



## **AGENDA**

### **REGULAR MEETING OF THE DIXON CITY COUNCIL**

**March 15, 2022**

**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 provide full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The Council Chambers 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.cityofdixon.us](http://www.cityofdixon.us).
- 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.cityofdixon.us](http://www.cityofdixon.us).
- 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.cityofdixon.us](http://www.cityofdixon.us) 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 Scott Pederson</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 James P. Ward Jr.</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.cityofdixon.us">www.cityofdixon.us</a></b>	<b>E-mail: <a href="mailto:cityhall@cityofdixon.us">cityhall@cityofdixon.us</a></b>



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DIXON CITY COUNCIL

**March 15, 2022**

**CITY OF DIXON  
600 EAST A STREET  
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=R2dxZ3RkbU9SQXdlUVIIRkc0QlQwZz09> 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 THREAT TO PUBLIC SERVICES OR FACILITIES

Pursuant to Government Code § 54957

Consultation with Douglas L. White, City Attorney

Initiated By: Douglas L. White, City Attorney

Authorized By: Douglas L. White, City Attorney

0.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Gov. Code section 54956.9)

Joe Chastain, et al. v. City of Dixon, et al., Solano County Superior Court  
Case No. FCS057827

Item Initiated By: Douglas L. White, City Attorney

Authorized By: Douglas L. White, City Attorney

0.4 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Gov. Code, § 54956.9(b)): One (1) potential case.

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 Recognition of Dixon Fire Department Promotions.  
Item Initiated By: Todd McNeal, Fire Chief  
Authorized By: Jim Lindley, City Manager  
Presented By: Todd McNeal, Fire Chief

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 February 25, 2022 Special Meeting of the Dixon City Council and March 1, 2022 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 the City Manager to execute a Professional Service Agreement with Stockton Fence and Material Co. for the removal, repair, upgrade, and installation of new and existing chain link fencing and gates along the northern property line of the facility, for a not to exceed price of \$144,709.  
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities  
Authorized By: Jim Lindley, City Manager  
Prepared By: Sandy Jones, Chief Wastewater Plant Operator  
Jordan Santos, Junior Engineer
- 9.4 Adopt a Resolution authorizing City staff to execute Task Order 544 with Harris & Associates ("Harris") for inspection services for Homestead Phase 3 Village 11, for a time and expense budget not to exceed \$137,280.  
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities  
Authorized By: Jim Lindley, City Manager  
Prepared By: Scott Alman, P.E., Staff Augmentation Consultant

- 9.5 Adopt a resolution authorizing the City Manager to execute Task Order 618 for Harris & Associates (“Harris”) to perform final design and bid support services for Phase 1 of the 27-Inch Sewer Rehabilitation Project.  
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities  
Authorized By: Jim Lindley, City Manager  
Prepared By: Deborah Barr, P.E., City Engineer/Director of Utilities
- 9.6 Adopt a Resolution authorizing the City Clerk to advertise for Request for Proposals (RFP) for a qualified consultant to provide Enterprise Resource Planning (ERP) system implementation management services.  
Item Initiated By: Kate Zawadzki, Finance Director  
Item Authorized By: Jim Lindley, City Manager  
Prepared By: Kate Zawadzki, Finance Director
- 9.7 Adopt resolution declaring PortaCount fit testing machine as surplus, and authorizing the Fire Chief to dispose of said item.  
Item Initiated By: Todd McNeal, Fire Chief  
Authorized By: Jim Lindley, City Manager  
Prepared By: Andi Horigan, Fire Administrative Manager
- 9.8 Adopt resolution supporting the Dixon May Fair special event and approving the closing of certain streets for the annual Dixon May Fair parade.  
Item Initiated By: Jim Lindley, City Manager  
Authorized By: Jim Lindley, City Manager  
Prepared By: Jim Lindley, City Manager

## **10. PUBLIC HEARINGS**

- 10.1 Adopt Resolutions:
1. Approving a Negative Declaration of Environmental Impact for the City of Dixon Engineering Standards and Specifications Update; and
  2. Directing the City Engineer to prepare a Notice of Determination and directing the City Clerk to post said Notice of Determination to the County Clerk; and
  3. Accept the update of the City of Dixon Engineering Standards and Specifications; and
  4. Authorizing the City Engineer to approve minor revisions and/or corrections to the City of Dixon Engineering Standards and Specifications due to industry standard updates.
- Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities  
Authorized By: Jim Lindley, City Manager  
Prepared By: Jordan Santos, Junior Engineer  
Presented By: Deborah Barr, P.E., City Engineer/Director of Utilities
- 10.2 Approve a Resolution adopting a CEQA Vehicle Miles Travelled (VMT) policy in compliance with SB 743 and updates to the local Transportation Impact Analysis (TIA) requirements.  
Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities  
Authorized By: Jim Lindley, City Manager  
Prepared By: William Garcia, P.E., Staff Augmentation Consultant  
Presented By: Erin Vaca, T.E., Consultant DKS Associates

