPITAL SERVICES	1KK1-VRMH-4T67	09/23/2025	REC-EXTENSION CORDS & DV...	843	94.39
AMAZON CAPITAL SERVICES	1KK1-VRMH-DK7Y	09/23/2025	REC-RETURN DVDS	843	-18.77
				Fund 052 - EVENTS-OTHERS Total:	**6,203.98**
Fund: 053 - FIREWORKS-ENF					
US BANK	08222546	08/22/2025	COLIN-5.11-INVESTGATN/ENF...	844	818.44
				Fund 053 - FIREWORKS-ENF Total:	**818.44**

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 105 - ALL GAS TAXES					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	31.60
PG&E	09052500	09/05/2025	8948887002-6	157312	132.85
PG&E	09052501	09/05/2025	4198887306-7	157312	130.20
PG&E	09052502	09/05/2025	9087311605-8	157312	132.04
PG&E	09052508	09/05/2025	2566007111-6	157312	5,559.35
CALMAT CO	4299099	09/05/2025	PW-1/2" HMA TYPE A/B PG 64...	157289	417.91
HOME DEPOT CREDIT SERVICE	1614209	09/12/2025	PW-DRILLING SUPPLIES	157355	53.55
HOME DEPOT CREDIT SERVICE	2635840	09/12/2025	PW-NUTS & WASHERS	157355	134.69
GREEN PRO SOLUTIONS	26798	09/12/2025	PW-ASPHALT RELEASE AGENT	157351	1,288.21
MCKENZIE HARDWARE-PW	364304	09/12/2025	PW-PVC SUPPLIES	157375	29.85
MCKENZIE HARDWARE-PW	364310	09/12/2025	PW-MISC HARDWARE	157375	32.50
MCKENZIE HARDWARE-PW	364419	09/12/2025	PW-SCREW DRIVER, HEX KEY	157375	49.08
MCKENZIE HARDWARE-PW	364426	09/12/2025	PW-BOLTS	157375	8.28
MCKENZIE HARDWARE-PW	364448	09/12/2025	PW-BROOM HEAD	157375	8.28
CALMAT CO	4310806	09/12/2025	PW-1/2" HMA TYPE A/B PG 64...	157337	117.22
CALMAT CO	4366268	09/12/2025	PW-1/2" HMA TYPE A/B PG 64...	157337	264.01
CALMAT CO	4367435	09/12/2025	PW-1/2" HMA TYPE A/B PG 64...	157337	203.87
HOME DEPOT CREDIT SERVICE	8631886	09/12/2025	PW-WALKING WHEEL & BATT...	157355	129.88
HOME DEPOT CREDIT SERVICE	9622065	09/12/2025	PW-FIELD SUPPLIES	157355	55.21
ALL STAR RENTS	1341809-9	09/19/2025	PW-TRAILER, CONCRETE, BAR...	157397	165.79
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
US BANK	08222506	08/22/2025	HERROD-AMAZON-PAINT STI...	844	37.09
PG&E	09262508	09/26/2025	4332920511-6	157460	159.81
PG&E	09262509	09/26/2025	4270580094-6	157460	162.43
PG&E	09262510	09/26/2025	0374596818-4	157460	141.86
PG&E	09262511	09/26/2025	9147167255-9	157460	104.07
CALMAT CO	4435139	09/26/2025	PW-1/2" HMA TYPE A/B PG 64...	157447	305.80
SOLANO TRANS AUTHORITY	FY2025-26 SUISUN	09/26/2025	FY 2025-26 STA MEMBERSHIP...	157468	18,907.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	31.60
				Fund 105 - ALL GAS TAXES Total:	**28,832.85**
Fund: 115 - TRANS.CIP FUNDS					
DAILY REPUBLIC	300155394	09/05/2025	PW-T INTERSECTION SAFETY ...	157297	771.13
RAPID SERVICES LLC	#1	09/12/2025	PW-BLOSSOM AVE ASPHALT ...	157384	-22,418.49
RAPID SERVICES LLC	#1	09/12/2025	PW-BLOSSOM AVE ASPHALT ...	157384	448,369.70
DAILY REPUBLIC	300133309	09/12/2025	PW-DRIFTWOOD DR PATH GA...	157345	740.13
SANBELL-BAY AREA	240028-14-2	09/26/2025	T INTERSECTION MEDIAN PRO...	157466	1,303.00
SANBELL-BAY AREA	240028-15	09/26/2025	PW-T INTERSECTION MEDIAN ...	157466	985.00
SPEKTREN ENGINEERING INC	2502	09/26/2025	PW-PEDESTRIAN SAFETY ENH...	157469	-9,688.75
SPEKTREN ENGINEERING INC	2502	09/26/2025	PW-PEDESTRIAN SAFETY ENH...	157469	193,775.00
				Fund 115 - TRANS.CIP FUNDS Total:	**613,836.72**
Fund: 117 - TRAIN DEPOT O&M					
MCKENZIE HARDWARE-PW	364411	09/12/2025	PW-CHLORINE, TRAIN STATION	157375	76.38
MCKENZIE HARDWARE/2	364429	09/12/2025	BLDG-TRAIN DEPOT LIGHTS	157372	26.17
MCKENZIE HARDWARE/2	364449	09/12/2025	BLDG-ENTRY LEVER, TRAIN ST...	157372	61.37
MCKENZIE HARDWARE-PW	364453	09/12/2025	PW-BROOM/DUSTPAN-TRAIN ...	157375	26.18
STERICYCLE, INC.	8011845300	09/12/2025	DISPOSAL OF REG MED WAST...	157388	145.50
SH MECHANICAL INC	556278	09/19/2025	TRAIN DEPOT-WATER HEATER...	157427	82,900.00
US BANK	082225171	08/22/2025	GELUZ-GRAINGER-TRAIN DEP...	844	854.10
ALARMTECH SECURITY SYSTEM	223162	09/26/2025	TRAIN STATION-SUPERVISED F...	157440	62.00
				Fund 117 - TRAIN DEPOT O&M Total:	**84,151.70**
Fund: 129 - SB1383-ORGANIC					
DAILY REPUBLIC	00084177	09/26/2025	ONLINE BANNER ADS 9/20-10...	157452	2,000.00
				Fund 129 - SB1383-ORGANIC Total:	**2,000.00**
Fund: 142 - BOATING SAFETY					
ENTERPRISE FLEET MANAGE...	DM0001410	09/22/2025	ENTERPRISE LEASES-PW/INVO...	DFT0001434	64.92
				Fund 142 - BOATING SAFETY Total:	**64.92**
Fund: 167 - ARP-AMER RESCUE					
INFINITY TECHNOLOGIES	4263	09/12/2025	GIS SUPPORT SERVICES-AUGU...	157359	4,887.50

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
LANCE, SOLL & LUNGHARD LLP	70096	09/19/2025	TYLER ERP CONVERSION TIE ...	157414	6,115.00
MARS CONSTRUCTION	RETENTION	09/26/2025	FIRE DEPT REMODEL-RETENTI...	861	9,839.76
MARS CONSTRUCTION	RETENTION	09/26/2025	FIRE DEPT REMODEL-RETENTI...	861	-4,946.34
				Fund 167 - ARP-AMER RESCUE Total:	**15,895.92**
Fund: 171 - PROP 49 GRANT					
VERIZON WIRELESS	6123138555	09/26/2025	REC-MOBILE SVC 8/11/25-9/1...	157475	76.72
				Fund 171 - PROP 49 GRANT Total:	**76.72**
Fund: 183 - VESSEL GRANT					
M&M SALVAGE INC	10054	09/26/2025	MARINA-TOWING & LABOR T...	157458	1,200.00
TIDAL MARINE CONSTRUCTIO...	8079	09/30/2025	MARINA-REMOVAL & DISPOS...	157482	9,840.00
				Fund 183 - VESSEL GRANT Total:	**11,040.00**
Fund: 185 - SEWER MAINTENANCE					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	15.80
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	15.80
				Fund 185 - SEWER MAINTENANCE Total:	**70.42**
Fund: 187 - RPM GRANTS					
AMAZON CAPITAL SERVICES	199M-XDPV-39Y7	09/12/2025	REC-MEMORY CARDS	835	72.51
US BANK	08222507	08/22/2025	MORA-FACEBOOK-BOOSTED ...	844	46.48
				Fund 187 - RPM GRANTS Total:	**118.99**
Fund: 189 - Prop.64 Grant -State					
AMAZON CAPITAL SERVICES	1944-41V4-L7CT	09/12/2025	REC-MISC SUPPLIES, PROP 64 ...	835	514.30
US BANK	082225104	08/22/2025	KING-MICROSOFT-XBOX GAM...	844	19.99
US BANK	082225105	08/22/2025	KING-NINTENDO-SWITCH GA...	844	3.99
US BANK	082225195	08/22/2025	MCHENRY-SAMS CLUB-PAL S...	844	68.01
US BANK	082225199	08/22/2025	MCHENRY-DAVE & BUSTER-P...	844	537.00
US BANK	082225200	08/22/2025	MCHENRY-DAVE & BUSTER-P...	844	535.79
US BANK	082225201	08/22/2025	MCHENRY-REGAL-PAL MONT...	844	133.41
US BANK	082225202	08/22/2025	MCHENRY-SAMS CLUB-PAL C...	844	64.33
US BANK	082225204	08/22/2025	MCHENRY-MOUNTAIN MIKES...	844	159.51
US BANK	082225206	08/22/2025	MCHENRY-JOHNNYS AMBASS...	844	102.50
US BANK	082225207	08/22/2025	MCHENRY-4IMPRINT-PAL ME...	844	509.86
MEGAN LYNN SMITH	091725	09/26/2025	REC-INSTRUCTOR PAYMENT ...	862	1,200.00
				Fund 189 - Prop.64 Grant -State Total:	**3,848.69**
Fund: 190 - DRAINAGE MAINT					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	7.90
PG&E	09192515	09/19/2025	1341287179-3	157421	24.64
US BANK	08222505	08/22/2025	HERROD-SOUTHWEST-FLIGHT...	844	557.92
US BANK	08222536	08/22/2025	VUE-CASQA-CERT RENEWAL	844	128.93
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	7.90
				Fund 190 - DRAINAGE MAINT Total:	**727.29**
Fund: 191 - Delta Conservancy Grant-Fishing Dock Planning					
ANCHOR QEA, INC	34768	09/05/2025	MARINA-FISHING DOCK-PLAN,...	157283	43,828.50
ANCHOR QEA, INC	35282	09/19/2025	MARINA-PRO SVCS FISHING D...	157398	14,848.50
ANCHOR QEA, INC	34137	09/26/2025	MARINA-FISHING DOCK GRAN...	157441	32,543.25
				Fund 191 - Delta Conservancy Grant-Fishing Dock Planning Total:	**91,220.25**
Fund: 205 - PG&E OBF					
PG&E	09192504	09/19/2025	5833394946-7 & SOLAR LOAN	157421	1,648.63
				Fund 205 - PG&E OBF Total:	**1,648.63**
Fund: 300 - PARK DEV FD					
BPXPRESS REPROGRAPHICS	BEN-66297	06/30/2025	PWE-HP CONSTRUCTION PLA...	157278	103.88
				Fund 300 - PARK DEV FD Total:	**103.88**
Fund: 302 - Park Improvements					
HOME DEPOT	1901809	09/05/2025	REC-SUPPLIES FOR PROSPERIT...	157302	339.22
MELTON DESIGN GROUP, INC	6803	09/05/2025	REC-MONTEBELLO VISTA REVI...	157309	5,560.00
MCKENZIE HARDWARE	364459	09/12/2025	REC-POLY, HOSE END, COUPL...	157371	18.94
				Fund 302 - Park Improvements Total:	**5,918.16**

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 304 - Public Art Fee					
CREATE PEACE PROJECT	DEPOSIT	09/30/2025	SOUND WALL MURAL ON PIN...	157481	12,500.00
				Fund 304 - Public Art Fee Total:	**12,500.00**
Fund: 312 - POLICE FACILITY					
AT&T	082325	09/05/2025	PD-MOTOROLA RADIO PROJE...	157285	2,598.45
AT&T	24073078	09/26/2025	PD-PUBLIC SAFETY TELECOM ...	157445	871.38
				Fund 312 - POLICE FACILITY Total:	**3,469.83**
Fund: 420 - LAWLER-MAINT					
MCKENZIE HARDWARE-PW	364302	09/12/2025	PW-SIPHON PUMP	157375	54.55
MCKENZIE HARDWARE-PW	364331	09/12/2025	PW-WD 40 & TIE DOWNS	157375	82.89
MCKENZIE HARDWARE-PW	364363	09/12/2025	PW-BUSHINGS	157375	1.95
MCKENZIE HARDWARE-PW	364375	09/12/2025	PW-PITCH FORK	157375	45.82
MCKENZIE HARDWARE-PW	364383	09/12/2025	PW-COMPRESSIONS COUPLERS	157375	62.95
MCKENZIE HARDWARE-PW	364384	09/12/2025	PW-COMPRESSION COUPLERS	157375	77.12
MCKENZIE HARDWARE-PW	364401	09/12/2025	PW-EPOXY	157375	10.90
MCKENZIE HARDWARE-PW	364445	09/12/2025	PW-FILES	157375	50.16
MCKENZIE HARDWARE-PW	364457	09/12/2025	PW-EPOXY	157375	10.90
PG&E	09192500	09/19/2025	8709494497-9	157421	864.80
CITY OF SUISUN CITY	UBLR 092525	09/29/2025	UB-LAWLER RANCH 7/15/25-9...	157480	15,061.31
				Fund 420 - LAWLER-MAINT Total:	**16,323.35**
Fund: 425 - BLOSSOM MAD					
PG&E	09192501	09/19/2025	023856480-4	157421	18.78
PG&E	09192502	09/19/2025	8614913098-0	157421	46.94
CITY OF SUISUN CITY	BLOSSOM 092525	09/29/2025	UB-BLOSSOM MAINT 7/15/25...	157480	692.74
				Fund 425 - BLOSSOM MAD Total:	**758.46**
Fund: 430 - HERITAGE MAD					
PG&E	09052509	09/05/2025	6865550673-8	157312	118.71
PG&E	09192503	09/19/2025	0306164485-6	157421	136.11
CITY OF SUISUN CITY	UBHP 092525	09/29/2025	UB-HERITAGE MAINT 7/15/25...	157480	17,933.68
				Fund 430 - HERITAGE MAD Total:	**18,188.50**
Fund: 435 - MTBELLO-MAINT					
PG&E	09052511	09/05/2025	2107672764-9	157312	275.61
PG&E	09192504	09/19/2025	5833394946-7 & SOLAR LOAN	157421	623.28
CITY OF SUISUN CITY	UBMV 092525	09/29/2025	UB-MONTEBELLO VISTA 7/15/...	157480	6,023.87
				Fund 435 - MTBELLO-MAINT Total:	**6,922.76**
Fund: 445 - PETERSON-MAINT					
PG&E	09052508	09/05/2025	2566007111-6	157312	1,541.27
PG&E	09052510	09/05/2025	1456836734-7	157312	1,151.42
MCKENZIE HARDWARE-PW	364346	09/12/2025	PW-FIELD SUPPLIES	157375	5.01
LANDCARE HOLDING, INC	909627	09/12/2025	PW-PRELIMINARY IRRIGATION...	157365	1,269.00
				Fund 445 - PETERSON-MAINT Total:	**3,966.70**
Fund: 448 - RAILROAD AVE-AD					
CITY OF SUISUN CITY	RAILROAD 092525	09/29/2025	UB-RAILROAD AVE 7/15/25-9/...	157480	317.17
				Fund 448 - RAILROAD AVE-AD Total:	**317.17**
Fund: 453 - VIC.HAR.ZONE-A					
PG&E	09052508	09/05/2025	2566007111-6	157312	191.91
				Fund 453 - VIC.HAR.ZONE-A Total:	**191.91**
Fund: 454 - VIC.HAR.ZONE-B					
PG&E	09052508	09/05/2025	2566007111-6	157312	149.93
				Fund 454 - VIC.HAR.ZONE-B Total:	**149.93**
Fund: 455 - VIC.HAR.ZONE-C					
PG&E	09052508	09/05/2025	2566007111-6	157312	1,211.42
PG&E	09052508	09/05/2025	2566007111-6	157312	257.88
PG&E	09192505	09/19/2025	0458895217-8	157421	9.85
PG&E	09192508	09/19/2025	9622407317-9	157421	70.11
PG&E	09192509	09/19/2025	1330754740-9	157421	9.85
PG&E	09192510	09/19/2025	3611998336-3	157421	198.31

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
PG&E	09192513	09/19/2025	9885875157-5	157421	471.04
PG&E	09262506	09/26/2025	3271243624-8	157460	241.24
				Fund 455 - VIC.HAR.ZONE-C Total:	**2,469.70**
Fund: 458 - VIC HAR-ZONE E					
PG&E	09052508	09/05/2025	2566007111-6	157312	173.92
				Fund 458 - VIC HAR-ZONE E Total:	**173.92**
Fund: 459 - VIC HAR-ZONE F					
PG&E	09052508	09/05/2025	2566007111-6	157312	179.91
				Fund 459 - VIC HAR-ZONE F Total:	**179.91**
Fund: 460 - HWY12 LANDSCAPE					
CALIFORNIA HWY ADOPTION C	925142	09/12/2025	LITTER SVC-HWY 12 MILE MA...	157336	320.00
CALIFORNIA HWY ADOPTION C	925143	09/12/2025	LITTER SVC-HWY 12 MILE MA...	157336	250.00
				Fund 460 - HWY12 LANDSCAPE Total:	**570.00**
Fund: 461 - SUISUN CFD#2					
DAILY REPUBLIC	300115602	09/12/2025	PW-ANNEXATION NO 15-LAW...	157345	89.13
DAILY REPUBLIC	300115603	09/12/2025	PW-ANNEXATION NO 16-MAR...	157345	91.06
				Fund 461 - SUISUN CFD#2 Total:	**180.19**
Fund: 465 - AMBERWOOD TZ1					
CITY OF SUISUN CITY	UBAM 092525	09/29/2025	UB-AMBERWOOD/BLOSSOM ...	157480	118.57
				Fund 465 - AMBERWOOD TZ1 Total:	**118.57**
Fund: 506 - SSWA CONNECTION					
DOKKEN ENGINEERING	49672	06/30/2025	SSWA WATER MASTER PLAN ...	157279	1,480.00
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	21,967.74
				Fund 506 - SSWA CONNECTION Total:	**23,447.74**
Fund: 507 - SSWA OPER FUND					
KRONICK,MOSKOVITZ,TIEDE...	30914306	09/05/2025	SSWA LEGAL SERVICES THRO...	157306	2,306.00
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	-7,429.78
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	600.00
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	16,520.15
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	148,301.19
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	50,716.34
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	166,489.00
PG&E	09262501	09/26/2025	7340553288-5	157460	24.64
				Fund 507 - SSWA OPER FUND Total:	**377,527.54**
Fund: 510 - SSWA REPLACEMEN					
MADDAUS WATER MANAGE...	573-01	09/05/2025	2025 URBAN WATER MNGMN...	157308	17,983.75
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	348.00
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	3,461.41
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	17,772.58
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	16,419.16
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	11,530.56
				Fund 510 - SSWA REPLACEMEN Total:	**67,515.46**
Fund: 512 - 2019 BOND PROCE					
SOLANO IRRIGATION DIST	0046913	09/19/2025	SSWA-MONTHLY BILLING-JULY..	157431	3,854.47
				Fund 512 - 2019 BOND PROCE Total:	**3,854.47**
Fund: 705 - VEH/EQUIP-MAINT					
PIT STOP AUTO REPAIR	1919	09/05/2025	PW-OIL CHANGE LIC #1669615	157313	50.00
PIT STOP AUTO REPAIR	1919	09/05/2025	PW-OIL CHANGE LIC #1669615	157313	107.87
RAMOS OIL COMPANY, INC	IN-0223501	09/05/2025	PW-RED DYED R99 RENEW DI...	157315	256.30
RAMOS OIL COMPANY, INC	IN-0224624	09/05/2025	PW-RED DYED R99 RENEW DI...	157315	317.15
NORTH BAY TRUCK CENTER	01P55564	09/12/2025	PW-INSTALL NEW HOSES	157380	30.00
NORTH BAY TRUCK CENTER	01P55564	09/12/2025	PW-INSTALL NEW HOSES	157380	225.76
GRN VLY ALOHA SAW & MOW...	100981	09/12/2025	PW-BUSHING	157353	22.96
PIT STOP AUTO REPAIR	1888	09/12/2025	PW-FIX TRAILER LIGHTS LIC #1...	157383	1,012.50
PIT STOP AUTO REPAIR	1888	09/12/2025	PW-FIX TRAILER LIGHTS LIC #1...	157383	925.53
PIT STOP AUTO REPAIR	1935	09/12/2025	PW-OIL CHANGE LIC #1676710	157383	50.00
PIT STOP AUTO REPAIR	1935	09/12/2025	PW-OIL CHANGE LIC #1676710	157383	121.14

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
PIT STOP AUTO REPAIR	1936	09/12/2025	PW-OIL CHANGE LIC #1614968	157383	50.00
PIT STOP AUTO REPAIR	1936	09/12/2025	PW-OIL CHANGE LIC #1614968	157383	274.76
EAST BAY TIRE CO	2167054	09/12/2025	PW-NEW TRAILER TIRE	157349	23.00
EAST BAY TIRE CO	2167054	09/12/2025	PW-NEW TRAILER TIRE	157349	213.08
EAST BAY TIRE CO	2169337	09/12/2025	PW-NEW GOLF CART TIRE	157349	23.00
EAST BAY TIRE CO	2169337	09/12/2025	PW-NEW GOLF CART TIRE	157349	58.11
GARTON TRACTOR INC	P1237808	09/19/2025	PW-STEEL ASSEMBLY	157408	45.06
GARTON TRACTOR INC	W0254008	09/19/2025	PW-TRACTOR REPAIR	157408	2,475.00
GARTON TRACTOR INC	W0254008	09/19/2025	PW-TRACTOR REPAIR	157408	523.91
GARTON TRACTOR INC	W0284708	09/19/2025	PW-REPLACE HYDRAULIC LINE	157408	737.10
GARTON TRACTOR INC	W0284708	09/19/2025	PW-REPLACE HYDRAULIC LINE	157408	410.66
US BANK	082225174	08/22/2025	GELUZ-ZIP THRU-CAR WASHES	844	55.85
RAMOS OIL COMPANY, INC	IN-0227473	09/26/2025	PW-RED DYED R99 RENEW DI...	157463	716.30
				Fund 705 - VEH/EQUIP-MAINT Total:	**8,725.04**
Fund: 706 - VEH/EQU-RPLCMT					
ENTERPRISE FLEET MANAGE...	DM0001410	09/22/2025	ENTERPRISE LEASES-PW/INVO...	DFT0001434	3,218.68
ENTERPRISE FLEET MANAGE...	DM0001411	09/22/2025	ENTERPRISE LEASES-PD/INV #...	DFT0001435	9,964.56
ENTERPRISE FLEET MANAGE...	DM0001412	09/22/2025	ENTERPRISE LEASES-FIRE/INV...	DFT0001436	1,428.14
ENTERPRISE FLEET MANAGE...	DM0001413	09/22/2025	ENTERPRISE LEASES-CITY-INVO..	DFT0001437	24,903.41
				Fund 706 - VEH/EQU-RPLCMT Total:	**39,514.79**
Fund: 710 - NETWORK MAINT.					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	47.40
COMCAST	082425	09/05/2025	PD-HIGH SPEED INTERNET 8/2...	157292	158.67
NATIX, INC.	30533	09/05/2025	IT & PW-IPAD PRO x 2 & ACCE...	157310	1,947.78
CDW GOVERNMENT INC	AF35J5G	09/05/2025	IT-MICROSOFT 365 & SQL LIC...	157290	764.76
COMCAST	249519588	09/12/2025	ETHERNET SVC THROUGH 8/3...	157342	789.21
DELL FINANCIAL SVCS LLC	4550432	09/12/2025	COMPUTER LEASE 10/5/25-11...	157346	716.35
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.82
DELL FINANCIAL SVCS LLC	4558951	09/19/2025	COMPUTER LEASE-LATE FEE	157405	10.75
US BANK	08222502	08/22/2025	ROBERTS-E.REPUBLIC-CONFE...	844	250.00
US BANK	08222504	08/22/2025	ROBERTS-STRAIGHTTALK-INT...	844	45.00
AMAZON CAPITAL SERVICES	136Q-W4R9-DHGN	09/23/2025	IT-VARIOUS SUPPLIES	843	2,873.70
AMAZON CAPITAL SERVICES	136Q-W4R9-DHGN	09/23/2025	IT-VARIOUS SUPPLIES	843	2,873.69
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	5.75
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	118.88
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	47.40
				Fund 710 - NETWORK MAINT. Total:	**10,688.16**
Fund: 712 - DISPATCH -P/S					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	158.00
AMAZON CAPITAL SERVICES	1TD4-HPXQ-7TN3	09/05/2025	PD-VERBATIM DVD + R	828	18.73
AMAZON CAPITAL SERVICES	1Y1J-9L94-CLRL	09/05/2025	PD-STORAGE BOXES	828	44.72
LEXISNEXIS COPLOGIC SOLUT	1030002729	09/12/2025	PD-ONLINE REPORTING SYST...	157366	1,018.46
ABSOLUTE SOFTWARE, INC.	INV01738066	09/12/2025	PD-SECURITY SOFTWARE	157330	738.78
HALEY ALEXANDER	091125	09/19/2025	PD-REIMBURSE MEALS FROM ...	157409	170.00
COMMUNICATION CENTER SP...	172143	09/19/2025	PD-DISPATCH CENTER CLEANI...	157403	1,350.00
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	38.81
TRANSUNION RISK AND ALTER	207882-202508-01	09/19/2025	PD-LOOKUP DATABASE	157435	170.40
US BANK	082225120	08/22/2025	ALEXANDER-AYRES-HOTEL FO...	844	589.64
US BANK	082225122	08/22/2025	ALEXANDER-LITTLE CAESARS-...	844	40.55
US BANK	082225123	08/22/2025	ALEXANDER-SOUTHWEST-FLI...	844	389.94
US BANK	082225124	08/22/2025	ALEXANDER-SOUTHWEST-FLI...	844	114.30
US BANK	082225125	08/22/2025	ALEXANDER-ENTERPRISE-CAR...	844	432.89
US BANK	082225126	08/22/2025	ALEXANDER-KTLLC-DISPATCH ...	844	398.00
US BANK	082225127	08/22/2025	ALEXANDER-KTLLC-DISPATCH ...	844	398.00
US BANK	082225167	08/22/2025	HEALY-CHATGPT-AI SOFTWARE	844	20.00
US BANK	082225177	08/22/2025	KENT-OPEN AI-CHAT GPT SUB...	844	20.00
US BANK	082225178	08/22/2025	KENT-CPCA-TECH CONFERENC...	844	450.00
US BANK	082225210	08/22/2025	ALEXANDER-RESCUE ESS-CRED..	844	-89.00
US BANK	082225212	08/22/2025	ALEXANDER-LOWES-LARGE C...	844	466.00

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
US BANK	082225213	08/22/2025	ALEXANDER-CA ASS GILROY-C...	844	-75.00
US BANK	08222526	08/22/2025	HENDERSON-STARLINK-INTER...	844	165.00
US BANK	08222527	08/22/2025	HENDERSON-CITATIONSY-AI S...	844	9.99
US BANK	08222528	08/22/2025	HENDERSON-CHATGPT-AI SOF...	844	20.00
US BANK	08222531	08/22/2025	HENDERSON-APPLE-CLOUD S...	844	9.99
CAMRYN KING	091825	09/26/2025	PD-BAGGAGE CHECK REIMBU...	157448	80.00
KARA ROBINSON	091925	09/26/2025	PD-REIMBURSE TRAVEL EXPE...	157455	954.14
ANNE SAGAMI	092325	09/26/2025	PD-REIMBURSE TRAINNG EXP...	157442	110.70
AMAZON CAPITAL SERVICES	1LXQ-F376-FGWW	09/26/2025	PD-2 KEYBOARDS	859	196.40
AMAZON CAPITAL SERVICES	1Y1X-94YX-4W9D	09/26/2025	PD-MANILLA ENVELOPES, MA...	859	63.38
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	158.00
				Fund 712 - DISPATCH -P/S Total:	**8,630.82**
Fund: 713 - PW MAINT-I.S.					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	158.00
WEX INC	106826834	09/05/2025	GAS USAGE-VARIOUS DEPTS 7...	834	4,635.40
AMAZON CAPITAL SERVICES	116X-LT79-L3HG	09/05/2025	PW-HDMI CABLE, WASTE BAG...	828	162.26
ALKAR	1547504	09/05/2025	PW-TEMP WORKER WEEK END..	157282	1,799.55
NATIX, INC.	30533	09/05/2025	IT & PW-IPAD PRO x 2 & ACCE...	157310	1,947.78
CINTAS CORPORATION #2	4241473059	09/05/2025	PW-UNIFORMS & BUILDING ...	157291	31.80
CINTAS CORPORATION #2	4241473059	09/05/2025	PW-UNIFORMS & BUILDING ...	157291	517.11
ALKAR	1547551	09/12/2025	PW-TEMP WORKER WEEK END..	157331	1,506.60
CINTAS CORPORATION #2	4242389245	09/12/2025	PW-UNIFORMS & BUILDING ...	157339	31.80
CINTAS CORPORATION #2	4242389245	09/12/2025	PW-UNIFORMS & BUILDING ...	157339	522.17
IN HOUSE LEASING, INCORPO	4973	09/12/2025	COPIER LEASES-VARIOUS DEP...	157357	108.30
LINDE GAS & EQUIPMENT, IN	51597391	09/12/2025	PW-CYLINDER LEASES	157369	185.52
STERICYCLE, INC.	8011845300	09/12/2025	DISPOSAL OF REG MED WAST...	157388	145.50
PG&E	09192507	09/19/2025	8851579248-4	157421	14.90
ALKAR	1547597	09/19/2025	PW-TEMP WORKER WEEK END..	157396	1,464.75
J.J.R. ENTERPRISES, INC	4462269-CAL	09/19/2025	COPIER USAGE-VARIOUS DEP...	157410	41.77
AIRGAS USA, LLC	5519146800	09/19/2025	PW-CYLINDER RENTALS	157395	325.44
US BANK	08222503	08/22/2025	ROBERTS-STARLINK-INTERNET	844	132.00
ENTERPRISE FLEET MANAGE...	DM0001410	09/22/2025	ENTERPRISE LEASES-PW/INVO...	DFT0001434	9.00
ENTERPRISE FLEET MANAGE...	DM0001413	09/22/2025	ENTERPRISE LEASES-CITY-INVO..	DFT0001437	6.00
PG&E	09262504	09/26/2025	3779395231-0	157460	46.28
AD SPECIAL T'S	25090001	09/26/2025	PW-T SHIRTS FOR PWM	157439	1,058.65
READYREFRESH BY NESTLE	25I2770400014	09/26/2025	PW-WATER SERVICE 8/7/25-9...	157464	284.01
CINTAS CORPORATION #2	4242946165	09/26/2025	PW-UNIFORMS & BUILDING ...	157449	31.80
CINTAS CORPORATION #2	4242946165	09/26/2025	PW-UNIFORMS & BUILDING ...	157449	517.11
CINTAS CORPORATION #2	5291788907	09/26/2025	CORP YARD-REPLENISH FIRST ...	157449	95.52
VERIZON WIRELESS	6123138550	09/26/2025	PW-MOBILE SVC 8/11/25-9/1...	157475	920.68
VERIZON WIRELESS	6123138555	09/26/2025	REC-MOBILE SVC 8/11/25-9/1...	157475	38.36
SAFETY CENTER INCORPORAT...	9794472051	09/26/2025	PW-TRAFFIC FLAGGING & SIG...	157465	2,100.00
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	158.00
				Fund 713 - PW MAINT-I.S. Total:	**18,996.06**
Fund: 715 - LIAB INS RESERV					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	15.80
US BANK	08222534	08/22/2025	PENLAND-PARMA-CONFEREN...	844	449.00
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	12.79
PLAN JPA	PLAN-0411	09/26/2025	GENERAL LIABILITY CLAIMS-A...	157462	2,961.65
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	15.80
				Fund 715 - LIAB INS RESERV Total:	**3,455.04**
Fund: 750 - WRKERS COMP INS					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	33.18
ATHENS INSURANCE SERVICE,	41065	09/05/2025	MONTHLY FEE-SEPTEMBER 20...	829	2,673.00
ATHENS INSURANCE SERVICE,	133	09/12/2025	REPLENISHMENT WORKERS C...	837	28,186.94
ATHENS INSURANCE SERVICE,	134	09/19/2025	PREFUNDING CLAIM-RON FO...	842	20,080.81
US BANK	082225173	08/22/2025	GELUZ-UPLIFT DESK-ERGO DE...	844	1,731.81
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	12.79

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	33.18
				Fund 750 - WRKERS COMP INS Total:	**52,751.71**
Fund: 830 - SEWR DIST TRUST					
FAIRFIELD-SUISUN SEWER DIS...	DM0001404	09/10/2025	FF SS SEWER DISTRICT SEWER ...	DFT0001428	549,667.54
				Fund 830 - SEWR DIST TRUST Total:	**549,667.54**
Fund: 901 - SA/ADMIN FUND					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	162.74
AT&T	24032261	09/19/2025	707-421-7309	157401	147.02
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	7.67
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	3.84
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	162.74
				Fund 901 - SA/ADMIN FUND Total:	**484.01**
Fund: 902 - RDA OBLIGATION					
US BANK	DM0001428	09/24/2025	2014 SERIES B BOND TRUSTEE...	DFT0001452	-1,232,500.00
US BANK	DM0001428	09/24/2025	2014 SERIES B BOND TRUSTEE...	DFT0001452	2,465,000.00
US BANK	DM0001428	09/24/2025	2014 SERIES B BOND TRUSTEE...	DFT0001452	581,125.00
				Fund 902 - RDA OBLIGATION Total:	**1,813,625.00**
Fund: 903 - SA-HOUSING					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	79.00
RICHARDS, WATSON & GERS...	254713	09/12/2025	PROFESSIONAL SVCS-GENERAL..	840	13,695.00
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	1.92
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	5.75
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	79.00
				Fund 903 - SA-HOUSING Total:	**13,860.67**
Fund: 908 - RDA ASSET MGMT					
PG&E	09122500	09/12/2025	5178857298-3: 5178857025, ...	157382	1,485.48
PG&E	09122500	09/12/2025	5178857298-3: 5178857025, ...	157382	30.52
PG&E	09122500	09/12/2025	5178857298-3: 5178857025, ...	157382	10.51
REPUBLIC SERVICES #846	112659154	09/19/2025	GARBAGE SVCS-177 MAIN ST	157425	330.05
				Fund 908 - RDA ASSET MGMT Total:	**1,856.56**
Fund: 909 - MARINA					
PG&E	09052506	09/05/2025	2156787786-1	157312	23.82
WEX INC	106826834	09/05/2025	GAS USAGE-VARIOUS DEPTS 7...	834	115.56
AT&T	23968387	09/05/2025	707-429-2628	157286	59.89
SUPERIOR BUILDING SERVICE	47095	09/12/2025	MARINA JANITORIAL SVCS AU...	157389	1,060.00
PG&E	09192511	09/19/2025	4028664976-5	157421	5.90
PG&E	09192512	09/19/2025	9268373134-0	157421	1,004.48
REPUBLIC SERVICES #846	112659160	09/19/2025	GARBAGE SVCS-800 KELLOGG ...	157425	349.50
REPUBLIC SERVICES #846	112659161	09/19/2025	GARBAGE SVCS-703 B CIVIC C...	157425	171.40
REPUBLIC SERVICES #846	112659162	09/19/2025	GARBAGE SVCS-1200 KELLOGG..	157425	257.10
AT&T	24032255	09/19/2025	707-421-1486	157401	29.85
AT&T	24032263	09/19/2025	707-421-7313	157401	44.25
MCKENZIE HARDWARE-M	364281	09/19/2025	MARINA-CORDS & HOSE	157417	96.00
MCKENZIE HARDWARE-M	364343	09/19/2025	MARINA-TIEDOWNS	157417	21.81
MCKENZIE HARDWARE-M	364443	09/19/2025	MARINA-HARDWARE	157417	8.71
US BANK	082225135	08/22/2025	GATMEN-CA PARKS & REC-M...	844	165.00
PG&E	09262505	09/26/2025	9226706470-4	157460	54.80
VERIZON WIRELESS	6123138555	09/26/2025	REC-MOBILE SVC 8/11/25-9/1...	157475	38.36
				Fund 909 - MARINA Total:	**3,506.43**
Fund: 932 - SECTION8 CHOICE					
CITY OF SUISUN HOUSING AU...	DM0001387	09/02/2025	TO HOUSING BANK ACCT TO ...	DFT0001411	403,225.95
CITY OF SUISUN HOUSING AU...	DM0001395	09/16/2025	TO HOUSING BANK ACCOUNT...	DFT0001419	13,147.00
				Fund 932 - SECTION8 CHOICE Total:	**416,372.95**
Fund: 945 - HSG AUTH/ADMIN					
CAL PERS RETIREMENT SYSTEM	DM0001389	09/04/2025	CAL PERS MEDICAL SEPT 2025...	DFT0001413	197.50
THE COPY CORNER	29757	09/12/2025	HSG-#10 WINDOW ENVELOPE...	157390	156.44
MCKENZIE HARDWARE/2	364450	09/12/2025	BLDG-MINI BULB, HSG VEH	157372	7.19
MCKENZIE HARDWARE/2	364451	09/12/2025	RETURN MINI BULB, HSG VEH	157372	-7.19

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
TPX COMMUNICATIONS	186953267-0	09/19/2025	PHONE SVC PERIOD ENDING 8...	157434	155.27
J.J.R. ENTERPRISES, INC	4462271-CAL	09/19/2025	PRINTER USAGE-VARIOUS DE...	157410	121.44
US BANK	08222550	08/22/2025	GOLTIAO-ZIP THRU-CAR WASH..	844	10.00
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	1.93
VERIZON WIRELESS	6123138551	09/26/2025	ADMIN-MOBILE SVC 8/11/25-...	157475	1.92
VERIZON WIRELESS	6123138554	09/26/2025	HSG-MOBILE SVC 8/11/25-9/1...	157475	2.99
VERIZON WIRELESS	6123138555	09/26/2025	REC-MOBILE SVC 8/11/25-9/1...	157475	38.36
CAL PERS RETIREMENT SYSTEM	DM0001431	09/30/2025	CAL PERS MEDICAL OCT 2025 ...	DFT0001455	197.50
				Fund 945 - HSG AUTH/ADMIN Total:	**883.35**
				Grand Total:	**6,043,136.52**

Report Summary

Fund Summary

Fund	Payment Amount
010 - GENERAL FUND	1,418,666.49
018 - GF CA Forever	276,048.23
052 - EVENTS-OTHERS	6,203.98
053 - FIREWORKS-ENF	818.44
105 - ALL GAS TAXES	28,832.85
115 - TRANS.CIP FUNDS	613,836.72
117 - TRAIN DEPOT O&M	84,151.70
129 - SB1383-ORGANIC	2,000.00
142 - BOATING SAFETY	64.92
167 - ARP-AMER RESCUE	15,895.92
171 - PROP 49 GRANT	76.72
183 - VESSEL GRANT	11,040.00
185 - SEWER MAINTENANCE	70.42
187 - RPM GRANTS	118.99
189 - Prop.64 Grant -State	3,848.69
190 - DRAINAGE MAINT	727.29
191 - Delta Conservancy Grant-Fishing Dock Planning	91,220.25
205 - PG&E OBF	1,648.63
300 - PARK DEV FD	103.88
302 - Park Improvements	5,918.16
304 - Public Art Fee	12,500.00
312 - POLICE FACILITY	3,469.83
420 - LAWLER-MAINT	16,323.35
425 - BLOSSOM MAD	758.46
430 - HERITAGE MAD	18,188.50
435 - MTBELLO-MAINT	6,922.76
445 - PETERSON-MAINT	3,966.70
448 - RAILROAD AVE-AD	317.17
453 - VIC.HAR.ZONE-A	191.91
454 - VIC.HAR.ZONE-B	149.93
455 - VIC.HAR.ZONE-C	2,469.70
458 - VIC HAR-ZONE E	173.92
459 - VIC HAR-ZONE F	179.91
460 - HWY12 LANDSCAPE	570.00
461 - SUISUN CFD#2	180.19
465 - AMBERWOOD TZ1	118.57
506 - SSWA CONNECTION	23,447.74
507 - SSWA OPER FUND	377,527.54
510 - SSWA REPLACEMEN	67,515.46
512 - 2019 BOND PROCE	3,854.47
705 - VEH/EQUIP-MAINT	8,725.04
706 - VEH/EQU-RPLCMT	39,514.79
710 - NETWORK MAINT.	10,688.16
712 - DISPATCH -P/S	8,630.82
713 - PW MAINT-I.S.	18,996.06
715 - LIAB INS RESERV	3,455.04
750 - WRKERS COMP INS	52,751.71
830 - SEWR DIST TRUST	549,667.54
901 - SA/ADMIN FUND	484.01
902 - RDA OBLIGATION	1,813,625.00
903 - SA-HOUSING	13,860.67
908 - RDA ASSET MGMT	1,856.56
909 - MARINA	3,506.43
932 - SECTION8 CHOICE	416,372.95
945 - HSG AUTH/ADMIN	883.35
Grand Total:	**6,043,136.52**

