



REVISED AGENDA
**REGULAR MEETING OF THE
DIXON CITY COUNCIL**

August 5, 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=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09&omn=83783604635> 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 LIABILITY CLAIMS (Gov. Code, § 54956.95)

Claimant: Cynthia Salter

Agency claimed against: City of Dixon

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Rachel Ancheta, Human Resources Director

0.4 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: Christopher Fong, P.E. City Engineer/Director of Utilities

Authorized By: Jim Lindley, City Manager

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

(Gov. Code, § 54956.9)

Name of Case: City of Dixon, a California municipal corporation, as Successor Agency of the Redevelopment Agency of the City of Dixon, a dissolved public body v. Dixon Fire Station, LLC et al., Solano County Superior Court Case No. CU25-02649

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONFLICT OF INTEREST**

5. **APPROVAL OF AGENDA**

6. **PRESENTATIONS/PROCLAMATIONS/RECOGNITION**

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 July 15, 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 Minute Action approving the Mayor's appointment of Terry Stenz to the Solano Transportation Authority (STA) Bicycle Advisory Committee (BAC).

Item Initiated By: Jim Lindley, City Manager

Authorized By: Jim Lindley, City Manager

Prepared By: Lupe Ruiz, Administrative City Clerk

9.4 Adopt a resolution:

1. Accepting the California Water Service Grant, and

2. Amending the FY 2025-2026 General Fund Budget for grant revenues and expenditures for the purchase of URVI safety equipment.

Item Initiated By: Randy Shafer, Acting Fire Chief

Authorized By: Jim Lindley, City Manager

Prepared By: Rachel Ramsey, Administrative Assistant

- 9.5 Adopt a resolution authorizing the City Manager to execute a ten (10) year agreement between the City of Dixon and the Dixon Fire Protection District for the City of Dixon to provide the Dixon Fire Protection District with fire protection services in exchange for annual payments to the City.
Item Initiated By: Randy Shafer, Acting Fire Chief
Authorized By: Jim Lindley, City Manager
Prepared By: Douglas L. White, City Attorney
- 9.6 Adopt a Resolution Authorizing:
1) City staff to execute the Subdivision Improvement Agreement for the Homestead Phase 3 Village 12 Subdivision; and
2) City staff to execute the Subdivision Improvement Agreement for the Homestead Phase 4 Village 14 Subdivision; and
3) City staff to execute the Subdivision Improvement Agreement for the Homestead Phase 4 Village 15 Subdivision; and
4) Corresponding budget amendments.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Junior Engineer
- 9.7 Adopt a resolution authorizing the City Manager to execute Amendment 1 to the professional services agreement ("PSA") No. 25-007 with Coastland Civil Engineering, LLP to provide engineering plan check services for the Campus at Dixon project for an additional \$45,000; 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: Jordan Santos, Junior Engineer
- 9.8 Adopt a Resolution authorizing City Council to;
1. Designate Aqua Metric Sales Company as the sole source vendor for water metering equipment and;
2. Univar Solutions as sole source vendors for sodium hypochlorite.
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
- 9.9 Adopt a Resolution addressing the need to engage a single, specialized laboratory testing firm, California Laboratory Services in Rancho Cordova, CA., for the laboratory testing services and needs, for the City's Water Operations and Wastewater Treatment Facility and seeks the council's approval for this sole source justification.
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
- 9.10 Adopt a Resolution authorizing the City Manager to execute a Professional Services Agreement ("PSA") with 4Leaf, Inc ("4Leaf") to provide on-call Building Division services (3rd party Building Permit plan review and other associated Building Permit/ Inspection services, with a not-to-exceed budget of \$255,000 and term thru July 31, 2026.
Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager
Prepared By: Raffi Boloyan, Community Development Director

- 9.11 Adopt a Resolution authorizing the City Manager to execute a Professional Services Agreement ("PSA") with Bureau Veritas ("BV") to provide on-call Building Division services (3rd party Building Permit plan review and other associated Building Permit/ Inspection services, with a not-to-exceed budget of \$255,000 and term thru July 31, 2026.

Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Jim Lindley, City Manager
Prepared By: Raffi Boloyan, Community Development Director

- 9.12 Adopt a Resolution authorizing the City Manager to execute a Professional Services Agreement ("PSA") with Development Compliance Solutions ("DevCom") to provide on-call Building Division services (3rd party Building Permit plan review and other associated Building Permit/ Inspection services, with a not-to-exceed budget of \$255,000 and term thru July 31, 2026.

Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Jim Lindley, City Manager
Prepared By: Raffi Boloyan, Community Development Director

- 9.13 Adopt a Resolution authorizing the City Manager to execute a Professional Services Agreement with HdL Companies for Cannabis Revenue Audit Services and approve the related budget amendment.

Item Initiated By: Kate Zawadzki, Finance Director
Authorized By: Jim Lindley, City Manager
Prepared By: Kate Zawadzki, Finance Director

10. PUBLIC HEARINGS

- 10.1 Adopt a Resolution approving the Five-Year Capital Improvement Program ("CIP") for Fiscal Years 2025/26 through 2029/30.

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: Jordan Santos, Junior Engineer

11. UNFINISHED BUSINESS

- 11.1 Discuss and provide direction on options for left turn lanes on West A Street.

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

12. NEW BUSINESS

- 12.1 City Treasurer Quarterly Investment Report.

Item Initiated By: City Council
Authorized By: Jim Lindley, City Manager
Presented By: City Treasurer Simon LeBleu

- 12.2 Adopt a resolution approving the reclassification of the Fire Administrative Manager position to Fire Administrative Analyst and revise the associated salary schedule.
 Item Initiated By: Rachel Ancheta, Human Resources Director
 Authorized By: Jim Lindley, City Manager
 Prepared By: Rachel Ancheta, Human Resources Director
 Presented By: Rachel Ancheta, Human Resources Director
- 12.3 Adopt a resolution authorizing the City Manager to execute an updated Second Joint Facility Use Agreement with the Dixon Unified School District.
 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
- 12.4 Overview of anticipated discussion topics for the upcoming amendment to the Dixon General Plan 2040 to be considered in the Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project.
 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

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)

08/11/2025	7:00 p.m.	Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project Draft EIR Scoping Meeting
08/12/2025	7:00 p.m.	Planning Commission
08/13/2025	5:30 p.m.	Vacaville Dixon Greenbelt Authority
08/19/2025	7:00 p.m.	City Council
08/20/2025	7:00 p.m.	Transportation Advisory Commission
08/26/2025	7:00 p.m.	Parks & Recreation Commission
09/02/2025	7:00 p.m.	City Council

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on August 19, 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, August 1, 2025.

Dated: Friday, August 1, 2025

Elected City Clerk