- 10.3 Hold a public hearing to receive public input on redrawing City Council district boundaries in response to data received from the 2020 census; and (2) Waive reading, read by title only, and introduce for first reading an Ordinance of the City Council of the City of Dixon adopting City Council district boundaries in accordance with California Elections Code section 21601 et seq. and Dixon Municipal Code section 2.12.020, subdivision (c).  
Item Initiated By: Douglas L. White, City Attorney  
Authorized By: Jim Lindley, City Manager  
Prepared By: Douglas L. White, City Attorney  
Presented By: Doug Yoakam, National Demographics Corporation (NDC)
- 10.4 Adopt two Resolutions and one Ordinance in the following order:
1. Adopt a Resolution adopting the Initial Study/Mitigated Negative Declaration and approving the Mitigation Monitoring Reporting Program;
  2. Pass an Ordinance for the Rezone (RZ 20-01) to Planned Multiple Residential – Planned Development and Service Commercial (CS), with a Planned Development (PD 20-01); and
  3. Adopt a Resolution conditionally approving a Tentative Map (TM 20-01) for the creation of 100 lots, and Design Review (DR 20-10) for model homes and fuel station.
- Item Initiated By: Raffi Boloyan, Community Development Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Raffi Boloyan, Community Development Director  
Scott Greeley, Associate Planner  
Presented By: Scott Greeley, Associate Planner

## **11. UNFINISHED BUSINESS**

## **12. NEW BUSINESS**

- 12.1 Housing Element Update (2023-2031) - Housing Element Update (2023-2031) - An introduction and overview on the upcoming 6th Housing cycle (2023-2031) Housing Element update process for the City of Dixon, including state law changes that affect housing element updates, the Regional Housing Needs Allocation (RHNA) process, the Solano County collaborative, required components of the Housing Element and the upcoming work plan and steps for the update process.  
Item Initiated By: Raffi Boloyan, Community Development Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Raffi Boloyan, Community Development Director  
Jennifer Gastelum, Placeworks  
Presented By: Jennifer Gastelum, Placeworks
- 12.2 Authorize the American Rescue Plan Act (ARPA) funding spending plan, approve the budget adjustment and provide direction on remaining funding.  
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

- 12.3 Adopt a resolution authorizing:
1. The City Manager to execute a professional service agreement (PSA) with MFDB Architects, Inc. for the design of Fire Station 82.
  2. A corresponding budget amendments with a net fiscal impact of \$458,353.00.
- Item Initiated By: Todd McNeal, Fire Chief  
Deborah Barr, P.E., City Engineer/Director of Utilities
- Authorized By: Jim Lindley, City Manager
- Prepared By: Todd McNeal, Fire Chief
- Presented By: Todd McNeal, Fire Chief
- 12.4 Adopt a resolution:
1. Accepting the Pardi Market Plaza Phase 1 Project #2016-05 as complete, with listed exceptions, and authorizing the City Clerk to file a Notice of Completion.
  2. Terminating the Construction Agreement with Abide Builders, Inc.
  3. Authorizing the transfer of the \$52,251.69 held in the retention account back to the project account.
- Item Initiated By: Deborah Barr, P.E., City Engineer/Director of Utilities
- Authorized By: Jim Lindley, City Manager
- Prepared By: Nubia Goldstein, Deputy City Attorney  
Andrew MacDonald, P.E., Consultant Project Manager
- Presented By: Douglas L. White, City Attorney  
Deborah Barr, P.E., City Engineer/Director of Utilities
- 12.5 Receive a presentation on the City's draft My Civic App and provide input.
- Item Initiated By: Kate Zawadzki, Finance Director  
Madeline Henry, Public Information Officer
- Authorized By: Jim Lindley, City Manager
- Prepared By: Kate Zawadzki, Finance Director  
Madeline Henry, Public Information Officer
- Presented By: Kate Zawadzki, Finance Director  
Madeline Henry, Public Information Officer
- 12.6 Adopt a resolution adopting the updated Solano County Multi-Jurisdiction Hazard Mitigation Plan (Solano MJHMP) Volume 1 and its Annex, as approved by the Federal Emergency Management Agency (FEMA) and the California Office of Emergency Services (Cal OES), as the official mitigation plan for the City of Dixon.
- Item Initiated By: Todd McNeal, Fire Chief
- Authorized By: Jim Lindley, City Manager
- Prepared By: Andi Horigan, Fire Administrative Manager
- Presented By: Todd McNeal, Fire Chief
- 12.7 Approve a Resolution to form a subcommittee to name the Pardi Market Plaza stage and select artwork for the stage ("Resolution").
- Item Initiated By: Douglas L. White, City Attorney
- Authorized By: Jim Lindley, City Manager
- Prepared By: Douglas L. White, City Attorney
- 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)**

03/22/2022	7:00 p.m.	Parks & Recreation Commission
04/05/2022	7:00 p.m.	City Council
04/12/2022	7:00 p.m.	Planning Commission
04/13/2022	5:30 p.m.	Vacaville Dixon Greenbelt Authority
04/19/2022	7:00 p.m.	City Council
04/20/2022	7:00 p.m.	Transportation Advisory Commission

18. **ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on April 5, 2022.

**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, March 11, 2022.

Dated: Friday, March 11, 2022

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Elected City Clerk