Account Summary

Account Number	Account Name	Payment Amount
010-01108	PREPAID POSTAGE EXPE…	90.56
010-01142	PREPAID COPIER EXPEN…	2,666.23
010-04402	FICA/MEDICARE TAX PA…	35,665.95
010-04403	FED WITHHOLDING TAX…	142,181.79
010-04404	STATE WITHHOLDINGS …	57,504.29
010-04405	ICMA DEFERRED COMP…	53,703.55
010-04408	PAYROLL GARNISHMENT…	3,032.30
010-04409	SEIU UNION ASSOC DUES..	1,409.78
010-04410	POLICE OFFICERS ASSOC…	3,820.00
010-04413	PERS RETIRMNT & SURV…	220,056.50
010-04417	STATE DISABILITY INSUR…	9,713.77
010-04422	PARS	5,242.72
010-04423	FIRE UNION DUES	2,640.04
010-04425	SCMPEA DUES	408.00
010-04427	401A Liability Account	2,953.74
010-04428	ROTH 457	7,662.75
010-04449	FSA SECTION 125 PLAN …	1,393.32
010-04453	Voluntary Life Insurance…	3,627.60
010-04455	DENTAL-VISION	28,131.18
010-04456	PERS HEALTH BENEFITS …	394,405.94
010-04459	BUILDING BLOCKS-CAFE…	6,793.66
010-04464	MYERS STEVENS & CO-P…	8,738.00
010-04491	DAMAGE DEP-REC & SR …	4,579.00
010-04498	SUSPENSE ACCOUNT	1,632.07
010-04673	SS LOGISTICS CENTER	6,105.25
010-1010-90501	TRAVEL TRAINING	1,162.72
010-1010-91300	Office Supplies	41.67
010-1010-91310	Phone Svc/Intrn	230.61
010-1010-93220	Membership/Dues	30.00
010-1015-91335	Board/Comm. Exp	1,400.00
010-1020-90501	TRAVEL TRAINING	600.00
010-1020-91310	Phone Svc/Intrn	38.81
010-1020-93220	Membership/Dues	770.00
010-1030-90322	CAL PERS RETIREE	316.00
010-1710-90322	Retiree Health	214.88
010-1710-90501	TRAVEL TRAINING	1,803.90
010-1710-91140	Othr Prof. Srvc	35,021.30
010-1710-91300	Office Supplies	347.95
010-1710-91310	Phone Svc/Intrn	271.24
010-1710-91325	Prntng/Copy Exp	150.34
010-1710-91330	Advertising	33.38
010-1710-93220	Membership/Dues	30.00
010-1750-90322	Retiree Health	25.28
010-1750-90501	TRAVEL TRAINING	441.68
010-1750-91140	Othr Prof. Srvc	1,440.00
010-1750-91300	Office Supplies	105.56
010-1750-91305	Sftwre/Srv Agre	468.00
010-1750-91310	Phone Svc/Intrn	90.41
010-1750-91435	Field Supplies	127.39
010-1810-90322	Retiree Health	189.60
010-1810-91310	Phone Svc/Intrn	5.75
010-1815-91140	Othr Prof. Srvc	3,118.31
010-1815-91310	Phone Svc/Intrn	1.92
010-1815-91350	Bank Fees/Chgs.	1,000.00
010-1820-90322	Retiree Health	799.48
010-1820-91130	Financial Audit	25,020.75
010-1820-91140	Othr Prof. Srvc	1,495.00
010-1820-91305	Sftwre/Srv Agre	835.71

Account Summary

Account Number	Account Name	Payment Amount
010-1820-91310	Phone Svc/Intrn	184.04
010-1820-91320	Postage	3,200.00
010-1820-91325	Prntng/Copy Exp	203.59
010-1820-91435	Field Supplies	41.87
010-1830-90322	Retiree Health	395.00
010-1830-91300	Office Supplies	3,194.09
010-1830-91305	Sftwre/Srv Agre	887.72
010-1830-91310	Phone Svc/Intrn	373.79
010-1830-91320	Postage	277.50
010-1830-91325	Prntng/Copy Exp	198.59
010-1830-91350	Bank Fees/Chgs.	23,200.51
010-1830-91431	Othr Cntrct Svc	1,422.49
010-1830-91435	Field Supplies	27.90
010-1910-91110	Legal Services	71,635.05
010-1910-91140	Othr Prof. Srvc	72.80
010-1910-91325	Prntng/Copy Exp	1.82
010-1910-91355	Admin Fee	843.50
010-1910-93220	Membership/Dues	6,640.00
010-2310-90322	Retiree Health	632.00
010-2310-90501	TRAVEL TRAINING	942.49
010-2310-91300	Office Supplies	811.37
010-2310-91310	Phone Svc/Intrn	5,347.86
010-2310-91325	Prntng/Copy Exp	4,618.64
010-2310-91375	Emp Serv Awards	158.17
010-2310-91431	Othr Cntrct Svc	15,889.86
010-2310-91435	Field Supplies	170.35
010-2310-91445	Gas/Diesel/Oil	11,299.21
010-2310-91510	PG&E/Gas & Elec	200.28
010-2310-93220	Membership/Dues	170.00
010-2326-90322	Retiree Health	316.00
010-2326-91310	Phone Svc/Intrn	193.63
010-2350-90322	Retiree Health	1,264.00
010-2350-90500	PHY/BACKGROUNDS	10,260.00
010-2350-90501	TRAVEL TRAINING	508.98
010-2350-91140	Othr Prof. Srvc	1,454.46
010-2350-91310	Phone Svc/Intrn	310.54
010-2350-91350	Bank Fees/Chgs.	278.87
010-2350-91355	Admin Fee	1,200.00
010-2350-91440	Auto Parts/Supp	4,536.28
010-2350-91455	Unif/Cloth/Sfty	4,521.13
010-2350-93105	GF-PD-Gadgets-Drone	290.25
010-2350-93120	Field Equipment	1,361.83
010-2350-93215	POST Training	6,555.07
010-2600-90501	TRAVEL TRAINING	78.00
010-2600-91300	Office Supplies	205.32
010-2600-91310	Phone Svc/Intrn	1,582.14
010-2600-91325	Prntng/Copy Exp	581.04
010-2600-91395	Misc Office Exp	585.00
010-2610-90322	Retiree Health	632.00
010-2610-90324	Vol. FF Benefit	266.85
010-2610-90500	PHY/BACKGROUNDS	4,800.00
010-2610-90501	TRAVEL TRAINING	372.57
010-2610-91310	Phone Svc/Intrn	409.33
010-2610-91430	Cntrct Svc/Eqpt	777.35
010-2610-91431	Othr Cntrct Svc	5,751.84
010-2610-91435	Field Supplies	4,388.38
010-2610-91440	Auto Parts/Supp	8.17
010-2610-91445	Gas/Diesel/Oil	2,990.72

Account Summary

Account Number	Account Name	Payment Amount
010-2610-91455	Unif/Cloth/Sfty	672.06
010-2610-93105	E-GADGETS OTHER	5,275.99
010-2620-90501	TRAVEL TRAINING	259.00
010-2620-91310	Phone Svc/Intrn	149.57
010-2620-91435	Field Supplies	552.12
010-2620-93230	Books & Pub's	594.40
010-2620-93330	Mktg & Promos	399.45
010-3310-90125	Temp Agency	3,939.29
010-3310-90322	Retiree Health	31.60
010-3310-91140	Othr Prof. Srvc	18,288.39
010-3310-91310	Phone Svc/Intrn	139.32
010-3310-93230	Books & Pub's	794.00
010-3350-91310	Phone Svc/Intrn	115.54
010-3350-91415	Cntrct Svc/Bldg	253.00
010-3350-91425	Cntrct Svc/Jant	10,271.00
010-3350-91430	Cntrct Svc/Eqpt	2,000.33
010-3350-91431	Othr Cntrct Svc	19,282.00
010-3350-91435	Field Supplies	1,158.45
010-3350-91455	Unif/Cloth/Sfty	524.11
010-3350-91510	PG&E/Gas & Elec	1,782.05
010-3357-91435	STA Bldg Maint-Field Su…	25.74
010-3363-90160	Salary Transfrs	210.00
010-3363-91520	Garbage Fees	4,878.00
010-3410-90322	Retiree Health	347.60
010-3410-91310	Phone Svc/Intrn	193.63
010-3410-91330	Advertising	180.19
010-3415-91310	-Phone Svc/Intrn	38.82
010-3505-90322	Retiree Health	173.80
010-3505-91310	Phone Svc/Intrn	82.93
010-3505-91465	Leases/Rentals	200.00
010-3505-93310	Prof.Studies	7,684.30
010-6005-90322	Retiree Health	28.44
010-6007-90322	Retiree Health	63.20
010-6007-91310	Phone Svc/Intrn	38.82
010-6010-90160	Salary Transfrs	-210.00
010-6010-90322	Retiree Health	25.28
010-6010-90501	TRAVEL TRAINING	30.00
010-6010-91300	Office Supplies	643.84
010-6010-91310	Phone Svc/Intrn	382.39
010-6010-91325	Prntng/Copy Exp	2.81
010-6330-91420	Cntrct Svc/Grnd	2,780.00
010-6330-91435	Field Supplies	2,604.59
010-6330-91510	PG&E/Gas & Elec	4.57
010-6330-91525	Water/Sewer Chg	9,746.28
010-8610-90500	PHY/BACKGROUNDS	1,077.00
010-8610-91140	Othr Prof. Srvc	3,222.00
010-8610-91300	Office Supplies	695.29
010-8610-91310	Phone Svc/Intrn	832.62
010-8610-91325	Prntng/Copy Exp	1,078.47
010-8610-91350	Bank Fees/Chgs.	4.10
010-8610-91435	Field Supplies	112.87
010-8610-91445	Gas/Diesel/Oil	267.52
010-8615-90501	Travel Training	703.99
010-8615-91140	Othr Prof. Srvc	8.99
010-8615-91435	Field Supplies	1,835.20
010-8617-91435	Field Supplies	2,211.35
010-8618-91435	Field Supplies	495.28
010-8670-91140	Othr Prof. Srvc	140.00

Account Summary

Account Number	Account Name	Payment Amount
010-8670-91435	Field Supplies	2,591.62
010-8670-91455	Unif/Cloth/Sfty	90.50
010-8680-91140	Othr Prof. Srvc	261.77
010-8680-91435	Field Supplies	1,466.11
010-8680-91510	PG&E/Gas & Elec	1,844.42
010-8680-91525	Water/Sewer Chg	547.64
010-8680-93120	Field Equipment	382.01
010-8750-91140	Othr Prof. Srvc	3,126.50
010-8750-91415	Cntrct Svc/Bldg	769.00
010-8750-91435	Field Supplies	755.50
010-8750-91510	PG&E/Gas & Elec	3,326.99
010-8760-91300	Office Supplies	50.80
010-8760-91310	Phone Svc/Intrn	85.20
010-8760-91435	Field Supplies	2,269.08
010-8760-91525	Water/Sewer Chg	471.90
018-3528-91140	CA Forever-Other Profes…	271,343.23
018-3528-91431	CA Forever -Other Cont…	4,705.00
052-8817-91140	Othr Prof. Srvc	4,847.12
052-8817-91431	Othr Cntrct Svc	900.00
052-8817-91435	Field Supplies	456.86
053-8819-91435	Field Supplies	818.44
105-6320-90322	Retiree Health	63.20
105-6320-91310	Phone Svc/Intrn	38.82
105-6320-91435	Field Supplies	3,301.22
105-6320-91515	PG&E/St Lights	6,522.61
105-6320-93220	Membership/Dues	18,907.00
115-04599	RETENTION-SHORT CON…	-32,107.24
115-9902-96310	CIP	193,775.00
115-9904-96210	Capital Design	2,288.00
115-9904-96310	CIP	771.13
115-9906-96310	CIP	448,369.70
115-9907-96310	CIP	740.13
117-3355-91425	Cntrct Svc/Jant	145.50
117-3355-91431	Othr Cntrct Svc	82,962.00
117-3355-91435	Field Supplies	1,044.20
129-6029-91330	Advertising	2,000.00
142-2405-91430	Cntrct Svc/Eqpt	64.92
167-04599	Retention-Swierstock En…	9,839.76
167-1817-91140	Professional Services	6,115.00
167-1917-96440	ERP SYSTEM	4,887.50
167-2627-96310	CIP	-4,946.34
171-8650-91310	Phone Svc/Intrn	76.72
183-8931-91430	Cntrct Svc/Eqpt	11,040.00
185-6310-90322	Retiree Health	31.60
185-6310-91310	Phone Svc/Intrn	38.82
187-8677-91435	Feild Supplies-Mayor's G…	118.99
189-8659-90501	Travel Training	102.50
189-8659-91140	Othr Prof. Srvc	1,200.00
189-8659-91435	Field Supplies	2,546.19
190-6315-90322	Retiree Health	15.80
190-6315-90501	TRAVEL TRAINING	686.85
190-6315-91510	PG&E/Gas & Elec	24.64
191-8691-96210	Capital Design	91,220.25
205-7505-94110	Principal - PG&E OBF	1,648.63
300-9855-96420	Heritage Park-Bldg/Facili…	103.88
302-9808-96210	CAPITAL DESIGN	5,560.00
302-9919-96310	CIP	358.16
304-6524-93151	Public Art- Mosaic Pintail…	12,500.00

Account Summary

Account Number	Account Name	Payment Amount
312-9992-93121	Field Equip >5k	3,469.83
420-6425-91435	Field Supplies	397.24
420-6425-91515	PG&E/St Lights	864.80
420-6425-91525	Water/Sewer Chg	15,061.31
425-6430-91515	PG&E/St Lights	65.72
425-6430-91525	Water/Sewer Chg	692.74
430-6435-91515	PG&E/St Lights	254.82
430-6435-91525	Water/Sewer Chg	17,933.68
435-6440-91515	PG&E/St Lights	898.89
435-6440-91525	Water/Sewer Chg	6,023.87
445-6445-91431	Othr Cntrct Svc	1,269.00
445-6445-91435	Field Supplies	5.01
445-6445-91515	PG&E/St Lights	2,692.69
448-6456-91525	Water/Sewer Chg	317.17
453-6453-91515	PG&E/St Lights	191.91
454-6454-91515	PG&E/St Lights	149.93
455-6455-91510	PG&E/Gas & Elec	990.55
455-6455-91515	PG&E/St Lights	1,479.15
458-6458-91515	PG&E/St Lights	173.92
459-6459-91515	PG&E/St Lights	179.91
460-6326-91431	Othr Cntrct Svc	570.00
461-04687	LAWLER MIXED-USE PW…	89.13
461-04690	MARINA VILL-MITIGATI…	91.06
465-6465-91525	Water/Sewer Chg	118.57
506-5098-91140	Othr Prof. Srvc	1,480.00
506-5318-96310	Harbor Park/Whispering…	21,967.74
507-5075-77610	Water Sales	-7,429.78
507-5076-91110	Legal Services	2,306.00
507-5076-91335	Board/Comm. Exp	600.00
507-5078-91140	Othr Prof. Srvc	16,520.15
507-5078-91510	PG&E/Gas & Elec	24.64
507-5080-91140	Othr Prof. Srvc	148,301.19
507-5081-91140	Othr Prof. Srvc	50,716.34
507-5082-91140	Othr Prof. Srvc	166,489.00
510-5073-93310	Rplmnt Fund- Urban Wa…	17,983.75
510-5206-96410	Cip Furnishings - Cwhtp …	348.00
510-5231-96310	CIP-CHWTP New Entran…	3,461.41
510-5256-96310	CIP-Large Meter Replac…	17,772.58
510-5297-96310	Headworks Meter Install	16,419.16
510-5409-96310	CIP	11,530.56
512-5425-96310	CIP-Cement Hill Tank 2A…	3,854.47
705-6380-91430	Cntrct Svc/Eqpt	4,506.45
705-6380-91440	Auto Parts/Supp	2,928.84
705-6380-91445	Gas/Diesel/Oil	1,289.75
706-6385-91308	VEHICLE LEASE	39,514.79
710-3320-90322	Retiree Health	94.80
710-3320-90501	TRAVEL TRAINING	250.00
710-3320-91300	Office Supplies	2,873.70
710-3320-91305	Sftwre/Srv Agre	764.76
710-3320-91307	COMPUTER LEASE	727.10
710-3320-91310	Phone Svc/Intrn	1,156.33
710-3320-91435	Field Supplies	2,873.69
710-3320-93105	E-GADGETS OTHER	1,947.78
712-2312-90322	Retiree Health	316.00
712-2312-90501	TRAVEL TRAINING	3,923.61
712-2312-91140	Othr Prof. Srvc	1,350.00
712-2312-91305	Sftwre/Srv Agre	2,007.62
712-2312-91310	ISF Dispatch-Phone Servi…	203.81

Account Summary

Account Number	Account Name	Payment Amount
712-2312-93110	Ofc Furnishings	466.00
712-2312-93120	Field Equipment	363.78
713-6395-90125	Temp Agency	4,770.90
713-6395-90322	Retiree Health	316.00
713-6395-90501	TRAVEL TRAINING	2,109.00
713-6395-91310	Phone Svc/Intrn	1,091.04
713-6395-91325	Prntng/Copy Exp	150.07
713-6395-91415	Cntrct Svc/Bldg	95.40
713-6395-91425	Cntrct Svc/Jant	145.50
713-6395-91435	Field Supplies	957.23
713-6395-91440	Auto Parts/Supp	6.00
713-6395-91445	Gas/Diesel/Oil	4,635.40
713-6395-91455	Unif/Cloth/Sfty	2,710.56
713-6395-91510	PG&E/Gas & Elec	61.18
713-6395-93105	E-GADGETS OTHER	1,947.78
715-1770-90322	Retiree Health	31.60
715-1770-90501	TRAVEL TRAINING	449.00
715-1770-91310	Phone Svc/Intrn	12.79
715-1770-91925	Ins Prcd/Paymts	2,961.65
750-1780-90322	Retiree Health	66.36
750-1780-91140	Othr Prof. Srvc	2,673.00
750-1780-91310	Phone Svc/Intrn	12.79
750-1780-91925	Ins Prcd/Paymts	48,267.75
750-1780-93110	Ofc Furnishings	1,731.81
830-4830-91250	REMIT TO AGENCY	549,667.54
901-3511-90322	Retiree Health	325.48
901-3511-91310	Phone Svc/Intrn	158.53
902-01123	RESERVE/TRUSTEE	-1,232,500.00
902-05510	2014 SERIES B BOND PA…	2,465,000.00
902-7515-94210	Interest Exp	581,125.00
903-3514-90322	Retiree Health	158.00
903-3514-91110	Legal Services	13,695.00
903-3514-91310	Phone Svc/Intrn	7.67
908-3361-91510	PG&E/Gas & Elec	1,516.00
908-3361-91520	Garbage Fees	330.05
908-3362-91510	PG&E/Gas & Elec	10.51
909-8910-91310	Phone Svc/Intrn	172.35
909-8910-91425	Cntrct Svc/Jant	1,060.00
909-8910-91435	Field Supplies	126.52
909-8910-91445	Gas/Diesel/Oil	115.56
909-8910-91510	PG&E/Gas & Elec	1,089.00
909-8910-91520	Garbage Fees	778.00
909-8910-93220	Membership/Dues	165.00
932-01001	HOUSING AUTH.--BANK …	416,372.95
945-3490-90322	Retiree Health	395.00
945-3490-91300	Office Supplies	156.44
945-3490-91310	Phone Svc/Intrn	200.47
945-3490-91325	Prntng/Copy Exp	121.44
945-3490-91435	Field Supplies	10.00
	Grand Total:	**6,043,136.52**

Project Account Summary

Project Account Key		Payment Amount
None		6,043,136.52
	Grand Total:	**6,043,136.52**

AGENDA ITEM NO. 20.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Public Hearing: Council Adoption of Resolution No. 2025-___; Approving Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action.

FISCAL IMPACT: The project will have a positive impact to the General Fund. The proposed project will be required to annex into Community Facilities District No. 2 (or equivalent) and is expected to contribute $14,800 annually. Additionally, the project would generate increased sales tax and property tax for presently undeveloped land.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The Applicant(s), Canlas Development, LLC, proposes the construction of a mixed-use development consisting of up to thirty-one (31) multi-family units, approximately 1,645 square-feet of non-residential space, and associated site and landscape features, for property located at 1220 & 1240 McCoy Creek Way (Project). A more complete project description is summarized below, as well as included in **Attachment 2, Project Description.**

Pursuant to the Suisun City Municipal Code (SCMC) Chapters 18.72 and 18.76, respectively, a Planned Unit Development (PUD) and Site Plan/Architectural Review (SPAR) are required for consideration and recommendation by the Planning Commission, and decision by the City Council.

Good Neighbor Meeting

On May 23, 2025, the City of Suisun City implemented a "Good Neighbor Meeting" policy requiring certain projects to conduct a neighborhood meeting early in the review process and to provide an opportunity for meaningful community input.

The Applicant held a Good Neighbor Meeting on Friday, May 23, 2025, at 6:00 p.m. via Google Meet, which was noticed to property owners and tenants within a 600-foot radius of the Project site. The meeting lasted less than half an hour and allowed community members to ask questions following a presentation on the project. Following staff review of the transcript and recording, it appeared the key issues raised included centered around parking, project feasibility, and circulation. The Applicant(s) team provided responses to each item at the meeting. An audio recording of the meeting has been included on the city website as well as via the City's social media platforms.

Planning Commission Hearing

On August 26, 2025, the Planning Commission recommended approval of the Project in a 4-0 vote, with one Commissioner absent. Commissioners raised general questions primarily related to how the parking would function, as well as required as conditions of approval that the fitness center be enclosed, a fenced dog run be added, additional trees be incorporated along McCoy Creek Way, and the

exploration of adding BBQ pits for residents. The Applicant was agreeable to these conditions of approval and were added accordingly. The August 26, 2025 Planning Commission Staff Report is provided as **Attachment 3, Planning Commission Staff Report (08-26-25).**

STAFF REPORT: The Project proposes a mixed-use development consisting of up to thirty-one (31) multi-family units, approximately 1,645 square-feet of non-residential square feet, and associated site improvements, on approximately 0.89 acres of land located at 1220 & 1240 McCoy Creek Way, as shown in **Attachment 4, Project Plans**. Each component of the Project is discussed in greater detail below, including site layout, amenities, and landscaping, architecture, and parking and circulation.

Site Layout, Site Amenities, and Landscaping

The Project proposes the construction of two (2), three-story buildings, with an overall height of approximately thirty-eight (38) feet. Building number 1 is the east building (closest to Lawler Center Drive), and Building number 2 is the west building (closest to Grizzly Island Road), which are further described below.

Site Layout: Building #1 (East Building)

This building would comprise of up to fifteen (15) residential units, three (3) stories (approximately 38 feet in maximum height), and approximately 745 square feet of retail, totaling an overall approximately 14,869 square feet, on approximately 0.38 acres of land (16,553 square feet).

Of the fifteen (15) residential units, there would be two (2) three-bedroom/two-bath units, five (5) two-bedroom/two bath units, and eight (8) one-bedroom/one and one-half bath units. Unit sizes would range from approximately 641 square feet to 1,116 square feet, with an average unit size of approximately 822 square feet.

Each unit would include its own private balcony space ranging from 60 to 69 square feet, as well as washer and dryer, dishwasher, and other appliances.

Site Layout: Building #2 (West Building)

This building would comprise of up to sixteen (16) residential units, three (3) stories (approximately 38 feet in maximum height), and approximately 900 square feet of retail, totaling an overall approximately 19,673 square feet, on approximately 0.51 acres (22,216 square feet).

Of the sixteen (16) residential units, there would be two (2) three-bedroom/two-bath unit, seven (7) two-bedroom/two and one-half bath units, and seven (7) one-bedroom/one and one-half bath units. Unit sizes would range from approximately 698 square feet to 1,400 square feet, with an average unit size of approximately 986 square feet.

Each unit would include its own private balcony space ranging from 55 to 65 square feet, as well as washer and dryer, dishwasher, and other appliances.

Site Amenities and Landscaping

As shown in the Project Plans (Attachment 4), and in addition the private balcony space for each unit, the Project proposes outdoor exercise stations between Building 1 and Building 2, as well as a built-in concrete seat wall for residents. The Project would also include a variety of plants, shrubs, and trees for landscaping to provide a pleasing aesthetic for the area. A lighting plan would be provided during time of building permit submittal; however, the Project would be required to ensure all lighting standards are met, including preventing light spillage onto adjacent properties.

In addition, the site proposes a solid waste enclosure located between both buildings. Lastly, the Project proposes a six (6) foot high masonry wall around the perimeter of the side along the west, north, and eastern property lines to provide a buffer between the Project and adjacent commercial development; however, a condition of approval was added to provided access to the commercial development east of the site for circulation and parking.

Architecture
This section is provided primarily for informational purposes because of recent State laws governing the extent to which a local agency can impose design standards. These laws are described further below following the discussion on the Project's architecture.

As proposed, the buildings reflect a more contemporary style while balancing modern and traditional design concepts. As shown in the elevations, a mix of materials are being utilized, including teak siding, stucco, and horizontal planks. Its overall massing harmonizes with the streetscape and adjacent built environment by introducing sloped and flat roof lines, as well as open spaces through private balconies, which adds richness to the horizontal and vertical articulation of the exterior facades. The upstairs hallways are semi-enclosed, allowing natural light and fresh air along their internal circulation, making them more environmentally friendly.

Several recent State laws, including the Housing Accountability Act, Government Code Section 65589.5; Government Code Section 65852.21 added by Senate Bill 9 (SB 9), which requires ministerial approval of two-unit developments; Accessory Dwelling Unit (ADU) law; and Density Bonus law require that cities apply objective standards to residential projects (including mixed-use projects for which 2/3 of the square footage is dedicated to residential use) and establish that a local agency cannot disapprove a project that complies with applicable objective General Plan and zoning standards, including design review standards, unless it makes certain findings related to adverse impacts on public health or safety.

Government Code Section 65589.5 also prohibits cities from imposing conditions on affordable housing projects in a manner that render the project infeasible for affordable housing development, including through the use of design review standards, unless it makes certain written findings.

Objective design standards are defined by Government Code Sections 65589.5, 65913.4 and 66300(a)(7) as "…standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

Although the Project is not anticipated to be deed-restricted affordable, it is a "housing project" under the Housing Accountability Act, which requires applying only "objective design standards" as defined above. Therefore, a city's ability to regulate or impose design standards, absent of adopted objective design standards, is severely limited.

Parking & Circulation
The sections below discuss in more detail the proposed parking and circulation for the Project.

Parking
The Project proposes a total of thirty-one (31) covered (tuck-under) off-street spaces and would rely on fourteen (14) on-street spaces. Each off-street space would be required to be nine (9) feet wide by

eighteen (19) feet in depth, in addition to any required size of Americans with Disabilities Act (ADA) spaces.

Circulation

The Project proposes two points of ingress/egress from McCoy Creek Way. In addition, the Project would be required to complete the curb, gutter, and five (5) foot wide sidewalk fronting the Project site which would complete the pedestrian network along McCoy Creek Way. If approved, and upon completion of the curb, gutter, and sidewalk along the site's frontage, vehicles would be able to parallel park on a first-come-first-serve basis. The site would also allow reciprocal access to the commercial development east of the Project site, which is also owned by the Applicant. This would allow for additional parking and circulation, subject to execution of a reciprocal access and parking agreement.

2035 General Plan Consistency

The Project site is located within the Commercial Mixed Use Land Use Designation of the 2035 General Plan. According to the 2035 General Plan, the Commercial Mixed Use designation provides for retail and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher density dwelling units. This designation allows for a floor area ratio (FAR) between 0.25 and 1.0. The Project site is also within the South Sunset Avenue Opportunity Area. Opportunity areas are areas within the City that have concentrations of vacant and/or underutilized land where development should be focused, and development promoted.

The Project proposes a FAR of 0.89 which is within the allowable range of the Commercial Mixed Use designation and would therefore comply with the FAR of the designation. Further, the Project would meet several of the 2035 General Plan goals and policies, including the following:

Community, Character, and Design Element

- **Policy CCD-4.3: New developments shall provide direct access routes to buildings from sidewalks and parking areas for pedestrians and bicyclists.**

Staff Analysis: The Project would complete the curb, gutter, and sidewalk along its frontage, including connections from the development to the sidewalk providing direct access for pedestrians to and from the site to the sidewalk.

Land Use Element

- **Objective LU-1: Allow incremental change in Suisun City's neighborhoods that accommodates demographic shifts and meets evolving resident needs.**

Staff Analysis: The Project would provide high density housing in an area surrounded by other residential and commercial uses. The units proposed would offer residents the opportunity to reside near an area they can shop and recreate.

- **Policy LU-1.1: The City will encourage reinvestment in existing buildings and development of vacant and underutilized properties within existing neighborhoods.**

Staff Analysis: The Project is proposed on a vacant and underutilized site within the South Sunset Avenue Opportunity Area. If approved, the City would be encouraging development of vacant and underutilized, which directly complies with this policy.

- **Policy LU-4.6: The City will maintain development and infrastructure standards that promote infill development and allow lot consolidation for redevelopment, where necessary.**

Staff Analysis: The Project proposes infill development which is more efficient use of infrastructure.

- **Policy LU-4.7: The City will support specific plans, redevelopment plans, corridor plans, and other small area plans that promote infill development and reinvestment.**

Staff Analysis: The Project proposes infill development, which directly supports this policy.

Transportation Element

- **Policy T-7.2: The City will prioritize on-street parking, shared parking, and, where appropriate, public parking garages to meet parking needs for destination land uses and reduce the need for surface parking.**

Staff Analysis: The Project proposes utilization of on-street parking and sharing of parking with the commercial development east of the site, also owned by the Applicant. This would support this policy by requiring less surface parking on the Project site, allowing for more density.

- **Policy T-7.3: New developments should optimize and make use of on-street parking spaces prior to proposing additional surface parking.**

Staff Analysis: The Project proposes sharing parking spaces with the adjacent commercial development and relying on some on-street parking. Therefore, if approved, the Project would be consistent with this policy.

- **Policy T-7.4: The City supports shared parking between multiple uses to the extent possible, and will provide incentives for property owners to share underused off-street parking.**

Staff Analysis: The Project proposes utilization of on-street parking and sharing of parking with the commercial development east of the site, also owned by the Applicant. This would support this policy by requiring less surface parking on the Project site, allowing for more density.

- **Policy T-7.9: The City may waive or relax off-site parking requirements for infill and affordable housing projects that use shared parking, on-street parking, and techniques to reduce vehicular travel demand.**

Staff Analysis: The Project proposes utilization of on-street parking and sharing of parking with the commercial development east of the site, also owned by the Applicant. This would support this policy by requiring less surface parking on the Project site, allowing for more density.

2023-2031 Housing Element

- **Goal H-1 Housing Opportunities: Provide housing opportunities for all segments of the community to meet current and future needs.**

Staff Analysis: The Project would include high density residential units on a vacant parcel consisting of 1, 2, and 3-bedroom units. Therefore, this goal would be met.

- **Goal H-4 Housing Constraints: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing.**

Staff Analysis: By recommending approval of the Project, this goal would be met as it would allow the continuing of the process to provide infill high density residential development on existing vacant land.

- **Policy H-1.2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.**

Staff Analysis: As an infill Project, adequate infrastructure and services would be readily available.

- **Program 1.B Encourage Mixed-Use Projects and Residential in Commercial Zones. The City shall incentivize development of residential units in mixed-use projects and residential units in commercial zones, specifically focused in the Downtown Waterfront Specific Plan, and Commercial Mixed Use zones, by providing incentives, including, but not limited to:**

- **Priority project processing**
- **Deferral of development impact or permit fees, where possible**
- **Flexibility in development standards, such as parking, setbacks, and landscaping requirements**
- **Density and intensity bonuses**
- **Support for infrastructure upgrades**
- **Assist developers with securing additional financing**

Staff Analysis: The Project is mixed-use within the Commercial Mixed Use zone. By recommending approval, the City would be demonstrating compliance with this program by encouraging mixed use development on infill sites within a mixed use zone.

- **Policy H-4.3: Provide streamlined processing of residential projects to minimize time and costs to encourage housing production.**

Staff Analysis: By recommending approval of the Project, this policy would be met as it represents a residential project that would result in 31 housing units near services and commercial amenities.

Zoning Consistency

The Project site is within the Commercial Mixed Use (CMU) Zoning District. According to Section 18.22.010 of the SCMC, the purpose of the Commercial Mixed Use (CMU) Zoning District is to allow a mix of land uses that may include commercial retail, service, or office and housing to support a variety of uses that effectively respond to changes in the market and promote economic vitality.

The CMU Zoning District is intended to be comprised of predominantly retail or service uses, in combination with other secondary and complementary uses (i.e., residential, office, or civic uses). Although the Project proposes mixed-use which would otherwise be consistent with the CMU Zoning District, the dominant use is residential. Based on Section 18.22.040, Mixing of Uses, of the SCMC:

- Each development project must include at least 50 percent minimum retail and up to a maximum of 100 percent retail gross leasable area, where 100 percent retail is permitted only in the early phases of the project (unless part of a larger commercial mixed-use development area that will contain a varied mix of commercial uses).
- Each development may include up to 50 percent residential, office, and civic uses.

Because the Project is primarily residential, a Planned Unit Development (PUD) entitlement is required pursuant to Section 18.72.010 of the SCMC, which is described further below. If approved, the Project would be consistent with the CMU Zoning District. Otherwise, the Project would comply with other development standards required of the CMU Zoning District, as shown below in **Table 1, Consistency with CMU Development Standards.**

TABLE 1
Consistency with CMU Development Standards

	CMU Standard	Proposed Project	Consistent
LOT SIZE			
Lot Area	2,500 sq. ft. (min.)	38,768 sq. ft.	Yes
Lot Coverage	100% (max.)	21.7%	Yes
Lot Width	40 ft. (min.)	235 ft.	Yes
Lot Depth	60 ft. (min.)	111-130 ft.	Yes
SETBACKS			

Front	0 ft. (min.) 10 ft. (max.)	15' ft.	Yes, w/ PUD approval
Side (interior)	0 ft. (min.) 10 ft. (max.)	32'6" West 32.11" East	Yes, w/ PUD approval
Side (street)	0 ft. (min.) 15 ft. (max.)	N/A	N/A
Side (adjacent to residential)	Varies (at least what adjacent zone is)	N/A	N/A
Rear	15 ft. (min.)	30'11" ft.	Yes
Height	45 ft. (3 stories)	37'6" ft.	Yes

Parking

As mentioned above, the Project proposes 31 on-site covered (tuck-under) parking spaces, and reliance on 11 off-site parking spaces to accommodate the Project's parking requirement of 57 spaces required by the SCMC Section 18.42.110, as shown below in **Table 2, Required Parking.**

Although the Project would be under parked in providing on-site parking, a condition of approval was added requiring a reciprocal access and parking agreement between the Project and the adjacent commercial development east of the Project site to provide additional parking. The concept of shared parking is supported in the 2035 General Plan policies shown above by allowing decision-makers to reduce the parking standard for infill projects when needed. Further, SCMC Section 18.22.070, Reduced Parking, allows for on-street parking to be included in parking calculations. The frontage of the Project is expected to accommodate approximately eleven (11) parallel spaces available on a first-come-first-serve basis. These spaces would be public and not officially reserved for the Project.

In summary, the sharing of parking is supported in both the General Plan and SCMC and would be appropriate at this location in order to facilitate an infill mixed-use Project. Therefore, Staff would support the use of shared parking based on consistency with 2035 General Plan policies and counting the on-street parking spaces within proximity to the Project site.

TABLE 2
Required Parking

	SCMC Standard	Proposed Project	Required	Standard Met
Studios/1 Bedroom	1 covered space + 0.25 guest spaces per unit.	15 units	15 covered spaces / 3.75 (4) guest spaces	N/A
2 Bedrooms	1 covered space +0.5 uncovered & 0.25 guest spaces per unit.	12 units	12 covered spaces / 10 uncovered/guest spaces.	N/A
3 Bedrooms	1 covered space + 1.0 uncovered & 0.25 guest spaces per unit.	4 units.	4 covered spaces / 5 uncovered/guest spaces.	N/A
Retail[1]	4 spaces per 1,000 square feet.	1,645 square feet.	7 uncovered spaces.	N/A

Total		31	56.75 (57)	Yes, with approved PUD[2]

Notes: (1.) Assumes 4 spaces per 1,000 square feet. (2.) With required reciprocal access and parking, and 11 on-street spaces.

Planned Unit Development (PUD)
Per Section 18.72.010 of the SCMC the Planned Unit Development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the comprehensive scheme contemplated by the land use element and other elements of the general plan of the city and specific plan, where applicable.

The permit would allow a flexible design approach to the establishment of a community environment equal to or better than that resulting from the application of the minimum standards of this title. The permit is designed and intended to accommodate various types of development, such as neighborhood and district shopping centers, professional and administrative office areas, multi-family housing developments, single-family residential developments, commercial service centers, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development."

Requested Deviations
Through an approved PUD, the Applicant seeks the following deviations from the CMU Zone District standards otherwise required under SCMC Chapter 18.22:

- **Mixing of Uses:** The Applicant seeks to reallocate the required mix of uses from 50 percent minimum retail (remaining percentage residential) to 5 percent retail / 95 percent housing. This reallocation is requested to increase housing opportunities in the City, while minimizing the risk of retail vacancy as a result of the site's proximity to many other commercial uses.
- **Size Requirements:** The Applicant seeks a reduction in the minimum size of retail space from 2,500 square feet to a minimum size of 745 and 900 square foot buildings. This request is to ensure efficient layout of the site and an increased number of residential units.
- **Parking Reduction/Sharing:** The Applicant seeks a parking reduction/sharing to the number of required on-site parking spaces to accommodate the mixed-use infill Project.
- **Front and Side Setbacks:** The Applicant seeks a slight reduction in front and side setbacks in order to achieve a design and site layout that is functional and complimentary to the area.

Since the proposed project application is seeking these certain deviations, it is necessary for the Planning Commission and ultimately the City Council to weigh the project's design and overall value against the adopted standards.

Based upon the analysis of the materials provided for the proposed Project, a review of the goals and intent of the 2035 General Plan and Zoning Code, the Project would be consistent with the overall purpose and intent of the Commercial Mixed Use Zoning District and all applicable requirements of the Suisun City Code, subject to conditions of approval included herein. Therefore, Staff would recommend approval of a PUD to advance the goals and policies of the 2035 General Plan in accordance with the flexibility in design standards requested by the Applicant.

Environmental Review
The Project is exempt under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines

"consistency" as "that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan…or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning."

Staff and Planning Commission recommends that the City Council determine that the Project falls within the scope of the 2035 General Plan (General Plan) Environmental Impact Report (SCH #2011102046) and no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15168(c).

REQUIRED FINDINGS

Pursuant to the SCMC, the following findings are required to approve the Project:

1. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the Suisun City General Plan and Title 18 "Zoning" of the Suisun City Municipal Code.

Staff Analysis: If approved, the PUD would establish applicable zone standards for the site and would become the controlling development standards – for the ones that modified the site's underlying zone district. The PUD is intended to allow flexibility in development standards for the purpose of facilitating development that meets the broader goals and vision of the City.

2. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.

Staff Analysis: As described above in the Staff Report, the Project is an infill development substantially surrounded by other residential, mixed-used, and residential development. The site would serve to achieve many of the General Plan goals and policies by concentrating higher density development on vacant and underutilized sites near services. The Project would also contribute to the housing stock by providing another option for housing.

3. That the proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.

Staff Analysis: As an infill site, the Project would supported by existing services and would result in the least amount of strain on resources given that the site is substantially surrounded by other developments. Further, the Project is adjacent to several commercial businesses which would provide opportunities for future residents to shop in the general vicinity. The Project is also proposed at a scale consistent with surrounding development.

4. That the proposed project is exempt from the California Environmental Quality Act per Section 15183(i)(b) (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared) (California Public Resources Code section 21000, et seq.) and the Guidelines thereunder (14 California Code of Regulations section 15000, et seq.) (collectively, "CEQA").

Staff Analysis: As stated above, the site is consistent with the development buildout anticipated in the 2035 General Plan and therefore exempt from CEQA under Section 15183 of the CEQA Guidelines. The site meets the density of the area, as well as other development standards, thus, there is nothing peculiar about the Project that wasn't contemplated in the 2035 General Plan Environmental Impact Report (EIR).

STAFF RECOMMENDATION: Staff and Planning Commission recommends that the City Council adopt Resolution No. 2025-____; A Resolution of the City Council of the City of Suisun City

Recommending City Council Approval of Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action.

DOCUMENTS ATTACHED: 1. Council Adoption of Resolution No. 2025-__: A Resolution Approving a Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action.

2. Project Description
3. Planning Commission Staff Report (08-26-25)
4. Project Plans
5. PowerPoint Presentation

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

ATTACHMENTS:

1. McCoy Creek Mixed Use ATCH 1 CC RESO.docx
2. McCoy Creek Mixed Use ATCH 2 Project Description.pdf
3. McCoy Creek Mixed Use ATCH 3 PC Staff Report.pdf
4. McCoy Creek Mixed Use ATCH 4 Project Plans.pdf
5. McCoy Creek PPT.pdf

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING PLANNED UNIT DEVELOPMENT NO. PLN-00008 AND SITE PLAN/ARCHITECTURAL REVIEW NO. PLN-00009 TO CONSTRUCT UP TO THIRTY-ONE (31) MULTI-FAMILY UNITS, AND APPROXIMATELY 1,645 SQUARE FEET OF NON-RESIDENTIAL SPACE, FOR PROPERTY LOCATED AT 1220 & 1240 MCCOY CREEK WAY (APN(S) 0173-670-240 AND -250), AND DETERMINING THAT THE PROJECT WAS ADEQUATELY ANALYZED BY A PREVIOUS CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ACTION

WHEREAS, the City Council considered Planned Unit Development PLN 25-00008 and Site Plan/Architectural Review Application No. PLN 25-00009 for the subject development application on October 21, 2025; and

WHEREAS, the Planning Commission considered and reviewed Planned Unit Development PLN 25-00008 and Site Plan/Architectural Review Application No. PLN 25-00009 at its regular meeting of August 26, 2025, and recommended City Council approval of the subject development project; and

WHEREAS, a report by City staff was presented and made a part of the record of the October 21, 2025, meeting; and

WHEREAS, the project applications were noticed as a Public Hearing and published in the *Daily Republic* on October 8, 2025, as well as posted in three public places and on the Suisun City website; and

WHEREAS, based on evidence presented at the meeting by City staff, the applicant, the Public and Commissioners, the following Findings are hereby made:

A. The City Council determined that the Project has been adequately analyzed under the provisions of the California Environmental Quality Act (CEQA) and that no further review of the Project under CEQA is required or appropriate.

   Finding. The proposed Project is consistent with the policies, development standards and designations of the General Plan and Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined that: the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

B. Based on the following findings, the City Council approves the McCoy Creek Apartments Planned Unit Development Permit, Precise Development Plan, and Site Plan/Architectural Review as depicted on the approved plans and subject to Conditions of Approval adopted as a part of this resolution.

   Findings:

   1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the City with regard to circulation,

population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;

2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.
5. The resulting project will not adversely impact existing or planned uses of the properties.
6. The proposal is consistent with the Suisun City General Plan.
7. The proposed Project is consistent with the policies, development standards and designations of the General Plan and the Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined: that the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project wouldnot substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY the City Council of the City of Suisun City does hereby adopt Resolution 2025-___; A Resolution of the City Council of the City of Suisun City Approving Planned Unit Development No. PLN-00008 and Site Plan/Architectural Review No. PLN-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action, including the following conditions of approval:

FAIRFIELD-SUISUN SEWER DISTRICT

FSSD-1 All FSSD fees applicable to the proposed project are required to be paid upon issuance of a building permit, including but not limited to capacity fees, plan check fees, encroachment, and inspection.

