



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

October 17, 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



AGENDA

**REGULAR MEETING OF THE
DIXON CITY COUNCIL**

October 17, 2023

**CITY OF DIXON
600 EAST A STREET
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=R2dxZ3RkbU9SQXdIUUVlRkc0QlQwZz09> 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 6:30 P.M.**
 - 0.0 ROLL CALL**
 - 0.1 PUBLIC COMMENT (CLOSED SESSION AGENDA ITEMS ONLY)**
 - 0.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
(Gov. Code, § 54956.9)
Name of Case: Porter, et al. v. Solano County, et al.
Claim 4A22020TNZC-0001, Case 2:21-CV-01473
- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CONFLICT OF INTEREST**
- 5. APPROVAL OF AGENDA**
- 6. PRESENTATIONS/PROCLAMATIONS/RECOGNITION**
None.
- 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 October 3, 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 Adopt a resolution authorizing City Staff to execute Consultant Services Agreement (“CSA”) Amendment No. 10 with Stantec Consulting Services Inc. (“Stantec”) to provide final design and bid support services for the North Lincoln Sewer Lift Station Capital Improvement Project No. 315-31005 (“Project”) for an amount not to exceed \$97,500.
Item Initiated By: Andrew MacDonald, P.E., Interim City Engineer
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Junior Engineer
- 9.4 Adopt a resolution authorizing City staff to execute Amendment No. 1 to the City’s Professional Services Agreement (“PSA”) with 4LEAF, Inc. to increase the budget by \$41,000, to a total of \$66,000.
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Jim Lindley, City Manager
Prepared By: Raffi Boloyan, Community Development Director
- 9.5 Adopt a resolution approving the City of Dixon’s Title VI Plan regarding transit services and non-discrimination based on race, color, or national origin.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.6 Adopt resolution supporting the thirteenth annual Dixon Grillin-n-Chillin event, approve the request from Dixon Grillin-n-Chillin to host the thirteenth annual Grillin-n-Chillin event on June 29, 2024 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: Lupe Ruiz, Administrative City Clerk

10. PUBLIC HEARINGS

10.1 **SW Corner of North Lincoln Street and North 1st Street (Independence in Dixon, formerly the Lincoln Square Project)** - A Request for an amendment to the previously approved Planned Development District (PD20-01), Tentative Map (TM20-01), and Design Review (DR20-10) approved by the City Council on March 15, 2022 to allow the construction of a Rotten Robbie's gas station/convenience store on a 2.27 acres and 100 detached, single family residential homes on individual lots on the remaining 10.99 acres of the 13.26 -acre site located at the southwest corner of North 1st Street and North Lincoln Street. This amendment application proposes modifications to the residential component of the project, including the Planned Development District (PD23-01), Tentative Map (TM23-01) and Design Review (DR23-01) to allow the construction of 93 duplex buildings, consisting of 186 dwelling units and an amenity center and pool. The project modifies the access and parking to the property, provides either 2-car or 1-car garage, private yards and open spaces, a pool and amenities center. The applicant is requesting, that the existing Tentative Map be modified and become a condo map for potential future sale of the residential units as air space units. No changes to the commercial component are proposed, which is currently under construction. This item also involves approval of a Community Facilities District (CFD) Agreement with the applicant. The current General Plan land use designation is Corridor Mixed Use. APNs: 0108-110-450 and -460; Zoning District: Planned Multiple Residential – Planned Development (PMR-PD) and Service Commercial – Planned Development (CS-PD); Lewis Land Developers, LLC owner and applicant; File No: PA23-08, PD23-01/TM23-01/DR23-01.

Item Recommended Action(s):

Adopt the following three resolutions recommending to the City Council:

1. Adopt a Resolution adopting an Addendum to the Lincoln Square Initial Study/Mitigated Negative Declaration and its corresponding Mitigation Monitoring and Reporting Program.
2. Waive first reading, read by title only, and introduce an Ordinance of the Dixon City Council for a Planned Development Rezoning (PD23-01) to modify the use and development standards of the Planned Development.
3. Adopt a Resolution Conditionally Approving the Amendments to the Tentative Map and Design Review for the project.
4. Adopt a Resolution authorizing the City Manager to execute an Agreement regarding a Community Facilities District (CFD) and covenants running with the land for the project.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Scott Greeley, Associate Planner

Presented By: Scott Greeley, Associate Planner

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

12.1 Adopt a resolution amending the fiscal year 2023-2024 General Fund Budget for \$76,000, to provide consultant services for construction Fire plan review and inspection services.

Item Initiated By: Todd McNeal, Fire Chief

Authorized By: Jim Lindley, City Manager

Prepared By: Andi Horigan, Fire Administrative Manager

Presented By: Todd McNeal, Fire Chief

12.2 Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with Goodwin Consulting Group, Inc for Community Facilities District Formation, Annexation and Administration Services and approve the related budget amendment.

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

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)

	10/18/2023	7:00 p.m.	Transportation Advisory Commission
	10/24/2023	7:00 p.m.	Parks & Recreation Commission
	10/26/2023	7:00 p.m.	Water Rate Advisory Ad Hoc Committee
	11/07/2023	7:00 p.m.	City Council
	11/08/2023	5:30 p.m.	Vacaville Dixon Greenbelt Authority
	11/14/2023	7:00 p.m.	Planning Commission
CANCELED	11/21/2023	7:00 p.m.	City Council

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on November 7, 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., Thursday, October 12, 2023.

Dated: Thursday, October 12, 2023

Elected City Clerk