



**AGENDA**  
**REGULAR MEETING OF THE**  
**DIXON CITY COUNCIL**  
**DIXON PUBLIC FINANCING AUTHORITY**  
**SUCCESSOR AGENCY OF THE CITY OF DIXON**

**June 3, 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 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>Councilmember Kevin Johnson</b>	<b>Voice Mailbox 1207</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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**600 EAST A STREET**  
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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=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09&omn=89579945531> 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 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

**0.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Gov. Code, § 54956.9)

Name of Case: Neftali Almaraz and Juan Luis Gonzalez Padilla vs. State of California, County of Solano, City of Vacaville, City of Dixon, Dixon Housing Authority

Case No.: CU25-03756

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Rachel Ancheta, Human Resources Director

0.4 **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Gov. Code, § 54956.9)

Name of Case: City of Dixon v. HD Land, LLC, Solano County Superior Court Case No. CU24-09938

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Douglas L. White, City Attorney

0.5 **LIABILITY CLAIMS**

(Gov. Code, § 54956.95)

Claimant: Dixon Fire Station, LLC and its constituent members

Agency claimed against: City of Dixon, a California municipal corporation, and as Successor Agency of the Redevelopment Agency of the city of Dixon, a dissolved public body

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**

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 May 20, 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 City staff to execute Amendment No. 31 extending the term of the City's Consultant Services Agreement (CSA) No. 12-015 with Geocon Consultants, Inc., one (1) year for continued on-call materials testing services.  
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:
1. Accepting staff's proposed improvements for the Highway Safety Improvement Program ("HSIP") Cycle 11 Project and authorize staff to advertise for construction bids; and
  2. Finding the HSIP Cycle 11 Project to be Class 1 statutorily exempt from the California Environmental Quality Act (CEQA) per Section 15301(c) of the CEQA Guidelines; and
  3. Authorizing the City Clerk to file a Notice of Exemption for the above project with the County Clerk of Solano County in conformance with procedures for the filing of such notices in the CEQA and the CEQA guidelines.
- Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Jim Lindley, City Manager  
Prepared By: Jordan Santos, Junior Engineer
- 9.5 Adopt a Resolution authorizing the City Manager to:
1. Purchase four Read-Ride buses from A-Z Bus Sales using CalACT cooperative purchasing bid pricing not to exceed \$170,000 each; and
  2. Execute all documents necessary to secure said purchases.
- 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 authorizing the City Manager to enter into a five-year, interest-free agreement with Axon Enterprise, Inc. for the purchase of 35 TASER X10 conducted energy devices (CEDs), holsters, cartridges, and related support services in the amount of \$181,481.91. Authorize Year 1 funding from the current fiscal year budget using account 100-16100-520430-00000 (PD Special Supplies).  
Item Initiated By: Robert Thompson, Chief of Police  
Authorized By: Jim Lindley, City Manager  
Prepared By: Robert Thompson, Chief of Police
- 9.7 Adopt a resolution approving the City's Investment Policy for fiscal year (FY) 2025-26.  
Item Initiated By: Kate Zawadzki, Finance Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Kate Zawadzki, Finance Director

- 9.8 Adopt a Resolution authorizing:
1. City Manager to execute Amendment No. 1 to the Professional Services Agreement (“PSA”) with Placeworks to provide Planning services for the preparation of a General Plan amendment and other planning services associated with Southeast Dixon Master Plan project(s) to increase the time and expense budget to a maximum not-to-exceed amount of \$289,240, plus a \$23,386 contingency, and extend the term of agreement to March 31, 2028; 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

- 9.9 Adopt a Resolution authorizing the City Manager to negotiate and execute Amendment No.1 to PSA 24-028 with Element Electric Inc. to provide maintenance services for the current City of Dixon solar panels for a three-year contract total of \$51,330.
- 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 Adopt a Resolution approving the factors and the Appropriation Limit for FY 2025-26.
- Item Initiated By: Kate Zawadzki, Finance Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Stephanie Frank, Finance Analyst II  
Presented By: Kate Zawadzki, Finance Director

**11. UNFINISHED BUSINESS**

None.

**12. NEW BUSINESS**

***DIXON CITY COUNCIL, DIXON PUBLIC FINANCING AUTHORITY, SUCCESSOR AGENCY OF THE CITY OF DIXON***

- 12.1 Adopt a Joint Resolution approving and adopting the Annual Budget for FY 2025-2026 for the City of Dixon, the Successor Agency of the City of Dixon, and the Dixon Public Financing Authority (DPFA) in the amounts and purposes set forth in this resolution.
- Item Initiated By: Jim Lindley, City Manager  
Authorized By: Jim Lindley, City Manager  
Prepared By: Jim Lindley, City Manager  
Kate Zawadzki, Finance Director  
Presented By: Kate Zawadzki, Finance Director
- 12.2 Presentation on development activity update within the City of Dixon.  
Item Initiated By: Raffi Boloyan, Community Development Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Raffi Boloyan, Community Development 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)**

	06/10/2025	7:00 p.m.	Planning Commission
CANCELED	06/11/2025	5:30 p.m.	Vacaville Dixon Greenbelt Authority
	06/17/2025	7:00 p.m.	City Council
	06/18/2025	7:00 p.m.	Transportation Advisory Commission
	06/24/2025	7:00 p.m.	Parks & Recreation Commission
	07/01/2025	7:00 p.m.	City Council

18. **ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on June 17, 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., Friday, May 30, 2025.

Dated: Friday, May 30, 2025

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Elected City Clerk