FSSD-2 A site plan indicating the proposed sanitary sewer improvements, conforming to City of Suisun City and Fairfield-Suisun Sewer District standards, shall be submitted for approval

FSSD-3 Trash enclosures for non-food service uses shall not be constructed with a drain connection to the sanitary sewer unless required by others (City of Suisun City, Solano County). If a drain connection is required by others an interceptor device shall be provided upstream of the connection point to the public sewer system.

FIRE

FIRE-1 Minimum fire flow of 1,500 gallons per minute (gpm) for a minimum duration of 2 hours is required.

FIRE-2 Proposed fire hydrants are subject to relocation, or the addition thereof, based on fire

department connection (FDC) locations.

FIRE-3 Emergency Vehicle Access (EVA) shall have a minimum turning radius of 24' inside, 48' outside.

FIRE-4 Standpipes shall be installed on buildings in accordance with NFPA 14, current edition.

GENERAL

G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.

G-2 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.

G-3 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the City Council meeting date of _____ and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for the Planned Unit Development Permit No. 25-6-001 and agree to comply with the conditions.

G-4 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.

G-5 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.

G-6 New development shall pay development impact fees set forth in Resolution 2017-02.

PLANNING

P-1 The applicant is to provide a final landscape plan for the review and approval of the Development Services Director (or his/her designee).

P-2 The final color scheme and materials are to be approved by Development Services Director (or his/her designee).

P-3 Final architectural plans, responding to any comments raised at the _____ City Council meeting, need to be submitted and approved by the Development Services Director (or his/her designee).

P-4 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.

P-5 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) prior to building permit issuance.

P-6 All exterior lighting shall be downcast.

P-7 A lot merger application is to be submitted to and approved by the Development Services Director and City Engineer prior to issuance of any permit for the site.

P-8 All future users of the retail spaces must comply with the allowable and conditionally

allowable uses of the Commercial Mixed Use Zoning District.

P-9 A reciprocal parking and access agreement shall be entered into to allow parking on the adjacent commercial property (Assessor's Parcel Number 0173-670-230). The agreement shall be reviewed and approved by the Development Services Director prior to issuance of certificate of occupancy for the project.

P-10 All covered parking spaces shall have a clear space of 9' (width) and 19' (depth).

P-11 The eastern parking lot shall be designed to connect to the adjacent commercial parking lot for Assessor's Parcel Number (0173-670-230).

P-12 The perimeter wall shall be constructed with CMU (or similar) and shall incorporate decorative pilasters and caps, as well as provide for pedestrian pass through access to adjacent commercial properties (including reciprocal access and parking to the adjacent parcel APN 0173-670-230). The wall shall be submitted to the Development Services Director for review and approval prior to building permit issuance.

P-13 Any landscape materials which are removed, dead and/or dying shall be replaced with like material within 30 days. Any changes to landscape from what was approved shall be reviewed and approved by the Development Services Director.

P-14 The landscape frontage along McCoy Creek Way shall be designed to accommodate pedestrian passage from the on-street parking spaces to the project.

P-15 All mechanical equipment, such as air conditioning units and/or utility boxes shall be screened from public view.

P-16 The applicant shall plant additional trees along the frontage and, if possible, perimeter of the Project. These trees shall be shown on the final landscape plan which is subject to the approval of the Development Services Director.

P-17 The applicant shall construct an enclosed exercise room as part of the Project. This modification shall be shown on the building plans for review and approval by the Development Services Director.

P-18 The applicant shall construct an enclosed (i.e. fenced) dog run onsite for use of the residents of the community. This modification shall be shown on the building plans for review and approval by the Development Services Director.

P-19 The applicant shall explore the possibility of adding BBQ picnic areas and, if feasible, make modifications on the building plans for review and approval by the Development Services Director.

P-20 The site plan will be modified so that a curb adjacent sidewalk is constructed along McCoy Creek Way instead of the landscape strip as shown in the plans. This modification is to ensure that vehicles parked parallel to the curb have a safe place to exit vehicles without having to step into landscaped areas.

PUBLIC WORKS

PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.

PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): maintenance of public street lighting, sanitary sewer, storm drains and public infrastructure. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to

the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.

PW-3 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.

PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.

PW-5 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.

PW-6 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.

PW-7 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.

PW-8 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.

PW-9 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.

PW-10 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.

PW-11 The Applicant shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Also, the Applicant shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.

PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.

PW-13 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.

PW-14 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.

PW-15 If not already existing, the Applicant shall dedicate ten-foot (10') minimum utility service easements along McCoy Creek Way by Final map or approved instrument prior to construction.

PW-16 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.

PW-17 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

PW-18 The Applicant shall have a superintendent present at all times at the job site.

Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.

PW-19 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

PW-20 Prior to start of construction, a security fence with privacy screening, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.

PW-21 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.

PW-22 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.

PW-23 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.

PW-24 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.

PW-25 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.

PW-26 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.

PW-27 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.

PW-28 The project improvements shall include protection of the bioretention areas by installing perimeter barriers such as shrubs or 4-foot-tall tubular metal fences. In addition, "keep out" signs shall be placed within the bioretentions. Sign spacing shall be no more than 100 feet apart. Message on signs shall as follows or City approved equivalent: BIORETENTION FACILITY – KEEP OUT – STORMWATER QUALITY

MANAGEMENT AREA.

PW-29 Trees shall not be planted within bioretention areas.

PW-30 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance.

PW-31 The maximum allowable slope in landscape areas shall be 2:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.

PW-32 Stormwater and irrigation runoff shall not drain onto the adjacent private parcels.

PW-33 All on-site drain inlets and catch basins shall be marked with "No Dumping – Flows to Bay" or equivalent information.

PW-34 The project shall install full trash capture devices within the proposed on-site drain inlets. The make and model of the full trash capture device to be used on the project shall be ib State Water Resources Control Board's certified list of devices. These full trash capture trash devices shall be monitored and maintained by the Applicant.

PW-35 The Applicant shall contract with a Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer (QSD) and Preparer (QSP) to prepare SWPPP and to monitor construction activities to ensure compliance with the City's clean stormwater permit, Municipal Regional Permit.

PW-36 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.

PW-37 During construction, street sweeping shall be regularly performed on a daily basis such that no evidence of tracking dirt shall be present on the public street. Moreover, contractor shall have a street sweeper at the project site at all times.

PW-38 The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.

PW-39 The Applicant shall secure buy-in from Republic Services on the location(s) of the proposed trash enclosure(s).

PW-40 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.

PW-41 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.

PW-42 The Applicant shall arrange for the videotaping of the sanitary sewer lateral to be utilized. The project shall address all sanitary sewer lateral deficiencies to the satisfaction of the City Engineer.

PW-43 All on-site storm drain pipelines and facilities shall be private and maintained by the Property Owner. Property Owners shall be responsible for the maintenance of private storm drains up to the public catch basins located within the public streets.

PW-44 The on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owner(s). Property Owners shall be responsible for the maintenance of the private sanitary sewers up to the street side cleanouts, which are to be installed at the back of public sidewalk or curb/gutter.

PW-45 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of the Property Owner.

PW-46 Project improvements shall comply with ADA requirements.

PW-47 The project shall provide accessible on-site walk path connections to all buildings.

PW-48 The project shall construct a 5-foot-wide meandering sidewalk along its McCoy Creek Way frontage.

PW-49 Each project driveway shall be controlled by STOP signs, bars and legends.

PW-50 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.

PW-51 The project shall provide a photometric analysis for on-site courtyards and parking lots. The project shall comply with the City standards for illumination.

PW-52 The project shall install two City standard LED cobra head lights along its McCoy Creek Way frontage.

PW-53 Along the north side of McCoy Creek Way, from Lawler Center Drive to Grizzly Island Road, remove all the existing no-parking signs, stripe parking tick marks, and paint 20-foot-long red curb segments at both ends of this section.

PW-54 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.

SOLANO IRRIGATION DISTRICT

SID-1 The proposed development will require connections onto the existing domestic water stubs per the SSWA Design Standards and Specification and Details.

SID-2 Improvement plans must show all existing facilities located within the project site, along with all proposed modifications that will be required to serve the property (including the water lines on the East side of the property).

SID-3 Any waterlines or public water facilities not installed within a public right-of-way will require an easement granted to SSWA for the operations and maintenance of the public facilities. Public water facilities shall include the backflow devices, meters and service line to the mainline on the street.

SID-4 Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flowrate for the backflow prevention assembly must be submitted for approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required on each of the domestic water services.

SID-5 If possible, reconfigure the alignment of new service lines so that that they do not cross each other before reaching the meters and backflow devices.

SID-6 Separate meters and backflow devices are required for domestic and landscape usage.

SID-7 Per the SSWA Standard Specifications & Details, backflow prevention assemblies and meters shall be located at the center of their easements. All public water system facilities shall only be installed in public streets, easements, and rights-of-way. (Sects. 6-03.3.H.3 and 6-04.4).

SID-8 The developer is required to provide and install freeze protection for all RPBFP's and DCDC's at the developer's expense.

SID-9 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water services will be metered.

SID-10 We require that the District (on behalf of SSWA) review, approve and sign all Final and/or Parcel Maps, and that SSWA review, approve and sign the Improvement Plans of this development.

SID-11 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.

SID-12 SSWA's General Notes must be included in the Improvement Plans and all proposed water system appurtenances and waterlines shall be constructed per the latest SSWA Design Standards and Specification and Details.

SID-13 We request a well-dimensioned site plan of the service lines for our records.

SID-14 Electronic AutoCAD files, GIS Shape Files, and .pdf files are required upon the completion of the project showing "as-builts" for electronic archiving.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, October 21st, 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____

Anita Skinner, CMC
City Clerk

mena architects

architecture - planning - interiors

REV August 21, 2025

City Of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

Attn: John Kearns, Principal Planner

PROJECT: McCoy Creek Apartments (aka Canlas Apartments)
1220 & 1240 McCoy Creek Way
Suisun City, CA 94585

Dear Mr. Kearns,

The McCoy Creek Apartments will be located on McCoy Creek Way within proximity of Grizzly Island Rd off Hwy 12. This will provide easy and convenient access for future tenants and guests. The project site includes two parcels, which have remained vacant for many years, and which now will accommodate several residential units and retail spaces. As a result, this new development will contribute to revitalizing this area of the city while complementing other residential and similar mix-use projects in the immediate vicinity.

The buildings' proposed architectural language is contemporary while balancing modern and traditional design concepts. This is enhanced by introducing vibrant exterior finishes and colors yet acknowledging its surroundings. The site is treated with inviting meandering pedestrian paths and rich landscaping with lots of greenery and color, making it attractive and user friendly. It also accommodates two entry driveway points, one to the east and one to the west of the site, and a perimetral drive aisle to access the 31 on-site parking spaces. These parking spaces are assigned to each of the residential units, including accessible parking spaces. And 11 parallel parking spaces along the street front for visitors and guests are proposed. In addition, there will be site amenities, such as benches and outdoor exercise machines.

The onsite parking spaces are situated on the ground level on the northern and westerly sides of the property behind the dwelling units and underneath the second floor, this arrangement allowed for increased land use efficiency and better screening of the parking areas. The proposed development meets with the applicable Zoning district and its design guidelines, such as minimum front, rear and side setbacks, building height and floor area ratio. It also meets the requirements for parking and green areas.

575 W El Camino Real/ Mountain View CA 94040
T:650.210.8800 E: architect@menaarchitects.com
www.menaarchitects.com

The site is also fitted with a trash enclosure located at the rear of the property in a centralized location for easy access for all residents.

Its overall massing harmonizes with the street escape and adjacent built environment by introducing sloped and flat roof lines, as well as open spaces through private balconies, which adds richness to the horizontal and vertical articulation of the exterior facades. The upstairs hallways are semi-enclosed, allowing natural light and fresh air along their internal circulation, making them more environmentally friendly.

The proposed 3-story apartment complex features 2 separate buildings totaling approximately 34,542 square feet accommodating 31 apartment units and 2 retail spaces on the ground level. Each building offers fully accessible apartment units at street level for less mobile people, and a main entry lobby for the upper floor units. There are two sets of stairs at each building connecting the upper floors and the internal hallways.

The 31 apartments are composed of 15 one-bedroom units, 12 two-bedroom units, and 4 three-bedroom units. These units offer different layouts and are fitted with 1.5- or 2.5-bathroom units. Furthermore, each unit is fitted with all modern amenities and appliances, including in unit washer & dryer. The unit sizes vary from about 640 square feet for the 1-bedroom units to about 1,400 square feet for the 3-bedroom units and will rent from about $1800 to the low $3000 consistent with the ongoing market rate pricing for Suisun City. This will offer a suitable housing alternative to Suisun City and adjacent neighborhoods and increase housing options for the various income levels. Which in turn, will mitigate the ongoing housing shortage in the Great Bay area.

The retail spaces are designed to accommodate small neighborhood type businesses and can also be an extension of any resident in the building who wishes to have an onsite live-work situation offering an added convenience.

The building is approximately 37’-6” at its highest point, and its roof profile and design configuration allows for proper screening of roof mounted mechanical equipment.
In addition, the upper floors will offer nice and expansive views of the surrounding areas, making these residential units even more desirable.

The developer is a long-time resident in Suisun and has deep roots in the area. He is a local business owner and is a strong believer in the future of Suisun and has been dedicated to the betterment of the city. He is looking forward to bringing this new development to the city to further contribute to its growth.

Currently, there is not a phasing plan for the construction of this project. It is anticipated that the two buildings and associated site improvements will be constructed simultaneously.

Oct 21, 2025

EXHIBIT "A"

Below is the list of the design enhancements added to the project per the Planning Commissioners' recommendations.

- The public sidewalk was relocated next to street level for easy access from street parking and to consolidate the green areas into a more expansive and significant single area, which in turn allowed for planting more trees.

- Trees are added along the sidewalk and street front.

- Two streetlights identified on site plan (keynote#16)

- Pedestrian access provided for the overflow parking area for residents & guests use only. The adjacent property is owned by the developer who has granted this use.

- Added site amenities include:
  - A Pet Park Area
  - Two Grill / BBQ Areas
  - Outdoor amenities & exercise area in between the two buildings
  - An indoor GYM adjacent to the outdoor amenities area
  - Onsite Manager's unit identified

Refer to the following updated sheets which reflect these design enhancements:

G001
Civil -Sheet 1 of 2
Civil -Sheet 2 of 2
L-1.0
L-2.0
L-2.1
SP101 &
1-P101

Planning Commission Agenda Report Meeting Date 08/26/2025

Files:
PLN 25-00008
PLN 25-00009

TO: Planning Commission

FROM: John Kearns, Principal Planner

PROJECT FILE(S): PLN25-00008 / PLN25-00009

ADDRESS: 1220 & 1240 McCoy Creek Way

SUBJECT: Consider items associated with ±0.89 acres (38,769 square feet) of land located at 1220 and 1240 McCoy Creek Way. Canlas Development LLC, Applicant.

a. Consider Approval, Resolution No. PC25-___; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action.

APPLICANT: Canlas Development, LLC

ATTACHMENTS:
1. Resoution PC25-___
2. Project Description
3. Project Plans

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC25-____; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action.

EXECUTIVE SUMMARY

The Applicant(s), Canlas Development, LLC, proposes the construction of a mixed-use development consisting of up to thirty-one (31) multi-family units, approximately 1,645 square-feet of non-residential space, and associated site and landscape features, for property located at

1220 & 1240 McCoy Creek Way (Project). A more complete project description is summarized below, as well as the Applicant's project description provided as **Attachment 2, Project Description**.

Pursuant to the Suisun City Municipal Code (SCMC) Chapters 18.72 and 18.76, respectively, a Planned Unit Development (PUD) and Site Plan/Architectural Review (SPAR) are required for consideration and recommendation by the Planning Commission, and decision by the City Council.

SITE DESCRIPTION & CONTEXT

As shown in **Figure 1, Project Location**, the Project site is located at 1220 & 1240 McCoy Creek Way and is bounded by Anderson Drive to the north, Lawler Creek Drive to the east, McCoy Creek Way to the south, and Grizzly Island Road to the west. The site is currently vacant and undeveloped consisting of relatively flat topography. The Surrounding land uses include commercial to the north, east, and west, and mixed-use (residential and commercial) to the south.

FIGURE 1
Project Location

PROJECT DESCRIPTION

The Project proposes a mixed-use development consisting of up to thirty-one (31) multi-family units, approximately 1,645 square-feet of non-residential square feet, and associated site improvements, on approximately 0.89 acres of land located at 1220 & 1240 McCoy Creek Way, as shown in **Attachment 3, Project Plans**. Each component of the Project is discussed in greater

detail below, including site layout, amenities, and landscaping, architecture, and parking and circulation.

Site Layout, Site Amenities, and Landscaping

The Project proposes the construction of two (2), three-story buildings, with an overall height of approximately thirty-eight (38) feet. Building number 1 is the east building (closest to Lawler Center Drive), and Building number 2 is the west building (closest to Grizzly Island Road), which are further described below.

Site Layout: Building #1 (East Building)

This building would comprise of up to fifteen (15) residential units, three (3) stories (approximately 38 feet in maximum height), and approximately 745 square feet of retail, totaling an overall approximately 14,869 square feet, on approximately 0.38 acres of land (16,553 square feet).

Of the fifteen (15) residential units, there would be two (2) three-bedroom/two-bath units, five (5) two-bedroom/two bath units, and eight (8) one-bedroom/one and one-half bath units. Unit sizes would range from approximately 641 square feet to 1,116 square feet, with an average unit size of approximately 822 square feet.

Each unit would include its own private balcony space ranging from 60 to 69 square feet, as well as washer and dryer, dishwasher, and other appliances.

Site Layout: Building #2 (West Building)

This building would comprise of up to sixteen (16) residential units, three (3) stories (approximately 38 feet in maximum height), and approximately 900 square feet of retail, totaling an overall approximately 19,673 square feet, on approximately 0.51 acres (22,216 square feet).

Of the sixteen (16) residential units, there would be two (2) three-bedroom/two-bath unit, seven (7) two-bedroom/two and one-half bath units, and seven (7) one-bedroom/one and one-half bath units. Unit sizes would range from approximately 698 square feet to 1,400 square feet, with an average unit size of approximately 986 square feet.

Each unit would include its own private balcony space ranging from 55 to 65 square feet, as well as washer and dryer, dishwasher, and other appliances.

Site Amenities and Landscaping

As shown in the Project Plans (**Attachment 3**), and in addition the private balcony space for each unit, the Project proposes outdoor exercise stations between Building 1 and Building 2, as well as a built-in concrete seat wall for residents. The Project would also include a variety of plants, shrubs, and trees for landscaping to provide a pleasing aesthetic for the area. A lighting plan would be provided during time of building permit submittal; however, the Project would be required to ensure all lighting standards are met, including preventing light spillage onto adjacent properties.

In addition, the site proposes a solid waste enclosure located between both buildings. Lastly, the Project proposes a six (6) foot high masonry wall around the perimeter of the side along the west, north, and eastern property lines to provide a buffer between the Project and adjacent commercial development; however, a condition of approval was added to provided access to the commercial development east of the site for circulation and parking.

Architecture

This section is provided primarily for informational purposes because of recent State laws governing the extent to which a local agency can impose design standards. These laws are described further below following the discussion on the Project's architecture.

As proposed, the buildings reflect a more contemporary style while balancing modern and traditional design concepts. As shown in the elevations, a mix of materials are being utilized, including teak siding, stucco, and horizontal planks. Its overall massing harmonizes with the streetscape and adjacent built environment by introducing sloped and flat roof lines, as well as open spaces through private balconies, which adds richness to the horizontal and vertical articulation of the exterior facades. The upstairs hallways are semi-enclosed, allowing natural light and fresh air along their internal circulation, making them more environmentally friendly.

Several recent State laws, including the Housing Accountability Act, Government Code Section 65589.5; Government Code Section 65852.21 added by Senate Bill 9 (SB 9), which requires ministerial approval of two-unit developments; Accessory Dwelling Unit (ADU) law; and Density Bonus law require that cities apply objective standards to residential projects (including mixed-use projects for which 2/3 of the square footage is dedicated to residential use) and establish that a local agency cannot disapprove a project that complies with applicable objective General Plan and zoning standards, including design review standards, unless it makes certain findings related to adverse impacts on public health or safety.

Government Code Section 65589.5 also prohibits cities from imposing conditions on affordable housing projects in a manner that render the project infeasible for affordable housing development, including through the use of design review standards, unless it makes certain written findings.

Objective design standards are defined by Government Code Sections 65589.5, 65913.4 and 66300(a)(7) as "…standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

Although the Project is not anticipated to be deed-restricted affordable, it is a "housing project" under the Housing Accountability Act, which requires applying only "objective design standards" as defined above. Therefore, a city's ability to regulate or impose design standards, absent of adopted objective design standards, is severely limited.

Parking & Circulation

The sections below discuss in more detail the proposed parking and circulation for the Project.

Parking

The Project proposes a total of thirty-one (31) covered (tuck-under) off-street spaces and would rely on fourteen (14) on-street spaces. Each off-street space would be required to be nine (9) feet wide by eighteen (19) feet in depth, in addition to any required size of Americans with Disabilities Act (ADA) spaces.

Circulation

The Project proposes two points of ingress/egress from McCoy Creek Way. In addition, the Project would be required to complete the curb, gutter, and five (5) foot wide sidewalk fronting the Project site which would complete the pedestrian network along McCoy Creek Way. If approved, and upon completion of the curb, gutter, and sidewalk along the site's frontage, vehicles would be able to parallel park on a first-come-first-serve basis. The site would also allow reciprocal access to the commercial development east of the Project site, which is also owned by the Applicant. This would allow for additional parking and circulation, subject to execution of a reciprocal access and parking agreement.

ANALYSIS

The following sections provide Staff's analysis of the Project and its required entitlements.

General Plan Consistency

The Project site is located within the Commercial Mixed Use Land Use Designation of the 2035 General Plan. According to the 2035 General Plan, the Commercial Mixed Use designation provides for retail and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher density dwelling units. This designation allows for a floor area ratio (FAR) between 0.25 and 1.0. The Project site is also within the South Sunset Avenue Opportunity Area. Opportunity areas are areas within the City that have concentrations of vacant and/or underutilized land where development should be focused, and development promoted.

The Project proposes a FAR of 0.89 which is within the allowable range of the Commercial Mixed Use designation and would therefore comply with the FAR of the designation. Further, the Project would meet several of the 2035 General Plan goals and policies, including the following:

Community, Character, and Design Element

- **Policy CCD-4.3: New developments shall provide direct access routes to buildings from sidewalks and parking areas for pedestrians and bicyclists.**

Staff Analysis: The Project would complete the curb, gutter, and sidewalk along its frontage, including connections from the development to the sidewalk providing direct access for pedestrians to and from the site to the sidewalk.

Land Use Element

- **Objective LU-1: Allow incremental change in Suisun City's neighborhoods that accommodates demographic shifts and meets evolving resident needs.**

  Staff Analysis: The Project would provide high density housing in an area surrounded by other residential and commercial uses. The units proposed would offer residents the opportunity to reside near an area they can shop and recreate.

- **Policy LU-1.1: The City will encourage reinvestment in existing buildings and development of vacant and underutilized properties within existing neighborhoods.**

  Staff Analysis: The Project is proposed on a vacant and underutilized site within the South Sunset Avenue Opportunity Area. If approved, the City would be encouraging development of vacant and underutilized, which directly complies with this policy.

- **Policy LU-4.6: The City will maintain development and infrastructure standards that promote infill development and allow lot consolidation for redevelopment, where necessary.**

  Staff Analysis: The Project proposes infill development which is more efficient use of infrastructure.

- **Policy LU-4.7: The City will support specific plans, redevelopment plans, corridor plans, and other small area plans that promote infill development and reinvestment.**

  Staff Analysis: The Project proposes infill development, which directly supports this policy.

Transportation Element

- **Policy T-7.2: The City will prioritize on-street parking, shared parking, and, where appropriate, public parking garages to meet parking needs for destination land uses and reduce the need for surface parking.**

  Staff Analysis: The Project proposes utilization of on-street parking and sharing of parking with the commercial development east of the site, also owned by the Applicant. This would support this policy by requiring less surface parking on the Project site, allowing for more density.

- **Policy T-7.3: New developments should optimize and make use of on-street parking spaces prior to proposing additional surface parking.**

Staff Analysis: The Project proposes sharing parking spaces with the adjacent commercial development and relying on some on-street parking. Therefore, if approved, the Project would be consistent with this policy.

- **Policy T-7.4: The City supports shared parking between multiple uses to the extent possible, and will provide incentives for property owners to share underused off-street parking.**

  Staff Analysis: The Project proposes utilization of on-street parking and sharing of parking with the commercial development east of the site, also owned by the Applicant. This would support this policy by requiring less surface parking on the Project site, allowing for more density.

- **Policy T-7.9: The City may waive or relax off-site parking requirements for infill and affordable housing projects that use shared parking, on-street parking, and techniques to reduce vehicular travel demand.**

  Staff Analysis: The Project proposes utilization of on-street parking and sharing of parking with the commercial development east of the site, also owned by the Applicant. This would support this policy by requiring less surface parking on the Project site, allowing for more density.

2023-2031 Housing Element

- **Goal H-1 Housing Opportunities: Provide housing opportunities for all segments of the community to meet current and future needs.**

  Staff Analysis: The Project would include high density residential units on a vacant parcel consisting of 1, 2, and 3-bedroom units. Therefore, this goal would be met.

- **Goal H-4 Housing Constraints: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing.**

  Staff Analysis: By recommending approval of the Project, this goal would be met as it would allow the continuing of the process to provide infill high density residential development on existing vacant land.

- **Policy H-1.2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.**

  Staff Analysis: As an infill Project, adequate infrastructure and services would be readily available.

- **Program 1.B Encourage Mixed-Use Projects and Residential in Commercial Zones. The City shall incentivize development of residential units in mixed-use projects and residential units in commercial zones, specifically focused in the Downtown Waterfront Specific Plan, and Commercial Mixed Use zones, by providing incentives, including, but not limited to:**
    - **Priority project processing**
    - **Deferral of development impact or permit fees, where possible**
    - **Flexibility in development standards, such as parking, setbacks, and landscaping requirements**
    - **Density and intensity bonuses**
    - **Support for infrastructure upgrades**
    - **Assist developers with securing additional financing**

  Staff Analysis: The Project is mixed-use within the Commercial Mixed Use zone. By recommending approval, the City would be demonstrating compliance with this program by encouraging mixed use development on infill sites within a mixed use zone.

- **Policy H-4.3: Provide streamlined processing of residential projects to minimize time and costs to encourage housing production.**

  Staff Analysis: By recommending approval of the Project, this policy would be met as it represents a residential project that would result in 31 housing units near services and commercial amenities.

Zoning Consistency

The Project site is within the Commercial Mixed Use (CMU) Zoning District. According to Section 18.22.010 of the SCMC, the purpose of the Commercial Mixed Use (CMU) Zoning District is to allow a mix of land uses that may include commercial retail, service, or office and housing to support a variety of uses that effectively respond to changes in the market and promote economic vitality.

The CMU Zoning District is intended to be comprised of predominantly retail or service uses, in combination with other secondary and complementary uses (i.e., residential, office, or civic uses). Although the Project proposes mixed-use which would otherwise be consistent with the CMU Zoning District, the dominant use is residential. Based on Section 18.22.040, Mixing of Uses, of the SCMC:

- Each development project must include at least 50 percent minimum retail and up to a maximum of 100 percent retail gross leasable area, where 100 percent retail is permitted only in the early phases of the project (unless part of a larger commercial mixed-use development area that will contain a varied mix of commercial uses).

- Each development may include up to 50 percent residential, office, and civic uses.

Because the Project is primarily residential, a Planned Unit Development (PUD) entitlement is required pursuant to Section 18.72.010 of the SCMC, which is described further below. If approved, the Project would be consistent with the CMU Zoning District. Otherwise, the Project would comply with other development standards required of the CMU Zoning District, as shown below in **Table 1, Consistency with CMU Development Standards**.

TABLE 1
Consistency with CMU Development Standards

	CMU Standard	Proposed Project	Consistent
LOT SIZE			
Lot Area	2,500 sq. ft. (min.)	38,768 sq. ft.	Yes
Lot Coverage	100% (max.)	21.7%	Yes
Lot Width	40 ft. (min.)	235 ft.	Yes
Lot Depth	60 ft. (min.)	111-130 ft.	Yes
SETBACKS			
Front	0 ft. (min.) 10 ft. (max.)	15 ft.	Yes, w/ PUD approval
Side (interior)	0 ft. (min.) 10 ft. (max.)	32'6" West 32'1" East	Yes, w/ PUD approval
Side (street)	0 ft. (min.) 15 ft. (max.)	N/A	N/A
Side (adjacent to res.)	Varies (at least what adjacent zone is)	N/A	N/A
Rear	15 ft. (min.)	30'11" ft.	Yes
Height	45 ft. (3 stories)	37'6" ft.	Yes

Parking

As mentioned above, the Project proposes 31 on-site covered (tuck-under) parking spaces, and reliance on 11 off-site parking spaces to accommodate the Project's parking requirement of 57 spaces required by the SCMC Section 18.42.110, as shown below in **Table 2, Required Parking**.
Although the Project would be under parked in providing on-site parking, a condition of approval was added requiring a reciprocal access and parking agreement between the Project and the adjacent commercial development east of the Project site to provide additional parking. The concept of shared parking is supported in the 2035 General Plan policies shown above by allowing decision-makers to reduce the parking standard for infill projects when needed. Further, SCMC Section 18.22.070, Reduced Parking, allows for on-street parking to be included in parking calculations. The frontage of the Project is expected to accommodate approximately eleven (11) parallel spaces available on a first-come-first-serve basis. These spaces would be public and not officially reserved for the Project.

In summary, the sharing of parking is supported in both the General Plan and SCMC and would be appropriate at this location in order to facilitate an infill mixed-use Project. Therefore, Staff

would support the use of shared parking based on consistency with 2035 General Plan policies and counting the on-street parking spaces within proximity to the Project site.

TABLE 2
Required Parking

	SCMC Standard	Proposed Project	Required	Standard Met
Studios/1 Bedroom	1 covered space + 0.25 guest spaces per unit	15 units	15 covered spaces / 3.75 (4) guest spaces	N/A
2 Bedrooms	1 covered space + 0.5 uncovered & 0.25 guest spaces per unit	12 units	12 covered spaces / 10 uncovered/guest spaces	N/A
3 Bedrooms	1 covered space + 1.0 uncovered & 0.25 guest spaces per unit	4 units	4 covered spaces / 5 uncovered/guest spaces	N/A
Retail[1]	4 spaces per 1,000 square ft.	1,645 square feet	7 uncovered spaces	N/A
Total		31	56.75 (57)	Yes, with approved PUD[2]

Notes:
1. Assumes 4 spaces per 1,000 square feet.
2. With required reciprocal access and parking, and 11 on-street spaces.

Planned Unit Development (PUD)

Per Section 18.72.010 of the SCMC the Planned Unit Development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the comprehensive scheme contemplated by the land use element and other elements of the general plan of the city and specific plan, where applicable.
The permit would allow a flexible design approach to the establishment of a community environment equal to or better than that resulting from the application of the minimum standards of this title. The permit is designed and intended to accommodate various types of development, such as neighborhood and district shopping centers, professional and administrative office areas, multi-family housing developments, single-family residential developments, commercial service centers, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development."

Requested Deviations

Through an approved PUD, the Applicant seeks the following deviations from the CMU Zone District standards otherwise required under SCMC Chapter 18.22:

- **Mixing of Uses:** The Applicant seeks to reallocate the required mix of uses from 50 percent minimum retail (remaining percentage residential) to 5 percent retail / 95 percent housing. This reallocation is requested to increase housing opportunities in the City, while minimizing the risk of retail vacancy as a result of the site's proximity to many other commercial uses.
- **Size Requirements:** The Applicant seeks a reduction in the minimum size of retail space from 2,500 square feet to a minimum size of 745 and 900 square foot buildings. This request is to ensure efficient layout of the site and an increased number of residential units.
- **Parking Reduction/Sharing:** The Applicant seeks a parking reduction/sharing to the number of required on-site parking spaces to accommodate the mixed-use infill Project.
- **Front and Side Setbacks:** The Applicant seeks a slight reduction in front and side setbacks in order to achieve a design and site layout that is functional and complimentary to the area.

Since the proposed project application is seeking these certain deviations, it is necessary for the Planning Commission and ultimately the City Council to weigh the project's design and overall value against the adopted standards.

Based upon the analysis of the materials provided for the proposed Project, a review of the goals and intent of the 2035 General Plan and Zoning Code, the Project would be consistent with the overall purpose and intent of the Commercial Mixed Use Zoning District and all applicable requirements of the Suisun City Code, subject to conditions of approval included herein. Therefore, Staff would recommend approval of a PUD to advance the goals and policies of the 2035 General Plan in accordance with the flexibility in design standards requested by the Applicant.

ENVIRONMENTAL REVIEW

The Project is exempt under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines "consistency" as "that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan…or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning."

Staff recommends that the Planning Commission recommend that the City Council determine that the Project falls within the scope of the 2035 General Plan (General Plan) Environmental Impact Report (SCH #2011102046) and no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15168(c).

REQUIRED FINDINGS

Pursuant to the SCMC, the following findings are required to approve the Project:

1. **That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the Suisun City General Plan and Title 18 "Zoning" of the Suisun City Municipal Code.**

   Staff Analysis: If approved, the PUD would establish applicable zone standards for the site and would become the controlling development standards – for the ones that modified the site's underlying zone district. The PUD is intended to allow flexibility in development standards for the purpose of facilitating development that meets the broader goals and vision of the City.

2. **That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.**

   Staff Analysis: As described above in the Staff Report, the Project is an infill development substantially surrounded by other residential, mixed-used, and residential development. The site would serve to achieve many of the General Plan goals and policies by concentrating higher density development on vacant and underutilized sites near services. The Project would also contribute to the housing stock by providing another option for housing.

3. **That the proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.**

   Staff Analysis: As an infill site, the Project would supported by existing services and would result in the least amount of strain on resources given that the site is substantially surrounded by other developments. Further, the Project is adjacent to several commercial businesses which would provide opportunities for future residents to shop in the general vicinity. The Project is also proposed at a scale consistent with surrounding development.

4. **That the proposed project is exempt from the California Environmental Quality Act per Section 15183(i)(b) (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared) (California Public Resources Code section 21000, *et seq*.) and the Guidelines thereunder (14 California Code of Regulations section 15000, *et seq*.) (collectively, "CEQA").**

   Staff Analysis: As stated above, the site is consistent with the development buildout anticipated in the 2035 General Plan and therefore exempt from CEQA under Section 15183 of the CEQA Guidelines. The site meets the density of the area, as well as other development standards,

thus, there is nothing peculiar about the Project that wasn't contemplated in the 2035 General Plan Environmental Impact Report (EIR).

PUBLIC NOTICE & COMMENT

The following discusses public outreach efforts related to the Project.

Good Neighbor Meeting

On May 23, 2025, the City of Suisun City implemented a "Good Neighbor Meeting" policy requiring certain projects to conduct a neighborhood meeting early in the review process and to provide an opportunity for meaningful community input.

The Applicant held a Good Neighbor Meeting on Friday, May 23, 2025, at 6:00 p.m. via Google Meet, which was noticed to property owners and tenants within a 600-foot radius of the Project site. The meeting lasted less than half an hour and allowed community members to ask questions following a presentation on the project. Following staff review of the transcript and recording, it appeared the key issues raised included centered around parking, project feasibility, and circulation. The Applicant(s) team provided responses to each item at the meeting. An audio recording of the meeting has been included on the city website as well as via the City's social media platforms.

Legal Ad & Public Noticing

A legal ad was published in the Daily Republic on Wednesday July 30, 2025. It is worth noting that the Project was originally advertised for Planning Commission on August 12, 2025; however, it was continued to a date certain of August 26, 2025. In addition, a public notice was mailed to property owners within a 600-foot radius on July 28, 2025.

Public Comments

At the time of this writing, no public comments have been received. Any comments received after this report was published will be provided to the Planning Commissioners in accordance with policy.

PROJECT RESIDENTIAL DEVELOPMENT, 1220& 1240 McCOY CREEK WAY, SUISUN CITY CA

COMMERCIAL & RESIDENTIAL DEVELOPMENT

CANLAS APARTMENTS

1220 & 1240 McCOY CREEK WAY
SUISUN CITY, CA 94585

APN # 0173-670-250 & APN# 0173-670-240
(PARCEL 04 - BLDG #2) & (PARCEL 06 - BLDG #1)

PROJECT SUMMARY

BLDG #1 - TOTAL BUILDING AREA: 14,869 SF
FIRST FLOOR = ± 3,707 SF
SECOND FLOOR = ± 5,581 SF
THIRD FLOOR = ± 5,581 SF

BLDG #1 - UNITS SUMMARY

FIRST LEVEL	- UNIT 100 - 1 RETAIL:	745 SF
	- UNIT 101 - 2 BEDROOM:	854 SF
	- UNIT 102 - 1 BEDROOM:	776 SF
	- UNIT 103 - 1 BEDROOMS:	440 SF
	- GYM	300 SF
SECOND LEVEL	- UNIT 201 - 2 BEDROOMS:	994 SF
	- UNIT 202 - 3 BEDROOMS:	1,116 SF
	- UNIT 203 - 1 BEDROOMS:	641 SF
	- UNIT 204 - 1 BEDROOM:	641 SF
	- UNIT 205 - 1 BEDROOM:	676 SF
	- UNIT 206 - 2 BEDROOM:	944 SF
THIRD LEVEL	- UNIT 301 - 2 BEDROOMS:	994 SF
	- UNIT 302 - 3 BEDROOMS:	1,116 SF
	- UNIT 303 - 1 BEDROOMS:	641 SF
	- UNIT 304 - 1 BEDROOM:	641 SF
	- UNIT 305 - 1 BEDROOM:	676 SF
	- UNIT 306 - 2BEDROOM:	944 SF

BLDG # 1 TOTAL PRIVATE OPEN SPACE (BLACONY/ ENTRY PORCH) = 970 SF

UNITS	FLOOR	BALCONY AREA
3	FIRST FLOOR	3 UNITS @ 69 SF
6	SECOND FLOOR	2 UNITS @ 60 SF
		4 UNITS @ 65 SF
6	THIRD FLOOR	2 UNITS @ 60 SF
		4 UNITS @ 65 SF

BLDG #2 - TOTAL BUILDING AREA: 19,673 SF
FIRST FLOOR = ± 4,705 SF
SECOND FLOOR = ± 7,484 SF
THIRD FLOOR = ± 7,484 SF

BLDG #2 - UNITS SUMMARY

FIRST LEVEL	- UNIT 100 - 1 RETAIL:	900 SF
	- UNIT 101 - 1 BEDROOMS:	698 SF
	- UNIT 102 - 1 BEDROOM:	743 SF
	- UNIT 103 - 1 BEDROOM:	743 SF
	- UNIT 104 - 2 BEDROOM:	930 SF
SECOND LEVEL	- UNIT 201 - 2 BEDROOMS:	1,123 SF
	- UNIT 202 - 3 BEDROOMS:	1,400 SF
	- UNIT 203 - 1 BEDROOM:	767 SF
	- UNIT 204 - 1BEDROOM:	734 SF
	- UNIT 205 - 2 BEDROOMS:	1,155 SF
	- UNIT 206 - 2 BEDROOMS:	1,158 SF
THIRD LEVEL	- UNIT 301 - 2 BEDROOMS:	1,123 SF
	- UNIT 302 - 3 BEDROOMS:	1,400 SF
	- UNIT 303 - 1 BEDROOMS:	767 SF
	- UNIT 304 - 1 BEDROOMS:	734 SF
	- UNIT 305 - 2 BEDROOMS:	1,155 SF
	- UNIT 306 - 2 BEDROOMS:	1,158 SF

BLDG # 2 TOTAL PRIVATE OPEN SPACE (BLACONY/ ENTRY PORCH) = 1008 SF

UNITS	FLOOR	BALCONY AREA
4	FIRST FLOOR	2 UNITS @ 55 SF
		2 UNITS @ 59 SF
6	SECOND FLOOR	6 UNITS @ 65 SF
6	THIRD FLOOR	6 UNITS @ 65 SF

PROJECT DATA

APPLICABLE CODES: ALL CONSTRUCTION IS TO CONFORM TO:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
CITY OF SUISUN CODES AND ORDINANCES

APN: PARCEL 06 BLDG#1- # 0173-670-240
PARCEL 04 BLDG#2- # 0173-670-250

ZONING: COMMERCIAL MIXED USED (CMU)

PROPOSED USE: RESIDENTIAL UNITS & RETAIL

OCCUPANCY GROUP: R2/B

LOT SIZE: TOTAL PARCEL 06 + PARCEL 04 = ± 0.89 ACRES / ±38,768.4 SF
BLDG#1: PARCEL 06 ± 0.38 ACRES / ±16,552.8 SF
BLDG#2 PARCEL 04 ± 0.51 ACRES / ± 22,215.6 SF

CONSTRUCTION TYPE: II-B SPRINKLERED (GROUND FLOOR)
V-B SPRINKLERED (SECOND FLOOR & THIRD LEVEL)

PROPOSED DWELLINGS: TOTAL - 31 UNITS + 2 COMMERCIAL
BLDG#1: PARCEL 06 - 15 UNITS + 1 COMMERCIAL
BLDG#2: PARCEL 04 - 16 UNITS + 1 COMMERCIAL

PROPOSED STORIES: 3 STORIES

PROPOSED PARKING: TOTAL - 31 SPACES + 14 SPACES STREET PARKING
BLDG#1: 12 SPACES
BLDG#2: 19 SPACES

FAR (14,869 + 19,673) / 38.768.4 = 0.89

HORIZONTAL AND VERTICAL INTERNAL CIRCULATION BLDG#1: ±1,751 SF
BLDG#2: ±2,154 SF

REQUIRED SETBACKS / PUE & PRIVATE STORM DRAIN EASEMENT:

FRONT SETBACK = 15 FT
FRONT PUE = 10 FT

SIDE SETBACK = 5 FT
REAR SETBACK = 10 FT

STORMDRAIN EASEMENT = 10FT

DIRECTORY

OWNER / DEVELOPER:
CANLAS DEVELOPMENT, LLC
1220 MCCOY CREEK WAY
SUISUN, CA 94585
TEL: 707.372.2181
EMAIL: rlc3078@aol.com

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MECHANICAL/PLUMBING:
LMR CONSULTING MECHANICAL
ENGINEERINGS
1165 "A" STREET
HAYWARD, CA 94541
TEL: 510.733.2330
team@lmrengineers.com

SCOPE OF WORK

THE SCOPE OF MIX-USE PROJECT UNDER THIS APPLICATION INCLUDES SITE IMPROVEMENTS SUCH AS THE UNDERGROUND UTILITIES, VEHICULAR DRIVEWAYS, PARKING SPACES, GREEN AREAS AND OTHER INFRASTRUCTURE NEEDED TO ACCOMMODATE TWO NEW APARTMENT BUILDINGS.

