



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

March 21, 2023

**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 Don Hendershot	Voice Mailbox 1206
Councilmember Thom Bogue	Voice Mailbox 1203
Councilmember Jim Ernest	Voice Mailbox 1205
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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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.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONFLICT OF INTEREST**
5. **APPROVAL OF AGENDA**
6. **PRESENTATIONS/PROCLAMATIONS/RECOGNITION**
 - 6.1 Presentation of Dixon Police Department Annual Report.
Item Initiated By: Robert Thompson, Chief of Police
Authorized By: Jim Lindley, City Manager
Presented By: Robert Thompson, Chief of Police
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 March 7, 2023 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 Consider and Approve Resolution No. XX, A Resolution of the City Council of the City of Dixon to Proclaim the Termination of the Local Emergency Due to the Novel Coronavirus.
Item Initiated By: Douglas L. White, City Attorney
Authorized By: Jim Lindley, City Manager
Prepared By: Douglas L. White, City Attorney
- 9.4 Adopt resolution supporting the Concerts in the Plaza event series, approve the request from the Dixon District Chamber of Commerce to host eleven concerts from May 2023 - October 2023 in the Pardi 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
- 9.5 Adopt resolution supporting the twelfth annual Dixon Grillin & Chillin event, approve the request from Dixon Grillin & Chillin to host the twelfth annual Grillin & Chillin event on July 15, 2023 in Downtown Dixon, approve request to close certain streets in Downtown Dixon, 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 event staff shirts and any published material for the event.
Item Initiated By: Jim Lindley, City Manager
Authorized By: Jim Lindley, City Manager
Prepared By: Madeline Graf, Public Information Officer
- 9.6 Adopt a resolution authorizing City Staff to execute Task Order Amendment 535.3 for Harris & Associates ("Harris") to provide project management, construction management, and public works inspection services for Homestead Phase 2A Backbone Improvements for an amount not to exceed \$92,708 and process a corresponding budget amendment 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: Brandon Rodriguez, P.E., Senior Civil Engineer
- 9.7 Adopt a resolution approving the following proposed Pacific Gas & Electric Company (PG&E) Utility Agreement to relocate a PG&E facility in order to accommodate the continued development of the Parkway Boulevard Grade Separation.
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Jordan Santos, Junior Engineer

- 9.8 Adopt a Resolution authorizing the City Clerk to advertise for Request for Qualifications (RFQ) for an on-call electrical services contractor for the Department of Engineering/Utilities.
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Brandon Rodriguez, P.E., Senior Civil Engineer
- 9.9 Adopt a Resolution authorizing the City Clerk to advertise for Request for Qualifications (RFQ) for an on-call pump maintenance and motor mechanics services contractor for the Department of Engineering/Utilities.
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Brandon Rodriguez, P.E., Senior Civil Engineer
- 9.10 Adopt a resolution authorizing the City Staff to execute Amendment No. 39 expanding the scope of West Yost Associates (“West Yost”) services to provide engineering support for the proposed Dixon 257 Development Project for a time and materials cost, not to exceed \$32,000; and a corresponding budget amendment 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: Leland Markusen, Junior Engineer
- 9.11 Adopt a resolution authorizing the City Manager to execute Amendment 5 extending the term of the City’s Professional Services Agreement (PSA) No. 18-002 with Raftelis Financial Consultants, Inc. (“Raftelis”) to June 30, 2025.
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Josh Hudson, Water Operations Supervisor
- 9.12 Adopt a Resolution authorizing the City Manager to negotiate and execute an agreement with Specialized Construction, to perform renovations at the City of Dixon’s Senior/Multi-Use Center (SMUC) for an amount of \$48,845.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.13 Adopt a Resolution directing the Public Works Director to prepare the Fiscal Year (FY) 2023-24 Engineer’s Report for the Dixon Landscaping and Lighting Maintenance District (“LLMD”).
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.14 Adopt a Resolution authorizing the City Manager to negotiate and execute an agreement with DC Solar Electric Inc., to make repairs at the City of Dixon Police and Fire Department Headquarters solar systems for an amount of \$13,482, and approve a corresponding FY 22-23 budget amendment.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director

10. PUBLIC HEARINGS

10.1 General Plan Amendment for 2023-2031 Housing Element and 2023 Natural Environment Element Update - Consider adoption of the Dixon Housing Element (2023-2031) and update to the Natural Environment Element of the Dixon General Plan 2040. In addition, consider suspension of the City's growth control ordinance known as Measure B and the corresponding Addendum to the Final Environmental Impact Report for the Dixon General Plan 2040.

