



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

July 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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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=R2dxZ3RkbU9SQXdiUVIIRkc0QlQwZz09&omn=84557082098> 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 – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Gov. Code, § 54956.9(d)(2):

One (1) potential matter

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Jim Lindley, City Manager

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

(Gov. Code, § 54956.9)

Name of Case: Ceremello v. City of Dixon et al., Solano County Superior Court Case No. CU25-03432

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 new Fire Department Personnel.

Item Initiated By: Randy Shafer, Acting Fire Chief

Authorized By: Jim Lindley, City Manager

Presented By: Randy Shafer, Acting Fire Chief

6.2 Proclamation designating July as Parks and Recreation month.

Item Initiated By: Louren Kotow, Public Works Director

Authorized By: Jim Lindley, City Manager

Presented By: Mayor Steve Bird

6.3 Proclamation designating August 5, 2025 as National Night Out.

Item Initiated By: Robert Thompson, Chief of Police

Authorized By: Jim Lindley, City Manager

Presented By: Mayor Steve Bird

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 June 17, 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. The City Manager to execute a Professional Services Agreement (“PSA”) with Kimley Horn and Associates, Inc. to serve as Land Development Project Manager for the proposed “Lombardo Ranch” residential subdivision, annexation and Master Plan project, for a total budget not-to-exceed \$517,000.
 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
- 9.4 Adopt a resolution authorizing the City Manager to execute First Amendments to the Memoranda of Agreement (MOA) with the Solano County Sheriff’s Office for dispatch services provided to the Dixon Police Department and Dixon Fire Department, as follows:
1. For the Police Department: extend the term through June 30, 2026, and increase the per-call rate from \$20 to \$22.
 2. For the Fire Department: extend the term through June 30, 2026, with no change in rate.
- Item Initiated By: Robert Thompson, Chief of Police
Authorized By: Jim Lindley, City Manager
Prepared By: Robert Thompson, Chief of Police
- 9.5 Adopt a Resolution authorizing the City Manager to approve AT&T and Astound Broadband services to install wired internet for the Water Operations well sites; and approve a corresponding budget adjustment to increase FY 25/26 331-00000-530100-00000 Communications budget by \$19,608.
- Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Josh Hudson, Water Operations Supervisor
- 9.6 Adopt a resolution authorizing the purchase of a new John Deere 6135E Tractor with Cab and Loader for \$114,474 from Pape Machinery, Inc., utilizing the California Multiple Award Schedule (CMAS) for Agricultural and Turf Equipment.
- Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Sandy Jones, Chief Plant Operator

10. PUBLIC HEARINGS

10.1 Hold a public hearing regarding placing sewer account delinquencies on the property taxes of owners with delinquent City of Dixon Sewer accounts and adopt a Resolution authorizing the City of Dixon to confirm the assessment for delinquent sewer system accounts and to direct delinquencies to be placed on the property taxes of the identified properties.

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

10.2 Hold a public hearing regarding placing an assessment for the delinquent weed abatement account on the property tax bill of the owner and adopt a Resolution authorizing the City of Dixon to confirm the assessment for delinquent weed abatement accounts and to direct the delinquency to be placed on the property taxes of the identified property.

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

10.3 Matters regarding past due Recology Dixon accounts:

1. Conduct a public hearing;

2. Adopt a Resolution confirming the assessment for delinquent refuse collection accounts and directing assessments be placed against the properties listed on the attached Exhibit "A".

Item Initiated By: Louren Kotow, Public Works Director

Authorized By: Jim Lindley, City Manager

Prepared By: Louren Kotow, Public Works Director

Presented By: Louren Kotow, Public Works Director

10.4 Matters relating to the Dixon Landscaping and Lighting Maintenance District (LLMD):

1. Conduct a public hearing to receive comments on the proposed assessments for Fiscal Year 2025-26.

2. Adopt a Resolution approving the Engineer's Report for the LLMD for Fiscal Year 2025-26, including confirming the diagram and assessments, and ordering levy of assessments.

Item Initiated By: Louren Kotow, Public Works Director

Authorized By: Jim Lindley, City Manager

Prepared By: Louren Kotow, Public Works Director

Presented By: Louren Kotow, Public Works Director

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

12.1 By Minute Action, request City Council approval of the Mayor's recommended appointments to the Parks & Recreation Commission and Transportation Advisory Commission.

Item Initiated By: Jim Lindley, City Manager
Authorized By: Jim Lindley, City Manager
Prepared By: Lupe Ruiz, Administrative City Clerk
Presented By: Mayor Steve Bird

12.2 Adopt a resolution authorizing the City Manager for the following:
1. Establish a new job classification and salary schedule for the Construction Project Manager.
2. Reclassification of one existing Junior Engineer position to the Construction Project Manager classification.

Item Initiated By: Rachel Ancheta, Human Resources Director
Authorized By: Jim Lindley, City Manager
Prepared By: Rachel Ancheta, Human Resources Director
Christopher Fong, P.E., City Engineer/Director of Utilities
Presented By: Rachel Ancheta, Human Resources Director

12.3 Adopt a Resolution authorizing the City Manager to execute a lease agreement between the City of Dixon and Herold E. Robben, Jr., dba Robben Ranch for portions of Sections 6 & 7, T6N, R2E (southeast corner of Pedrick and Casey Roads) in the City of Dixon, County of Solano, State of California, also known as Solano County Assessor's Parcel Numbers 0143-020-080 (78.02 acres) and a portion of 0143-060-060 (lots 11 and 18 consisting of 38.7 acres of the 197.18 total acres).

Item Initiated By: Christopher Fong, City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Christopher Fong, City Engineer/Director of Utilities
Presented By: Christopher Fong, 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)

	07/08/2025	7:00 p.m.	Planning Commission
CANCELED	07/09/2025	5:30 p.m.	Vacaville Dixon Greenbelt Authority
	07/15/2025	7:00 p.m.	City Council
	07/22/2025	7:00 p.m.	Parks & Recreation Commission
CANCELED	08/05/2025	7:00 p.m.	City Council

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on July 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, June 27, 2025.

Dated: Friday, June 27, 2025

Elected City Clerk