



## **AGENDA**

### **REGULAR MEETING OF THE DIXON CITY COUNCIL**

**January 7, 2025**

**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 providing full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The Council Chamber 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.cityofdixonca.gov](http://www.cityofdixonca.gov).
- 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.cityofdixonca.gov](http://www.cityofdixonca.gov).
- 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.cityofdixonca.gov](http://www.cityofdixonca.gov) 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.

<b>City Council and City Treasurer Telephone Number:</b>	<b>(707) 678-7000</b>
<b>Mayor Steven Bird</b>	<b>Voice Mailbox 1201</b>
<b>Vice Mayor Kevin Johnson</b>	<b>Voice Mailbox 1207</b>
<b>Councilmember Thom Bogue</b>	<b>Voice Mailbox 1203</b>
<b>Councilmember Jim Ernest</b>	<b>Voice Mailbox 1205</b>
<b>Councilmember Don Hendershot</b>	<b>Voice Mailbox 1206</b>
<b>City Treasurer Simon A. LeBleu</b>	<b>Voice Mailbox 1208</b>
<b>Elected City Clerk Kristin M. Janisch</b>	<b>Voice Mailbox 1202</b>
<b>Website: <a href="http://www.cityofdixonca.gov">www.cityofdixonca.gov</a></b>	<b>E-mail: <a href="mailto:cityhall@cityofdixonca.gov">cityhall@cityofdixonca.gov</a></b>



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REGULAR MEETING OF THE  
DIXON CITY COUNCIL

January 7, 2025

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=R2dxZ3RkbU9SQXdlUVlIRkc0QlQwZz09&omn=82932851891> 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 – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Gov. Code, § 54956.9(d)(4):

One (1) potential matter

Item 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**

6.1 Badge Pinning of New Fire Department Personnel.

Item Initiated By: Greg Lewis, Interim Fire Chief

Authorized By: Jim Lindley, City Manager

Presented By: Greg Lewis, Interim Fire Chief

**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 December 12, 2024 Emergency Meeting of the Dixon City Council and December 17, 2024 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 the City Manager to execute a professional services agreement with Coastland Civil Engineering, LLP to provide engineering plan check services for the Campus at Dixon project for \$59,460; and approving a corresponding budget amendment with no net fiscal impact.

Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities

Authorized By: Jim Lindley, City Manager

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

9.4 Adopt a resolution authorizing the City Manager to execute the first amendment of the city's professional services agreement (PSA No. 23-049) with DKS Associates ("DKS") for continued "On-Call" Traffic Engineering & Transportation Support Services with a not-to-exceed amount of \$25,000.

Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities

Authorized By: Jim Lindley, City Manager

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

9.5 Adopt a resolution (1) amending the fiscal year 2024-2025 General Fund Budget by \$135,000, to continue to provide consultant services for Fire plan reviews and inspections and (2) increase the maximum, not-to-exceed limit to \$237,600.

Item Initiated By: Greg Lewis, Interim Fire Chief

Authorized By: Jim Lindley, City Manager

Prepared By: Rachel Domgaard, Administrative Assistant

**10. PUBLIC HEARINGS**

10.1 Amendments to Northeast Quadrant Specific Plan related to a Vacant 37.5 Acre Site Along Pedrick Rd (Dixon Innovation Center Project) – Request for a series of amendments to the Northeast Quadrant Specific Plan (NESP) focused on a 37.5 acre vacant lot zoned General Industrial (IG)– NESP Overlay, which is planned for future industrial development. The applicant has proposed amendments to the NESP which include:

- 1) Amendment to Figure 2-2, Land Use Element, to change the designation from CH (Highway Commercial), to ML, Light Industrial to be in conformance with the existing Industrial General Plan land use designation and General Industrial – Northeast Quadrant Specific Plan (IG-NESP) zoning, and
- 2) Addition of comprehensive Industrial land use regulations and development standards to Specific Plan for the applicant’s 37.5 acre site. No development is proposed or included in this action and would be subject to separate consideration and action at a future date.  
APN: 0111-010-080; Zoning District: General Industrial (IG); PW Fund B Development, LLC, owner, Bret Hogge, Buzz Oates Construction, applicant; File No: PA22-028, SPA22-01.

Adopt the following Resolutions:

- 1) Adoption of an Addendum to the EIR for Northeast Quad Specific Plan, and
  - 2) Approval of the amendments to the Northeast Quad Specific Plan.
- Item Initiated By: Raffi Boloyan, Community Development Director  
 Authorized By: Jim Lindley, City Manager  
 Prepared By: Raffi Boloyan, Community Development Director  
                   Brian Millar, Contract Planner  
 Presented By: Raffi Boloyan, Community Development Director  
                   Brian Millar, Contract Planner

**11. UNFINISHED BUSINESS**

None.

**12. NEW BUSINESS**

12.1 Adopt a Resolution accepting the FY 2023-24 Annual Comprehensive Financial Report.

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

12.2 Adopt a resolution authorizing the installation of a No Parking Zone by the placement of a red curb at the Dixon May Fair Grounds (“Fair Grounds”) Gate A in the vicinity of 180 East Chestnut Street.

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

12.3 Matters relating to City Council Assignments:

1. Review and revise, as necessary, the City Council Committee and Commissions Assignments for 2025, and
2. Adopt a Resolution reflecting 2025 assignments which must be memorialized by formal Council resolution; and
3. By Minute Action, determine the term length for the City’s Vice Mayor and select a Vice-Mayor to fill the designated term.

Item Initiated By: Jim Lindley, City Manager  
 Authorized By: Jim Lindley, City Manager

Prepared By: Lupe Ruiz, Administrative City Clerk  
Presented By: Jim Lindley, City Manager

**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)**

CANCELED	01/08/2025	5:30 p.m.	Vacaville Dixon Greenbelt Authority
	01/14/2025	5:00 p.m.	Special Planning Commission Study Session
	01/14/2025	7:00 p.m.	Planning Commission
	01/21/2025	5:00 p.m.	Special City Council Study Session
	01/21/2025	7:00 p.m.	City Council
	01/28/2025	7:00 p.m.	Parks & Recreation Commission

**18. ADJOURNMENT**

Adjourn to the Special Meeting of the Dixon City Council on January 21, 2025.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook ([www.facebook.com/CityofDixonCA](http://www.facebook.com/CityofDixonCA) )

Follow us on Twitter ([www.twitter.com/cityofdixonca](http://www.twitter.com/cityofdixonca))

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, January 2, 2025.

Dated: Thursday, January 2, 2025

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Elected City Clerk