



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

March 18, 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.
- 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.
- 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 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 Thom Bogue	Voice Mailbox 1203
Councilmember Jim Ernest	Voice Mailbox 1205
Councilmember Don Hendershot	Voice Mailbox 1206
Councilmember Kevin Johnson	Voice Mailbox 1207
City Treasurer Simon A. LeBleu	Voice Mailbox 1208
Elected City Clerk Kristin M. Janisch	Voice Mailbox 1202
Website: www.cityofdixonca.gov	E-mail: cityhall@cityofdixonca.gov



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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=82528969653> 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 LIABILITY CLAIMS (GOV. CODE, § 54956.95)

Claimant: Donna Herrera

Agency Claimed Against: City of Dixon

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Rachel Ancheta, Human Resources Director

0.3 CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Gov. Code, § 54956.9(d)(4): One (1) matter.

Item Initiated By: Jim Lindley, City Manager

Authorized By: Jim Lindley, City Manager

0.4 CONFERENCE WITH LABOR NEGOTIATORS:

Pursuant to Government Code § 54957.6

City Negotiators: Jim Lindley, Kate Zawadzki, Rachel Ancheta,
Douglas L. White, Jack Hughes

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

0.5 **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 Swearing in of Police Department Personnel.

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 4, 2025 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:

1. Acceptance of the 27” Sanitary Sewer Rehabilitation Project Phase 1 (“Project”) as complete and directing staff to file a Notice of Completion for the project.

2. The City Manager to execute a Change Order to the Construction Contract (CA 23-036) with Hardiman Construction, Inc. for completion of additional work on the Project.

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

Authorized By: Jim Lindley, City Manager

Prepared By: Leland Markusen, Junior Engineer

- 9.4 Adopt a Resolution accepting public improvements, accepting an offer of dedication, granting a 1-year Warranty for public improvements, and authorizing the City Clerk to file a Notice of Completion and Certificate of Acceptance for the public improvements with the Solano County Recorder for Homestead Phase 1 Village 4 (“P1V4”).
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Junior Engineer
- 9.5 Adopt a Resolution directing the Public Works Director to prepare the Fiscal Year (FY) 2025-26 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
- 9.6 Adopt a resolution that explicitly identifies the unrepresented employee groups, including Confidential-Mid Management, Professional Employees, and Confidential Senior Management classifications, in order to amend the contract with CalPERS to incorporate cost-sharing in accordance with Government Code 20516.
Item Initiated By: Rachel Ancheta, Human Resources Director
Authorized By: Jim Lindley, City Manager
Prepared By: Rachel Ancheta, Human Resources Director
Kim Stalie, Risk Analyst II
- 9.7 Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement (“PSA”) with Drayton Consulting Services, LLC (“DCS”) for leadership development and mentoring services for City of Dixon’s Fire management staff; and approve a FY 2024-25 budget amendment for \$44,000.
Item Initiated By: Jim Lindley, City Manager
Authorized By: Jim Lindley, City Manager
Prepared By: Rachel Ancheta, Human Resources Director
Presented By: Rachel Ancheta, Human Resources Director
Douglas L. White, City Attorney

10. PUBLIC HEARINGS

- 10.1 **The Campus Mixed-Use Development/Dixon 257:** Request for Certification of an Environmental Impact Report, including adoption of Statement of Overriding Consideration and approval of the Campus Mixed Use project (PA23-16) consisting of: 1) Amendments to the Northeast Quadrant Specific Plan (SP23-01), 2) Approval of a Development Agreement (DA23-01) 3) Planned Development Rezoning (RX23-01) and 4) Approval of a Large-Lot Vesting Tentative Map (TM23-01), Small-Lot Tentative Map (TM24-01) and Design Review to allow creation of a 48-acre Dixon Opportunity Center for up to 660,000 square feet of warehousing, office and related uses, 2 acres of commercial uses, up to 1,041 residential units, along with parks, paseos, and related infrastructure improvements on approximately 260 acres, extending west of Pedrick Rd and north of

Vaughan Rd. Assessor's Parcel Numbers (APN's) 0111-040-010, -020, -030, -040, and 0111-080-050.

Recommendation:

1. Resolution Certifying an Environmental Impact Report (EIR), making supporting Findings and adopting a Mitigation Monitoring and Reporting Program; and
2. Resolution Adopting a Statement of Overriding Considerations related to Significant and Unavoidable Impacts identified in the EIR; and
3. Resolution Approving amendments to the Northeast Quadrant Specific Plan; and
4. Waive first reading, read by title only, and introduce an Ordinance of the Dixon City Council Approving a Development Agreement; and
5. Waive first reading, read by title only, and introduce an Ordinance of the Dixon City Council Approving a Planned Development Rezoning; and
6. Resolution Approving a Large Lot Vesting Tentative Map, Small Lot Tentative Map and Design Review.

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 By minute action, authorize the Administrative City Clerk of the City of Dixon to issue a request for proposals for publication of the City's legal notices for Fiscal Year 2025-2026, July 1, 2025 through June 30, 2026.

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Jim Lindley, City Manager

Prepared By: Lupe Ruiz, Administrative City Clerk

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)

03/25/2025	7:00 p.m.	Parks & Recreation Commission
04/01/2025	7:00 p.m.	City Council
04/08/2025	7:00 p.m.	Planning Commission
04/09/2025	5:30 p.m.	Vacaville Dixon Greenbelt Authority
04/15/2025	7:00 p.m.	City Council
04/16/2025	7:00 p.m.	Transportation Advisory Commission
04/22/2025	7:00 p.m.	Parks & Recreation Commission

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on April 1, 2025.

ADDITIONAL CITY INFORMATION

Members of the public can:

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

Follow us on Twitter (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., Friday, March 14, 2025.

Dated: Friday, March 14, 2025

Elected City Clerk