Recommended Action(s):

1. Adopt a Resolution adopting an Addendum to the Dixon General Plan 2040 Final Environmental Impact Report, for updates to the Housing Element and Natural Environmental Element, in accordance with the California Environmental Quality Act; and
2. Adopt a Resolution adopting the 2023-2031 Dixon Housing Element as part of the Dixon General Plan 2040; and
3. Adopt a Resolution adopting the update to the Natural Environment Element as part of the Dixon General Plan 2040; and
4. Adopt a Resolution suspending the City's growth control ordinance, known as "Measure B", for the term of the 6th Cycle Housing Element planning period.

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

10.2 Prospera Apartments at Homestead – Consider the approval for issuance of tax-exempt bond financing by the California Statewide Communities Development Authority, not to exceed \$27,000,000, for the benefit of Prospera Homestead Partners, L.P., to provide financing for the acquisition, construction, improvement, and equipping of a 108-unit affordable multifamily rental housing project generally known as Prospera at Homestead Apartment located at the southwest corner of North Parkway and Whispering Way and the northwest corner of Whispering Way and Mourning Dove Drive (APN 0114-011-250).

Recommended Action(s):

Adopt a Resolution approving the issuance of bonds by the California Statewide Communities Development Authority, not to exceed \$27,000,000, for the benefit of Prospera Homestead Partners, LP., to provide financing for the acquisition, construction, improvement, and equipping of a 108-unit multifamily rental housing project generally known as Prospera 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

- 10.3 Adopt a Resolution accepting the Sewer Collection System Master Plan (“SCSMP”), prepared by Stantec (dated March 2023), and direct staff to continue seeking funding opportunities to implement the recommended improvements.

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

Authorized By: Jim Lindley, City Manager

Prepared By: Brandon Rodriguez, P.E., Senior Civil Engineer

Presented By: Brandon Rodriguez, P.E., Senior Civil Engineer

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

- 12.1 (1) Provide direction to staff with regard to the Scope and Structure of the Water Rate Advisory Ad Hoc Committee; (2) Appointment of individuals to the Water Rate Advisory Ad Hoc Committee or Elect to Delay Appointment; and (3) Set a date for the first meeting of the Water Rate Advisory Ad Hoc Committee.

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Jim Lindley, City Manager

Prepared By: Douglas L. White, City Attorney

Presented By: Douglas L. White, City Attorney

- 12.2 Direct staff to prepare an evaluation of the City’s regulations for cannabis delivery businesses, the framework for development agreements for all other cannabis businesses and the cannabis business tax. Staff seeks direction on whether Council wishes to keep the current requirements or amend the Municipal Code.

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Jim Lindley, City Manager

Prepared By: Douglas L. White, City Attorney

Presented By: Douglas L. White, City Attorney

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)

03/28/2023	7:00 p.m.	Parks & Recreation Commission
04/04/2023	7:00 p.m.	City Council
04/11/2023	7:00 p.m.	Planning Commission
04/12/2023	5:30 p.m.	Vacaville Dixon Greenbelt Authority
04/18/2023	7:00 p.m.	City Council
04/19/2023	7:00 p.m.	Transportation Advisory Commission
04/24/2023	6:30 p.m.	Special City Council & Planning Commission Meeting Joint Study Session #3
04/25/2023	7:00 p.m.	Parks & Recreation Commission

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on April 4, 2023.

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, March 17, 2023.

Dated: Friday, March 17, 2023

Elected City Clerk