



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

September 20, 2022

**CITY OF DIXON
600 EAST A STREET
COUNCIL CHAMBERS
7:00 P.M.**

NOTICE TO PUBLIC

GENERAL NOTES

- The City of Dixon is committed to provide full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The Council Chambers is accessible to individuals in wheelchairs and special hearing assistance devices are provided upon request.
- The City does not produce a verbatim transcription of its proceedings. Anyone who desires a verbatim record of this meeting should call the City Clerk/Recording Secretary in advance of the meeting to discuss acceptable methods of and arrangements for transcription. Such arrangements will be at the sole expense of the individual requesting the record. All meetings are video recorded. DVD copies are available at the Dixon Public Library and at City Hall following the meeting, and meetings are viewable on-line on the City's website at www.cityofdixon.us.
- City Council and Commission agenda packets, including all public documents relating to the open meeting and provided to the City Council/Commission, are available for review or copying at City Hall, 600 East A Street, Dixon. A copy is also located at the entrance to the Council Chambers during the meeting, at the Dixon Public Library, 230 North First Street, Dixon, and the Agenda packet is posted on-line on the City's website at www.cityofdixon.us.
- Regular City Council and Commission meetings are broadcast live on Cable Television Channel 20 - Government Channel. The meetings can also be viewed live through the City's website at www.cityofdixon.us by selecting "View City Meetings and Agendas".

SPEAKER/COMMENT CARDS

At each meeting, the public has the opportunity to address the City Council/Commission on items appearing on the agenda and items not appearing on the agenda, but within the purview of the City Council/Commission.

Persons wishing to address the City Council/Commission (whether on an item listed on the agenda or on a matter not listed on the agenda) are requested to fill out a green "Speaker Card", but are not required to do so.

Persons wishing to comment on an item but not wishing to speak before the City Council/Commission may complete a yellow "Comment Card". Both cards are on the table inside the Council Chambers entrance doors. The Mayor/Chair will read Comment Cards for the record.

PLEASE SUBMIT COMPLETED CARDS TO THE CITY CLERK BEFORE THE ITEM IS CALLED, PREFERABLY BEFORE THE MEETING BEGINS.

AUDIENCE/PUBLIC COMMENT PERIOD (Items not on the Agenda)

The City Council/Commission sets time aside for Audience/Public Comment items not on the agenda but pertaining to the City of Dixon or any other body comprised of or including City Councilmembers or Commissioners. City Council Guidelines limit speaker comments to three (3) minutes. The Mayor/Chair may poll the City Council/Commission or extend the time as necessary.

Please note that State law prohibits the City Council/Commission from either discussion or taking action at this meeting on any matter(s) not listed on the agenda even when raised during the Audience/Public Comment period.

Persons wishing to address the City Council/Commission are requested to fill out and present a green "Speaker Card" to the City Clerk/Recording Secretary, but are not required to do so.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearing items listed on the agenda will be heard when the public hearing is opened, except for public hearing items previously heard and closed to public comment. City Council Guidelines limit each speaker to three (3) minutes. The Mayor/Chair may poll the City Council/Commission or may extend the time as necessary.

After the public has commented, the item is closed to further public comment and brought to the Council/Agency/Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency/Commission. No public hearing will commence after 10:00 p.m. unless approved by the majority of the City Council/Commission.

City Council and City Treasurer Telephone Number:	(707) 678-7000
Mayor Steven Bird	Voice Mailbox 1201
Vice Mayor Scott Pederson	Voice Mailbox 1203
Councilmember Jim Ernest	Voice Mailbox 1205
Councilmember Don Hendershot	Voice Mailbox 1206
Councilmember Kevin Johnson	Voice Mailbox 1207
City Treasurer James P. Ward Jr.	Voice Mailbox 1208
Elected City Clerk Kristin M. Janisch	Voice Mail box 1202
Website: www.cityofdixon.us	E-mail: cityhall@cityofdixon.us



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COUNCIL CHAMBERS
7:00 P.M.

THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://us02web.zoom.us/j/9886211137?pwd=R2dxZ3RkbU9SQXdlUVlIRkc0QlQwZz09> AND VIA TELECONFERENCE BY CALLING (669) 900-9128, MEETING ID: 988 621 1137, PASSCODE: 604754 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. TO SPEAK DURING PUBLIC COMMENT VIA VIDEO CONFERENCING CLICK ON "RAISE HAND", VIA TELECONFERENCE PRESS *9.

0. CLOSED SESSION AT 6:00 P.M.

0.0 ROLL CALL

0.1 PUBLIC COMMENT (CLOSED SESSION AGENDA ITEMS ONLY)

0.2 THREAT TO PUBLIC SERVICES OR FACILITIES

Pursuant to Government Code § 54957

Consultation with Douglas L. White, City Attorney

Initiated By: Douglas L. White, City Attorney

Authorized By: Douglas L. White, City Attorney

0.3 CONFERENCE WITH LABOR NEGOTIATORS:

Pursuant to Government Code § 54957.6

City Negotiators: Jim Lindley, Kate Zawadzki,

Rachel Ancheta, Douglas L. White

Employee Organizations: Dixon Professional Firefighters Association

Dixon Police Officers Association

Public Employees Union, Local One

Non-Represented Management Unit

Non-Represented Non-Management Unit

Dixon Mid-Manager's and Supervisor's
Association

Dixon Public Safety Mid-Manager's Association

Item Initiated By: Jim Lindley, City Manager

Authorized By: Jim Lindley, City Manager

0.4 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code § 54956.9(d)(2)

Two Cases

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Douglas L. White, City Attorney

0.5 **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(d)(1)

Case: HM Construction v. City of Dixon, Solano County Superior Court

Case No. FCS056159

Consultation with Douglas L. White, City Attorney

Initiated By: Douglas L. White, City Attorney

Authorized By: Douglas L. White, City Attorney

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONFLICT OF INTEREST**

5. **APPROVAL OF AGENDA**

6. **PRESENTATIONS/PROCLAMATIONS/RECOGNITION**

7. **PUBLIC COMMENT (NON-AGENDA ITEMS)**

8. **ITEMS FROM THE CITY COUNCIL**

9. **CONSENT CALENDAR** *(All matters listed under the Consent Calendar are considered by the Council/Agency to be routine and will be acted upon in a single motion. There will not be separate discussions of these items unless a request is made prior to the time the Council/Agency considers the motion to adopt.)*

9.1 Approve the Minutes from the August 16, 2022 Regular Meeting of the Dixon City Council.

Item Initiated By: Jim Lindley, City Manager

Authorized By: Jim Lindley, City Manager

Prepared By: Lupe Ruiz, Administrative City Clerk

9.2 Adopt a Resolution approving the Enumeration of Claims.

Item Initiated By: Kate Zawadzki, Finance Director

Authorized By: Jim Lindley, City Manager

Prepared By: Kate Zawadzki, Finance Director

9.3 Adopt a resolution authorizing City Staff to advertise Request for Qualifications (RFQ) for professional services for design of the Wastewater Treatment Facility Expansion.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities

Authorized By: Jim Lindley, City Manager

Prepared By: Jordan Santos, Junior Engineer

9.4 Adopt Resolutions:

- 1) Authorizing the execution of a Subdivision Improvement Agreement and amending the Fiscal Year 2022/23 budget to include associated revenues for the Homestead Phase 3 Village 12 Subdivision; and

- 2) Authorizing the execution of a Subdivision Improvement Agreement and amending the Fiscal Year 2022/23 budget to include associated revenues for the Homestead Phase 4 Village 13 Subdivision; and
- 3) Authorizing the execution of a Subdivision Improvement Agreement and amending the Fiscal Year 2022/23 budget to include associated revenues for the Homestead Phase 4 Village 14 Subdivision; and
- 4) Authorizing the execution of a Subdivision Improvement Agreement and amending the Fiscal Year 2022/23 budget to include associated revenues for the Homestead Phase 4 Village 15 Subdivision.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities

Authorized By: Jim Lindley, City Manager

Prepared By: Scott Alman, P.E., Staff Augmentation Consultant

9.5 Adopt resolutions authorizing:

1. City Staff to execute Task Order 552 for Harris & Associates (“Harris”) to provide construction management and public works inspection services related to warranty enforcement of the Homestead Phase 1 Backbone for a time and expense budget amount not to exceed \$9,418;
2. City Staff to execute Task Order 553 for Harris & Associates (“Harris”) to provide construction management and public works inspection services related to warranty enforcement of the Homestead Phase 1 Village 1 for a time and expense budget amount not to exceed \$4,097;
3. City Staff to execute Task Order 554 for Harris & Associates (“Harris”) to provide construction management and public works inspection services related to warranty enforcement of the Homestead Phase 1 Village 2 for a time and expense budget amount not to exceed \$4,207;
4. City Staff to execute Task Order 555 for Harris & Associates (“Harris”) to provide construction management and public works inspection services related to warranty enforcement of the Homestead Phase 1 Village 3A for a time and expense budget amount not to exceed \$8,131;
5. City Staff to execute Task Order 556 for Harris & Associates (“Harris”) to provide construction management and public works inspection services related to warranty enforcement of the Homestead Phase 1 Village 3B for a time and expense budget amount not to exceed \$8,131;
6. City Staff to execute Task Order 557 for Harris & Associates (“Harris”) to provide construction management and public works inspection services related to warranty enforcement of the Homestead Phase 1 Village 3C for a time and expense budget amount not to exceed \$3,600;
7. Corresponding Fiscal Year 2022-2023 budget amendments with no net fiscal impact.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities

Authorized By: Jim Lindley, City Manager

Prepared By: William Garcia, P.E., Staff Augmentation Consultant

- 9.6 Adopt a resolution authorizing: (1) City Staff to execute Task Order 625 to Harris & Associates (“Harris”) to provide reimbursement review services for Valley Glen II Community Facilities District (CFD) 2015-01, for a time and expense budget not to exceed \$29,656; and (2) a corresponding Fiscal Year 2022/23 budget amendment.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: William Garcia, P.E., Staff Augmentation Consultant

- 9.7 Adopt a resolution authorizing the City Manager to execute:
- 1) Amendment No. 1 extending the term of the City's Professional Services Agreement (PSA) No. 21-038 with DKS Associates ("DKS") to June 30, 2023; and
 - 2) Amendment No. 2 to the City's Professional Services Agreement ("PSA") 21-038 with DKS Associates ("DKS") to complete preliminary traffic engineering and transportation planning services for the Lewis Lincoln Square Development Project for a time and material budget not to exceed \$10,865; and
 - 3) Amendment No. 3 to the City's Professional Services Agreement ("PSA") 21-038 with DKS Associates ("DKS") to complete travel demand modeling support for the Milk Farm Redevelopment Project for time and material budget not to exceed \$20,455.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Junior Engineer

- 9.8 Adopt a Resolution (1) authorizing City staff to execute a purchase order with Turf Star Western for a 24.8HP Kubota Diesel Slope Mower for a price not to exceed \$75,311 and (2) a corresponding budget amendment of \$5,311.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Junior Engineer

- 9.9 Adopt a resolution authorizing City Staff to execute Amendment 36 to West Yost PSA (Agreement No. 16-005) to provide Engineering Services for a City-Wide Stormwater Master Plan Update for a time and expense budget not to exceed \$264,848.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Junior Engineer

- 9.10 Adopt a resolution authorizing City Staff to advertise Request for Qualifications (RFQ) for professional services for design of the City Hall Expansion Project.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Jordan Santos, Junior Engineer

- 9.11 Adopt a resolution authorizing the City Manager to execute an Amendment to the Construction Contract with Granite Rock Company to complete additional work related to the Parkway Boulevard Western Embankment and Utilities Project.

Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Jordan Santos, Junior Engineer

- 9.12 Adopt a Resolution authorizing:
- 1) City Staff to approve allocation of \$40,000 in Caltrans funding and \$5,000 in local match funding to the County-wide Local Road Safety Plan (LRSP) currently being prepared by the Solano Transportation Authority (STA); and
 - 2) A corresponding budget amendment.
- Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: William Garcia, P.E., Staff Augmentation Consultant
- 9.13 Adopt a resolution approving the following proposed Caltrans Designated Maintenance Agreement, Electrical Facilities Cost Share Agreement, and the Freeway Maintenance Agreement Exhibits.
- Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Jordan Santos, Junior Engineer
- 9.14 Adopt a Resolution authorizing execution of a Professional Service Agreement (“PSA”) with Aramark Uniform Services (“AUS”) for a three-year Uniform and Janitorial Supply Contract for an annual amount not to exceed \$35,000.
- Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.15 Adopt a Resolution authorizing City staff to procure from Sterling May, through the Sourcewell state bid, the \$46,666.80 EXMARK 96” Lazer Z mower.
- Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.16 Adopt a resolution authorizing the City Manager to update the Water Operator I and II job classification series.
- Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Rachel Ancheta, Human Resources Director
- 9.17 Adopt resolution authorizing the City Manager to execute the First Amendment to the Memorandum of Agreement (MOA) between the County of Solano (County) and the City of Dixon (City) for fire dispatch services.
- Item Initiated By: Todd McNeal, Fire Chief
Authorized By: Jim Lindley, City Manager
Prepared By: Andi Horigan, Administrative Manager
- 9.18 Amendment #1 to a Professional Services Agreement (PSA) with TRB+ Associates for reimbursable Building and Fire inspection services for home construction and a new private recreational amenity center at Homestead Subdivision (Villages 1, 2, 3a, 3b, 3c, 4, 5, 6, 7, 8, 9 and 10) to extend the term by one additional year and increase the budget by \$1,034,450, to a

maximum not-to-exceed budget of \$2,534,450, and a corresponding budget amendment with no net fiscal impact.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Raffi Boloyan, Community Development Director

- 9.19 Amendment #1 to a Professional Services Agreement (PSA) with DeNovo Planning Group to prepare an Environmental Impact Report (EIR) for the Milk Farm project with a time and material budget not-to-exceed \$579,033, including a 15% contingency, and corresponding budget amendment with no net fiscal impact.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Raffi Boloyan, Community Development Director

- 9.20 Professional Services Agreement (PSA) with Land Logistics, Inc. and Raney Planning and Management, Inc. to serve as contract planner and CEQA consultant for the Pedrick Rd industrial development project, with a budget not-to-exceed \$72,000; and a corresponding budget amendment with no net fiscal impact

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Raffi Boloyan, Community Development Director

- 9.21 Adopt resolution supporting the Concerts in the Plaza event series, approve the request from the Dixon District Chamber of Commerce to host the Concerts in the Plaza series on September 29, October 6, October 13 and October 20 in the Downtown Plaza, establish specific use conditions for the event, authorize the use of City staff on over-time at City expense, and authorize the use of the City of Dixon logo to be used on any published materials for the event.

Item Initiated By: Jim Lindley, City Manager

Authorized By: Jim Lindley, City Manager

Prepared By: Madeline Graf, Public Information Officer

10. PUBLIC HEARINGS

- 10.1 Waive first reading, read by title only and introduce an ordinance of the Dixon City Council ("City Council") amending Section 9.01.020, Nuisance and Nuisance Conditions Defined, of Chapter 9.01, Public Nuisances, and adding Chapter 09.05 Noise Control, to Title 09, Health and Safety to the Dixon Municipal Code ("DMC"), to control disruptive, excessive and offensive noise in the City of Dixon ("City").