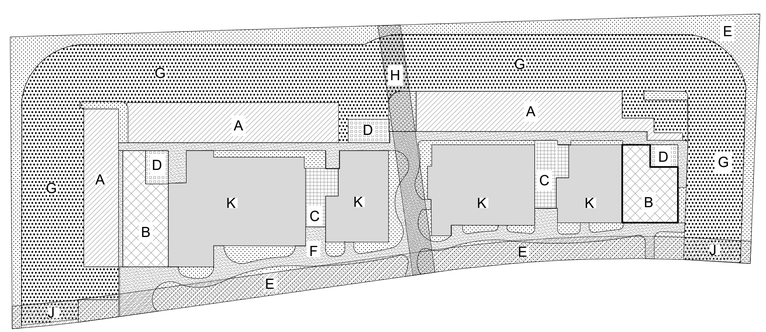
THE APARTMENT BUILDING 1 ENTAILS 15 DWELLING UNITS AND 1 RETAIL SPACE (745 SF) , AND THE APARTMENT BUILDING 2 ENTAILS 16 DWELLING UNITS AND 1 RETAIL SPACE (900 SF).

THE SITE AMENITIES INCLUDE PET PARK, GRILL/ BBQ AREAS, A GYM & AN OUTDOOR AMENTIES AREA.

DRAWING INDEX

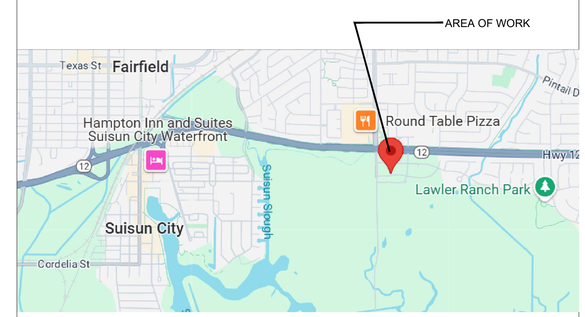
SHEET #	DESCRIPTION
GENERAL	
G001	COVER SHEET
CIVIL	
01	TOPOGRAPHIC & BOUNDARY SURVEY
C1	PRELIMINARY GRADING & UTILITY PLAN
C2	PRELIMINARY GRADING & UTILITY PLAN
LANDSCAPE	
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	PRELIMINARY LANDSCAPE PLANTING PLAN
L2.1	PRELIMINARY LANDSCAPE PLANTING PLAN
ARCHITECTURAL	
SP101	PRELIMINARY SITE PLAN
1- P101	BUILDING #1 - PRELIMINARY FIRST LEVEL PLAN
1- P102	BUILDING #1 - PRELIMINARY SECOND LEVEL PLAN
1- P103	BUILDING #1 - PRELIMINARY THIRD LEVEL PLAN
1- P104	BUILDING #1 - PRELIMINARY ROOF PLAN
1- P301	BUILDING #1 - PRELIMINARY ELEVATIONS
1- P302	BUILDING #1 - PRELIMINARY ELEVATIONS
1- P401	BUILDING #1 - PRELIMINARY SECTIONS
2- P101	BUILDING #2 - PRELIMINARY FIRST LEVEL PLAN
2- P102	BUILDING #2 - PRELIMINARY SECOND LEVEL PLAN
2- P103	BUILDING #2 - PRELIMINARY THIRD LEVEL PLAN
2- P104	BUILDING #2 - PRELIMINARY ROOF PLAN
2- P301	BUILDING #2 - PRELIMINARY ELEVATIONS
2- P302	BUILDING #2 - PRELIMINARY ELEVATIONS
2- P401	BUILDING #2 - PRELIMINARY SECTIONS
P301	BUILDING #1 - STREET VIEW
P302	BUILDING #1&2 - STREET VIEWS
P303	BUILDING #1&2 - REAR DRIVEWAY VIEW
ELECTRICAL	
E 0.1	ELECTRICAL ABBREVIATIONS ,SYMBOLS NOTES & ETC
E 0.2	ONE LINE DIAGRAM & PANEL SCHEDULE
E 1.0	ELECTRICAL SITE PLAN

SITE AREA CALCULATION DIAGRAM



LEGEND
- A / COVERED PARKING AREA 4,598 S.F.
- B / RETAIL SPACE 1,645 S.F.
- C / ENTRY/ ELEVATOR LOBBY SPACE 680 S.F.
- D / UTILITY ROOM/ TRASH ENCLOSURE 472 S.F.
- E / LANDSCAPE /OPEN SPACE ±8,007 S.F.
- F / HARDSCAPE/ WALKWAY AREA & COVERED PATIO ±3,618 S.F.
- G / DRIVEWAY/ UNCOVERED PARKING ±13,478 S.F.
- H / STORM DRAIN EASEMENT AREA ±1,122 S.F.
- J / 10 FT EXISTING PUE ±3,332 S.F.
- K / RESIDENTIAL UNITS ±6,270 S.F.

VICINITY MAP



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COMMERCIAL & RESIDENTIAL DEVELOPMENT
CANLAS APARTMENTS
1220 & 1240 McCOY CREEK WAY
SUISUN CITY, CA 94585

REVISION	DATE
PLANNING	10.08.25
PLANNING	08.20.25
PLANNING	06.24.25
PLANNING	05.16.25
PLANNING	03.19.25

DATE:

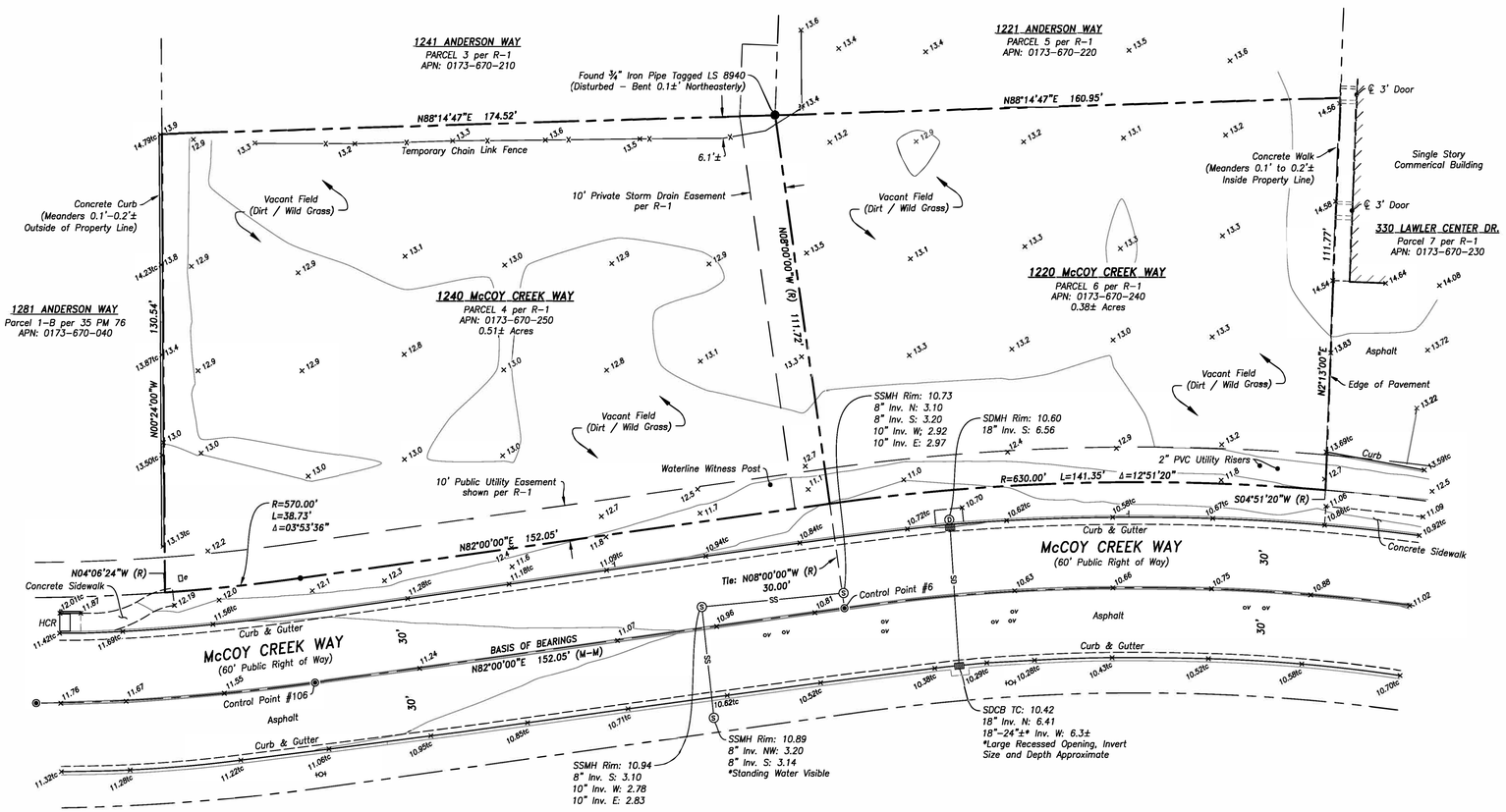
JOB NO.: 24-848

COVER SHEET

SCALE: AS NOTED

G001

___ OF ___



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Legend

	Adjoiner		Catch Basin
	Boundary		Electrical Box
	Building Footprint		Fire Hydrant
	Centerline	ss	Sanitary Sewer Cleanout
	Concrete	Ⓢ	Sanitary Sewer Manhole
	Concrete Grade Break		Sign
	Curb & Gutter		Storm Drain Manhole
	Easement	x12.50	Spot Elevation
x	Fenceline		Survey Control Point
SS	Underground Utility – Sanitary Sewer		Survey Monument
SD	Underground Utility – Storm Drain	W	Water Meter
•	Dimension Point – Nothing Found or Set	WV	Water Valve
		R-1	Book 42 of Parcel Maps, Page 25

General Note:

1) All features shown hereon represent surface conditions of the project area compiled from a ground survey performed in August of 2022. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.

2) Easements shown hereon are based upon available record mapping only. Surveyor was not provided with a current Title Report for the project, therefore additional easements may or may not exist over the subject property.

Datum Note:

Horizontal datum is based upon a local assumed coordinate system. Vertical datum is based upon NAVD88 as determined from the City of Suisun City benchmark #B-2, a 2" brass disc located in concrete as shown on the plat filed within Field Book 690 and File Folder 8 of Suisun City Records. Top of disc elevation taken as 10.10', NAVD88. Temporary control points have been established hereon to perpetuate the project datum for future use.

Basis of Bearing:

Bearings shown hereon are based upon the monumented centerline of McCoy Creek Way as shown on that certain map filed for record in Book 42 of Parcel Maps at Pages 25-26 of Solano County Records. Said bearing shown hereon and taken as North 82°00'00" East.

SURVEY CONTROL POINTS

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
5	5001.13	10741.82	10.74	DISC IN MON. WELL
6	5028.42	10435.04	10.11	DISC IN MON. WELL
106	5007.25	10284.46	10.69	DISC IN MON. WELL

REV.	DATE	DESCRIPTION	BY

DATE

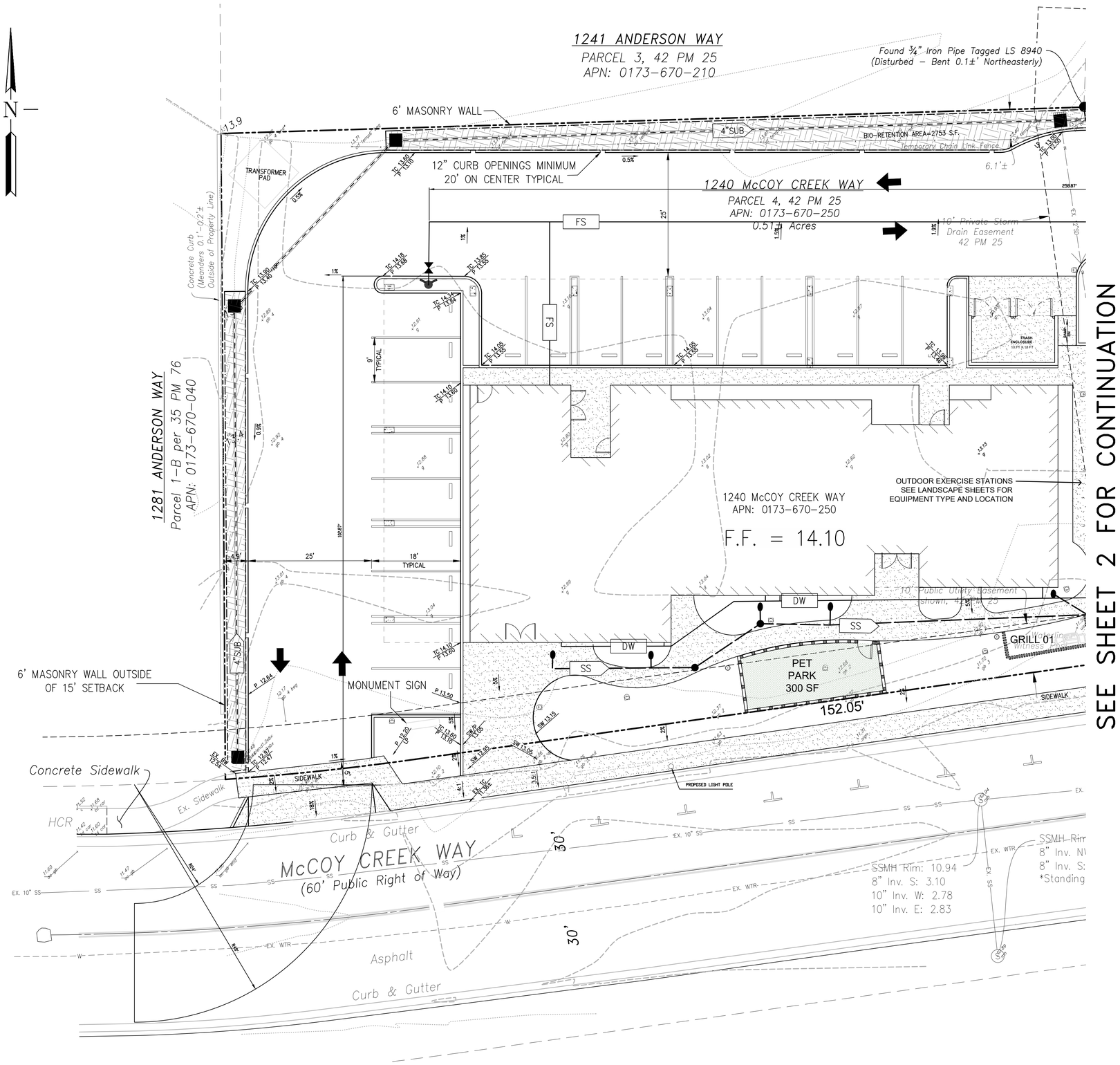
APPROVED

MOUNTAIN PACIFIC SURVEYS
1736 Enterprise Dr, Suite 109
Fairfield, CA 94533
PH (707) 425-6324
FAX (707) 425-9969

BOUNDARY AND TOPOGRAPHIC SURVEY
1220 & 1240 McCOY CREEK WAY
CITY OF SUISUN CITY – SOLANO COUNTY – CALIFORNIA

DATE	08-11-22
SCALE	1" = 20'
DRAWN	S.Rohlfs
CHECKED	C.Weakley
JOB NO.	522056
SHEET NO.	1
OF	1

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA



SEE SHEET 2 FOR CONTINUATION

LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE		
PARCEL LINE		
ADJACENT PROPERTY LINE		
CENTERLINE		
EASEMENT		
FENCE		
STORM DRAIN LINE		SD
WATER LINE	DW	W
SANITARY SEWER LINE	SS	SS
DRAINAGE INLET		
MANHOLE		
FIRE HYDRANT		
VERTICAL CURB		
CURB AND GUTTER		
CONTOURS		13
SPOT ELEVATION		× 91.54
SIDEWALK ELEVATION	SW 12.95	
TOP OF CURB ELEVATION	TC 12.97	
PAVEMENT ELEVATION	P 12.64	
SLOPE PERCENTAGE	1%	
CONCRETE		
BIO-RETENTION PLANTER		

ABBREVIATIONS:

(R)	RADIAL BEARING	G	GROUND
AC	ASPHALT CONCRETE	GB	GRADE BREAK
AP	ANGLE POINT	HP	HIGH POINT
APN	ASSESSOR'S PARCEL NUMBER	INV.	INVERT
BEG	BEGIN	LP	LOW POINT
CLF	CHAIN LINK FENCE	LS	LAND SURVEYOR
CONC	CONCRETE	P	PAVEMENT
COR	CORNER	PM	PARCEL MAP
DW	DOMESTIC WATER	POC	POINT ON CURVE
EB	ELECTRICAL BOX	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX.	EXISTING	SSMH	SANITARY SEWER MANHOLE
F.F.	FINISHED FLOOR	SW	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FS	FIRE SERVICE	TFC	TOP FACE OF CURB
		WTR	WATER

GRAPHIC SCALE
0 10 20 30
(IN FEET)

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LICENSED PROFESSIONAL ENGINEER
JUSTIN PETINO
C 96826
EXP. 12/31/2026
CIVIL
STATE OF CALIFORNIA

RAK
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ROBERT A. KARN & ASSOCIATES, Inc.
3700 HILBORN ROAD, SUITE 800
FAIRFIELD, CALIFORNIA 94534
Phone: (707) 435-9999
e-mail: rak@rakengineers.com

COMMERCIAL & RESIDENTIAL DEVELOPMENT
CANLAS APARTMENTS
1220 & 1240 McCOY CREEK WAY
SUISUN CITY, CA 94585

REVISION	DATE
PLANNING	10.8.25
PLANNING	06.24.25
PLANNING	05.15.25
PLANNING	03.19.25

DATE: 06-26-25
JOB NO.: 24-848

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"=10'

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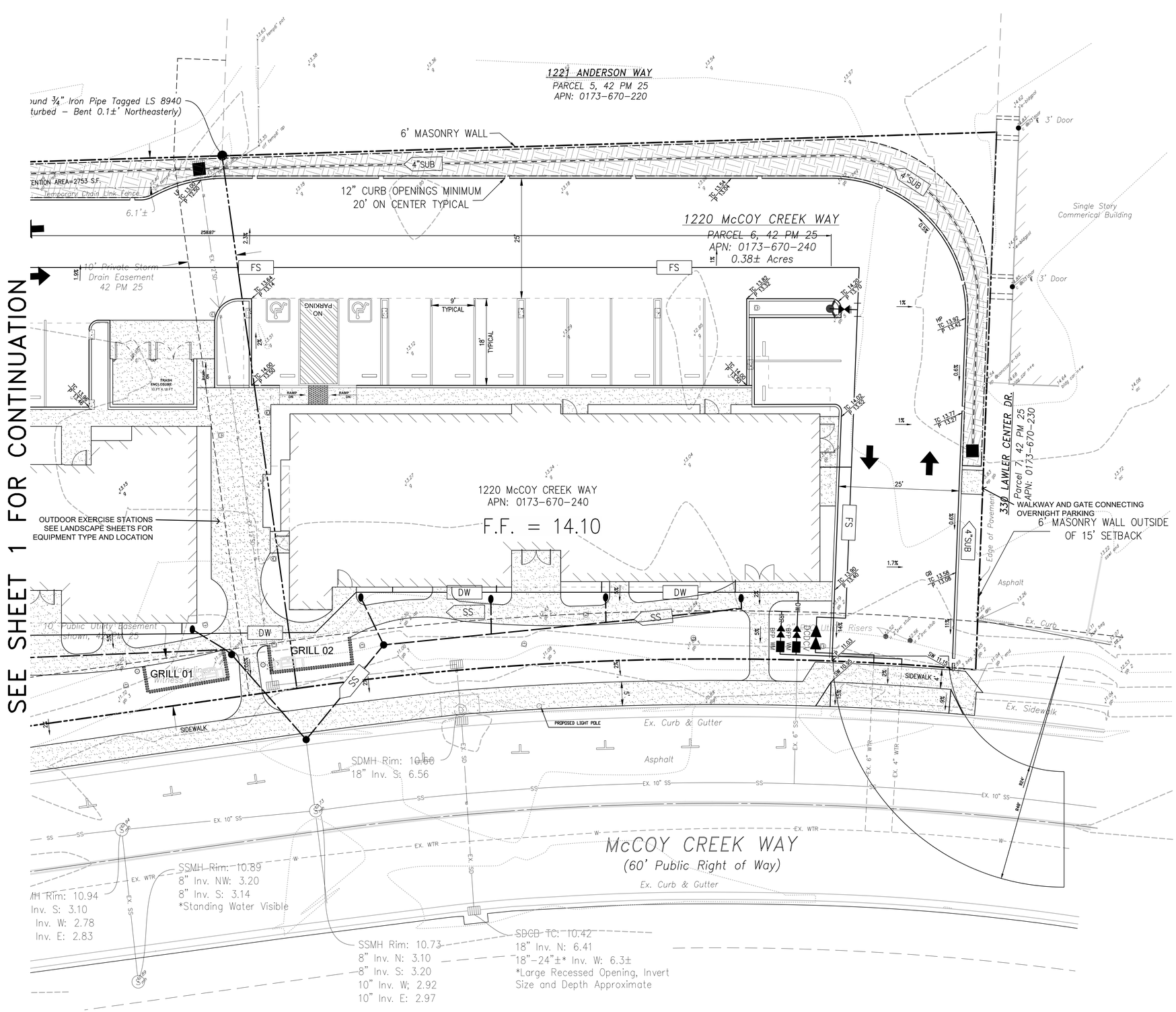
PROJECT RESIDENTIAL DEVELOPMENT, 1220& 1240 McCOY CREEK WAY, SUISUN CITY CA



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SCALE: 1"=10'

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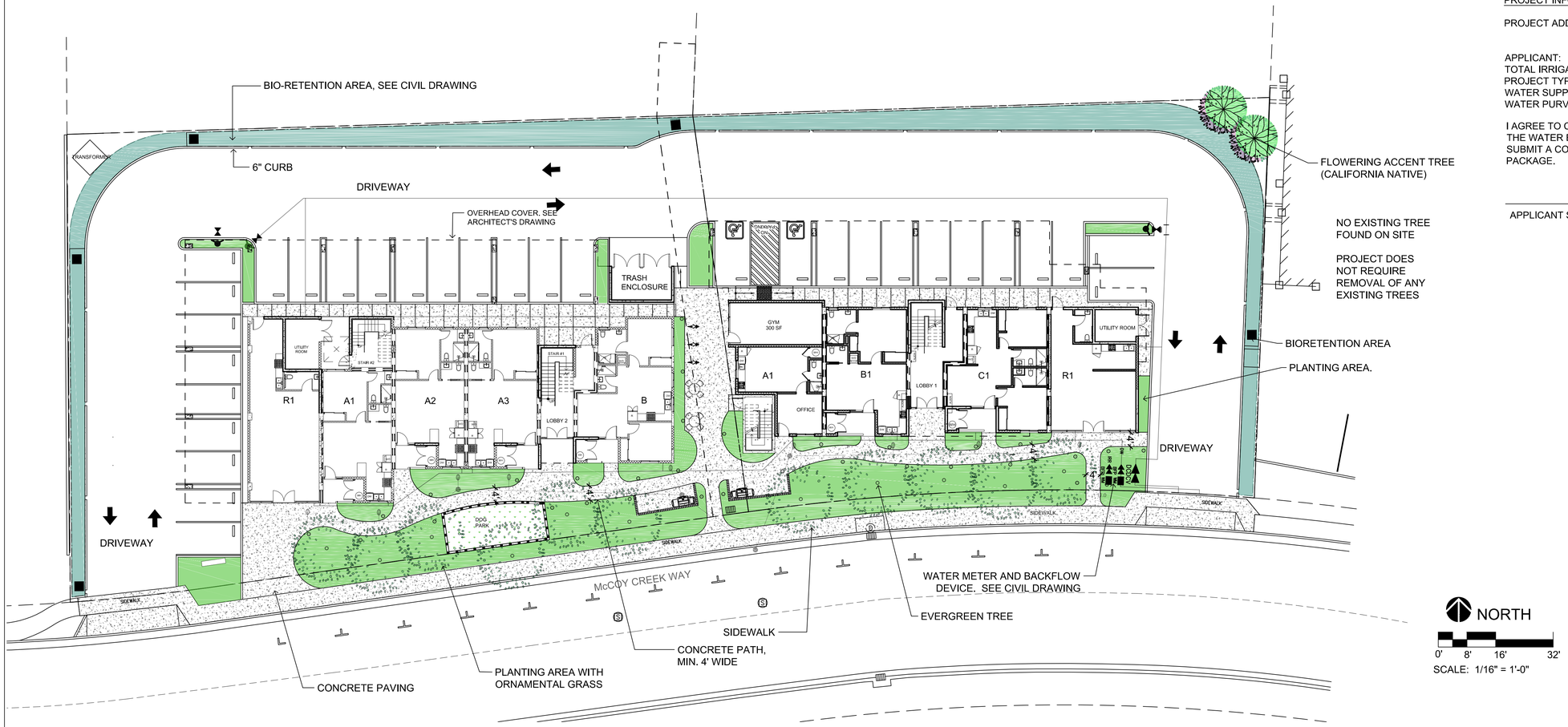

PROJECT INFORMATION

PROJECT ADDRESS: 1220 McCOY CREEK WY.
SUISUN CITY, CA 94585

APPLICANT: RENE CANLAS
TOTAL IRRIGATED PLANTING AREA: 6505 SF
PROJECT TYPE: COMMERCIAL NEW LANDSCAPE,
WATER SUPPLY TYPE: POTABLE WATER
WATER PURVEYOR: SUISUN - SOLANO WATER AUTHORITY

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

_____ DATE: _____
APPLICANT SIGNATURE

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LICENSED LANDSCAPE ARCHITECT
JOSH HUANG
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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REVISION	DATE
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LANDSCAPE SCHEMATIC PLAN

SCALE: AS NOTED

L - 1.0

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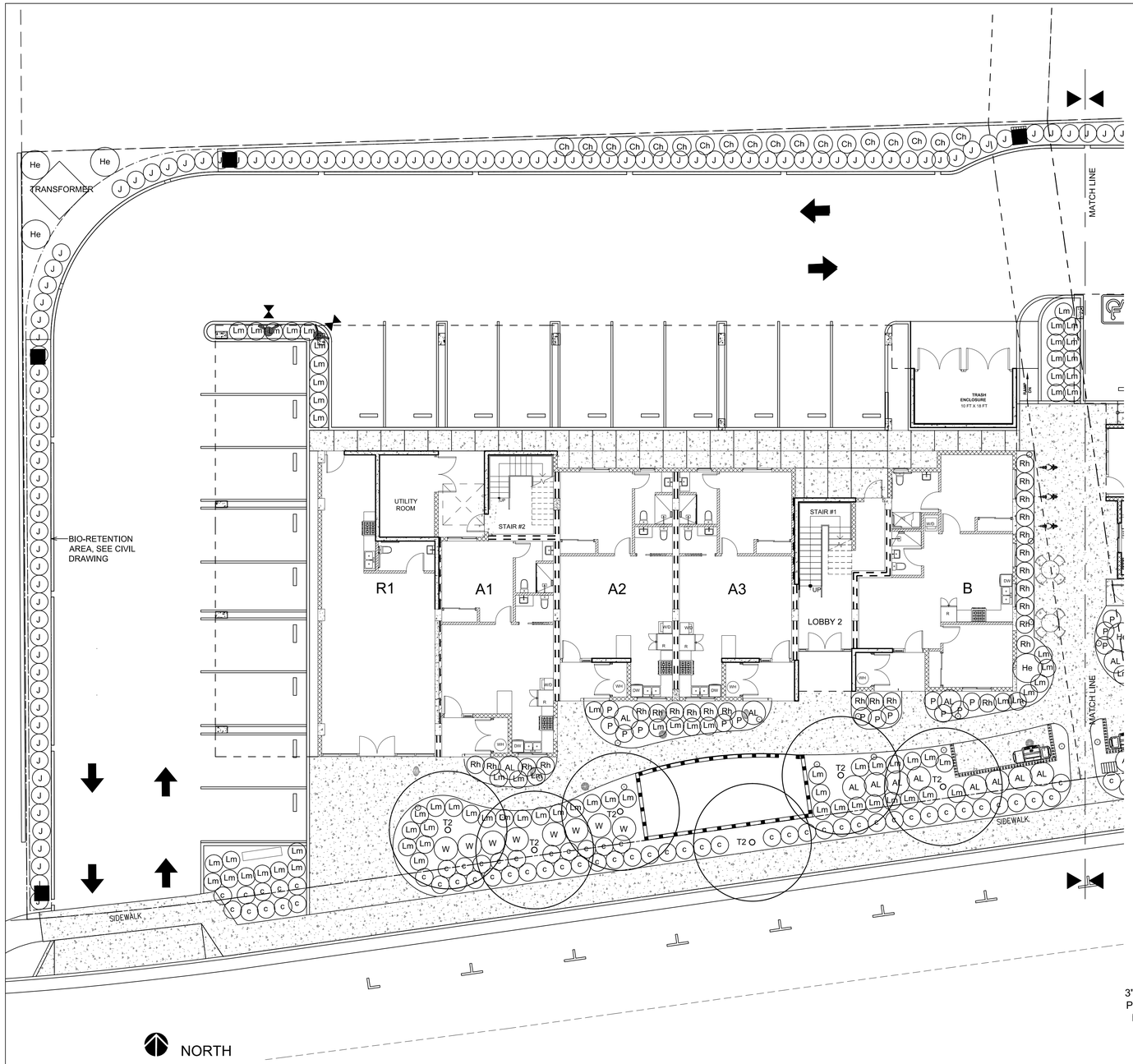


PLANTING LIST

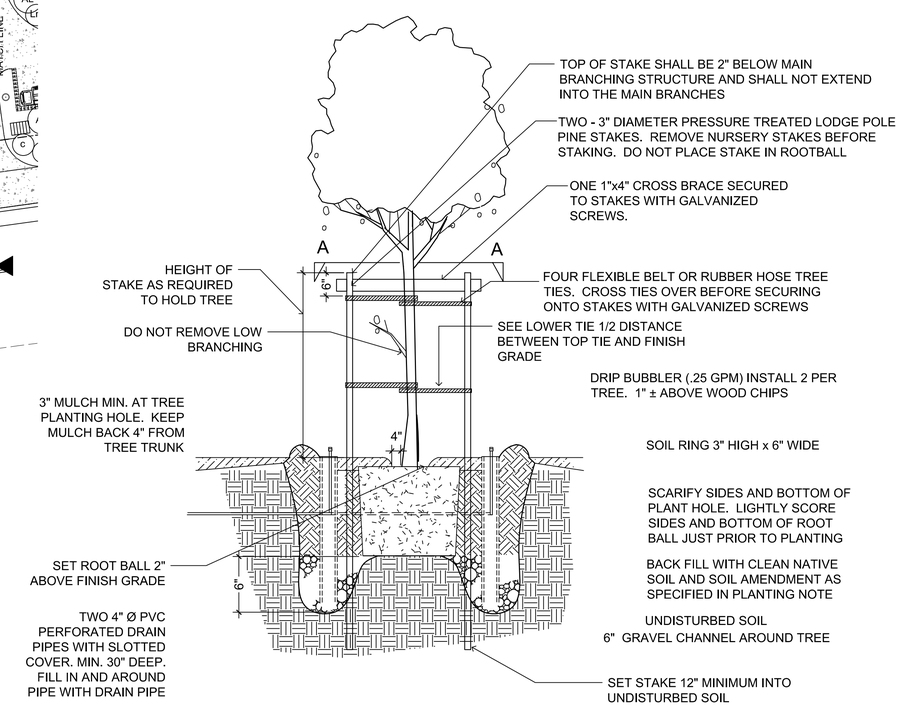
SYM	BOTANICAL NAME - COMMAN NAME	QTY	SIZE	Mature Size (HxW)	FORM	WUCOLS
Tree						
T1	Cercis occidentalis - Western Redbuds	2	15 gallon	15'x15'	multi-trunk	L
T2	Olea european 'Swan Hill' -Swan Hill Fruitless Olive	11	24" box	35'x35'	standard	L
Shrub						
AL	Alyogyne huegelii 'Santa Cruz' - Blue Hibiscus	26	5 gallon	6'x6'		L
He	Heteromeles arbutifolia - Toyon	5	5 gallon	8'x8'		L
P	Phlomis fruticosa - Jerusalem Sage	23	1 gallon	3'x3'		L
Rh	Rhamnus californica 'Mound San Bruno' - Coffeeberry	39	5 gallon	3'x4'		L
W	Westringia 'Morning Light' - Morning Light Coast Rosemary	20	5 gallon	4'x4'		L
Grass						
c	Carex divulsa - Gray Sedge	118	1 gallon	1'x3'		L
Lm	Lomandra longifolia 'Breeze' - Dwarf Mat Rush	127	1 gallon	2'x3'		L
Bioretention Area						
Ch	Chondropetalum tectorum - Small Cap Rush	34	1 gallon	3'x3'		L
J	Juncus patens - California Grey Rush	184	1 gallon	2'x3'		L

WUCOLS CATEGORIES OF WATER NEEDS: L = LOW WATER USE, M = MEDIUM WATER USE

NOTE:

1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 4 cubic yards nitrogen fortified organic compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
2. Mulch all planted areas with a 3" thick layer of medium recycled wood chips except in bio-retention area. In bio-retention area, apply 3" thick layer of non-floating mulch such as Lin Creek Pebbles 1/2" size.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. Tree missing central leader will be rejected. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible for the adequate protection of the improvements during construction period. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.



TREE PLANTING DETAIL
1/2"=1'-0"

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CANLAS APARTMENTS

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SUISUN CITY, CA 94585

REVISION	DATE
PLANNING	10.08.25
PLANNING	03.19.25

DATE:

JOB NO.: 24-848

LANDSCAPE PLANTING PLAN

SCALE: AS NOTED

L - 2.0

2 OF 3

401

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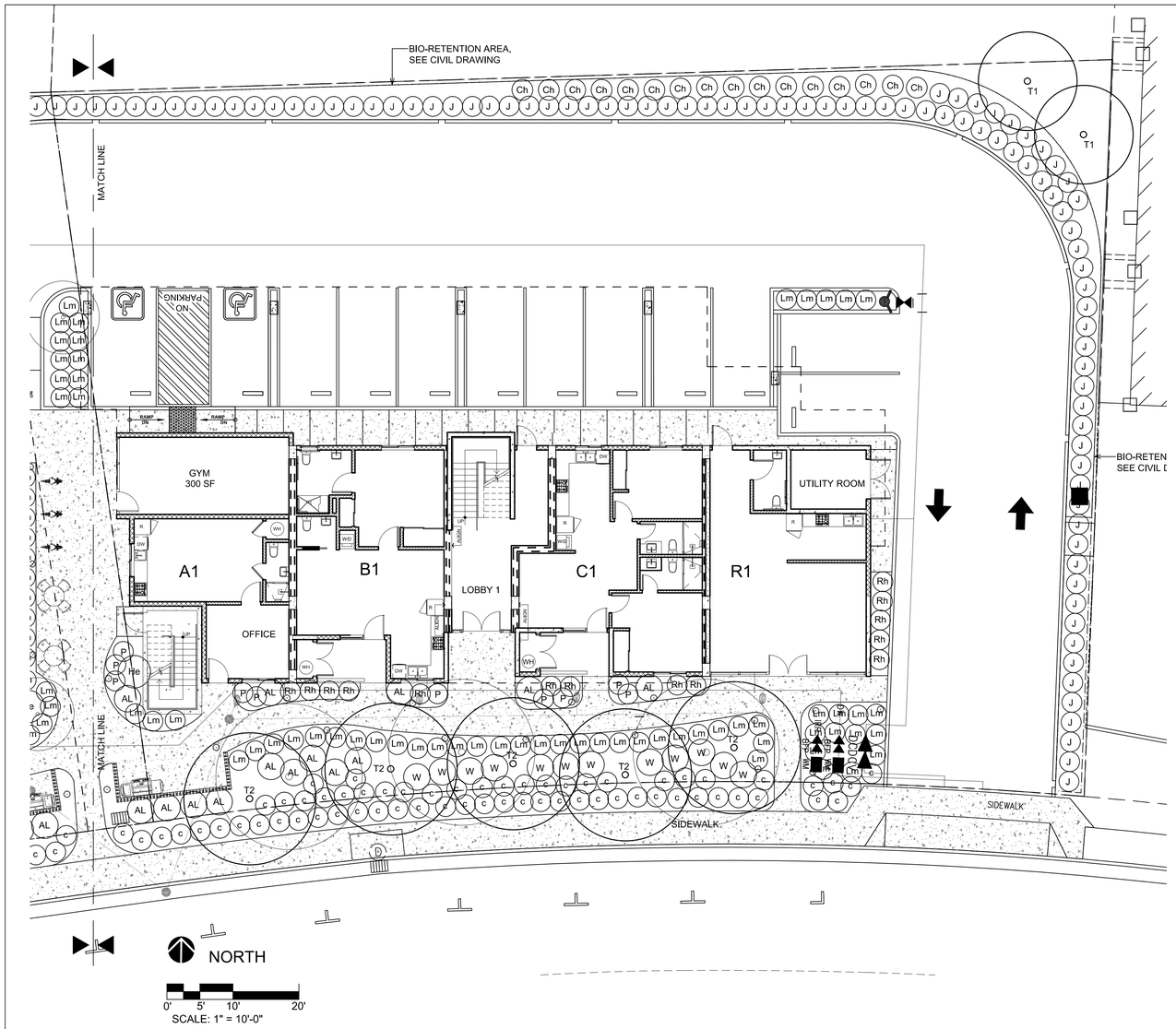

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Lm	Lomandra longifolia 'Breeze' - Dwarf Mat Rush	127	1 gallon	2'x3'		L
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Ch	Chondropetalum tectorum - Small Cap Rush	34	1 gallon	3'x3'		L
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WUCOLS CATEGORIES OF WATER NEEDS: L = LOW WATER USE, M = MEDIUM WATER USE

PROPOSED PLANT PICTURES

T1 Cercis occidentalis - Western Redbuds

T2 Olea european 'Swan Hill' - Swan Hill Fruitless Olive

AL Alyogyne huegelii 'Santa Cruz' - Blue HibiscuS

He Heteromeles arbutifolia - Toyon

P Phlomis fruticosa - Jerusalem Sage

Rh Rhamnus californica 'Mound San Bruno' - Coffeeberry

W Westringia 'Morning Light' - Morning Light Coast Rosemary

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LANDSCAPE PLANTING PLAN

SCALE: AS NOTED

L - 2.1

3 OF 3

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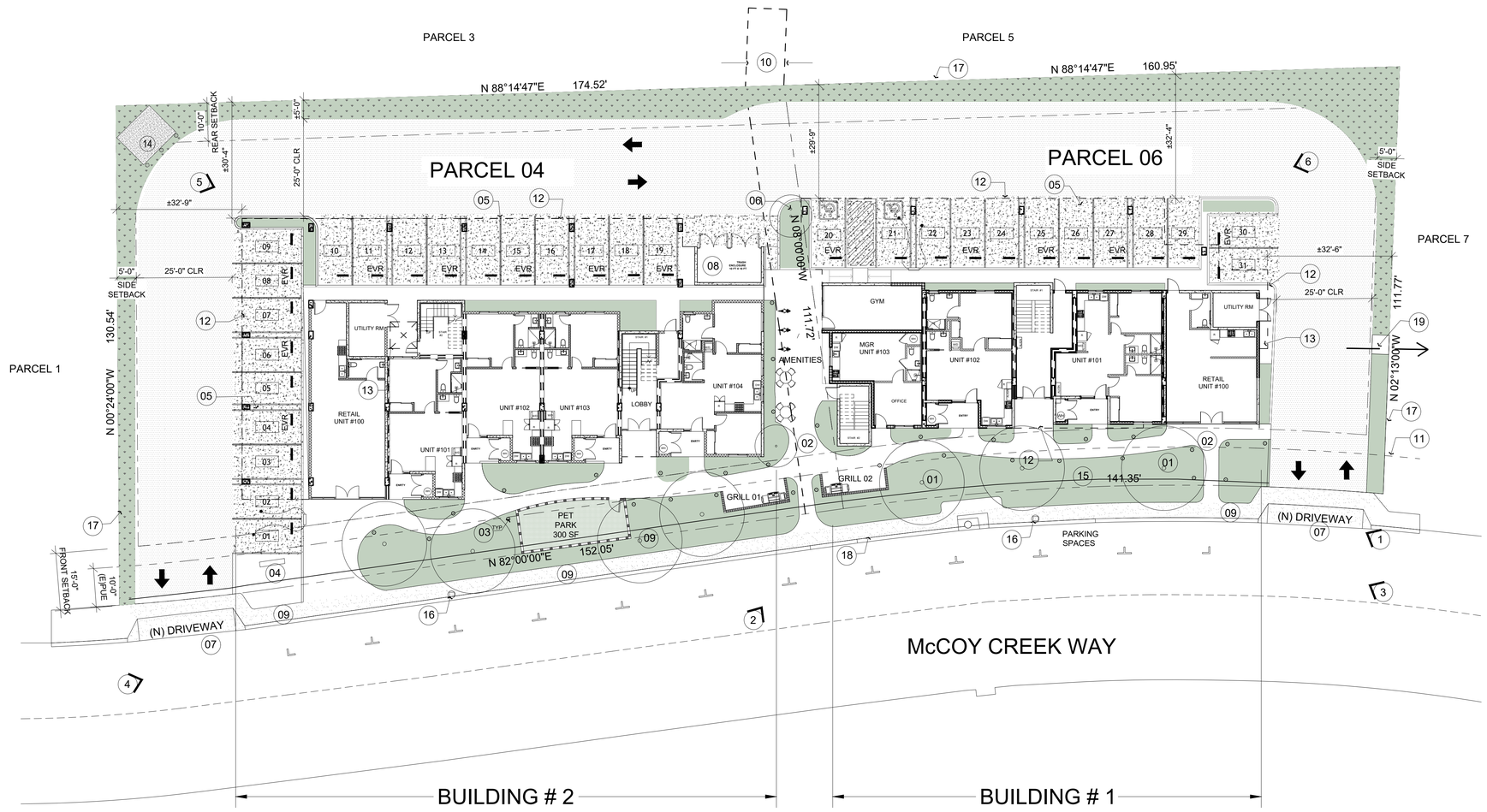

