



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

April 1, 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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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=82779608209> 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 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

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 the 2024 Police Department Annual Report.
Item Initiated By: Robert Thompson, Chief of Police
Authorized By: Jim Lindley, City Manager
Presented By: Christina Garcia, Police Services Analyst

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 18, 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 an update of Fund 460-505 - Pedrick Road Improvement Project in the 5-Year FY2025-2029 Capital Improvement Program Projections.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Jordan Santos, Junior Engineer
- 9.4 Adopt a Resolution authorizing: 1) the City Manager to execute Amendment #2 to the Professional Services Agreement (PSA) with Land Logistics, Inc for continuation of contract planner services associated with The Campus/Dixon 257 project to increase the time and materials budget by \$15,000, for a new a not-to-exceed amount of \$115,800; and 2) 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
- 9.5 Adopt a Resolution authorizing:
1. City Manager to execute a Professional Services Agreement (“PSA”) with AP Triton, LLC to prepare Emergency Service Master Plans (Fire and Police) and a Municipal Services Review associated with General Plan amendment from Harvest at Dixon Master Plan project and other;
and

2. 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

9.6 Waive Second Reading, read by title only, and adopt the following two Ordinances:

- 1) Ordinance approving a Development Agreement for The Campus Mixed Use Development; and
- 2) Ordinance adopting a Planned Development Rezoning for The Campus Mixed Use Development site.

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

9.7 Adopt a Resolution authorizing the City Manager to execute an agreement with the 36th District Agricultural Association (also known as the Dixon May Fair) for use of designated areas within Hall Park for parking during the annual May Fair.

Item Initiated By: Jim Lindley, City Manager
Authorized By: Jim Lindley, City Manager
Prepared By: Lupe Ruiz, Administrative City Clerk

9.8 Adopt a resolution authorizing:

1. The City Manager to execute a professional services agreement with Cartwright Nor Cal, Inc. to provide construction management and public works inspection services for a time and expense budget, not to exceed \$491,243; and
2. 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: Leland Markusen, Junior Engineer

9.9 Adopt resolutions:

1. Authorizing the City Manager to execute Amendment #4 for Lionakis for additional design scope associated with construction documents for the Police Station Second Story Expansion Project, for an amount not to exceed \$92,867.00; and
2. Authorizing a budget transfer in the amount of \$13,933.04, from PD 2nd Story – Consultants Professional to PD 2nd Story – Project Admin – Direct.

Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Robert Thompson, Chief of Police
Authorized By: Jim Lindley, City Manager
Prepared By: Andrew MacDonald, P.E., Consultant Project Manager

9.10 Adopt a resolution ratifying all appointments, previous and current, of the City's representative to the Solano Animal Control Authority ("SACA") Board of Directors.

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 **[Village 13 of Homestead]** - Planning Application (PLAPP25-0167) requesting amendment to the Planned Development Plan (PDRZ25-0169), and amendment to the Tentative Map (SUBD25-0168) for Village 13 of Homestead located at the northeast corner of Homestead Way and Evans Road; Assessor's Parcel Number (APN) 0114-012-120; Zoning: Medium Density Residential – Southwest Dixon Specific Plan (RM-SWSP) and Parks and Recreation – Southwest Dixon Specific Plan (PR-SWSP); General Plan Land Use Designation: Medium Density Residential (MDR) and Parks (P); Southwest Dixon Specific Plan Land Use Designation: Medium Density Low (MDL) and Park (P).

Recommendation:

1. Waive first reading and introduce an Ordinance amending Planned Development Plan (PDRZ 21-0169).
2. Adopt a Resolution approving a Tentative Map Amendment (SUBD25-0168).

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 to accept the Single Audit for the Fiscal Year Ended June 30, 2024.

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 Receive and accept the 2024 General Plan Annual Progress Report, Housing Element Annual Progress Report, and Housing Successor Agency Annual Report; and direct staff to file the Housing Element Annual Progress Report with the California Department of Housing and Community Development.

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

Austin Forde, Associate Planner

- 12.3 Update on Chrom VI Litigation by the City Attorney.
Item Initiated By: Councilmember Johson
Authorized By: Jim Lindley, City Manager
Prepared By: Douglas L. White, City Attorney
Presented By: Douglas L. White, City Attorney

- 12.4 Waive first reading, read by title only, and introduce an Ordinance of the City Council of the City of Dixon amending Chapter 12.11, Bicycles, and adding Chapter 12.12 Electric Scooters, to Title 12 Vehicles and Traffic, of the Dixon Municipal Code.
Item Initiated By: Robert Thompson, Chief of Police
Authorized By: Jim Lindley, City Manager
Prepared By: Robert Thompson, Chief of Police
Presented By: Robert Thompson, Chief of Police

- 12.5 Receive City Council direction related to concerns raised over public parking along North 4th Street between East A Street and East C Street.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Jordan Santos, Junior Engineer
Presented By: Christopher Fong, P.E., City Engineer/Director of Utilities

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)

	04/08/2025 7:00 p.m.	Planning Commission
CANCELED	04/09/2025 5:30 p.m.	Vacaville Dixon Greenbelt Authority
	04/15/2025 7:00 p.m.	City Council
CANCELED	04/16/2025 7:00 p.m.	Transportation Advisory Commission
	04/22/2025 7:00 p.m.	Parks & Recreation Commission
	05/06/2025 7:00 p.m.	City Council

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on April 15, 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 28, 2025.

Dated: Friday, March 28, 2025

Elected City Clerk