Item Initiated By: Councilmember Jim Ernest

Authorized By: Jim Lindley, City Manager

Prepared By: Douglas L. White, City Attorney

Presented By: Douglas L. White, City Attorney

- 10.2 Housing Element Update (2023-2031) – Prior to the submittal of the Draft Housing Element to the State Department of Housing and Community Development (HCD) for their review and comment, a Draft Housing Element for City of Dixon has been prepared and been made available for a 30 day

public review and comment period. Following review of the Draft, the City will consider all comments, including those of HCD and revise the Housing Element for consideration and final adoption by the Planning Commission and Council

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Raffi Boloyan, Community Development Director

Presented By: Raffi Boloyan, Community Development Director

10.3 Public Hearing on Issuance of Tax-Exempt Bonds for Silvey Villas at Homestead Apartments.

1. Conduct a Tax Equity and Fiscal Responsibility Act Hearing in consideration of the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of Silvey Villas Partners, L.P., to provide financing for the acquisition, construction, improvement, and equipping of a 72-unit senior multifamily rental housing project generally known as Silvey Villas at Homestead Apartments.

2. Adopt a resolution approving the issuance of Bonds by the California Statewide Communities Development Authority not to exceed \$18,000,000, for the benefit of Silvey Villas Partners, L.P., to provide financing for the acquisition, construction, improvement, and equipping of a 72-unit senior multifamily rental housing project generally known as Silvey Villas at Homestead Apartments.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Raffi Boloyan, Community Development Director

Presented By: Raffi Boloyan, Community Development Director

10.4 Adopt a resolution approving the Dixon Redit-Ride Short Range Transit Plan (“SRTP”) for Fiscal Years 2022 – 2028.

Item Initiated By: Louren Kotow, Public Works Director

Authorized By: Jim Lindley, City Manager

Prepared By: Louren Kotow, Public Works Director

Presented By: Louren Kotow, Public Works Director.

11. **UNFINISHED BUSINESS**

None.

12. **NEW BUSINESS**

12.1 Adopt a resolution to establish:

A) A name for the plaza and City parking lot project located at East A Street and South 1st Street, known informally as the “Downtown Plaza” or “Pardi Market Plaza”.

B) Artwork for the stage located at the project site.

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Jim Lindley, City Manager

Prepared By: Madeline Graf, Public Information Officer

Presented By: Madeline Graf, Public Information Officer

- 12.2 Receive an update of the fourth quarter Fiscal Year (FY) 2021-22 budget projections and financial results.
Item Initiated By: Kate Zawadzki, Finance Director
Authorized By: Jim Lindley, City Manager
Prepared By: Kate Zawadzki, Finance Director
Presented By: Kate Zawadzki, Finance Director

- 12.3 Adopt a resolution authorizing a Fiscal Year 2022-23 Budget amendment in the amount of \$7,600 for sparrow exclusion work at the Downtown Plaza stage.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
Presented By: Louren Kotow, Public Works Director

- 12.4 Receive annual report on the City of Dixon’s Read-Ride Golden Pass Program.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
Presented By: Louren Kotow, Public Works Director

13. PUBLIC COMMENT (NON-AGENDA ITEMS)

14. ITEMS FROM THE CITY COUNCIL

15. ITEMS FROM THE CITY ATTORNEY

16. ITEMS FROM THE CITY MANAGER

17. INFORMATIONAL ITEMS - Upcoming Meetings (30-day Calendar)

09/27/2022	7:00 p.m.	Parks & Recreation Commission
10/04/2022	7:00 p.m.	City Council
10/11/2022	7:00 p.m.	Planning Commission
10/12/2022	5:30 p.m.	Vacaville Dixon Greenbelt Authority
10/18/2022	7:00 p.m.	City Council
10/19/2022	7:00 p.m.	Transportation Advisory Commission

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on October 4, 2022.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/CityofDixonCA)

Follow us on Twitter (www.twitter.com/cityofdixonca)

Sign up to receive City Communications via email (www.ci.dixon.ca.us/list.asp?mode=de)

I, Kristin M. Janisch, Elected City Clerk do hereby certify that I have created a true copy of the above notice and agenda to be delivered to each of the members of the Dixon City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 600 East A St, Dixon, CA at 5:00 pm., Friday, September 16, 2022.

Dated: Friday, September 16, 2022

Elected City Clerk