PRELIMINARY SITE PLAN

1/16" =1'- 0"	01
24- 848	

2022 CALGREEN CODE - 4.106.4.2.2.1 (EV READY PARKING SPACES WITH RECEPTACLES)

MULTI FAMILY PARKING - 40% OF TOTAL NUMBER OF PARKING SPACES SHALL BE LOW POWER LEVEL 2 EV CHARGING RECEPTACLES

REQUIRED 40 % OF 31 = TOTAL 13 SPACES
PROVIDED = TOTAL 13 SPACES

2022 CALGREEN CODE - 4.106.4.2.2.2 (EV READY PARKING SPACES WITH EV CHARGERS)

MULTI FAMILY PARKING - 10% OF TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST 50% PF THE CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS

REQUIRED 10 % OF 31 = TOTAL 3 SPACES
PROVIDED = TOTAL 4 SPACES

AT LEAST 50% PF THE CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS

REQUIRED 50 % OF 3 = TOTAL 2 SPACES
PROVIDED = TOTAL 2 SPACES

PROPOSED PARKING BUILDING # 1 : 12 SPACES
PROPOSED PARKING BUILDING # 2 : 19 SPACES
TOTAL : 31 SPACES

TABLE 11B-208.2

TOTAL NUMBER OF PARKING SPACES PROVIDED	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
31	REQUIRED 2 PROVIDED 2

TABLE 11B-208.2.4

TOTAL NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED	MINIMUM NUMBER OF REQUIRED VAN ACCESSIBLE PARKING SPACES
2	REQUIRED 1 PROVIDED 1

PARKING COUNT ANALYSIS

01 LANDSCAPING.
02 PEDESTRIAN WALKWAY
03 PEDESTRIAL LIGHT BOLLARD, SEE ELEC DWGS
04 SITE FURNISHINGS, TBD.
05 PARKING STRIPING.
06 PROPOSED DECORATIVE LIGHT POLES.
07 NEW DRIVEWAYS,SEE CIVIL PLANS
08 TRASH ENCLOUSURE.
09 PUBLIC SIDEWALK.
10 (E) PRIVATE STORMDRAIN EASEMENT (PAREL 04)
11 (E) PUBLIC UTILITY EASEMENT
12 EXTENT OF STRUCTURE ABOVE
13 PROPOSED GAS METERS LOCATION
14 PROPOSED ELECTRIC TRANSFORMER PAD 10 FT X 12 FT WITH CONCRETE BOLLARDS
15 PROPOSED PARKWAY WITH GROUND COVER
16 PROPOSED CITY STANDARD COBRA HEAD STREET LIGHT
17 6 FT MASONARY WALL FENCE (OUTSIDE THE 15FT SETBACK, TYP)
18 (E) STREET NO PARKING SIGNS TO BE REMOVED, VIF
19 PROPOSED ANNEX PARKING LINK

LEGEND

PROPERTY LINE
SETBACK LINE
UTILITY EASEMENT
LIGHT BOLLARD
EVR — EV RECEPTABLE READY
LOW POWER LEVEL 2 EV CHARGER (DUAL CORD)
— VIEW KEYS SEE SHEET P300
TREES

KEY NOTES & LEGEND

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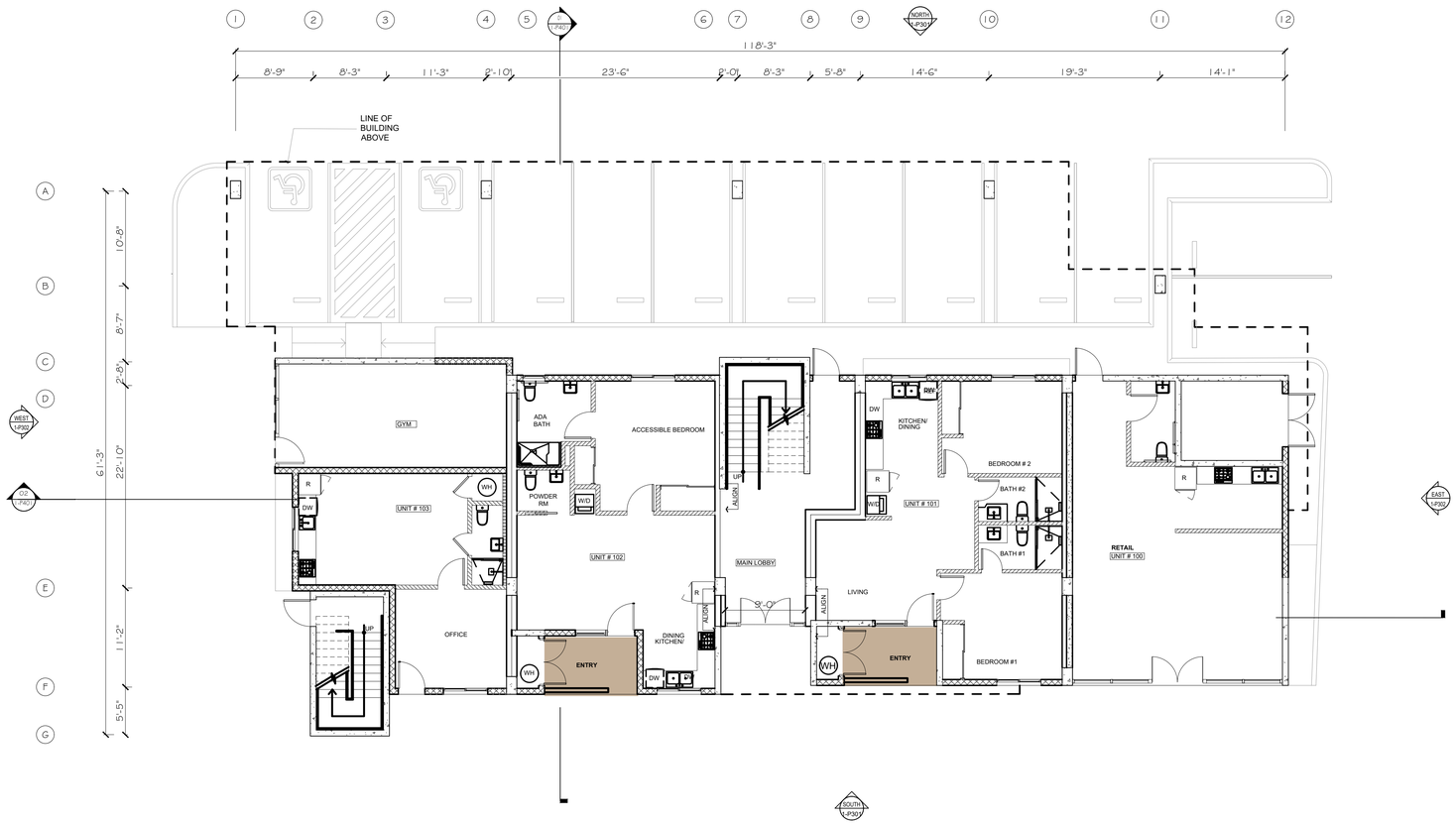
PRELIMINARY SITE PLAN

SCALE: AS NOTED

SP101

___ OF ___

PROJECT RESIDENTIAL DEVELOPMENT, 1220& 1240 McCOY CREEK WAY, SUISUN CITY CA



BUILDING #1 - PRELIMINARY FIRST LEVEL | 1/8" =1'- 0" | 24- 848 | 01

LEGEND

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DATE:

JOB NO.: 24-848

BUILDING #1

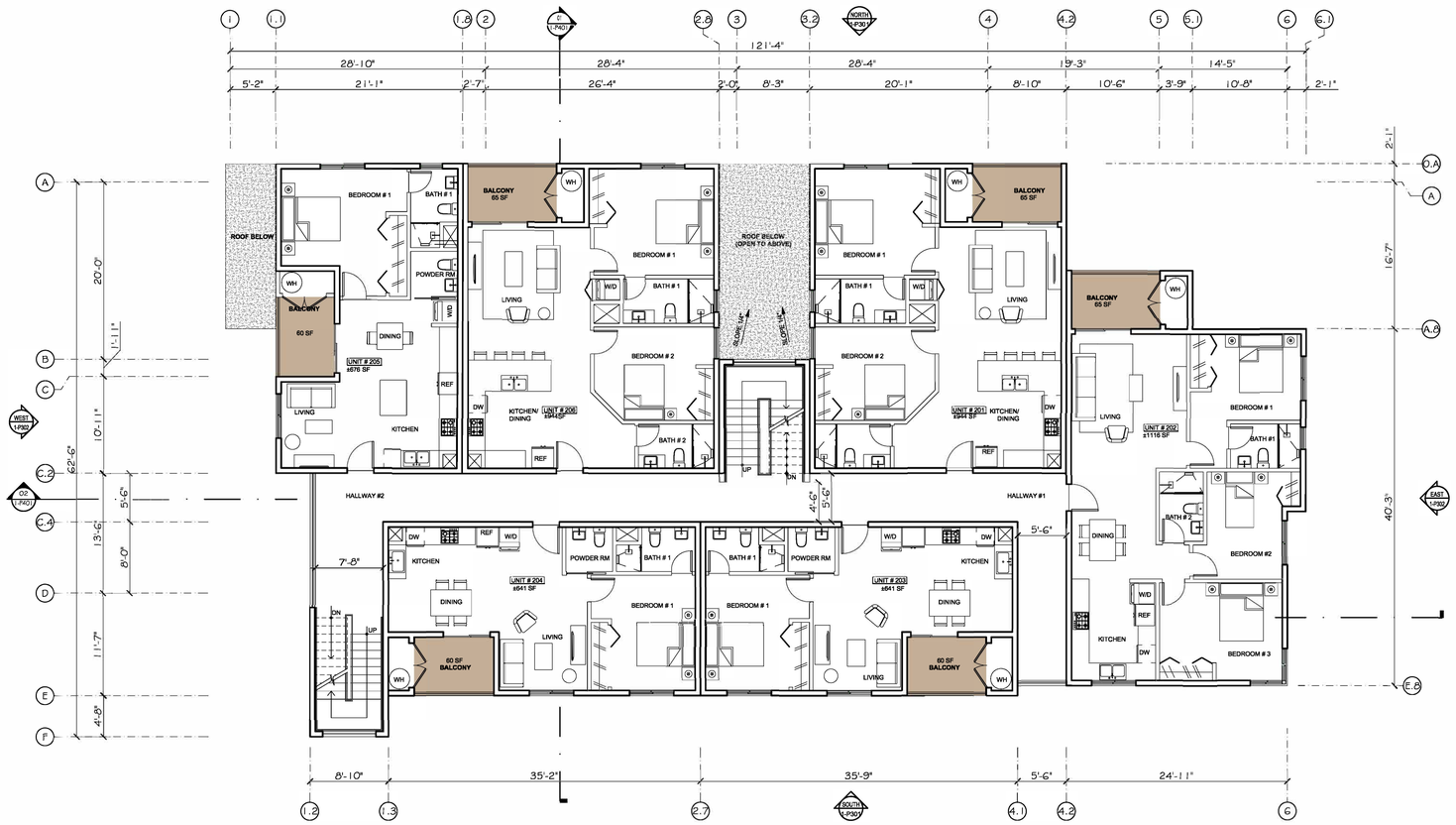
PRELIMINARY
FIRST LEVEL PLAN

SCALE: AS NOTED

1-P101

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA



BUILDING #1 - PRELIMINARY SECOND LEVEL | 1/8" =1'- 0" | 24- 848 | 01

LEGEND

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REVISION	DATE
PLANNING	06.24.25
PLANNING	05.16.25
PLANNING	03.19.25

DATE:

JOB NO.: 24-848

BUILDING #1

PRELIMINARY SECOND LEVEL PLAN

SCALE: AS NOTED

1-P102

___ OF ___

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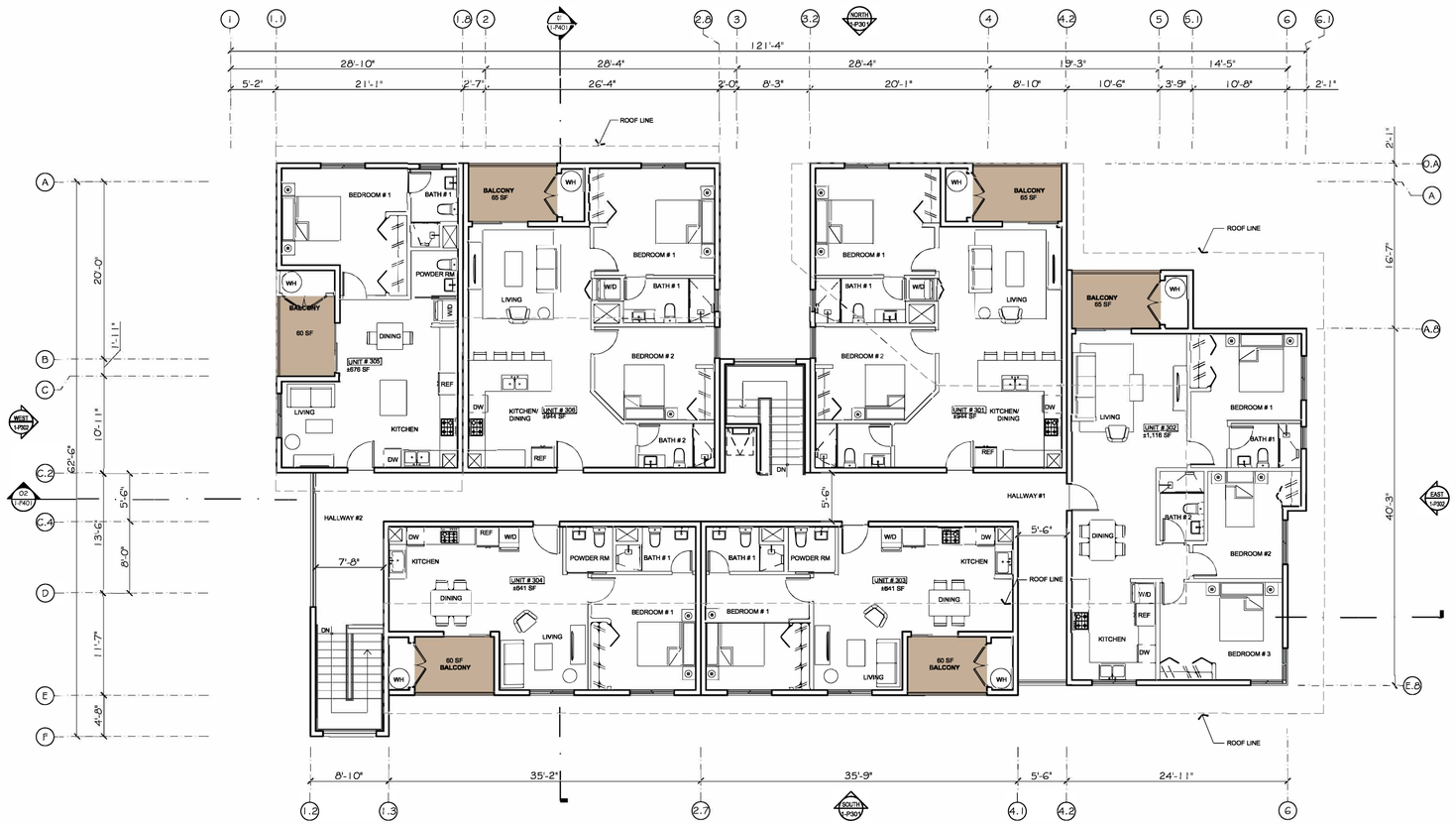

BUILDING #1 - PRELIMINARY THIRD LEVEL

1/8" =1'- 0"
24- 848
01

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BUILDING #1

PRELIMINARY THIRD LEVEL PLAN

SCALE: AS NOTED

1-P103

___ OF ___

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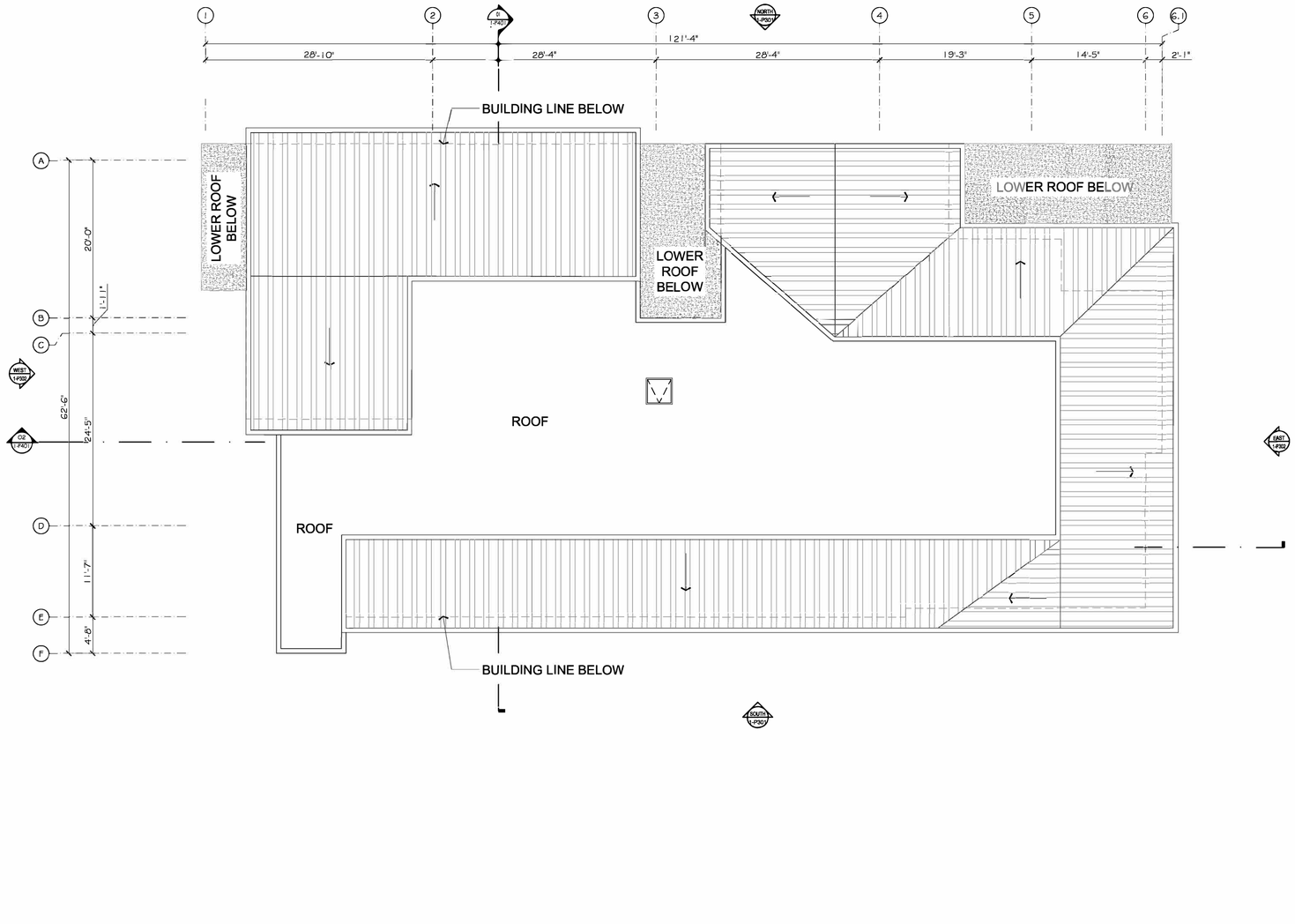

BUILDING #1 - PRELIMINARY ROOF PLAN | 1/8" =1'- 0" | 24- 848 | 01

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JOB NO.: 24-848

BUILDING #1

PRELIMINARY ROOF PLAN

SCALE: AS NOTED

1-P104

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

BUILDING #1 - NORTH ELEVATIONS | N.T.S. | 24- 848 | 02

BUILDING #1 - SOUTH ELEVATIONS | N.T.S. | 24- 848 | 01

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DATE:

JOB NO.: 24-848

BUILDING #1

EXTERIOR ELEVATIONS

SCALE: AS NOTED

1-P301

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

BUILDING #1 - EAST SIDE ELEVATIONS | 3/16" =1'- 0" | 24- 848 | 02

BUILDING #1 - WEST SIDE ELEVATIONS | 3/16" =1'- 0" | 24- 848 | 01

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PLANNING	06.24.25
PLANNING	05.16.25
PLANNING	03.19.25

DATE:

JOB NO.: 24-848

BUILDING #1

EXTERIOR ELEVATIONS

SCALE: AS NOTED

1-P302

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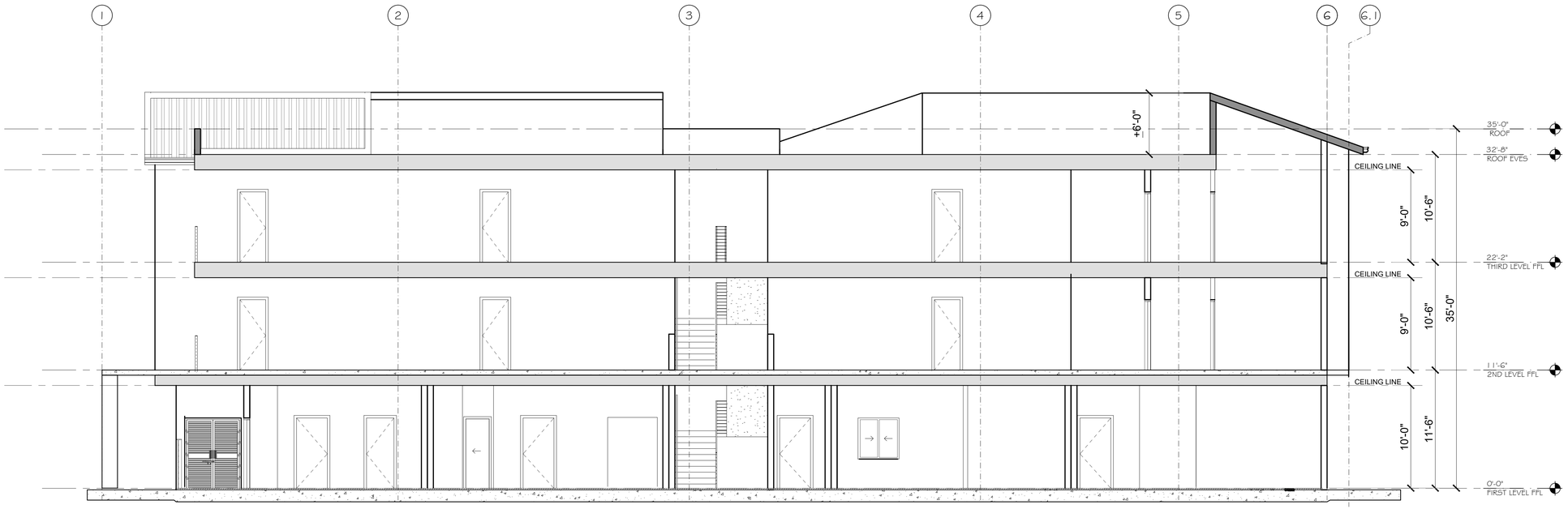
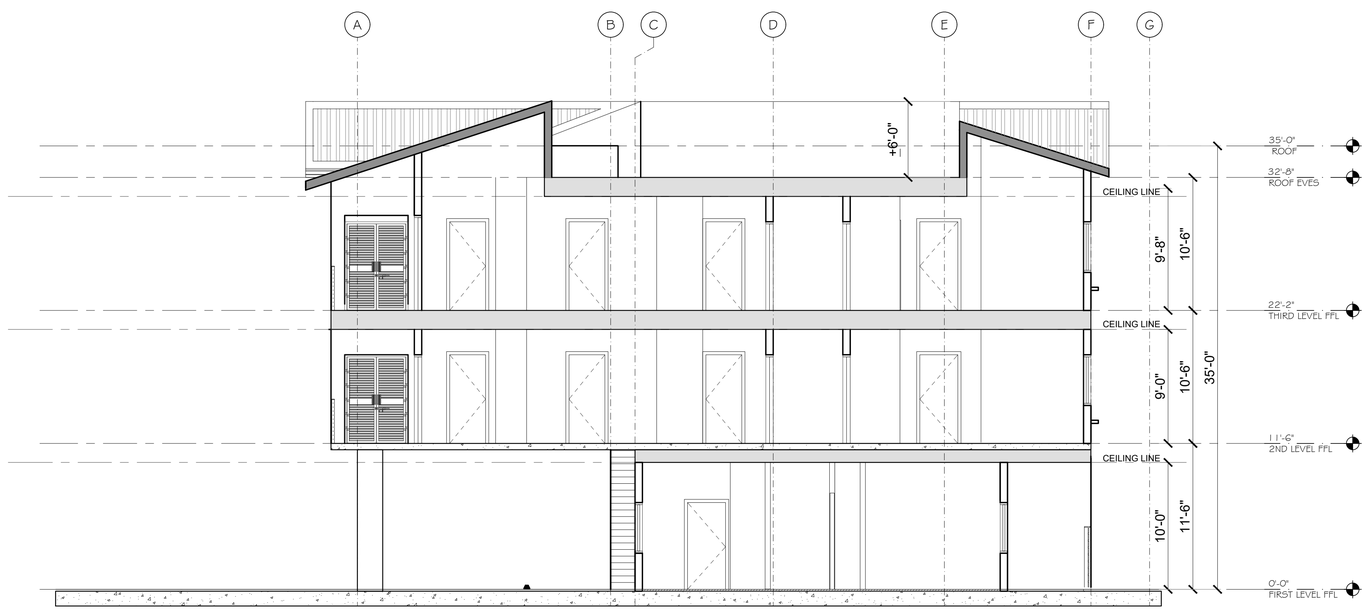


BUILDING #1 - LONGITUDINAL SECTION | 3/16" =1'- 0" | 24- 848 | 02



BUILDING #1 - CROSS SECTION | 3/16" =1'- 0" | 24- 848 | 01

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PLANNING	06.24.25
PLANNING	05.16.25
PLANNING	03.19.25

DATE:

JOB NO.: 24-848

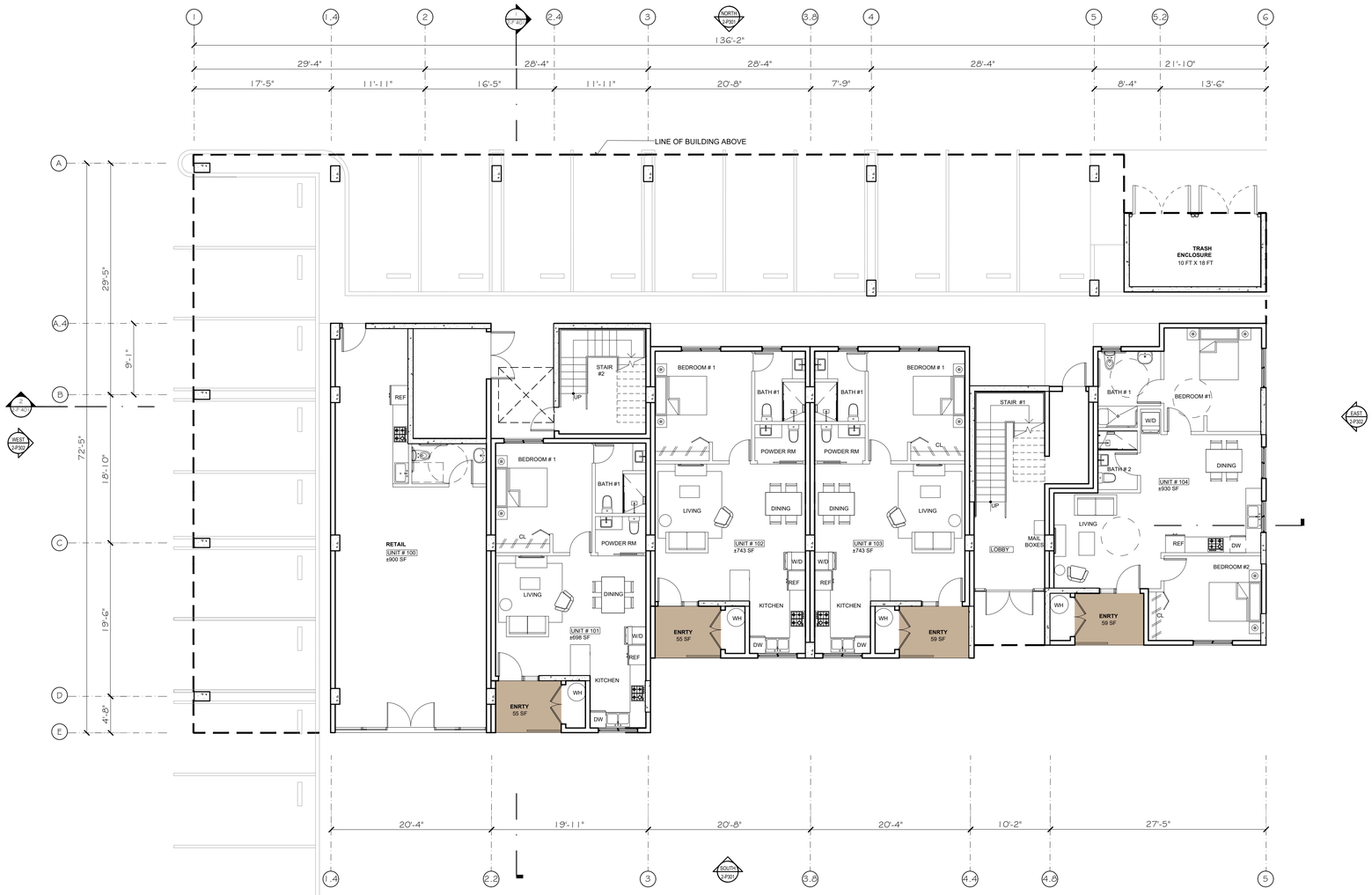
BUILDING #1

CROSS & LONGITUDINAL SECTION

SCALE: AS NOTED

1-P401

___ OF ___



BUILDING #2 - PRELIMINARY FIRST LEVEL | 1/8" =1'- 0" | 24- 848 | 01

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JOB NO.: 24-848

BUILDING #2

PRELIMINARY
FIRST LEVEL PLAN

SCALE: AS NOTED

2-P101

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

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BUILDING #2 - PRELIMINARY SECOND LEVEL | 1/8" =1'- 0" | 24- 848 | 01

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BUILDING #2
PRELIMINARY SECOND LEVEL PLAN

SCALE: AS NOTED

2-P102

___ OF ___

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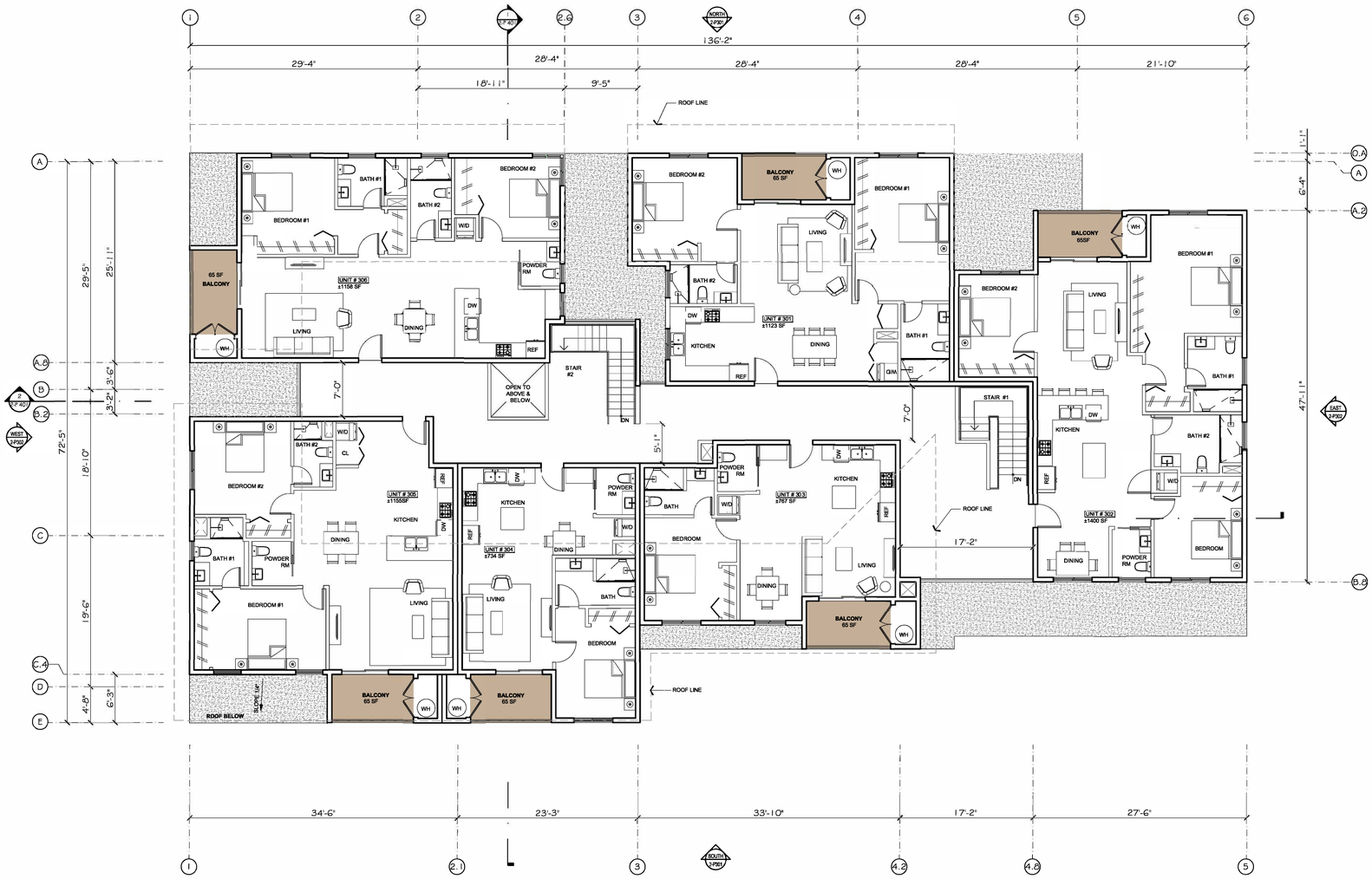

BUILDING #2 - PRELIMINARY THIRD LEVEL | 1/8" =1'- 0" | 24- 848 | 01

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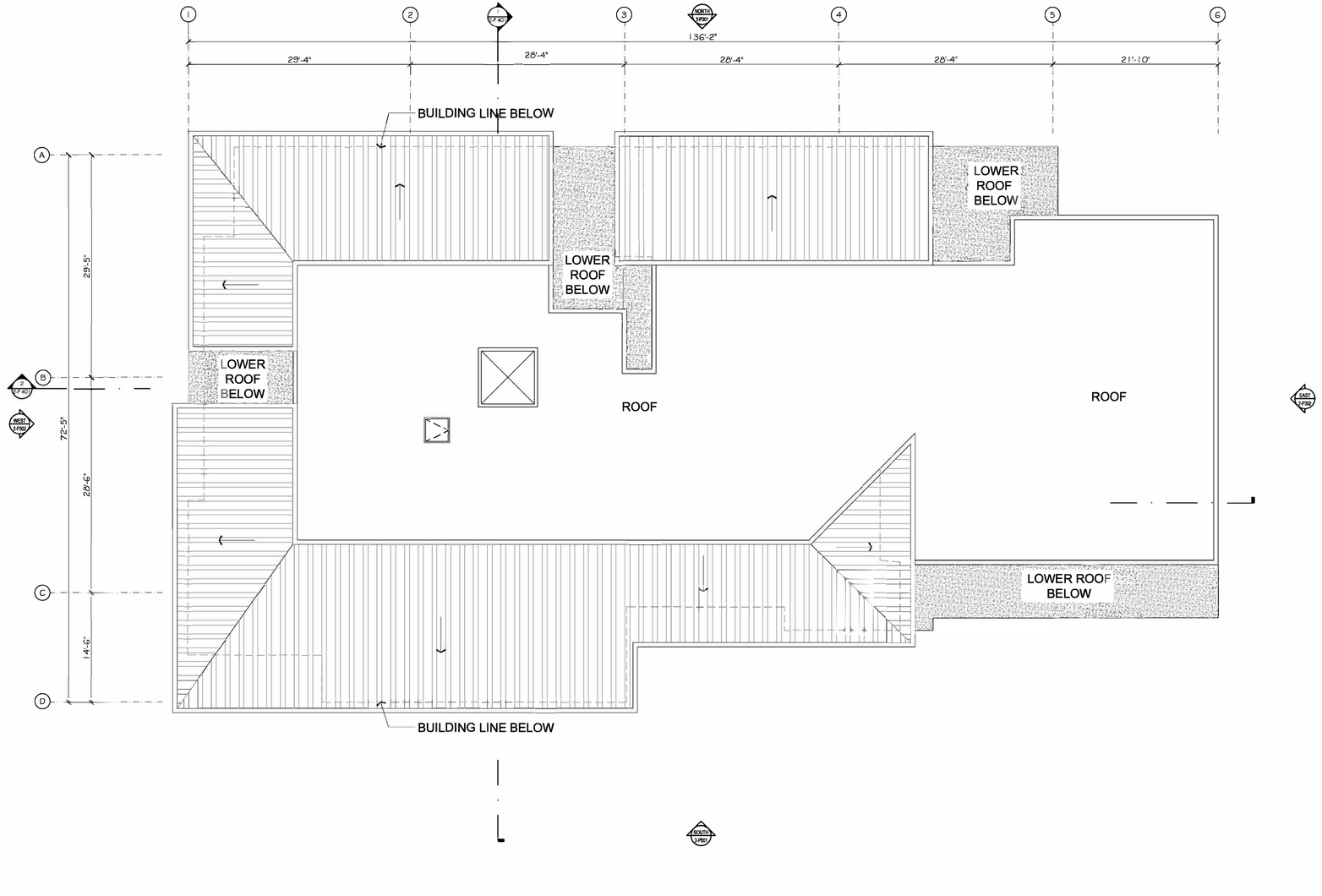
JOB NO.: 24-848

BUILDING #2
PRELIMINARY THIRD LEVEL PLAN

SCALE: AS NOTED

2-P103

___ OF ___



BUILDING #2 - PRELIMINARY ROOF PLAN | 1/8" =1'- 0" | 24- 848 | 01

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JOB NO.: 24-848

BUILDING #2
PRELIMINARY
ROOF PLAN

SCALE: AS NOTED

2-P104

___ OF ___

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BUILDING #2 - NORTH ELEVATIONS | N.T.S | 24- 848 | 02

BUILDING #2 - SOUTH ELEVATIONS | N.T.S. | 24- 848 | 01

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BUILDING #2

EXTERIOR ELEVATIONS

SCALE: AS NOTED

2-P301

___ OF ___

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PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

BUILDING #2 - EAST ELEVATIONS | N.T.S | 24- 848 | 02

BUILDING #2 - WEST ELEVATIONS | N.T.S. | 24- 848 | 01

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BUILDING #2

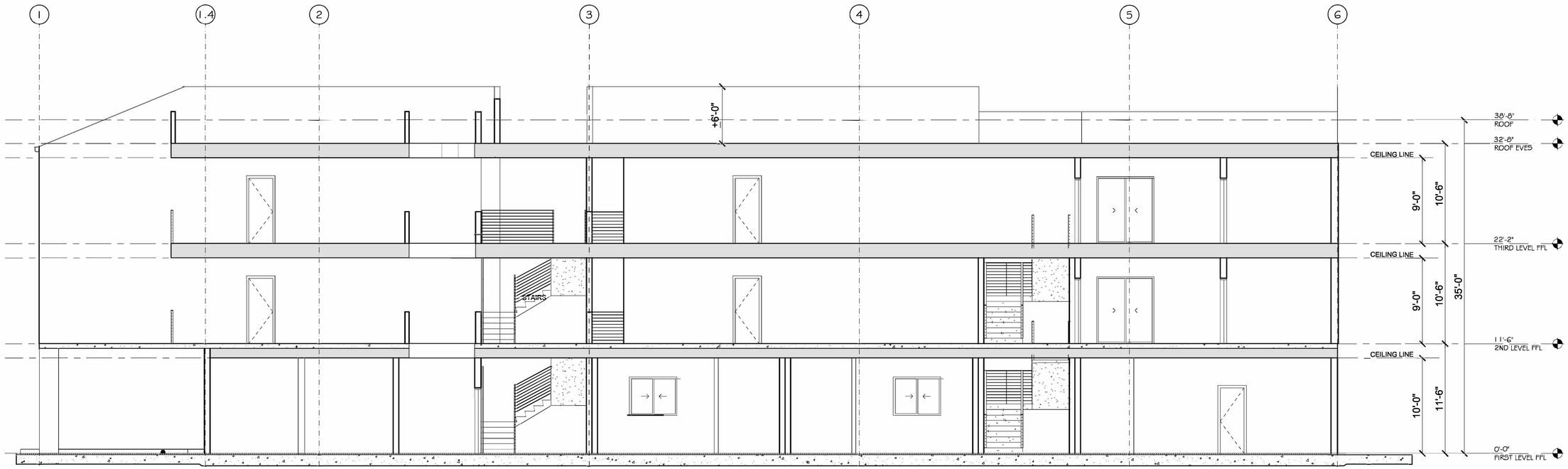
EXTERIOR ELEVATIONS

SCALE: AS NOTED

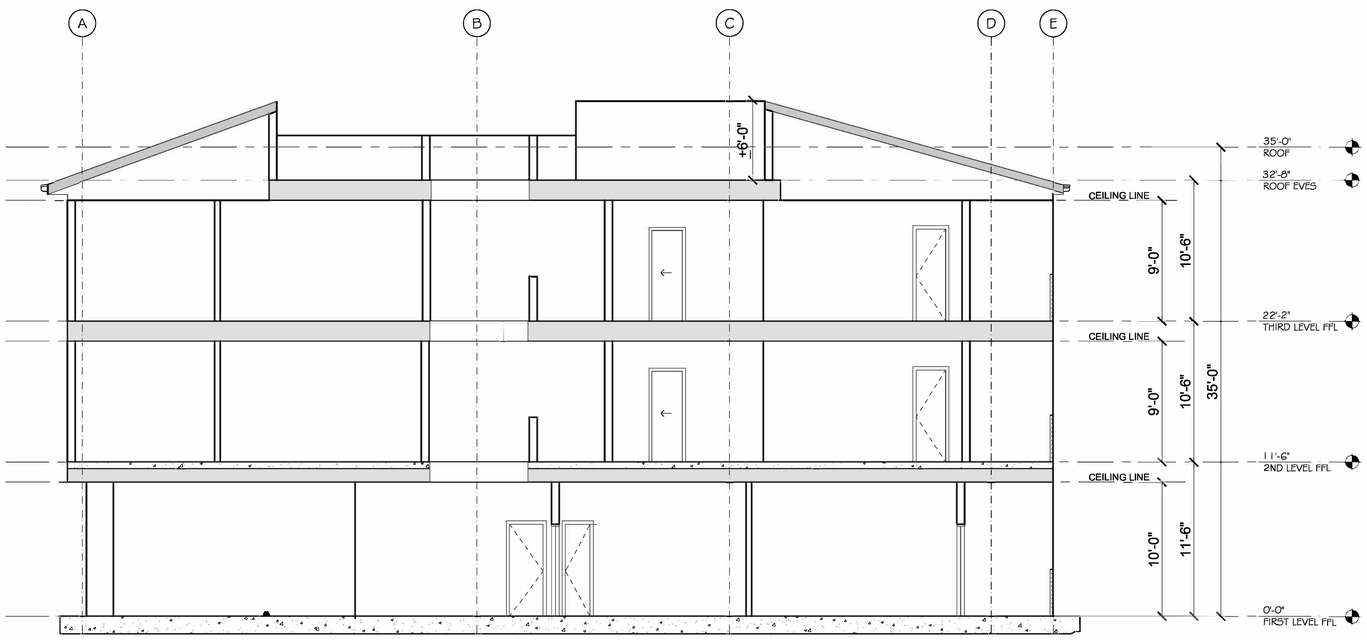
2-P302

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA



BUILDING #2 - LONGITUDINAL SECTION | 3/16" =1'- 0" | 24- 848 | 02



BUILDING #2 - CROSS SECTION | 3/16" =1'- 0" | 24- 848 | 01

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BUILDING #2

CROSS & LONGITUDINAL SECTION

SCALE: AS NOTED

2-P401

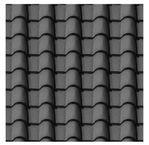
___ OF ___

PROJECT: RESIDENTIAL DEVELOPMENT, 1220& 1240 McCOY CREEK WAY, SUISUN CITY CA

01

WHITE SNOW
SW 9541
SHERWIN WILLIAMS
(DESIGNER COLLECTIONS)

02



SPANISH BARREL
CONCRETE TILE
ARENDALE
BRAVA ROOFING PRODUCTS

03

BACK DROP
SW 7025
SHERWIN WILLIAMS

04

TEAK BROWN
WOOD SIDING
WOODTECH EXTERIOR SIDING
WALL PANELS

05

HC-178 CHARCOAL SLATE
SOUTH WESTERN PAINTS

MATERIAL & COLOR SCHEDULE

BUILDING #1 - STREET VIEW #2 | 3/16" =1'- 0" | 24- 848 | 02

BUILDING #1 - STREET VIEW #1 | 3/16" =1'- 0" | 24- 848 | 01

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BUILDING #1

EXTERIOR
STREET VIEW

SCALE: AS NOTED

P301

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

STREET VIEW #4 | 3/16" =1'- 0" | 24- 848 | 02

STREET VIEW #3 | 3/16" =1'- 0" | 24- 848 | 01

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BUILDING #1 & 2

STREET VIEW

SCALE: AS NOTED

P302

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

BUILDING # 1 - REAR DRIVEWAY VIEW #6 | 3/16" =1'- 0" | 24- 848 | 02

BUILDING # 2 - REAR DRIVEWAY VIEW #5 | 3/16" =1'- 0" | 24- 848 | 01

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BUILDING #1 & 2

REAR DRIVEWAY VIEW

SCALE: AS NOTED

P303

___ OF ___

PROJECT:RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA

SYMBOL LIST

(NOTE: NOT ALL SYMBOLS ARE USED IN DRAWINGS)

SYMBOL	DESCRIPTION
GFI D WP	DUPLEX RECEPTACLE – 20A, 125V, GROUND GFI DENOTES " GROUND FAULT INTERRUPTER" WP DENOTES " WEATHER PROOF". +18" AFF. RECEPTACLES AT COUNTER AREAS SHALL BE INSTALLED +6" ABOVE FINISHED COUNTER HEIGHT. CONFIRM ALL COUNTER TOP RECEPTACLES LOCATIONS WITH ARCHITECT AND OWNER. "D" FOR DEDICATED CIRCUIT.
D	DOUBLE DUPLEX RECEPTACLE– (2) 20A, 125V, GROUND. + 18" AFF, UON. "D" FOR DEDICATED CIRCUIT.
D	DOUBLE DUPLEX CEILING RECEPTACLE– (2) 20A, 125V, GROUND. + 18" AFF, UON. "D" FOR DEDICATED CIRCUIT.
	ONE – HALF SWITCHED RECEPTACLE. +18" AFF , UON.
	SPECIAL RECEPTACLE – NEMA TYPE AS NOTED ON DWGS. +18" AFF, UON. (VERIFY NEMA TYPE WITH EQUIPMENT NAMEPLATE PRIOR TO ROUGH–IN)
	TELEPHONE WALL OUTLET – PROVIDE BACKBOX AND 1" CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE CONFIRM MOUNTING HEIGHT PRIOR TO ROUGH–IN. VERIFY CONDUIT SIZE WITH HOTEL STANDARDS.
	FLUSH FLOOR MOUNTED DUPLEX OR QUAD RECEPTACLE WITH TELE/DATA OUTLET. RECEPTACLE TO BE 20A/125V/GROUNDING. PROVIDE 3/4" POWER CONDUIT AND 1.25" TELE/DATA CONDUIT FROM ABOVE ACCESSIBLE CEILING SPACE. PROVIDE TRIMMINGS AND HOUSING SUITABLE FOR TYPE OF FLOOR. LEGRAND WIREMOLD MODULINK 880 SERIES OR EQUAL.
OS	CEILING MOUNTED OCCUPANCY SENSOR
$a	WALL SWITCH – 20A, 120/277V, "a" INDICATES CONTROL. +48" AFF, UON.
$3	WALL SWITCH, 3–WAY– 20A, 120/277V. +48" AFF, UON.
$T	MANUAL MOTOR STARTER WITH OVER LOAD PROTECTION. +48" AFF, UON.
$OS	WALL MOUNTED SWITCH/OCCUPANCY SENSOR
$D	DIMMER SWITCH
$3D	3–WAY DIMMER SWITCH
$TS	TIMER SWITCH WITH AUDIBLE WARNING BEFORE TURNING OFF. +48" AFF, UON.
TV	TV WALL OUTLET – PROVIDE BACKBOX AND 1" CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE. CONFIRM MOUNTING HEIGHT PRIOR TO ROUGH–IN. VERIFY CONDUIT SIZE WITH HOTEL STANDARDS.
J	JUNCTION BOX – CEILING OR WALL MOUNTED, SIZED PER CODE.
	DATA/TELEPHONE WALL OUTLET – PROVIDE BACKBOX AND 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE.
	PANEL BOARD
CR	SECURITY SYSTEM CARD READER. PROVIDE BACKBOX AND STUB 1"C CONDUIT ABOVE ACCESSIBLE CEILING SPACE.
F	DISCONNECT SWITCH – MOTOR RATED AND FUSIBLE, VERIFY FUSE SIZE WITH EQUIPMENT NAME PLATE.
	CONDUIT – CONCEALED IN CEILING OR WALL. HASH MARKS INDICATE NUMBER PHASE (SHORT) AND NEUTRAL (LONG) WIRES. UON, SIZE CONDUIT AND WIRE PER CODE.
UP	CONDUIT – STUB–UP OR DOWN AS NOTED.
DN	
#10	CONDUIT – HOME RUN TO PANEL, TERMINAL CABINET, ETC. HASH MARKS INDICATE NUMBER OF WIRES. "#10" INDICATES WIRE SIZE, SIZE CONDUIT PER NEC U.O.N. PROVIDE J–BOX(ES)/SPLICE BOXES AS REQUIRED. MINIMUM CONDUCTOR SIZE TO BE #12 AWG. MINIMUM CONDUIT SIZE TO BE 1/2–INCH.
M M	SERVICE METERING DEVICE.
	GROUND
FSD	FIRE SMOKE DAMPER. FURNISHED & INSTALLED BY MECHANICAL, CONNECTED BY ELECTRICAL.
M	MOTOR FURNISHED AND INSTALLED BY OTHERS AND CONNECTED BY ELECTRICAL CONTRACTOR.
CPD	FLOOR MTD (POKE THRU) POWER & TELE/DATA FURNITURE FEED. STUB 1.25" CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE WITH PULL STRING FOR TELE/DATA CABLES. SIZE POWER CONDUIT PER CODE.
CPD	WALL MTD POWER & TELE/DATA FURNITURE FEED. STUB 1.25" CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE WITH PULL STRING FOR TELE/DATA CABLES. SIZE POWER CONDUIT PER CODE.
a,b	WALL MOUNTED OCCUPANCY SENSOR TO MATCH BUILDING STANDARD, +48" AFF. APPLY PER MANUFACTURER GUIDELINES.
DT	CEILING MOUNTED OCCUPANCY SENSOR. DUAL TECHNOLOGY TYPE: INFRARED AND ULTRASONIC APPLY PER MANUFACTURER GUIDELINES.
	CEILING MOUNTED OCCUPANCY SENSOR. ULTRASONIC TYPE. WATTSTOPPER W2000A OR EQUAL. APPLY PER MANUFACTURER GUIDELINES.
H	CEILING MOUNTED "HALLWAY" OCCUPANCY SENSOR. ULTRASONIC TYPE. WATTSTOPPER W2000H OR EQUAL. APPLY PER MANUFACTURER GUIDELINES.
P	POWER PACK. PROVIDE AS NEEDED FOR SWITCHING LIGHTS BY OCCUPANCY SENSOR(S).
R	RELAY.
XD	DUCT SMOKE DETECTOR, PROVIDED AND INSTALLED BY MECHANICAL, WIRED BY ELECTRICAL.
SD	SMOKE DETECTOR PER 2022 CBC
CO	CARBON MONOXIDE DETECTOR PER 2022 CBC
F	FIRE ALARM PULL STATION.
HS	FIRE ALARM COMBINATION HORN/STROBE.
S	FIRE ALARM STROBE
	ABOVE CEILING TELE/DATA OUTLET. PROVIDE BACKBOX AND 3/4" CONDUIT TO A WALL OUTLET.
1	SHEET NOTE #1 – SEE ASSOCIATED NOTE ON SAME SHEET.
1	REVISION #1 – SEE ASSOCIATED REVISION NOTE.
1 E–3	REFERENCE TO PLAN/DETAIL/DIAGRAM #1 ON SHEET E–3.
A	LIGHTING FIXTURE TYPE "A". SEE LIGHTING FIXTURE SCHEDULE.

DEVICES (RECEPTACLES AND TELE/DATA OUTLETS) AT COUNTER AREAS SHALL BE INSTALLED +4" ABOVE FINISHED COUNTER HEIGHT. CONFIRM ALL COUNTER TOP DEVICE LOCATIONS AND HEIGHTS WITH ARCHITECT AND OWNER.

VERIFY LOCATION AND HEIGHT OF EQUIPMENT RECEPTACLES PRIOR TO ROUGH–IN.

RECEPTACLES AT COUNTERS SHALL BE INSTALLED +4" ABOVE COUNTER HEIGHT

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
@	AT	KW	KILOWATTS
A, AMPS	AMPERES	LV	LOW VOLTAGE
A.C.	ABOVE COUNTER	LTG	LIGHTING
AF	AMPERE FRAME	MCA	MINIMUM CIRCUIT AMPACITY
A.F.F.	ABOVE FINISH FLOOR	MCC	MOTOR CONTROL CENTER
AL	ALUMINUM CONDUCTOR OR BUS	MOCP	MAXIMUM OVERCURRENT PROTECTION
ARCH	ARCHITECT	MTD	MOUNTED
AT	AMPERE TRIP	MTG	MOUNTING
ATS	AUTOMATIC TRANSFER SWITCH	MLO	MAIN LUG ONLY
C	CONDUIT	N	NEUTRAL
CKT	CIRCUIT	NEC	NATIONAL ELEC. CODE
CAB	CABINET	NL	NIGHT LIGHT
CB	CIRCUIT BREAKER	NIC	NOT IN CONTRACT
CBC	CALIFORNIA BUILDING CODE	NTS	NOT TO SCALE
CEC	CALIFORNIA ELECTRICAL CODE	OLCP	OUTDOOR LIGHTING CONTROL PANEL
CO	CONDUIT ONLY (EMPTY CONDUIT) WITH PULL WIRE	O.C.	ON CENTER
CU	COPPER CONDUCTOR OR BUS	Ø	PHASE
D	DEDICATED CIRCUIT	P	POLE
DN	DOWN	P.A.	PUBLIC ADDRESS SYSTEM
DPST	DOUBLE POLE SINGLE THROWN	PB	PULL BOX
DIA	DIAMETER	PNL	PANEL
EMT	ELECTRIC METALLIC TUBING	RS	RAPID START
EWC	ELECTRIC WATER COOLER	REC	RECEPTACLE
EM	EMERGENCY	RM	ROOM
(E)	EXISTING	SPST	SINGLE POLE SINGLE THROWN
E.O.L.	END – OF– LINE DEVICE	S.L.	SECURITY LIGHT, ON/OFF BY PHOTO–ELECTRIC CELL
F	FUSE	SW	SWITCH
FS	FLOW SWITCH	TS	TAMPER SWITCH
F.A.	FIRE ALARM	TEL	TELEPHONE
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
F.B.O	FURNISHED BY OTHERS/FURNISHED BY OWNER	TTB	TELEPHONE TERMINAL BOARD
FLA	FULL LOAD AMP	TTC	TELEPHONE TERMINAL CABINET
G	GREEN GROUND WIRE	U.C.	UNDER COUNTER
GND	GROUND	UG	UNDERGROUND
GFI	GROUND FAULT INTERRUPTER	UON	UNLESS OTHERWISE NOTED
HID	HIGH INTENSITY DISCHARGE	V	VOLTS/VOLTAGE
HP	HORSEPOWER	VA	VOLT–AMPERE
HPS	HIGH PRESSURE SODIUM (LAMP)	W	WATTS
ILCP	INDOOR LIGHTING CONTROL PANEL	WP	WEATHERPROOF
I.B.O.	INSTALLED BY OTHERS	WM	WIREMOLD
I.B.E.	INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR	XP	EXPLOSION PROOF
JB	JUNCTION BOX		
KV	KILOVOLTS		
KVA	KILOVOLT–AMPERES		

ACCESSIBILITY NOTES FOR CONTROLS AND SWITCHES:

1. TOP OF THE OUTLET BOX FOR CONTROLS AND SWITCHES SHALL NOT BE MORE THAN 48" ABOVE FINISHED FLOOR.
2. BOTTOM OF THE RECEPTACLE OUTLET BOX SHALL NOT BE LESS THAN 15" ABOVE FINISHED FLOOR.

CODE REFERENCE

ALL WORK SHALL COMPLY WITH FOLLOWING STATE CODES ALONG WITH ANY LOCAL CITY AMENDMENTS AND/OR ORDINANCES, PUBLISHED UNDER CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24:

Part 1 – 2022 California Administrative Code
Part 2 – 2022 California Building Code, Volumes 1 and 2
Part 3 – 2022 California Electrical Code
Part 4 – 2022 California Mechanical Code
Part 5 – 2022 California Plumbing Code
Part 6 – 2022 California Energy Code

DRAWING INDEX

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E0.4	T24 COMPLIANCE – POWER
E0.5	T24 COMPLIANCE – EXTERIOR LIGHTING
E0.6	T24 COMPLIANCE – INTERIOR LIGHTING
E1.0	ELECTRICAL SITE PLAN
E1.0P	PHOTOMETRIC SITE PLAN – NOT ISSUED
1E2.1	OVERALL ELECTRICAL POWER PLAN – BUILDING #1 LEVEL–1, & 2
1E2.2	OVERALL ELECTRICAL POWER PLAN – BUILDING #1 LEVEL–3
2E2.3	OVERALL ELECTRICAL POWER PLAN – BUILDING #2 LEVEL–1, & 2
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1E3.3	ENLARGED POWER PLAN – BUILDING #1 LEVEL–3
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2E3.5	ENLARGED POWER PLAN – BUILDING #2 LEVEL–2
2E3.6	ENLARGED POWER PLAN – BUILDING #2 LEVEL–3

25. UNDERGROUND CONDUCTORS SHALL BE IDENTIFIED BY SYSTEM AND THE MEANS OF IDENTIFICATION SHALL BE PERMANENTLY POSTED AT EACH BRANCH CIRCUIT PANELBOARD OR SIMILAR BRANCH CIRCUIT DISTRIBUTION EQUIPMENT PER CEC ARTICLE 210.5(C).
26. MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED MEANS TO SIMULTANEOUSLY DISCONNECT UNGROUNDED CONDUCTORS AT THE PANEL PER CEC ARTICLE 210.4(B).
27. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED WITH WIRE TIES OR SIMILAR MEANS. CEC ARTICLE 210.4(D).

GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT THE INSTALLATION METHODS AND MATERIALS FULLY CONFORM TO BUILDING CODES LISTED UNDER CODE REFERENCE ON THIS SHEET.
2. PROVIDE ALL LABOR, EQUIPMENT, DEVICES, AND INCIDENTAL MATERIALS AS SHOWN AND AS REQUIRED FOR A COMPLETELY OPERATIONAL AND FUNCTIONAL ELECTRICAL SYSTEM.
3. INSTALL ALL WORK NEATLY. RACEWAYS, FITTINGS AND EQUIPMENT: LEVEL, PLUMB AND STRAIGHT, CONNECTORS, LOCKNUTS, SCREWS, CLAMPS: MADE UP TIGHTLY. CLEAR BEAMS OR OBSTRUCTIONS. DO NOT CUT INTO OR REDUCE SIZE OF LOAD CARRYING MEMBERS.
4. TRADE COORDINATION: CHECK DRAWINGS AND WORK OF TRADES TO PREVENT INTERFERENCES. COORDINATE WITH OTHER TRADERS ON EXACT LOCATION OF EQUIPMENT FOR ELECTRICAL CONNECTIONS.
5. DRAWINGS ARE DIAGRAMMATIC: REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF OUTLETS, PLACEMENT OF LIGHTING FIXTURES, AND CEILING LIFE–SAFETY DEVICES.
6. PROVIDE ALL MATERIALS NEW, PACKAGED IN ORIGINAL CONTAINERS, INSTALLED AND FREE OF DEFECTS. ALL EQUIPMENT TO BE LISTED BY U.L. OR APPROVED EQUAL TESTING LABORATORY. ALL RACEWAY SYSTEMS TO BE SUPPORTED INDEPENDENT OF SUSPENDED CEILING, INCLUDING BUT NOT LIMITED TO POWER, TELEPHONE, DATA, AND LOW VOLTAGE WIRING SYSTEMS.
7. PROVIDE UL APPROVED FIRE PROOFING AT ALL PENETRATIONS THROUGH FIRE–RATED PARTITIONS. CONFROM TO REQUIREMENTS IN CBC.
8. PROVIDE BRACING OF ELECTRICAL EQUIPMENT TO MEET THE STATE OF CALIFORNIA REQUIREMENTS FOR APPROPRIATE SEISMIC ZONE.
9. ELECTRICAL CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO BID TO BECOME THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS. BID SHOULD INCLUDE ALL LABOR, PARTS, MATERIAL REQUIRED TO WORK WITH EXISTING CONDITIONS FOR A COMPLETE, FUNCTIONAL, AND CODE COMPLIANT ELECTRICAL INSTALLATION.
10. ALL WIRING AND CONDUIT SHALL BE CONCEALED IN WALLS AND/OR ABOVE CEILING. ALL DEVICES AND THEIR BACK BOXES SHALL BE INSTALLED FLUSH TO THE SURFACE.
11. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
12. UPDATE ELECTRICAL PANEL DIRECTORIES TO REFLECT EXACT CIRCUIT ASSIGNMENT AND ROOMS FOR THE SCOPE IN THIS PROJECT. FOLLOW CEC 408.4.
13. ELECTRICAL CONTRACTOR TO PROVIDE RECORD SET DRAWINGS TO OWNER TO REFLECT CHANGES MADE TO BID DRAWINGS DURING CONSTRUCTION.
14. ELECTRICAL CONTRACTOR SHOULD REVIEW CLOSELY ARCHITECTURAL DRAWINGS FOR NOTES AND LAYOUT RELATING TO ELECTRICAL WORK AND INCLUDE IT IN THE BID. ANY DISCREPANCY BETWEEN ELECTRICAL AND ARCHITECTURAL SHOULD BE BROUGHT TO THE ATTENTION OF GENERAL CONTRACTOR, ARCHITECT AND/OR OWNER'S REP.
15. PROVIDE PANEL NAMES AND CIRCUIT NUMBER(S) ON EACH RECEPTACLE, LIGHT SWITCH, AND JUNCTION BOX.
16. PROVIDE CODE SIZED GROUNDING CONDUCTOR IN ALL BRANCH CIRCUITS USED FOR LIGHT FIXTURES AND RECEPTACLES AND EQUIPMENT. MINIMUM SIZE TO BE #12 AWG.
17. ALL ELECTRICAL CONDUIT, WIRING SHALL BE CONCEALED ABOVE ACCESSIBLE CEILING AND/OR IN DRY WALLS. ALL RECEPTACLES, SWITCHES SHALL BE FLUSH MOUNTED. EXCEPTION TO THIS REQUIREMENT CAN BE PROVIDED BY THE ARCHITECT AND OWNER.
18. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING, COMMISSIONING, AND COMPLETING ALL FORMS, AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION TO COMPLY WITH STATE OF CALIFORNIA'S ENERGY CONSERVATION FOR LIGHTING SYSTEMS, COMMONLY KNOWN AS "TITLE 24 LIGHTING COMPLIANCE."
19. ALL CIRCUIT AND FEEDER CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG.
20. ALL HOMERUNS FROM EACH SUITE TO PANELS SHALL BE IN EMT CONDUIT.
21. DEVICE AND COVER PLATE COLORS SHALL BE CONFIRMED WITH ARCHITECT. COLORS AND FINISHES MAY DIFFER FOR DIFFERENT LOCATIONS.
22. ELECTRICAL CONTRACTOR SHALL CONFIRM BUILDING DIMENSIONS WITH RESPECT TO LOCATION OF ELECTRICAL EQUIPMENT, DEVICES, AND LIGHT FIXTURES AND LENGTHS OF FEEDERS AND BRANCH CIRCUITS WITH ARCHITECTURAL DRAWINGS. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC.
23. CONTRACTOR IS RESPONSIBLE FOR THE ARRANGEMENT OF INSPECTING ELECTRICAL EQUIPMENT IN A DE–ENERGIZED STATE.
24. ALL SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, AND MOTOR CONTROL CENTERS SHALL BE FIELD MARKED WARNING QUALIFIED PERSONS OF THE POTENTIAL ARC FLASH HAZARDS AND THE APPROPRIATE PPE REQUIRED PER CEC AND NFPA.

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Electrical Abbreviations, Symbols, Notes, etc.

SCALE: AS NOTED

E0.1

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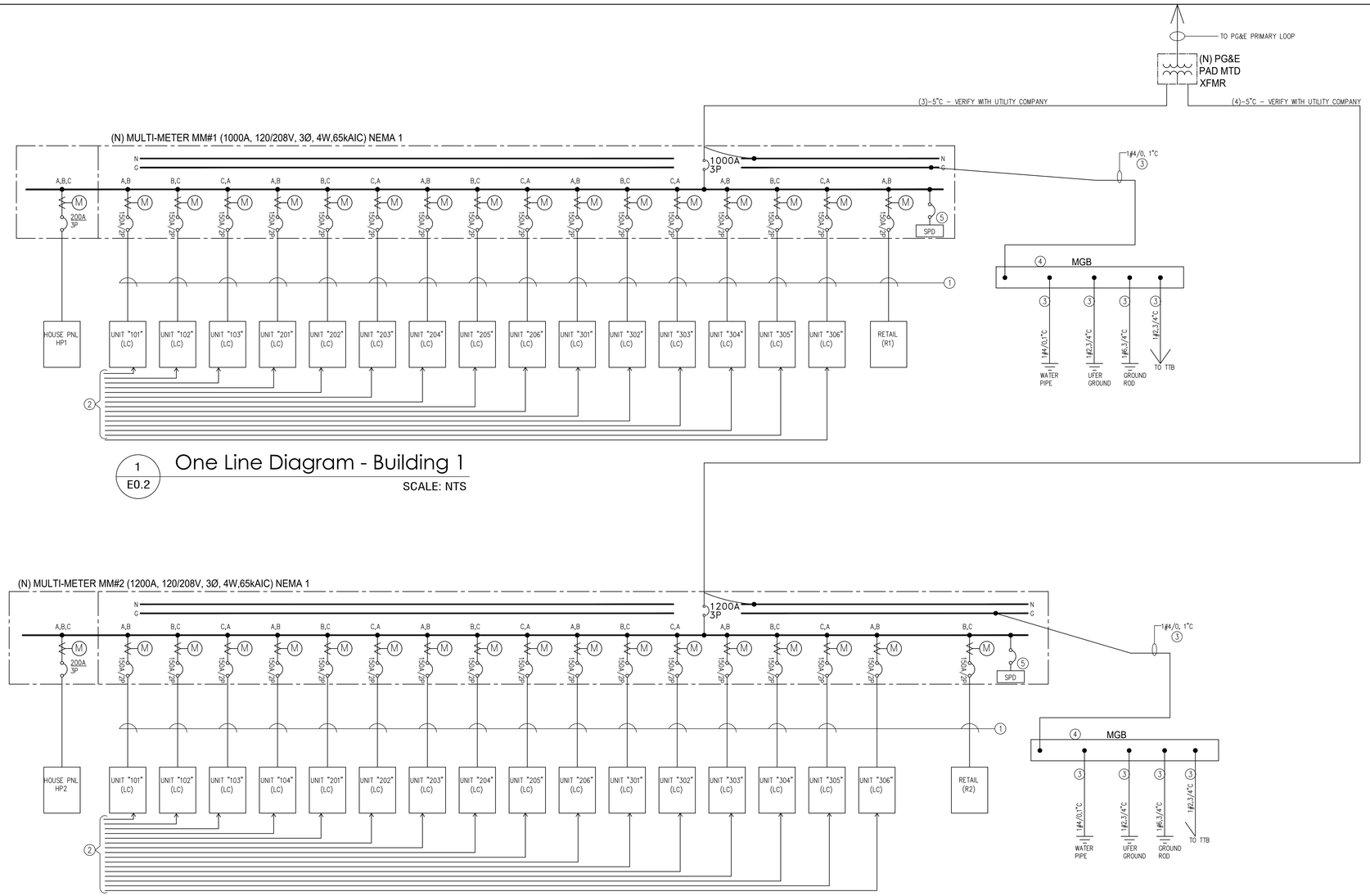
PROJECT RESIDENTIAL DEVELOPMENT, 1220&1240 McCOY CREEK WAY, SUISUN CITY CA



1 E0.2 One Line Diagram - Building 1

SCALE: NTS

2 E0.2 One Line Diagram - Building 2

SCALE: NTS

SHEET NOTES:

1. MINIMUM FEEDER SIZE TO BE 3#1/0, 1#6G, 1.5"C. UPSIZE FOR VOLTAGE DROP AS REQUIRED.
2. INTERFACE FROM PHOTOVOLTAIC INVERTER TO LOADCENTER. DETAILS TO BE CONFIRMED WITH SOLAR SYSTEM CONTRACTOR.
3. FERROUS METAL RACEWAYS SHALL BE BONDED AT BOTH ENDS PER CEC 250-64(E)(1). RACEWAY SIZE SHALL BE PER CODE.
4. PROVIDE COPPER GROUND BUS BAR INSTALLED CLOSE TO MSB WITH INSULATED STAND OFFS. PROVIDE WITH MINIMUM 3 FUTURE INTERSYSTEM BONDING TERMINATIONS IN ADDITION TO TERMINATIONS USED FOR GROUNDING ELECTRODE CONNECTIONS.
5. PROVIDE SURGE PROTECTION DEVICE (SPD) PER CEC 230.67.

GENERAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL CONTACT LOCAL ELECTRICAL UTILITY COMPANY IN ADVANCE TO PLAN NEW ELECTRICAL SERVICE AS SHOWN ON THE ONE LINE DIAGRAM. MEET ALL THE REQUIREMENTS OF THE UTILITY COMPANY WITHOUT EXCEPTION WHETHER THEY ARE SHOWN ON THESE DRAWINGS OR NOT. COORDINATE WITH OWNER FOR ALL PAYMENTS AND FEES DUE TO ELECTRICAL UTILITY. ATTEND ALL MEETINGS WITH THE UTILITY COMPANY TO COORDINATE AND SUBMIT ALL SHOP DRAWINGS AND DETAILED DRAWINGS AS REQUIRED. DESIGN AND INSTALL ALL SUBSTRUCTURES REQUIRED FOR NEW SERVICE, INCLUDING, BUT NOT LIMITED TO TRANSFORMER PAD, PULL BOXES, PRIMARY/SECONDARY CONDUITS, AND ASSOCIATED CABLES & CONDUCTORS.
2. SWITCHGEAR SHORT-CIRCUIT RATINGS SHALL BE "FULLY RATED" BASED ON AVAILABLE FAULT DUTY FROM THE UTILITY COMPANY. CONFIRM AVAILABLE FAULT DUTY FROM UTILITY COMPANY PRIOR TO ORDERING SWITCHGEAR.
3. ELECTRICAL CONTRACTOR SHALL COMPLETE A STUDY TO DETERMINE PROPER SETTINGS FOR SELECTIVE COORDINATION AMONG MAIN CIRCUIT BREAKER AT MSB AND DOWNSTREAM FEEDER CIRCUIT BREAKERS.
4. ALL FEEDER CONDUCTORS SHALL BE COPPER.
5. ELECTRICAL DISTRIBUTION EQUIPMENT INCLUDING MSB, BRANCH PANELS, AND RELATED CIRCUITS BREAKERS SHALL COMPLY WITH LATEST ANSI, UL, IEEE, AND NEMA STANDARDS. APPROVED MANUFACTURERS ARE EATON ELECTRICAL, GENERAL ELECTRIC, SIEMENS, AND SCHNEIDER ELECTRIC.
6. SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, AND MOTOR CONTROL CENTERS THAT ARE IN OTHER THAN DWELLING OCCUPANCIES AND ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRICAL ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT. COMPLY WITH 2022 CEC ARTICLE 110.16.
7. CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION: EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD, AND LOCATED AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY. 2022 CEC ARTICLE 408.4(A).
8. SOURCE OF SUPPLY: ALL SWITCHBOARDS AND PANELBOARDS SUPPLIED BY A FEEDER IN OTHER THAN ONE- OR TWO-FAMILY DWELLING SHALL BE MARKED TO INDICATE THE DEVICE OR EQUIPMENT WHERE THE POWER SUPPLY ORIGINATE. 2022 CEC ARTICLE 408.4(B).
9. ALL FIELD APPLIED HAZARD MARKINGS AND LABELS SHALL COMPLY WITH CEC 110.21(B).
10. PROVIDE PERMANENT MARKINGS SHALL BE PROVIDED FOR ARC-FLASH WARNING PER CEC 110-16(A) AND SYSTEM INFORMATION PER CEC 110-16(B). MARKING LABEL SHALL MEET THE REQUIREMENTS OF CEC 110-21(B).
11. MAIN SWITCHBOARD (MSB) SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT PER CEC 110.24(A). THE FIELD MARKING(S) SHALL INCLUDE DATE THE FAULT-CURRENT CALCULATION WAS PERFORMED.
12. PRIOR TO BID ELECTRICAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT AND INCLUDE IN BID ALL LABOR AND MATERIAL REQUIRED FOR A CODE-COMPLIANT INSTALLATION.
13. ALL CONDUCTORS SHALL BE COPPER.

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One line Diagram

SCALE: AS NOTED

E0.2

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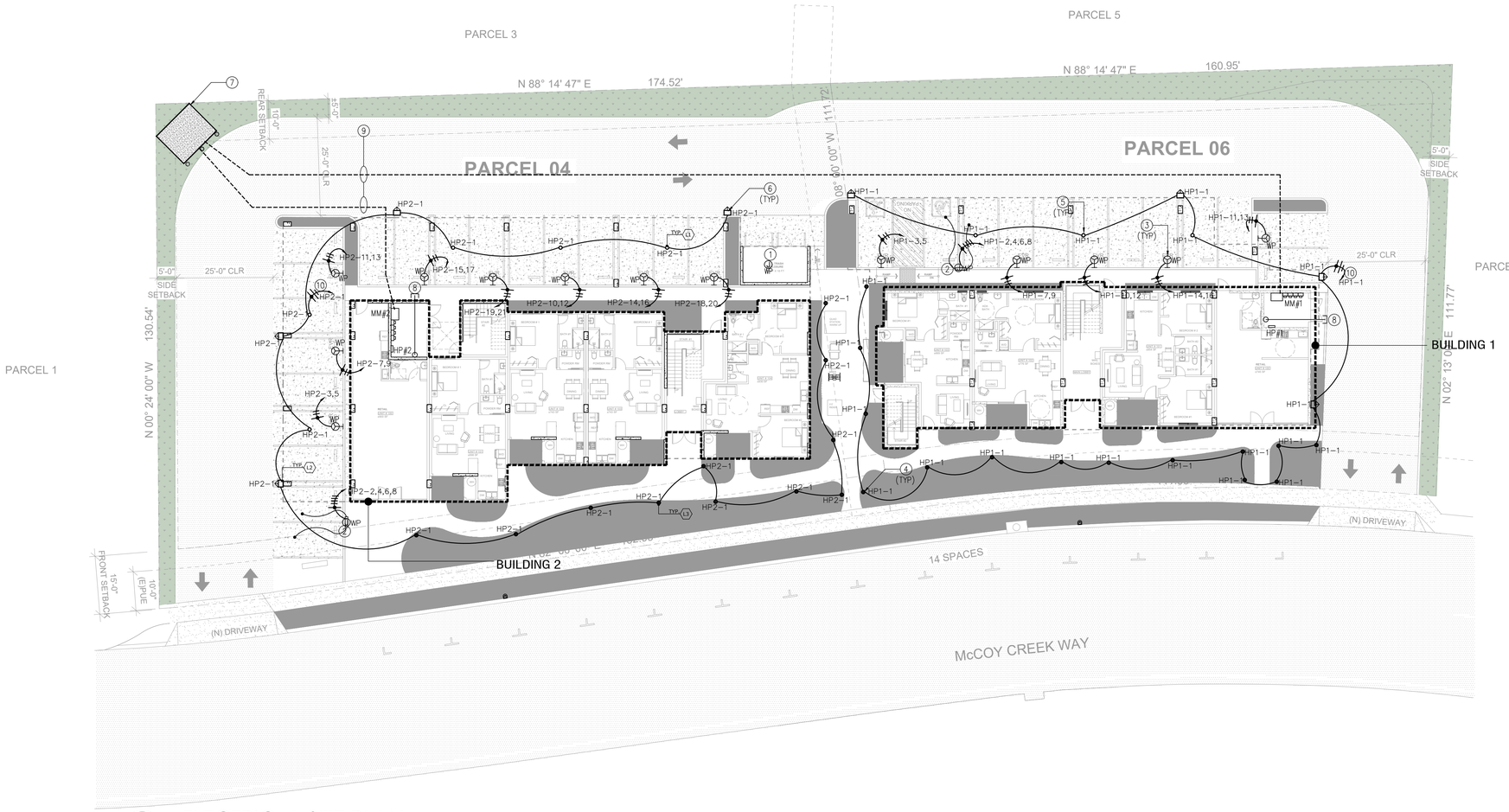

1
E1.0

ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"

SITE GENERAL NOTES:

1. PROVIDE CONCRETE "CHRISTY" STYLE PULL BOXES AS REQUIRED FOR EXTERIOR CONDUIT ROUTING. ALL CONDUITS SHALL BE ROUTED UNDERGROUND FOR OUTSIDE USE. PROVIDE PULL BOXES WITH WEATHERPROOF COVERS AND APPROPRIATE LETTERING.
2. COORDINATE ALL REQUIREMENTS FOR NEW ELECTRICAL SERVICE, NEW TRANSFORMER, NEW TRANSITION BOX, SERVICE LATERAL CONDUITS AND CONDUCTORS, WITH LOCAL ELECTRIC UTILITY SERVICE.
3. ALL SITE TRENCHING/EXCAVATION SHALL BE CAREFULLY COORDINATED WITH APPROPRIATE AUTHORITIES TO AVOID HARMING EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELECOMMUNICATIONS. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT LEAST 5 DAYS PRIOR TO ANY EXCAVATION WORK FOR LOCATING EXISTING UNDERGROUND UTILITY LINES.
4. ALL EXTERIOR RECEPTACLES SHALL BE WEATHER PROOF AND WEATHER RESISTANT PER CEC.
5. EXTERIOR LIGHT FIXTURES REQUIRED TO BE DIMMED ARE SHOWN WITH MOTION SENSOR. THESE LIGHTS SHALL BE PROVIDED WITH DIMMING FEATURES AND THAT CAN RECIEVE INPUT FROM MOTION SENSOR TO MEET ENERGY EFFICIENCY REQUIREMENTS.
6. ALL CIRCUIT CONDUCTORS SHALL BE COPPER. CONDUCTOR SIZE SHALL BE SIZED TO KEEP VOLTAGE DROP LESS THAN 2% BASED ON LENGTH OF THE CONDUCTOR AND THE LOAD CONNECTED TO THE CIRCUIT. SIZE INDICATED ON THE HOMERUN SHALL BE USED FOR THE ENTIRE LENGTH OF THE CIRCUIT.
7. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULLCORD.
8. ALL UNDERGROUND CONDUITS SHALL BE COORDINATED WITH OTHER UNDERGROUND PIPES AND PROVIDE RECOMMENDED AND CODE REQUIRED SEPARATION.

OUTDOOR LIGHTING CONTROL REQUIREMENTS:

1. ALL OUTDOOR LIGHTING CONTROL REQUIREMENTS SHALL MEET 2019 STATE OF CALIFORNIA ENERGY EFFICIENCY STANDARDS SECTIONS 130.2(b)(c)
2. ALL OUTDOOR LUMINAIRES WITH OUTPUT OF 6,200 LUMENS OR GREATER SHALL COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE REQUIREMENTS IN ACCORDANCE WITH TITLE 24, PART 11, SECTION 5.106.8.
3. OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS, AND CONTROLS FOR OUTDOOR LIGHTING SHALL MEET DAYLIGHT AVAILABILITY PER 130.2(c)(1), AUTOMATIC SCHEDULING CONTROLS PER 130.2(c)(2), AND MOTION SENSING CONTROLS PER 130.2(c)(3).
4. PROVIDE INTEGRAL MOTIONS SENSORS WITH POLE LIGHTS MOUNTED 24-FEET OR LESS ABOVE GRADE.

SHEET NOTES:

1. STUB-1-1" CONDUIT INSIDE TRASH ENCLOSURE FROM PANEL HP.
2. CONNECT TO DUAL HEAD LEVEL 2 EV CHARGER.
3. LOW POWER LEVEL 2 EV CHARGER RECEPTACLE.
4. LIGHTING BOLLARD.
5. LIGHT SURFACE MOUNTED UNDER PARKING CANOPY.
6. LIGHT SURFACE MOUNTED ON BUILDING.
7. PG&E PAD MOUNTED TRANSFORMER. PROVIDE PROTECTION BOLLARDS AS REQUIRED.
8. STUB 2-3"C TO BEYOND PROPERTY LINE FOR INTERNET/CATV/PHONE UTILITY CONNECTION. VERIFY REQUIREMENTS WITH COMCAST AND/OR AT&T.
9. CONDUITS FROM PG&E TRANSFORMER TO METER-MAINS. CONFIRM ROUTING WITH PG&E.
10. CONNECT VIA LIGHTING CONTROL PANEL (LCP).

EXTERIOR LIGHTING FIXTURE SCHEDULE

SYMBOL	LABLE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	WATTAGE
O	L1	COOPER LIGHTING	TTCR-D1-835-U-RW-BK-WLS2WH 120 VOLT MTG HEIGHT: 10'-0". PROVIDE WITH MOTION SENSOR	MCGRAW EDISON TOP TIER WITH CR	LED	28
	L2	COOPER LIGHTING	GWS-SA1A-735-U-T3-BK-WLS2XX 120 VOLT MTG HEIGHT: 10'-6". PROVIDE WITH MOTION SENSOR	MCGRAW EDISON GALLEON SLIM WALL	LED	20
	L3	RAYON LIGHTING	T892LED 120 VOLT MTG HEIGHT: 3'-6". PROVIDE WITH MOTION SENSOR	RAYON SQUARE BOLLARD	LED	20

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Electrical Site Plan

SCALE: AS NOTED

E1.0

___ OF ___

McCoy Creek Mixed Use Project

City of Suisun City, City Council
John Kearns, Principal Planner
October 21, 2025

1

1

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- Project Location
- Project Summary
- Required Entitlements
  - Planned Unit Development
  - Site Plan/Architectural Review
- Analysis
- Findings
- Recommendation

2

Project Location

3

Project Summary

- 31 multi-family units
  - (15) 1 bedroom units
  - (12) 2 bedroom units
  - (4) 3 bedroom units
  - Each unit would have its own private balcony
- Two three-story buildings
  - Max height approx. 37'6" feet
- 31 onsite parking spaces
  - 31 tuck-under (covered) parking spaces
  - Reciprocal access and parking agreement with adjacent shopping center
  - Approx. 11 new parallel on-street spaces along site's frontage
- 1,645 square feet leasable non-residential space (900 and 745 square foot tenant spaces)
- Landscape to include trees along the frontage, bioretention along the perimeter, and other decorative shrubs and bushes throughout the site

4

Required Entitlements

- Planned Unit Development (SCMC 18.72)
  - Front and side setbacks
  - Mix of uses
  - Size of non-residential spaces
  - Project parking
- Site Plan/Architectural Review (SCMC 18.76)

5

Planned Unit Development

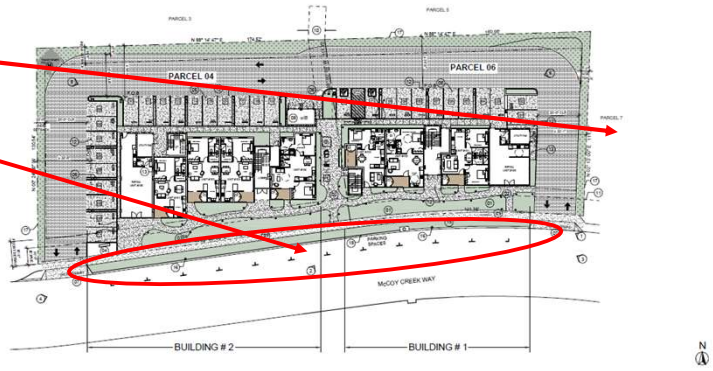
Per Section 18.72.010 of the SCMC the Planned Unit Development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the comprehensive scheme contemplated by the land use element and other elements of the general plan of the city and specific plan, where applicable.

- Setbacks
  - Front: From 10 feet (max) to 15 feet (max)
- Mix of Uses
  - Reduction from 50% minimum non-residential
- Size of Non-Residential Space
  - From 2,500 tenant space to 745 and 900 tenant spaces
- Parking
  - From 57 (required) to 31 onsite spaces
  - Reciprocal access and parking agreement included as condition of approval
  - Parallel parking along street frontage would be added

6

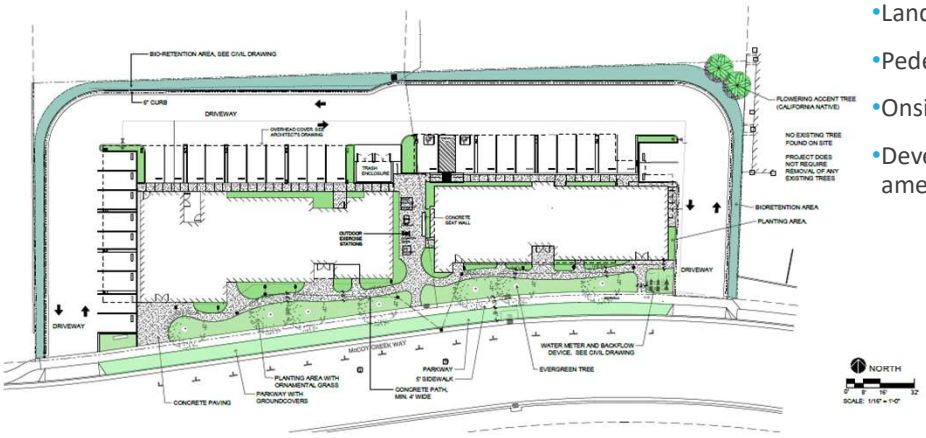
Site Plan/Architectural Review

- Frontage improvements
- Reciprocal Access Agreement
- On-street parking [11 space]



7

Site Plan/Architectural Review

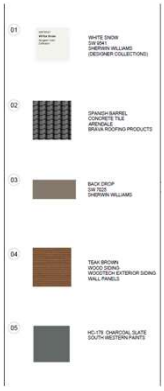


- Landscape improvements
- Pedestrian circulation
- Onsite recreation
- Developer agreed upon amenities

8

Site Plan/Architectural Review

- Three-Story product with the following color scheme:



9

Analysis

PUD Code Language

The permit would allow a flexible design approach to the establishment of a community environment equal to or better than that resulting from the application of the minimum standards of this title. The permit is designed and intended to accommodate various types of development, such as neighborhood and district shopping centers, professional and administrative office areas, multi-family housing developments, single-family residential developments, commercial service centers, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development.

On-street/Shared Parking Examples

Policy T-7.2: *The City will* ***prioritize on-street parking, shared parking,*** *and, where appropriate, public parking garages to meet parking needs for destination land uses and reduce the need for surface parking.*

Policy T-7.3: *New developments should* ***optimize and make use of on-street parking spaces*** *prior to proposing additional surface parking.*

Policy T-7.9: *The City* ***may waive or relax off-site parking requirements for infill*** *and affordable housing projects that use shared parking, on-street parking, and techniques to reduce vehicular travel demand.*

10

Analysis

- Benefits to the City
  - Increased number of units
    - Demand for commercial/non-residential space has decreased over the years
    - Two shopping centers in the greater area (along Sunset Avenue)
  - Meets intent of the area as mixed use
    - General area has several commercial-only developed sites
    - Overall mixed-use area has at least 50% non-residential
  - Existing commercial in the vicinity
  - More decorative masonry wall
  - Infill development

11

Findings

Pursuant to the SCMC, the following findings are required to approve the Project:

- That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the Suisun City General Plan and Title 18 "Zoning" of the Suisun City Municipal Code.
- That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.
- That the proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
- That the proposed project is exempt from the California Environmental Quality Act per Section 15183(i)(b) (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared) (California Public Resources Code section 21000, *et seq*.) and the Guidelines thereunder (14 California Code of Regulations section 15000, *et seq*.) (collectively, "CEQA").

12

Recommendation

Staff and Planning Commission recommends that the City Council adopt Resolution No. 2025-____; A Resolution of the City Council of the City of Suisun City Approving Planned Unit Development (PUD) Application No. PLN 25-00008, and Site Plan/Architectural Review (SPAR) Application No. PLN 25-00009 to Construct up to Thirty-One (31) Multi-Family Units, and Approximately 1,645 Square Feet of Non-Residential Space, for Property Located at 1220 & 1240 McCoy Creek Way (APN(s) 0173-670-240 and -250), and Determining that the Project was Adequately Analyzed by a Previous California Environmental Quality Act (CEQA) Action.

13

AGENDA ITEM NO. 21.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: HEARING: Council Adoption of Resolution No. 2025-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

FISCAL IMPACT: Republic Services, Inc. is requesting that the City Council place liens on 364 delinquent solid waste accounts representing approximately $168,816.94 in uncollected solid waste collection service charges. The City's General Fund will receive twenty dollars per lien and 1.0 percent of the total levy amount to be used as the recording fee and to offset the administrative costs associated with the lien and levy process. Through the lien and levy process, the City will collect on outstanding franchise fees totaling 13.0 percent of the uncollected solid waste service charges when the money actually is received.

STRATEGIC PLAN: Provide Good Governance, Ensure Fiscal Solvency.

BACKGROUND: Republic Services, Inc. provides solid waste collection service for properties located in the City of Suisun City. The Suisun City Code (SCC) Section 8.08.204 requires subscribers to pay the collection charge directly to Republic Services, Inc. In the event that a customer does not pay the collection charges, Republic Services, Inc. must prepare delinquent notices to notify each customer that the account is delinquent and could be subject to a lien/levy process whereby charges would be recorded against the property.

Republic Services, Inc. began actively pursuing collection of delinquent accounts in December 2001. Republic Services, Inc. will request hearings three times per year in order for the Suisun City Council to consider enforcing the lien/levy process for delinquent waste charges.

STAFF REPORT: Republic Services, Inc. customers were compared with the owners of record to the parcel information database obtained from Solano County property records. Notification letters were mailed to all known property owners advising them of the lien and levy process. The letters informed the property owners that they could present their reasons for disputing the waste collection charges by either attending the hearing, or by sending letters to the Council prior to the hearing.

Republic Services, Inc. is asking that the City enforce SCC Section 8.08.244 by placing a special assessment/levying a lien on the properties that have delinquent charges. Republic Services, Inc. will verify accounts for payments prior to recording the special assessments.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Hearing on the proposed liens; and
2. Adopt Resolution No. 2025-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.
2. Exhibit A - Preliminary Lien List for Waste Collection Service Charges (Exhibit A is a listing of delinquent accounts, as compiled by Republic Services, Inc., an updated list will be made available to the City Council in advance of the meeting.)

PREPARED BY: Lakhwinder Deol, Finance Director
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:
1. Resolution Republic Services Liens for Unpaid Waste Collection Sservice Charges October 21, 2025.doc
2. Exhibit A Preliminary Lien List for Waste Collection Service Charges
.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY PLACING LIENS FOR UNPAID WASTE COLLECTION SERVICE CHARGES ON CERTAIN LANDS SITUATED IN THE CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA

WHEREAS, pursuant to the Suisun City Code (SCC) Section 8.08.204 owners of all occupied premises must subscribe to and pay for weekly waste collection service; and

WHEREAS, the premises located in the City of Suisun City, County of Solano, State of California, and described in Exhibit A attached hereto and by this reference incorporated herein, were provided with waste collection service as required by the SCMC Section 8.08.204; and

WHEREAS, pursuant to the provisions of SCC Section 8.08.244**,** all required notices were directed to owners of said properties and said owners failed to make payment for waste collection services as required; and

WHEREAS, as a result thereof, the City of Suisun City has incurred charges for delinquent waste collection charges and administrative costs, which amounts remain unpaid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that pursuant to SCC Section 8.08.244, the City Council does hereby lien said premises, in the amounts applicable to each specific premise as identified in Exhibit A attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that Exhibit A may be amended to delete any enumerated waste collection service charges and administrative costs paid before liens authorized hereby are forwarded to the County Recorder of Solano County, California.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record this Resolution, together with Exhibit A as may be amended, with the Office of the County Recorder of Solano County, California.

BE IT FURTHER RESOLVED that the City Manager of the City of Suisun City is authorized to take such further actions as are necessary or appropriate to implement this Resolution and is also authorized to execute any other document(s) that may be necessary or appropriate to process or release said liens.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City held on Tuesday the 21st day of October 2025 by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of October 2025.

_____
Anita Skinner
City Clerk

Lien Batch Number	Parcel Number	Owner	Billing Address	City State Zip	Site House No	Site Street Address	Service Thru	RSS Charge	City Charge	Release Fee	Total Due
202510	003207316	MICHAEL RUIZ	827 LOTZ WAY	SUISUN CITY CA 94585	827	827 LOTZ WAY	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	003207404	YOUNG DERELLE A	724 BAY ST	SUISUN CITY CA 94585	724	724 BAY ST	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003207418	DARBY DERWIN & GLORIA JT	731 LOTZ WY	SUISUN CITY CA 94585	731	731 LOTZ WAY	25/04	$ 432.16	$ 25.00	$ 20.00	$ 477.16
202510	003207516	DETTWILER DANIEL R & C L JT	727 BAY ST	SUISUN CITY CA 94585	727	727 BAY ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003207705	COLLINS RANDY J	820 DRIFTWOOD DR	SUISUN CITY CA 94585	820	820 DRIFTWOOD DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003208103	FENNIE DANA	5221 LONGVIEW LANE	SUISUN CITY CA 95635-9516	241	241 BENTON CT	24/12	$ 840.98	$ 25.00	$ 20.00	$ 885.98
202510	003211411	ANDERS JAMES T/ANDERS PERIL	124 NYLA AVE	SUISUN CITY CA 94080-3041	212	212 CALIFORNIA ST	25/04	$ 481.79	$ 25.00	$ 20.00	$ 526.79
202510	003211509	JOEL SILVA	301 SOLANO ST	SUISUN CITY CA 94585]	301	301 SOLANO ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003212108	TRAHAN VALERIE T	612 SCHOOL ST.	SUISUN CITY CA 94585	612	612 SCHOOL ST	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	003215110	ROBERTSON ELIZABETH A	216 MORGAN ST	SUISUN CITY CA 94585	216	216 MORGAN ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003216428	PETERS RICHARD & LEONORA	PO BOX 444	SUISUN CITY CA 94585	1113	1113 SUISUN ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003216437	MENDOZA FABIO & MARIBEL JT	5183 BRYANT RD	SUISUN CITY CA 95688	421	421 CORDELIA ST	24/07	$ 214.38	$ 25.00	$ 20.00	$ 259.38
202510	003216437	MENDOZA FABIO & MARIBEL JT	5183 BRYANT RD	SUISUN CITY CA 95688	421	421 CORDELIA ST	24/11	$ 636.93	$ 25.00	$ 20.00	$ 681.93
202510	003217105	REUBLIN PATRICK	519 LINE ST	SUISUN CITY CA 94585	519	519 LINE ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003224210	BELL GEORGE A	237 WALNUT ST	SUISUN CITY CA 94585	237	237 WALNUT ST	25/01	$ 114.67	$ 25.00	$ 20.00	$ 159.67
202510	003224215	GILLIS ROBERT L/GILLIS RACQUEL M	228 LONG ST	SUISUN CITY CA 94585	228	228 LONG ST	24/11	$ 180.60	$ 25.00	$ 20.00	$ 225.60
202510	003224308	GREEN COREY TRAVIS	229 LONG ST	SUISUN CITY CA 94585	229	229 LONG ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003229121	THOMPSON KATHRYN L	910 LIBERTY DR	SUISUN CITY CA 94585	910	910 LIBERTY DR	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	003229410	AMORELLO PATRICIA E	1014 FREEDOM DR	SUISUN CITY CA 94585	1014	1014 FREEDOM DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003229510	VILLESCAS JAMES A	926 FREEDOM DR	SUISUN CITY CA 94585	926	926 FREEDOM DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003230315	SETTEMBRINO RALPH N	1002 NEPTUNE CT	SUISUN CITY CA 94585	1002	1002 NEPTUNE CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003231201	WANG JIANWEN	1721 MICHON DR.	SUISUN CITY CA 95124	625	625 WHISPERING BAY LN	24/07	$ 149.29	$ 25.00	$ 20.00	$ 194.29
202510	003231313	BOBO, JAMES	507 PAULA DR	SUISUN CITY CA 94585	507	507 PAULA DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003232303	MORGAN VALENTINA	722 WHISPERING BAY LN	SUISUN CITY CA 94585	722	722 WHISPERING BAY LN	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	003234216	HAYES OCTAVIA C	92 CORAL LN	SUISUN CITY CA 94585	92	92 CORAL LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003234222	MENDOZA FEDENCIO & SYLVIA JT	80 CORAL LN	SUISUN CITY CA 94585	80	80 CORAL LN	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	003234302	SEGEM LLC	140 ADMIRAL CALLAGHAN LN #B	SUISUN CITY CA 94591	77	77 CORAL LN	25/01	$ 63.61	$ 25.00	$ 20.00	$ 108.61
202510	003234306	LAWSON-BROADNAX CONSTANCE JT	85 CORAL LN	SUISUN CITY CA 94585	85	85 CORAL LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003234414	TORRES JOSE I	97 CHIPMAN LN	SUISUN CITY CA 94585	97	97 CHIPMAN LN	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	003235108	MILLIGAN FLORENCE I	80 ALEXANDER WY	SUISUN CITY CA 94585	80	80 ALEXANDER WAY	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	003235118	DEPAUL JOSEPH A	1022 WESTCHESTER CT	SUISUN CITY CA 94533	601	601 ALEXANDER CT	25/01	$ 350.07	$ 25.00	$ 20.00	$ 395.07
202510	003235404	PRECIADO-CARRILLO JOEL	73 TERRY LN	SUISUN CITY CA 94585	73	73 TERRY LN	25/01	$ 307.86	$ 25.00	$ 20.00	$ 352.86
202510	003236108	JOHNSON HEATHER - LYNETTE M	86 BUENA VISTA AVE	SUISUN CITY CA 94585	86	86 BUENA VISTA AVE	24/09	$ 711.77	$ 25.00	$ 20.00	$ 756.77
202510	003237206	CHEN RUOZHEN	8 PERRY DR.	SUISUN CITY CA 08550	513	513 RIO VERDE	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003239131	ALEJANDRO MIJANGOS	115 BIRCHWOOD CT	SUISUN CITY CA 94585	115	115 BIRCHWOOD CT	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	003239149	NETTAVONG VIENGSAVANH	122 BIRCHWOOD CT	SUISUN CITY CA 94585	122	122 BIRCHWOOD CT	25/01	$ 358.27	$ 25.00	$ 20.00	$ 403.27
202510	003239202	CHUATAKOON RYAN	96 NEWPORT WY	SUISUN CITY CA 94585	96	96 NEWPORT WAY	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	003240104	OCHOA JOSETIONAL MTG ASSC	814 MOSSWOOD DR.	SUISUN CITY CA 94585	814	814 MOSSWOOD DR	24/09	$ 712.88	$ 25.00	$ 20.00	$ 757.88
202510	003240108	CARLISLE ROUNAL C & MARIA E JT	806 MOSSWOOD DR	SUISUN CITY CA 94585	806	806 MOSSWOOD DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003240411	OCHOA JUAN	67 REDONDO AVE	SUISUN CITY CA 94585	67	67 RODONDO AVE	25/01	$ 294.25	$ 25.00	$ 20.00	$ 339.25
202510	003243110	MONTELONGO KENNETH D & N R JT	935 KING RICHARDS CT	SUISUN CITY CA 95672	402	402 VINEWOOD CT	25/04	$ 388.94	$ 25.00	$ 20.00	$ 433.94
202510	003245303	JASPER SHELBA	209 RAMBLER ROSE LN	SUISUN CITY CA 94585	209	209 RAMBLER ROSE LN	24/10	$ 125.39	$ 25.00	$ 20.00	$ 170.39
202510	003245305	RAMIREZ LIVING TRUST	217 RAMBLER ROSE LN	SUISUN CITY CA 94585	217	217 RAMBLER ROSE LN	24/10	$ 247.26	$ 25.00	$ 20.00	$ 292.26
202510	003245401	JARVIS MELVIN D JR JT	227 BROOKSIDE DR	SUISUN CITY CA 94585	227	227 BROOKSIDE DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69

202510	003246306	TURNER BRENDA SAVAGE	34 TEA ROSE WAY	SUISUN CITY CA 94585	34	34 TEA ROSE WAY	25/01	$ 675.73	$ 25.00	$ 20.00	$ 720.73
202510	003247208	ERICKSON JAMES	717 CATALINA CR	SUISUN CITY CA 94585	717	717 CATALINA CIR	25/01	$ 482.03	$ 25.00	$ 20.00	$ 527.03
202510	003247216	GAMBOA FRANKIE & YVETTE Y JT	733 ROCKY POINT COVE	SUISUN CITY CA 94585	733	733 ROCKY POINT CV	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003247220	VU CUONG & JULIE	718 BREAKWATER CR	SUISUN CITY CA 94585	718	718 BREAKWATER CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003247305	SOSSAMAN JERAMY & SHARON	719 BREAKWATER CR	SUISUN CITY CA 94585	719	719 BREAKWATER CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003247415	HESGARD TIMOTHY W & ERIN M JT	740 HARBOR PARK DR	SUISUN CITY CA 94585	740	740 HARBOR PARK DR	24/12	$ 739.95	$ 25.00	$ 20.00	$ 784.95
202510	003718044	BUNA PAULINO A, BUNA MARIA F	521 SARAH WY	SUISUN CITY CA 94585	521	521 SARAH WAY	24/10	$ 543.58	$ 25.00	$ 20.00	$ 588.58
202510	003719235	BUKSH ABDUL M/BUKSH KHAIRUL N	4849 SCOTIA ST	SUISUN CITY CA 94587-5510	1201	1201 WORLEY RD	25/01	$ 294.88	$ 25.00	$ 20.00	$ 339.88
202510	003719242	SCHULT GLORIA L	1215 WORLEY WY	SUISUN CITY CA 94585	1215	1215 WORLEY RD	25/01	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	003719313	SALAS ROLAND V	1301 HUMPHREY DR	SUISUN CITY CA 94585	1301	1301 HUMPHREY DR	24/11	$ 630.76	$ 25.00	$ 20.00	$ 675.76
202510	003723103	S/S INVESTS	34234 RED CEDAR LN	SUISUN CITY CA 94587	405	405 KINGS WAY	25/03	$ 67.22	$ 25.00	$ 20.00	$ 112.22
202510	003723118	CLAY JOHN ELLIOT KINDEL	407 KINGS WY	SUISUN CITY CA 94585	407	407 KINGS WAY	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	003723203	REED ASHLEY E	407 AVALON WY	SUISUN CITY CA 94585	407	407 AVALON WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	003723306	YOUNG LORRAINE M	409 CHYRL WY	SUISUN CITY CA 94585	409	409 CHYRL WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003723411	THOMPSON WAYNE L JR JT	510 AVALON WAY	SUISUN CITY CA 94585	510	510 AVALON WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003723511	MITCHELL VALENTINE C & A C TR	1100 WORLEY RD	SUISUN CITY CA 94585	1100	1100 WORLEY RD	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	003723516	MORRIS HULDAH D	512 CHYRL WY	SUISUN CITY CA 94585	512	512 CHYRL WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003724104	WARREN ROBERT M JT	605 MARCIA LN	SUISUN CITY CA 94585	605	605 MARCIA LN	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003724126	AQUINO, RUBEN	1101 JEANNE CT	SUISUN CITY CA 94585	1101	1101 JEANNE CT	24/12	$ 616.06	$ 25.00	$ 20.00	$ 661.06
202510	003724137	CHUNG ANNA M/HEMRY JUANITA J	1100 JEANNE CT	SUISUN CITY CA 94585	1100	1100 JEANNE CT	24/12	$ 421.45	$ 25.00	$ 20.00	$ 466.45
202510	003724143	WADE LYNELL R	1105 NANCY CT	SUISUN CITY CA 94585-1923	1105	1105 NANCY CT	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	003724154	TRICON SFR 2025-1 BORROWER LLC	15771 RED HILL AVE STE 100	SUISUN CITY CA 92780-7333	602	602 CHYRL WAY	24/07	$ 418.22	$ 25.00	$ 20.00	$ 463.22
202510	003730116	COOK CORY R/COOK ANNETTE	1320 LOIS LN	SUISUN CITY CA 94585	1320	1320 LOIS LN	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	003730218	HARVEY TISHA	1347 LOIS LN	SUISUN CITY CA 94585	1347	1347 LOIS LN	24/08	$ 522.29	$ 25.00	$ 20.00	$ 567.29
202510	003731129	FERGUSON LAWRENCE E	2450 PEACH TREE DR APT 66	SUISUN CITY CA 94533	1045	1045 CAMELLIA CT	24/11	$ 438.01	$ 25.00	$ 20.00	$ 483.01
202510	003733111	JACKSON MELVORA	736 MORISSETTE WAY	SUISUN CITY CA 95687	1343	1343 PHILLIP WAY	25/01	$ 358.26	$ 25.00	$ 20.00	$ 403.26
202510	003733303	ROBINSON PATRICK R & P JT	1326 PHILIP WY	SUISUN CITY CA 94585	1326	1326 PHILLIP WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	003738013	OBRIEN AT SUISUN LLC	950 TOWER LN STE 1250	SUISUN CITY CA 94404	1170	1170 STRAWBERRY LN	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017302210	LESSER ADAM	326 CANVASBACK DR	SUISUN CITY CA 94585	326	326 CANVASBACK DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017302308	MCNAUGHTON CECILE B	2108 FOX GLEN DR.	SUISUN CITY CA 94534	319	319 CANVASBACK DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017302332	TRICON SFR 2024-4 BORROWER LLC	15771 RED HILL AVE STE 100	SUISUN CITY CA 92780	831	831 SPOONBILL LN	24/08	$ 722.29	$ 25.00	$ 20.00	$ 767.29
202510	017303116	WILLIAMS FRANK B JT	412 CANVASBACK DR	SUISUN CITY CA 94585	412	412 CANVASBACK DR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017303224	AUSTIN TRESANDRA C & T L JT	502 GADWALL DR	SUISUN CITY CA 94585	502	502 GADWALL DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017303229	KESSINGER CHARLES L & E P JT	416 GADWALL DR	SUISUN CITY CA 94585	416	416 GADWALL DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017303806	THOMPSON FAMILY PROPERTIES LLC	833 SCOTER WAY	SUISUN CITY CA 94585	833	833 SCOTER WAY	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017304303	TAH 20174 BORROWER LLC	1508 BROOKHOLLOW DR.	SUISUN CITY CA 92705-5433	815	815 REDHEAD WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017304313	AEREVALOS ELISEO L	812 RUDDY LN	SUISUN CITY CA 94585	812	812 RUDDY LN	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017304401	MONROY ILUMINADA JT	8675 FALMOUTH AVE APT 312	SUISUN CITY CA 90293	801	801 GREENHEAD WAY	24/11	$ 543.58	$ 25.00	$ 20.00	$ 588.58
202510	017304425	ROBINSON DILLAN/DAVIS TRENT	810 SPOONBILL LN	SUISUN CITY CA 94585	810	810 SPOONBILL LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017304438	JOVIAN COLBERT	318 PINTAIL DR	SUISUN CITY CA 94585	318	318 PINTAIL DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017304607	BORLEK MICHAEL R & CHARITY A	813 BLOSSOM AVE	SUISUN CITY CA 94585	813	813 BLOSSOM AVE	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017305416	KWONG TERRY	3288 PIERCE ST #M126	SUISUN CITY CA 94804	809	809 GOLDEN EYE WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017305419	BRITTON MICHAEL R	815 GOLDEN EYE WY	SUISUN CITY CA 94585	815	815 GOLDEN EYE WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017305502	VIEYRA SERGIO NICOLAS T	803 TREE DUCK WY	SUISUN CITY CA 94585	803	803 TREE DUCK WAY	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017306311	MOORE YONE	403 SHOVELLER DR	SUISUN CITY CA 94585	403	403 SHOVELLER DR	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017307109	CHAVEZ GUILLERMO JT	404 SHOVELLER DR	SUISUN CITY CA 94585	404	404 SHOVELLER DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017308202	WILSON WENDY J	624 WIGEON WY	SUISUN CITY CA 94585	624	624 WIGEON WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82

202510	017308208	RUTH STEVEN	41763 CHILTERN DR	SUISUN CITY CA 94539	612	612 WIGEON WAY	25/04	$ 353.59	$ 25.00	$ 20.00	$ 398.59
202510	017308403	FITZPATRICK MEGHAN/ONEIL SPENCER	703 WIGEON WY	SUISUN CITY CA 94585	703	703 WIGEON WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017308505	HARDAWAY BRENDA ANN	401 BALD PATE DR	SUISUN CITY CA 94585	401	401 BALD PATE DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017308521	KODWILL ENTERPRISES LLC	1004 VISTA POINTE CIR	SUISUN CITY CA 94582	605	605 RING NECK LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017309310	KIBBLEWHITE JAMES	503 EIDER LN	SUISUN CITY CA 94585	503	503 EIDER LN	25/01	$ 442.77	$ 25.00	$ 20.00	$ 487.77
202510	017309315	SWARTZ, JOHN	530 EIDER LN	SUISUN CITY CA 94585	519	519 EIDER LN	25/01	$ 340.42	$ 25.00	$ 20.00	$ 385.42
202510	017310216	MCCARVER YANELIE J/MCCARVER EARON J	538 COOT LN	SUISUN CITY CA 94585	538	538 COOT LN	24/07	$ 394.67	$ 25.00	$ 20.00	$ 439.67
202510	017310222	PEDRAZA-GONZALEZ DIANA JT	518 COOT LN	SUISUN CITY CA 94585	518	518 COOT LN	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017310341	GRASSO CHARLENE S	406 HONKER LN	SUISUN CITY CA 94585	406	406 HONKER LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017310343	WYDERMYER BILLY R JR	402 HONKER LANE	SUISUN CITY CA 94585	402	402 HONKER LN	24/10	$ 513.18	$ 25.00	$ 20.00	$ 558.18
202510	017311210	ROADY SHIRLEY A	735 CALMACE COURT	SUISUN CITY CA 95620	843	843 CACKLING DR	23/12	$ 78.17	$ 25.00	$ 20.00	$ 123.17
202510	017311417	LUMIA SHONA M	242 HIBISCUS WAY	SUISUN CITY CA 94561	625	625 TULE GOOSE DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017312204	DUNN CYNTHIA A	618 BARNACLE WY	SUISUN CITY CA 94585	618	618 BARNACLE WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017312210	DYSART GESINE	118 CHAFFEY CT	SUISUN CITY CA 95687-4619	606	606 BARNACLE WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017312304	MENDOZA MILTON & MARIBEL JT	607 WHITE WING CT	SUISUN CITY CA 94585	607	607 WHITE WING CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017312408	WALKER TONJI	3130 3BIRMINGHAM DR	SUISUN CITY CA 94806-2635	807	807 CACKLING DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017312503	VALENZUELA JOSE	825 POCHARD WY	SUISUN CITY CA 94585	825	825 POCHARD WAY	24/11	$ 514.09	$ 25.00	$ 20.00	$ 559.09
202510	017313206	CHESTER LYNDA & WALTER	585 E WIGEON WY	SUISUN CITY CA 94585	585	585 E WIGEON WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017313210	DOMINGUEZ JAIR M P	593 E WIGEON ST	SUISUN CITY CA 94585	593	593 E WIGEON WAY	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017313408	VELASQUEZ AIDALILA & W JT	908 MUSCOVY CT	SUISUN CITY CA 94585	908	908 MUSCOVY CT	25/01	$ 486.64	$ 25.00	$ 20.00	$ 531.64
202510	017317204	MELGOZA SERGIO/MELGOZA ALICIA	1110 CANARY DR	SUISUN CITY CA 94585	1110	1110 CANARY DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017317606	CORTESE JEFF	904 MURRE WY	SUISUN CITY CA 94585	904	904 MURRE WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017318103	ESTRADA IGNACIO	810 CANARY DR	SUISUN CITY CA 94585	810	810 CANARY DR	24/12	$ 280.36	$ 25.00	$ 20.00	$ 325.36
202510	017318306	LAKE ELIZSA	1101 CANARY CT	SUISUN CITY CA 94585	1101	1101 CANARY DR	25/01	$ 279.78	$ 25.00	$ 20.00	$ 324.78
202510	017318612	MARTINEZ-ACEVEDO SILVERIO S	807 HERON DR	SUISUN CITY CA 94585	807	807 HERON DR	24/09	$ 251.76	$ 25.00	$ 20.00	$ 296.76
202510	017318705	INVITATION HOMES INC	1717 MAIN ST STE 2000	SUISUN CITY CA 75201	1204	1204 WAXWING DR	23/12	$ 1,063.21	$ 25.00	$ 20.00	$ 1,108.21
202510	017318804	OLLISON ELEZA	1213 WAXWING LN	SUISUN CITY CA 94585	1213	1213 WAXWING DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017319432	PELAYO MANUEL	1310 THRASHER WY	SUISUN CITY CA 94585	1310	1310 THRASHER WAY	25/02	$ 362.28	$ 25.00	$ 20.00	$ 407.28
202510	017320205	MCGEE EDWARD & MARILYN JT	1112 WHIPPORWILL WY	SUISUN CITY CA 94585	1112	1112 WHIPPORWILL WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017320227	GUTIERREZ SARED	1201 WAXWING LN	SUISUN CITY CA 94585	1201	1201 WAXWING DR	24/09	$ 712.88	$ 25.00	$ 20.00	$ 757.88
202510	017320509	SAEZ ARISTIDE	618 CRANE DR	SUISUN CITY CA 94585	618	618 CRANE DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017321113	FAVIOLA REYES & DANIEL	701 CRANE DR	SUISUN CITY CA 94585	701	701 CRANE DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017321301	TAH MS BORROWER LLC	1508 BROOKHOLLOW DR.	SUISUN CITY CA 92705-5433	607	607 PLACER LN	24/08	$ 169.78	$ 25.00	$ 20.00	$ 214.78
202510	017321411	REY MICHAEL JT	1319 AMADOR WY	SUISUN CITY CA 94585	1319	1319 AMADOR WAY	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017322103	FONTAINE HILARY P	602 KLAMATH DR	SUISUN CITY CA 94585	602	602 KLAMATH WAY	24/12	$ 707.08	$ 25.00	$ 20.00	$ 752.08
202510	017322110	SALGADO SHERINA J	1410 KLAMATH DR	SUISUN CITY CA 94585	1410	1410 KLAMATH DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017322121	BARAJAS HERIBERTO JR & J A JT	1413 SHASTA ST	SUISUN CITY CA 94585	1413	1413 SHASTA ST	25/03	$ 57.03	$ 25.00	$ 20.00	$ 102.03
202510	017322203	TOLBERT KENNETH E	611 KLAMATH DR	SUISUN CITY CA 94585	611	611 KLAMATH WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017322510	VERA ISIDRO & SONIA C JT	603 HUMBOLT DR	SUISUN CITY CA 94585	603	603 HUMBOLT DR	25/01	$ 556.64	$ 25.00	$ 20.00	$ 601.64
202510	017322516	MCFADDEN CYNTHIA	1424 SHASTA ST	SUISUN CITY CA 94585	1424	1424 SHASTA ST	23/03	$ 1,320.10	$ 25.00	$ 20.00	$ 1,365.10
202510	017322524	DEBORAH HUNTER	1408 SHASTA ST	SUISUN CITY CA 94585	1408	1408 SHASTA ST	24/12	$ 380.03	$ 25.00	$ 20.00	$ 425.03
202510	017322527	DEVLIN LONI R	1402 SHASTA ST	SUISUN CITY CA 94585	1402	1402 SHASTA ST	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017323313	GUYNN GEORGE SR	1109 PHEASANT DR	SUISUN CITY CA 94585	1109	1109 PHEASANT DR	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017323321	CLARK TINA JT	1123 PHEASANT DR	SUISUN CITY CA 94585	1123	1123 PHEASANT DR	25/01	$ 437.89	$ 25.00	$ 20.00	$ 482.89
202510	017323325	DAY OLLIE JT	1203 PHEASANT DR	SUISUN CITY CA 94585	1203	1203 PHEASANT DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017323404	MAROULAS MICHAEL & P L TR	515 HUMMINGBIRD WY	SUISUN CITY CA 94585	515	515 HUMMINGBIRD WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017324221	ANZUETO LUIS E & FRANCIS M JT	1211 CRANE DR	SUISUN CITY CA 94585	1211	1211 CRANE DR	25/01	$ 605.59	$ 25.00	$ 20.00	$ 650.59
202510	017325304	GAXIOLA MICHAL R/GAXIOLA T R	506 SHRIKE COURT	SUISUN CITY CA 94585	506	506 SHRIKE CT	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85

202510	017325501	MOZQUEDA LETICIA/VELAZQUEZ ROBERTO	1401 SWIFT CT	SUISUN CITY CA 94585	1401	1401 SWIFT CT	24/12	$ 537.12	$ 25.00	$ 20.00	$ 582.12
202510	017326204	MENDEZ JUAN R G/TAPIA ADALBERTO P	1405 KLAMATH DR	SUISUN CITY CA 94585	1405	1405 KLAMATH DR	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017326229	JOSE PALMA	1412 PELICAN WY	SUISUN CITY CA 94585	1412	1412 PELICAN WAY	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017329102	GOMEZ ARACELIVALENTINO	514 TRUMPETER DR.	SUISUN CITY CA 94585	514	514 TRUMPETER DR	25/01	$ 149.28	$ 25.00	$ 20.00	$ 194.28
202510	017329106	GOLDMAN LOGISTICS INC	1007 FAWNGLEN CT	SUISUN CITY CA 95687	506	506 TRUMPETER DR	24/07	$ 719.83	$ 25.00	$ 20.00	$ 764.83
202510	017329109	ROBINSON TODGI G	930 HARLEQUIN CT	SUISUN CITY CA 94585	930	930 HARLEQUIN CT	24/12	$ 467.94	$ 25.00	$ 20.00	$ 512.94
202510	017329124	GARCIA-MARTINEZ JAIME	913 HARLEQUIN WY	SUISUN CITY CA 94585	913	913 HARLEQUIN WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017329216	COLBERT TAMARA J	908 TRUMPETER CT	SUISUN CITY CA 94585	908	908 TRUMPETER CT	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017329306	MITCHELL CATHEREAN/MITCHELL TAISHAWN	502 EMPEROR DR	SUISUN CITY CA 94585	502	502 EMPEROR DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017331214	TILLMAN ALEXSIS E	633 KLAMATH DR	SUISUN CITY CA 94585	633	633 KLAMATH WAY	25/01	$ 450.20	$ 25.00	$ 20.00	$ 495.20
202510	017335319	MOSQUEDA MARCO ANTONIO F	1024 BARROWS DR	SUISUN CITY CA 94585	1024	1024 BARROWS DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017335406	IRVING TERRELL/DYSON KARWANNA	1017 BARROWS DR	SUISUN CITY CA 94585	1017	1017 BARROWS DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017335409	MONTERROZA JUAN RUIZ	1023 BARROWS DR	SUISUN CITY CA 94585	1023	1023 BARROWS DR	24/11	$ 516.41	$ 25.00	$ 20.00	$ 561.41
202510	017335413	SALINAS JOSEPH M & F J JT	1031 BARROWS DR	SUISUN CITY CA 94585	1031	1031 BARROWS DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017335435	EVANS KAYLE & ANN JT	1016 PRAIRIE DR	SUISUN CITY CA 94585	1016	1016 PRAIRIE DR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017335523	DODSON MARK	130 WEST A ST	SUISUN CITY CA 95620	1035	1035 PRAIRIE DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017335525	WHITEMON SANDRA A	1039 PRAIRIE DR	SUISUN CITY CA 94585	1039	1039 PRAIRIE DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017336303	JACKSON JONATHAN A	1030 PINTAIL DR	SUISUN CITY CA 94585	1030	1030 PINTAIL DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017336508	WOODS LAWRENCE W & L D JT	1015 GREYLAG DR	SUISUN CITY CA 94585	1015	1015 GREYLAG DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017336523	SAKAMOTO CHARLES S & S JT	2641 HOSMER ST	SUISUN CITY CA 94403	1026	1026 WHOOPER WAY	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017336602	SMITH MARCIA JT	1003 WHOOPER WY	SUISUN CITY CA 94585	1003	1003 WHOOPER WAY	25/01	$ 488.20	$ 25.00	$ 20.00	$ 533.20
202510	017336806	TINA WILLIAMS	607 CRESTED DR.	SUISUN CITY CA 94585	607	607 CRESTED DR	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017337106	GORDON WALTER S IV TR	816 POCHARD WY	SUISUN CITY CA 94585	816	816 POCHARD WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017337309	GOMEZ JUAN C G	817 EMPEROR DR	SUISUN CITY CA 94585	817	817 EMPEROR DR	24/08	$ 362.58	$ 25.00	$ 20.00	$ 407.58
202510	017337408	ROBERT & JOYCE BLEDSOE	330 W HEDDING ST.	SUISUN CITY CA 95110	817	817 BLACKSPUR DR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017337518	SINGHA KHANTY	836 CRESTED DR	SUISUN CITY CA 94585	836	836 CRESTED DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017337602	ALVIZO DAVID MORENO	809 CRESTED DR	SUISUN CITY CA 94585	809	809 CRESTED DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017337612	BAILEY KENNETH W & BILLIE J JT	829 CRESTED DR	SUISUN CITY CA 94585	829	829 CRESTED DR	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017338101	LOPEZ XAVIER A	901 JAVAN WY	SUISUN CITY CA 94585	901	901 JAVAN WAY	25/01	$ 201.04	$ 25.00	$ 20.00	$ 246.04
202510	017338114	CABALLERO MARISELA	929 STELLER WY	SUISUN CITY CA 94585	929	929 STELLER WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017338122	REPARD WAYNE A	918 STELLER WY	SUISUN CITY CA 94585	918	918 STELLER WAY	24/12	$ 398.81	$ 25.00	$ 20.00	$ 443.81
202510	017338127	ALEMU DEREJE	908 STELLER WY	SUISUN CITY CA 94585	908	908 STELLER WAY	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017338133	SAMAYOA OTTO & ROSA JT	918 LONGSPUR DR	SUISUN CITY CA 94585	918	918 LONGSPUR DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017338211	CHATIGNY CHANCE DONOVAN	910 JAVAN WY	SUISUN CITY CA 94585	910	910 JAVAN WAY	24/11	$ 543.58	$ 25.00	$ 20.00	$ 588.58
202510	017340319	TAH 2017-1 BORROWER LLC	1508 BROOKHOLLOW DR.	SUISUN CITY CA 92705-5433	810	810 YOSEMITE WAY	25/01	$ 324.36	$ 25.00	$ 20.00	$ 369.36
202510	017340321	REYES RACHELLE	806 YOSEMITE WAY	SUISUN CITY CA 94585	806	806 YOSEMITE WAY	24/08	$ 722.29	$ 25.00	$ 20.00	$ 767.29
202510	017341216	CARLINO YETSEMANITH C/CARRASCO AGUSTIN V	1402 PROSPECT WAY	SUISUN CITY CA 94585	1402	1402 PROSPECT WAY	24/11	$ 418.67	$ 25.00	$ 20.00	$ 463.67
202510	017341306	GOMEZ ULYSSES/RAMOS LIZETH	1411 PROSPECT WY	SUISUN CITY CA 94585	1411	1411 PROSPECT WAY	24/11	$ 343.58	$ 25.00	$ 20.00	$ 388.58
202510	017341313	TEEL JUSTIN D & KIMBERLY A JT	1425 PROSPECT WY	SUISUN CITY CA 94585	1425	1425 PROSPECT WAY	25/04	$ 300.16	$ 25.00	$ 20.00	$ 345.16
202510	017342302	BROWN TORIANO D	1663 KIRKWOOD AV	SUISUN CITY CA 94124	1423	1423 MONITOR AVE	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017343120	SPRINGER PATRICK & CARESSA/COOPER CRAIG	832 TULARE CIR	SUISUN CITY CA 94585	832	832 TULARE CIR	25/01	$ 415.25	$ 25.00	$ 20.00	$ 460.25
202510	017343123	JAMES GIRK	826 TULARE CR	SUISUN CITY CA 94585	826	826 TULARE CIR	23/03	$ 500.54	$ 25.00	$ 20.00	$ 545.54
202510	017343502	DENISE YAP	831 TULARE CR	SUISUN CITY CA 94585	831	831 TULARE CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017344122	BOLDEN BRADLEY ADAMS TR	902 HIDDEN COVE WY	SUISUN CITY CA 94585	902	902 HIDDEN COVE WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017344329	ARMANDO LOPEZ	911 EMPEROR DR.	SUISUN CITY CA 9458525	911	911 EMPEROR DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017344402	WALLACE NEVELL & ANGELA G	1002 WESTWIND WY	SUISUN CITY CA 94585	1002	1002 WESTWIND WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017344427	RUIZ MELISSA	1021 WINTERS WY	SUISUN CITY CA 94585	1021	1021 WINTERS WAY	24/10	$ 107.96	$ 25.00	$ 20.00	$ 152.96

202510	017345401	ROSARIO ELIZABETH M	225 JUNEAU DR	SUISUN CITY CA 95687	833	833 HARRIER DR	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017345501	LAWSON LINDA SUE	832 YOSEMITE WY	SUISUN CITY CA 94585	832	832 YOSEMITE WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017345502	VARGAS-DURAN ELIAS	830 YOSEMITE WY	SUISUN CITY CA 94585	830	830 YOSEMITE WAY	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017346103	LARIOS DANIEL Z/LARIOS FABIOLA R	351 ARMSBY WY	SUISUN CITY CA 94585	351	351 ARMSBY WAY	25/01	$ 415.61	$ 25.00	$ 20.00	$ 460.61
202510	017346109	MARTINEZ DAVID JT	1011 ARMSBY WY	SUISUN CITY CA 94585	1011	1011 ARMSBY WAY	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017346132	SINGH HARDILBAG	390 BRAZELTON CT	SUISUN CITY CA 94585	390	390 BRAZELTON CT	24/11	$ 543.58	$ 25.00	$ 20.00	$ 588.58
202510	017346143	MANN EVA MAY	471 BRANCEFORD CT	SUISUN CITY CA 94585	471	471 BRANCEFORD CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017346201	JONES DWAYNE	1078 ARMSBY WY	SUISUN CITY CA 94585	1078	1078 ARMSBY WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017346213	ISAACS AARON D/ISAACS MELINDA M	490 ARMSBY WY	SUISUN CITY CA 94585	490	490 ARMSBY WAY	25/03	$ 262.44	$ 25.00	$ 20.00	$ 307.44
202510	017347207	HAZZARD ANNIE	1092 ARMSBY WY	SUISUN CITY CA 94585	1092	1092 ARMSBY WAY	25/03	$ 371.74	$ 25.00	$ 20.00	$ 416.74
202510	017347402	WRIGHT ANGELA M	429 DOBBINS CT	SUISUN CITY CA 94585	429	429 DOBBINS CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017347502	ROJAS VERONICA	429 DONALDSON CT	SUISUN CITY CA 94585	429	429 DONALDSON CT	25/04	$ 305.56	$ 25.00	$ 20.00	$ 350.56
202510	017347507	RODRIGUEZ ANGELIC JT	409 DONALDSON CT	SUISUN CITY CA 94585	409	409 DONALDSON CT	25/03	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017348217	VICTOR SHIRLEY	1315 KIMBERLY CT	SUISUN CITY CA 94585	1315	1315 KIMBERLY CT	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017349204	GO DOMINGO M	1007 TOWHEE WY	SUISUN CITY CA 94585	1007	1007 TOWHEE WAY	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017349208	SANDOVAL VICTOR E	1015 TOWHEE WY	SUISUN CITY CA 94585	1015	1015 TOWHEE WAY	24/12	$ 421.45	$ 25.00	$ 20.00	$ 466.45
202510	017349210	TIENDA MONIQUE	1019 TOWHEE WAY	SUISUN CITY CA 94585	1019	1019 TOWHEE WAY	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017349303	TONGA TEVITA	1005 MURRE WY	SUISUN CITY CA 94585	1005	1005 MURRE WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017349414	BURTON GLORIA SWANSON	433 MEEHAN CT	SUISUN CITY CA 94585-4148	1013	1013 BLUEJAY DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017349418	GWEN WOOD	1021 BLUEJAY DR.	SUISUN CITY CA 94585	1021	1021 BLUEJAY DR	25/01	$ 450.20	$ 25.00	$ 20.00	$ 495.20
202510	017349602	FINLEY MAURICE/FINLEY RAMONA	1203 BITTERN WY	SUISUN CITY CA 94585	1203	1203 BITTERN WAY	24/11	$ 418.67	$ 25.00	$ 20.00	$ 463.67
202510	017350303	DEVAULL JUROID & DEBORAH JT	904 EDGEWOOD CIR	SUISUN CITY CA 94585	904	904 EDGEWOOD CIR	24/08	$ 418.22	$ 25.00	$ 20.00	$ 463.22
202510	017350308	AYMAR PATRICK M	942 BEECHWOOD CIR	SUISUN CITY CA 94585-1762	942	942 BEECHWOOD CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017350602	RANKIN JUAN LORENZO	205 ASHWOOD DR	SUISUN CITY CA 94585	205	205 ASHWOOD DR	25/01	$ 398.83	$ 25.00	$ 20.00	$ 443.83
202510	017351204	ANTONIO MENDOZA	932 EDGEWOOD CR	SUISUN CITY CA 94585	932	932 EDGEWOOD CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017351206	KRUMMES MICHAEL S	928 EDGEWOOD CR	SUISUN CITY CA 94585	928	928 EDGEWOOD CIR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017351214	SANSANI SHAHAR/SANSANI HAYA	118 TUSTIN CT	SUISUN CITY CA 94510	912	912 EDGEWOOD CIR	24/08	$ 722.29	$ 25.00	$ 20.00	$ 767.29
202510	017352305	ORTIZ NATHAN/ORTIZ NAOMI	417 KINSMILL CT	SUISUN CITY CA 94585	417	417 KINSMILL CT	25/01	$ 101.64	$ 25.00	$ 20.00	$ 146.64
202510	017352328	JACOBO RICARDO	900 CRAVEN DR	SUISUN CITY CA 94585	900	900 CRAVEN DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017352402	MOTA CLEOFE A & ROBERTO III JT	MCR 475 BOX 825	SUISUN CITY CA 09036-1008	402	402 KINSMILL CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017353104	WILSON LOIS E	407 DICKEY CT	SUISUN CITY CA 94585	407	407 DICKEY CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017353105	COSTA ARTHUR DANIEL JR	405 DICKEY CT	SUISUN CITY CA 94585	405	405 DICKEY CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017353106	WENDY FARJAT	403 DICKEY CT	SUISUN CITY CA 94585	403	403 DICKEY CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017353201	JANEA CHAPMAN	413 GOODAIR CT	SUISUN CITY CA 94585	413	413 GOODAIR CT	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017353207	LIPAYON GEORGE & MARY D JT	2473 BAY HILL CIR	SUISUN CITY CA 94534	401	401 GOODAIR CT	24/08	$ 291.44	$ 25.00	$ 20.00	$ 336.44
202510	017353504	MALDONADO, JOSE JUAN	308 CRAVEN WY	SUISUN CITY CA 94585	308	308 CRAVEN WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017353506	NGO HENRY	301 HOYT CT	SUISUN CITY CA 94585	301	301 HOYT CT	24/10	$ 210.07	$ 25.00	$ 20.00	$ 255.07
202510	017353603	VELEZ JOSE M	905 ANDERSON DR	SUISUN CITY CA 94585	905	905 ANDERSON DR	24/11	$ 516.51	$ 25.00	$ 20.00	$ 561.51
202510	017353604	YOLANGCO DANIEL G & IRENE R JT	307 CRAVEN WY	SUISUN CITY CA 94585	307	307 CRAVEN WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017354202	ARIQAT MOHAMED & HITAF JT	963 BAUMAN CT	SUISUN CITY CA 94585	963	963 BAUMAN CT	25/01	$ 281.96	$ 25.00	$ 20.00	$ 326.96
202510	017354203	NEVAREZ MICHAEL	961 BAUMAN CT	SUISUN CITY CA 94585	961	961 BAUMAN CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017355105	RIO WAYNE I JR	949 CRAVEN DR	SUISUN CITY CA 94585	949	949 CRAVEN DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017355206	PERKINS SMITH ELAINE YVONNE	914 CRAVEN DR	SUISUN CITY CA 94585	914	914 CRAVEN DR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017355216	OTIS TERRANCE	934 CRAVEN DR	SUISUN CITY CA 94585	934	934 CRAVEN DR	25/01	$ 226.32	$ 25.00	$ 20.00	$ 271.32
202510	017355233	BLANCO DULCE YARELLI/BLANCO VICTOR	948 CRAVEN CT	SUISUN CITY CA 94585	948	948 CRAVEN DR	24/08	$ 199.24	$ 25.00	$ 20.00	$ 244.24
202510	017356231	VALDEZ MARIO	268 BRIDGEWATER CR	SUISUN CITY CA 94585	268	268 BRIDGEWATER CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69

202510	017357208	FULLEN STEVE/FULLEN CRISTINA	311 CHILDS CT	SUISUN CITY CA 94585	311	311 CHILDS CT	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017358104	SUM LARRY C Y/HUANG WEI H	130 EASTMOOR AVE	SUISUN CITY CA 94015	1054	1054 FENNIE CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017358107	LIAIGA-ANOAI MANUFOU	1042 FENNIE CT	SUISUN CITY CA 94585	1042	1042 FENNIE CT	24/12	$ 421.45	$ 25.00	$ 20.00	$ 466.45
202510	017358116	VUONG KEN CUONG	5141 POND SIDE WAY	SUISUN CITY CA 94534	1128	1128 LAWLER RANCH PKWY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017359410	DUNN RONALD	1212 POTRERO CIR.	SUISUN CITY CA 94585	1212	1212 POTRERO CIR	25/01	$ 442.77	$ 25.00	$ 20.00	$ 487.77
202510	017360226	LAURETA CORNELIO S & R S JT	1265 POTRERO CR	SUISUN CITY CA 94585	1265	1265 POTRERO CIR	25/01	$ 74.69	$ 25.00	$ 20.00	$ 119.69
202510	017360306	MORALES CARLOS/MORALES KIMBERLY L	320 KEYES CT	SUISUN CITY CA 94585	320	320 KEYES CT	24/12	$ 200.00	$ 25.00	$ 20.00	$ 245.00
202510	017360330	COOK ARBELLA M	400 MCFALL CT	SUISUN CITY CA 94585	400	400 MCFALL CT	25/01	$ 425.24	$ 25.00	$ 20.00	$ 470.24
202510	017360419	SENDEJAS ARMANDO F/GARCIA ARMANDO F	329 KEYES CT.	SUISUN CITY CA 94585	329	329 KEYES CT	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017360505	RANSOM CHARLES SR & D P JT	312 MCNABE CT	SUISUN CITY CA 94585	312	312 MCNABE CT	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017361314	TIMOTEO REFUERZO	201 KEYES LN	SUISUN CITY CA 94585	201	201 KEYES LN	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017362145	WILLIAMS LOUISE TR	607 PEYTONIA CT	SUISUN CITY CA 94585	607	607 PEYTONIA CT	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017362151	ROMAIN FREDERICK D & B L JT	1352 LAWLER RANCH PKWY	SUISUN CITY CA 94585	1352	1352 LAWLER RANCH PKWY	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017362153	MOLAKE HABIDEEN ADEMOLA JR	1344 LAWLER RANCH PARKWAY	SUISUN CITY CA 94585	1344	1344 LAWLER RANCH PKWY	25/01	$ 209.00	$ 25.00	$ 20.00	$ 254.00
202510	017364603	RUPPERT JOHN E	PO BOX 732	SUISUN CITY CA 94585	338	338 RIDGECREST CIR	25/01	$ 352.88	$ 25.00	$ 20.00	$ 397.88
202510	017365110	ESSANG EDET O & PATIENCE JT	204 FAIRBROOK CT	SUISUN CITY CA 94585	204	204 FAIRBROOK CT	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017365204	MCALLISTER LAMONT	330 RIDGECREST CR	SUISUN CITY CA 94585	330	330 RIDGECREST CIR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017369106	DELEON MICHAEL M TR	1680 MANOR LN	SUISUN CITY CA 94521	228	228 SEABURY ST	24/01	$ 1,135.84	$ 25.00	$ 20.00	$ 1,180.84
202510	017370113	NICOLE MOLINAR K	1613 HICKAM CIR.	SUISUN CITY CA 94585	1453	1453 TILLMAN ST	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017370129	U S BANK NATIONAL ASSC TR	999 N W GRAND BL STE 100	SUISUN CITY CA 73118-6116	1436	1436 WHITBY WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017372105	MCELROY DAVE TR	4727 POTRERO AV	SUISUN CITY CA 94804	376	376 STAMPER CIR	25/01	$ 229.82	$ 25.00	$ 20.00	$ 274.82
202510	017372112	GOPALIA ADITI	1251 TRESTLEWOOD LN	SUISUN CITY CA 95138	348	348 STAMPER CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017372206	TRICON SFR 2024-3 BORROWER LLC	15771 RED HILL AVE STE 100	SUISUN CITY CA 94585	347	347 STAMPER CIR	24/11	$ 543.58	$ 25.00	$ 20.00	$ 588.58
202510	017373107	RAMOND & M E WILLIS III	224 CLOVERLEAF CIR	SUISUN CITY CA 94585	224	224 CLOVERLEAF CIR	25/01	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017373209	NICARAGUA NELLY	328 FLAGSTONE CR	SUISUN CITY CA 94585	328	328 FLAGSTONE CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017373307	TREJO VIRGNIA NOHEMY	279 CLOVERLEAF CR	SUISUN CITY CA 94585	279	279 CLOVERLEAF CIR	24/10	$ 527.21	$ 25.00	$ 20.00	$ 572.21
202510	017373318	MCLEOD SHALANDA N/HAMILTON RICKY L	231 CLOVERLEAF CR	SUISUN CITY CA 94585	231	231 CLOVERLEAF CIR	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017374105	PITRE INETTA	258 REDSTONE CR	SUISUN CITY CA 94585	258	258 REDSTONE CIR	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017374112	WADE ANTOINETTE	286 REDSTONE CR	SUISUN CITY CA 94585	286	286 REDSTONE CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017374302	MOUTON MARTISHA	248 CLOVERLEAF CR	SUISUN CITY CA 94585	248	248 CLOVERLEAF CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017374307	WATSON DANIELLE	268 CLOVERLEAF CR	SUISUN CITY CA 94585	268	268 CLOVERLEAF CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017374314	GATHRIGHT FAWYNE YVETTE	212 REDSTONE CIR	SUISUN CITY CA 95485	212	212 REDSTONE CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017374320	NAZARENO BRYAN J/NAZARENO M P	236 REDSTONE CR	SUISUN CITY CA 94585	236	236 REDSTONE CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017375108	KAREN M RIDGLE	370 FLAGSTONE CR	SUISUN CITY CA 94585	370	370 FLAGSTONE CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017375135	ALMANZA ARISTEO & MARIA I JT	340 PROMENADE CR	SUISUN CITY CA 94585	340	340 PROMENADE CIR	25/01	$ 181.48	$ 25.00	$ 20.00	$ 226.48
202510	017375144	RUBEN & VERONICA GUZMAN	308 PROMENADE CIR.	SUISUN CITY CA 94585	308	308 PROMENADE CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017375313	CROWLEY SEAN O & GRACE R JT	1519 SHASTA AV	SUISUN CITY CA 94558	379	379 PROMENADE CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017376213	DILES CALVIN & ROBYN JT	201 YARROW CT	SUISUN CITY CA 94585	201	201 YARROW CT	25/03	$ 371.72	$ 25.00	$ 20.00	$ 416.72
202510	017377105	ROJAS ARACELY	206 FILBERT CT	SUISUN CITY CA 94585	206	206 FILBERT CT	24/10	$ 403.00	$ 25.00	$ 20.00	$ 448.00
202510	017380106	OVERSTREET JOHNNIE M/OVERSTREET LORRAINE	1101 POTRERO CR	SUISUN CITY CA 94585	1101	1101 POTRERO CIR	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017380301	MOORE ELTON D	450 MEEHAN CT	SUISUN CITY CA 94585	450	450 MEEHAN CT	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017380306	WILLIE TURNER	430 MEEHAN CT	SUISUN CITY CA 94585	430	430 MEEHAN CT	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017380416	CONSE HOLLY & RENE	421 MEEHAN CT	SUISUN CITY CA 94585	421	421 MEEHAN CT	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017381109	POUSTINCHIAN MOHAMAD T	10 INDIAN WAY	SUISUN CITY CA 94507	1264	1264 GRAY HAWK LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017381209	WALKER VALENTINO	1237 GRAY HAWK LANE	SUISUN CITY CA 94585	1237	1237 GRAY HAWK LN	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85

202510	017381213	HARBOR PARK LLC	8850 BELLA TERRA PL	SUISUN CITY CA 95746	1221	1221 GRAY HAWK LN	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017381215	HARGER KATRINA M/NIEBLAS JOSHUA S	1213 GRAY HAWK LN	SUISUN CITY CA 94585	1213	1213 GRAY HAWK LN	24/11	$ 346.57	$ 25.00	$ 20.00	$ 391.57
202510	017418120	SWISHER EDUARDO TR	604 BONITA CT	SUISUN CITY CA 94585-3002	604	604 BONITA CT	24/12	$ 421.45	$ 25.00	$ 20.00	$ 466.45
202510	017418207	TRAN HIEN P	507 ACAPULCO CT	SUISUN CITY CA 94585	507	507 ACAPULCO CT	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017418245	PUCCI JOSEPH P & DEBRA JT	518 EL MAR CT	SUISUN CITY CA 94585	518	518 EL MAR CT	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017418250	DAVID L WELLER / WELLER P	509 EL MAR CT	SUISUN CITY CA 94585	509	509 EL MAR CT	24/11	$ 837.96	$ 25.00	$ 20.00	$ 882.96
202510	017418254	DAVENPORT ADOLPHUS L SR & P A	501 EL MAR CT	SUISUN CITY CA 94585-3005	501	501 EL MAR CT	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	017418405	TORRES VERONICA L	511 FORTUNA DR	SUISUN CITY CA 94585	511	511 FORTUNA DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017422407	ESTRADA VICTOR H/BARAJAS JUDITH M	1513 EL MORRO LN	SUISUN CITY CA 94585	1513	1513 EL MORRO LN	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017422411	JOSEPH TOMLINSON	710 CAPISTRANO DR	SUISUN CITY CA 94585	710	710 CAPISTRANO DR	25/01	$ 412.52	$ 25.00	$ 20.00	$ 457.52
202510	017423118	PARKS BENJAMIN R & M N JT	512 FORTUNA CT	SUISUN CITY CA 94585	512	512 FORTUNA DR	25/04	$ 176.80	$ 25.00	$ 20.00	$ 221.80
202510	017423308	PEPPERS MICHAEL & BRANDI L JT	534 BELLA VISTA DR	SUISUN CITY CA 94585	534	534 BELLA VISTA DR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017423406	MOODY ROBERT E & LISA R JT	530 FORTUNA DR	SUISUN CITY CA 94585	530	530 FORTUNA DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017424212	KALAFATIS STAN S & J D JT	1650 PEARL PL	SUISUN CITY CA 95620	508	508 ARROYO GRANDE LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017424302	GRIFFIN MARY	517 ARROYO GRANDE LN	SUISUN CITY CA 94585	517	517 ARROYO GRANDE LN	23/06	$ 1,265.47	$ 25.00	$ 20.00	$ 1,310.47
202510	017424308	WARD ROCHELLE	505 ARROYO GRANDE LN	SUISUN CITY CA 94585	505	505 ARROYO GRANDE LN	25/01	$ 929.51	$ 25.00	$ 20.00	$ 974.51
202510	017424517	CLARK WILLIAM M	1744 VENTURA WY	SUISUN CITY CA 94585	1744	1744 VENTURA WAY	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017428104	WAYNE LAGETTA B TR	734 CHULA VISTA WY	SUISUN CITY CA 94585	734	734 CHULA VISTA WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017428107	MARIBEL ORTEGA	728 CHULA VISTA WY	SUISUN CITY CA 94585	728	728 CHULA VISTA WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017428108	SCIBEK TED	726 CHULA VISTA WY	SUISUN CITY CA 94585	726	726 CHULA VISTA WAY	25/01	$ 436.10	$ 25.00	$ 20.00	$ 481.10
202510	017429115	ZEIDAN RIMS N	812 CAPISTRANO DR	SUISUN CITY CA 94585	812	812 CAPISTRANO DR	24/12	$ 364.04	$ 25.00	$ 20.00	$ 409.04
202510	017429118	MICHAEL COSGAYON	806 CAPISTRANO DR.	SUISUN CITY CA 94585	806	806 CAPISTRANO DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017430514	JINOE WARD T	727 BELLA VISTA DR	SUISUN CITY CA 94585	727	727 BELLA VISTA DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017436136	TERRANCE LIPKINS	1628 VANDENBERG CIR	SUISUN CITY CA 94585	1628	1628 VANDENBERG CIR	25/01	$ 328.22	$ 25.00	$ 20.00	$ 373.22
202510	017436212	MUNOZ JOSE A & JESSICA JT	1641 HICKAM CR	SUISUN CITY CA 94585	1641	1641 HICKAM CIR	25/01	$ 369.91	$ 25.00	$ 20.00	$ 414.91
202510	017436219	NICOLE MOLINAR	1613 HICKAM CIR	SUISUN CITY CA 94585	1613	1613 HICKAM CIR	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017437202	STARKS RENAULD	1675 VANDENBERG CR	SUISUN CITY CA 94585	1675	1675 VANDENBERG CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017437415	CARRILLO JOSE	1732 BEALE CR	SUISUN CITY CA 94585	1732	1732 BEALE CIR	25/01	$ 298.31	$ 25.00	$ 20.00	$ 343.31
202510	017438109	EVANS FREDDIE J & TERESA JT	1760 ANDREWS CR	SUISUN CITY CA 94585	1760	1760 ANDREWS CIR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	017438114	VAZQUEZ CESAR O & DOMINIQUE JT	1740 ANDREWS CR	SUISUN CITY CA 94585	1740	1740 ANDREWS CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	017439308	WILLIAMS OZNIESHA C	1756 DOVER CR	SUISUN CITY CA 94585	1756	1756 DOVER CIR	25/04	$ 369.23	$ 25.00	$ 20.00	$ 414.23
202510	017440205	ROHDE RONALD & RACHELLE JT	1700 FORT ORD CT	SUISUN CITY CA 94585	1700	1700 FORT ORD CT	25/04	$ 477.12	$ 25.00	$ 20.00	$ 522.12
202510	017440305	SOLIS LEONIE A	1779 KEESLER CR	SUISUN CITY CA 94585	1779	1779 KEESLER CIR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	017440507	SORIANO VALENTIN R & H M JT	1621 MAXWELL LN	SUISUN CITY CA 94585	1621	1621 MAXWELL LN	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017440509	VILALON JOSE/ARGUELLES PRISCILA	414 SEAHORSE DR	SUISUN CITY CA 94591	1613	1613 MAXWELL LN	25/01	$ 367.34	$ 25.00	$ 20.00	$ 412.34
202510	017440603	JONES ERIC & MASHON JT	1608 MAXWELL LN	SUISUN CITY CA 94585	1608	1608 MAXWELL LN	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	017443203	BHAN VIJAY K & ROHINI JT	1689 MCGUIRE CR	SUISUN CITY CA 94585	1689	1689 MCGUIRE CIR	25/04	$ 299.44	$ 25.00	$ 20.00	$ 344.44
202510	017443209	MAXIE RUSSELL D/MAXIE SINAMI R	1665 MCGUIRE CR	SUISUN CITY CA 94585	1665	1665 MCGUIRE CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017443216	TOBOLA IRENE & EUGENIO P JT	1617 MCGUIRE CR	SUISUN CITY CA 94585	1617	1617 MCGUIRE CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017447305	ANTHONY EDDIE & ATRESE	516 SKYLARK DR.	SUISUN CITY CA 94585	1616	1616 TUCSON CIR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	017449101	MCCARVER TERRILL	1721 CARSWELL LN	SUISUN CITY CA 94585	1721	1721 CARSWELL LN	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	0174513040	DAVID KNOTT	1702 STONEMAN	SUISUN CITY CA 94585	1702	1702 STONEMAN DR	25/01	$ 271.04	$ 25.00	$ 20.00	$ 316.04
202510	0174514060	CLEMONS TI-YANNA	515 MORGAN ST #A	SUISUN CITY CA 94585	1786	1786 STONEMAN DR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	173010380	HERITAGE PARK SC LLC	151 BODMAN PL	SUISUN CITY CA 07701-1064	250	250 SUNSET AVE	25/03	$ 773.07	$ 25.00	$ 20.00	$ 818.07
202510	17304510	PEREZ JOSE M	802 BLOSSOM AV	SUISUN CITY CA 94585	802	802 BLOSSOM AVE	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	173062080	JACKSON-MCCLAIN KIRSTEN	343 PINTAIL DR	SUISUN CITY CA 94585	343	343 PINTAIL DR	25/01	$ 450.20	$ 25.00	$ 20.00	$ 495.20
202510	17311201	DAVID BROWN	825 CACKLING DR	SUISUN CITY CA 94585	825	825 CACKLING DR	25/01	$ 171.25	$ 25.00	$ 20.00	$ 216.25

202510	17314313	TAH 2017-1 BORROWER LLC	1508 BROOKHOLLOW DR.	SUISUN CITY CA 92705-5433	542	542 E WIGEON WAY	24/12	$ 361.13	$ 25.00	$ 20.00	$ 406.13
202510	17317402	DUTT VINEETA A	826 HERON DR	SUISUN CITY CA 94585	826	826 HERON DR	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	17317607	CORTES JOSE LUIS GODINEZ JT	570 CLOVER DR	SUISUN CITY CA 95380	902	902 MURRE WAY	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	17320204	HUKILL WILLIAM M	1114 WHIPPORWILL WY	SUISUN CITY CA 94585	1114	1114 WHIPPORWILL WAY	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	17321125	WOODS LAWRENCE W & L D JT	606 SEAGULL DR	SUISUN CITY CA 94585	606	606 SEAGULL DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	17326203	WALKER KEVIN	1403 KLAMATH DR	SUISUN CITY CA 94585	1403	1403 KLAMATH DR	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	17331401	GONZALEZ JOSE	1406 DONNER CT	SUISUN CITY CA 94585	1406	1406 DONNER CT	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	17335103	MAGANA PABLOE	1002 WHISTLER DR	SUISUN CITY CA 94585	1002	1002 WHISTLER DR	25/01	$ 442.77	$ 25.00	$ 20.00	$ 487.77
202510	17336803	KAYCHIAN ANTRANIK DIKRAN	601 CRESTED DR	SUISUN CITY CA 94585	601	601 CRESTED DR	24/10	$ 541.12	$ 25.00	$ 20.00	$ 586.12
202510	17338126	PRUITT HAILEY S	910 STELLER WY	SUISUN CITY CA 94585	910	910 STELLER WAY	25/03	$ 367.87	$ 25.00	$ 20.00	$ 412.87
202510	17338212	JACKSON DEBORAH	727 PLYMOUTH AVE	SUISUN CITY CA 94112-2916	908	908 JAVAN WAY	25/04	$ 365.99	$ 25.00	$ 20.00	$ 410.99
202510	17344305	CARRBRIDGE LLC	PO BOX 1226	SUISUN CITY CA 94604-1226	1018	1018 WINTERS WAY	25/01	$ 412.52	$ 25.00	$ 20.00	$ 457.52
202510	17346215	MORRIS MICHAEL A	PO BOX 832	SUISUN CITY CA 94585	460	460 ARMSBY WAY	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	17349501	MOORE TERRI	1218 BITTERN WY	SUISUN CITY CA 94585	1218	1218 BITTERN WAY	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	173532130	PAIGE LORENZO L JR	1101 MARINA VILLAGE PKWY #201	SUISUN CITY CA 94501	410	410 DICKEY CT	25/01	$ 172.85	$ 25.00	$ 20.00	$ 217.85
202510	17354306	STEMMER JOHNATHAN	410 BAUMAN DR	SUISUN CITY CA 94585	410	410 BAUMAN DR	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
202510	173582040	JORGE/MARIA/CARMEN/VALDEZ	1140 LAWLER RANCH PKWY	SUISUN CITY CA 94585	1140	1140 LAWLER RANCH PKWY	25/01	$ 302.03	$ 25.00	$ 20.00	$ 347.03
202510	17360102	CAZARES LUIS MENDEZ	340 MAYFIELD CIR	SUISUN CITY CA 94585	340	340 MAYFIELD CIR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	17360211	HUMPHREY WILLIE B & J M JT	333 MAYFIELD CR	SUISUN CITY CA 94585	333	333 MAYFIELD CIR	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	173621080	WANG JIANWEN	1721 MICHON DR	SUISUN CITY CA 95124	1385	1385 POTRERO CIR	23/09	$ 1,212.94	$ 25.00	$ 20.00	$ 1,257.94
202510	173621280	GEORGIA LYLES	583 PEYTONIA CT	SUISUN CA 94585	583	583 PEYTONIA CT	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	17364503	VIDRIO MARIO	471 CARNATION DR	SUISUN CITY CA 94533	345	345 RIDGECREST CIR	24/12	$ 626.64	$ 25.00	$ 20.00	$ 671.64
202510	17377217	CRAWLEY MARISSA L	232 TAMARISK CIR	SUISUN CITY CA 94585	232	232 TAMARISK CIR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	173811070	KOLBY THOMAS	1256 GRAY HAWK LANE	SUISUN CITY CA 94585	1256	1256 GRAY HAWK LN	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	173811110	LINARES OSCAR	901 DELANO AVE	SUISUN CA 94112	1272	1272 GRAY HAWK LN	25/01	$ 180.86	$ 25.00	$ 20.00	$ 225.86
202510	174210030	DELGADILLO MARIA GUADALUPE TR	2011 OLIVE AV	FAIRFIELD CA 94574	5059	5059 CREED RD	23/12	$ 548.52	$ 25.00	$ 20.00	$ 593.52
202510	17422422	ROCKY RAQUEDAN	1502 EL PRADO LANE	SUISUN CITY CA 94585	1502	1502 EL PRADO LN	25/01	$ 549.41	$ 25.00	$ 20.00	$ 594.41
202510	32154020	BAKKAR FAHIMEH K	12815 WESTMERE DR.	SUISUN CITY CA 77077-3715	307	307 MORGAN ST	24/07	$ 113.18	$ 25.00	$ 20.00	$ 158.18
202510	3215607	WEISS DIANNE	2428 N HUMBOLDT BLVD	SUISUN CITY CA 53212	406	406 MORGAN ST	25/01	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	32164470	CHAVEZ ERNESTO	1104 MAIN ST.	SUISUN CITY CA 94585	1104	1104 MAIN ST	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	3229602	AYERS JAMES M	907 FREEDOM DRIVE	SUISUN CITY CA 94585	907	907 FREEDOM DR	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	32321040	BARANCOBIBB LYNN	731 WHIPERING BAY LN	SUISUN CITY CA 94585	731	731 WHISPERING BAY LN	25/01	$ 271.90	$ 25.00	$ 20.00	$ 316.90
202510	3717012	TORRES HECTOR	1340 BLOSSOM AV	SUISUN CITY CA 94585	1332	1332 BLOSSOM AVE	25/04	$ 362.44	$ 25.00	$ 20.00	$ 407.44
202510	3723211	LOVELAND ESTHER G	412 CHYRL WY	SUISUN CITY CA 94585	412	412 CHYRL WAY	25/01	$ 412.52	$ 25.00	$ 20.00	$ 457.52
202510	3724152	LEDBETTER TAMI JT	1100 NANCY CT	SUISUN CITY CA 94585	1100	1100 NANCY CT	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	3724206	MENDEZ CARROLLE J	611 CHYRL WY	SUISUN CITY CA 94585	611	611 CHYRL WAY	25/01	$ 188.62	$ 25.00	$ 20.00	$ 233.62
202510	3730119	SIMON LINDA	1314 LOIS LN	SUISUN CITY CA 94585	1314	1314 LOIS LN	25/01	$ 370.82	$ 25.00	$ 20.00	$ 415.82
202510	3730217	MOHAMMED GANIAT A & GANIYU	1345 LOIS LN	SUISUN CITY CA 94585	1345	1345 LOIS LN	24/12	$ 426.64	$ 25.00	$ 20.00	$ 471.64
202510	3736016	JOSE CASTRO	113 SUMMERTIME LN	SUISUN CITY CA 94585	113	113 SUMMERTIME LN	25/01	$ 425.69	$ 25.00	$ 20.00	$ 470.69
202510	3738025	PERION BRIAN & KAMMY	1161 STRAWBERRY LANE	SUISUN CITY CA 94585	1161	1161 STRAWBERRY LN	25/01	$ 422.85	$ 25.00	$ 20.00	$ 467.85
				Total 364				**$ 152,436.94**	**$ 9,100.00**	**$ 7,280.00**	**$ 168,816.94**

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AGENDA ITEM NO. 22.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Council Consideration of Adopting Resolution No. 2025-__: A Resolution of the City of Suisun City Authorizing Emergency Subsidies from the General Fund Reserve to Support Section 8 Housing Choice Voucher Assistance During the Federal Government Shutdown.

FISCAL IMPACT: Up to $425,000.00 from the General Fund to pay housing subsidies for Housing Choice Voucher participants in November 2025. If federal reimbursements are later made available, the City will seek to recover expended funds.

STRATEGIC PLAN: Provide Good Governance. Ensure fiscal solvency.

BACKGROUND:

On October 1, 2025, the federal government entered a shutdown that has resulted in the suspension of funding for several housing and community development programs, including the Section 8 Housing Choice Voucher program administered through the Suisun City Housing Authority.

Because the subsidies are paid from the federal program through the Suisun City Housing Authority, the City of Suisun City is not obligated to pay property owners, managers, or agents in the event of a lapse in payment.

STAFF REPORT:

The Suisun City Housing Authority has notified participating landlords that housing assistance payments (HAP) are temporarily on hold until federal funding is restored. This interruption places hundreds of vulnerable tenants and property owners who are relying on timely rent payments in financial hardship.

The federal allotment for October was received by the Suisun City Housing Authority despite the shutdown. The Housing Authority was able to disburse October payments to landlords with minimal interruption. November remains in jeopardy. Staff have assessed the potential local impact of the federal funding suspension:

- Over 250 households in Suisun City receive federal housing subsidies through the Housing Choice Voucher program.
- The average monthly federal subsidy is approximately $1600.00 per household.
- If the shutdown continues and subsidies are not disbursed to the Suisun City Housing Authority, the estimated funding gap for Suisun City voucher residents is $425,000.00.

City staff are looking for direction from the City Council to mitigate the impact. Some options include:

- Adopting a resolution authorizing emergency subsidy allocation from the General Fund Reserve for up to $425,000.00. Funds would be used solely for subsidies for Housing Choice Voucher participants until federal payments resume. It is important to consider that though the U.S.

Department of Housing and Urban Development has an annual contributions contract with the Suisun City Housing Authority indicating an obligation of funds to the Housing Authority, the City must consider the possibility of the federal government not reimbursing costs in part or in whole.

- Do not approve the emergency subsidy allocation and monitor the situation until federal funding resumes.
- Explore alternative options.

STAFF RECOMMENDATION: Provide direction to staff.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: A Resolution of the City of Suisun City Authorizing Emergency Subsidies from the General Fund Reserve to Support Section 8 Housing Choice Voucher Assistance During the Federal Government Shutdown.

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

ATTACHMENTS:

1. Resolution - CC Emergency HAP Federal Shutdown 2025-10-21.docx

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RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING EMERGENCY SUBSIDIES FROM THE GENERAL FUND RESERVE TO SUPPORT SECTION 8 HOUSING CHOICE VOUCHER ASSISTANCE DURING THE FEDERAL GOVERNMENT SHUTDOWN

WHEREAS, on October 1, 2025, the federal government entered a shutdown, resulting in the suspension of funding for programs including the Section 8 Housing Choice Voucher program; and

WHEREAS, the suspension of federal housing subsidies threatens housing stability for over 250 low-income households in the City of Suisun City; and

WHEREAS, the City has a duty to maintain community stability which may be jeopardized if emergency rental assistance is not provided;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City does hereby authorize up to $425,000.00 in emergency housing subsidies to Section 8 Housing Choice Voucher participants.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City Suisun City, duly held on Tuesday, October 21, 2025, by the following vote:

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

WITNESS my hand and seal of the City of Suisun City this 21st day of October 2025.

_____
Anita Skinner,
City Clerk

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AGENDA ITEM NO. 23.

AGENDA TRANSMITTAL

MEETING DATE: October 21, 2025

AGENDA ITEM: Discussion and Direction: Shaping the Downtown Operations Plan – Strategy Options for Council Consideration.

FISCAL IMPACT: Known costs at approximately $285k per year and one-time costs at approximately $80k. Staff will provide cost ranges for each option presented in order for Council to evaluate short-term and long-term budget implications before selecting a preferred approach.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The City Manager will present a variety of examples for discussion and more. These examples draw from comparable communities and highlight potential approaches to maintenance, safety, beautification, and activation of Suisun City's downtown. The goal of the presentation is to solicit feedback and direction from Council to shape a Downtown Operations Plan that reflects community needs and Council priorities.

STAFF REPORT:

A presentation of a range of potential components for a Downtown Operations Plan, including options for enhanced cleanliness, public amenities, safety improvements, and programming to activate downtown. Each option involves varying one-time and ongoing costs.

Council feedback is requested to help prioritize which strategies staff should further develop. Based on Council direction, staff will return with refined cost estimates, potential funding sources, and a proposed implementation plan.

STAFF RECOMMENDATION: Provide direction on next steps for a Downtown Operations Plan. Specifically, Council is asked to identify which example strategies should be developed further and direct staff to return with refined cost estimates, funding options, and an implementation timeline.

DOCUMENTS ATTACHED: 1. PowerPoint Presentation

PREPARED BY: Bret Prebula, City Manager

ATTACHMENTS:
1. GB Downtown Ops Plan PP.pdf

Downtowns Operations Approach

Presented By:
Bret Prebula
City Manager

1

Overview

- Development will happen over the next 1-5 years in Various Stages.
- Lionext Development, the CF Development, Lotz Way, and 34 Acre among other closely located sites will assist in funding and activity.
- Funding and activity = more resources to achieve this goal.

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Outcomes

- Clean walkways for bikers, walkers, visitors
- Managed trash
- Managed homeless/unproductive loitering
- Clean “turn around” within the Marina
- Activated public spaces
- Activated private spaces i.e. development
- Safe and desired marina location

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What has Been Happening

- Been a short time frame for outcomes
- Began Beta Tests in July
- Private Security
- Lighting/Music
- Continued normal clean up schedule (due to limited staffing, not as much as desired)
- One day per week manual Marina “turn around” cleaning

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Barriers to Additional Elements

Resources: both funding and staffing

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Programs and Cost to Enhance Service

- **Tree Lighting on the Waterfront**
  - Estimated Cost $30-$40K annually
  - Will improve nighttime experience and visibility
  - BID is not funded well enough to support at this time

- **Autonomous lawnmowers**
  - Public Works is requesting demos
  - Cost TBD
  - Used in State golf courses and other private facilities
  - Goal to have them at each park and general mowing location
  - Goal to have staff transition from mowing to downtown

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Programs and Cost to Enhance Service

Overtime/Contracting for Increased Power Washing

- Cost assessment being conducted on better return on investment
- Minimum estimate is $60K annually regardless of path taken
- 4 days per month (essentially one weekend every other week)

Goal-focus scheduling on March –November (non rainy season) including special event timing

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Programs and Cost to Enhance Service

- **Autonomous Water Trash Cleaner**
  - WasteShark (example)
  - Working on demo
  - Cost estimate $30K-$40K

- **Overtime/Contracting for Increased Power Washing**
  - Cost assessment being conducted on better return on investment
  - Minimum estimate is $50-$75K annually regardless of path taken
  - 4 days per month (essentially one weekend every other week)

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Programs and Cost to Enhance Service

- **Bench Transition**
  - Transition from current benches to “anti-sleeping benches”
  - Approx 20 benches to transition
  - Estimated cost per bench $1K to $2K each
  - $40K one time cost

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Programs and Cost to Enhance Service

Increased Private Security and Police Department OT

- Blending times throughout the year with arrest focus versus detouring behavior
- Approximately twice a week a PD officer would patrol downtown specifically for an 8-hour shift to cite and arrest
  - $50K per year

If staffing levels get to 4 officers/1 sgt, we will be able to have this more consistently and without OT. Currently we are at 25 non-Commander/Chief sworn staff allocated, we are not there yet.

Ideal staffing would be 30 FTE to have the level of detectives, special assignments, traffic, homeless/downtown units.

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Programs and Cost to Enhance Service

- **Private Security**
  - April-November
  - 8 hours per day
  - $85K per year

Goal to enforce rules and idrentify multiple offenders for citations for arrests when PD is patrolling marina

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Programs and Cost to Enhance Service

Last Friday Program

- Council, Commissions, and Staff (in all departments who are available) work on any trash or downtown clean up from 9am-12pm on the last working Friday each month. Voluntary Program
- One Department would lead the charge each month from the city.
- Cost is baked into current staff costs; supplies minimal in most cases.

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Programs and Cost to Enhance Service

Activity based - Economic Development

- Water Specific Venders for RC Boat Racing (lease for waterfront area)
- Feris Wheel multiple months per year (lease for waterfront area)
- Food Truck Events (lease with city for "green One Harbor side of waterfront"
- VR/AR Pokemon Go type Art Walks, Business collaborations $30K per year (already budgeted)
- Other Waterfront specific leases

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Staff Does Not Recommend

Things Staff Believes will not be Helpful but are options to City Council

Porta Potties

- Staff's experience is that these would be destroyed and create a difficulty for vendors wanting to service other event

Making the Waterfront area a complete park with dedicated park hours

- Police **<u>would not</u>** have discretion under the law to violate some individuals and not others; could create community frustration with citations as people walk through this area post downtown business use (after restaurants, bars, shopping etc.) at night

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Costs

Total Annual Costs

- Known Costs- Approx $285K per year and $80K one time.
  - PD Overtime/Private Security- $130K per year
  - Tree Lighting- $30K-$40K per year
  - WasteShark #30K to $40K (one time)-may have a service fee TBD
  - VR/AR Programming $30K per year (already budgeted)
  - Lighting and Music Recording Device- $25K per year
  - Bench Transition $40K (one time)
  - Power Washing $60K per year

Unknown Costs

Autonomous Lawn Mowers

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Approach to Plan

- Council provides direction on approach
- If supported; staff continue evaluating final costs and timing
- Staff returns to council to purchase/add funding as each program element becomes available
- Staff believes it will take 3 to 4 months to get the entire program and demos completed.
- Starting January 2026 (Ad Hoc review in the meantime) staff will bring back a semi-annual waterfront operations assessment to the City Council.

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Next Steps

Questions and Direction

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