

City of Dixon
Code Enforcement Board
October 22, 2025

City of Dixon Code Enforcement Board met on October 22, 2025. Attending were Board Chairman Sondra Norman, Board members Janice Baker, Teresa Johnson and Stace Poole, Code Enforcement Officer Chris O'Leary, Mayor Terry Webb, and City Clerk Barb Goff. Resident Tresa Gibson was also present.

Minutes from the previous meeting were approved on a motion by Mr. Poole, seconded by Mrs. Baker, all ayes.

Ms. Gibson, who owns the property located at 191 Railroad Street, was given the opportunity to address the Board. She has received a citation and paid the fine on 10/7/25; however, the property has not yet been brought into compliance. She has experienced some medical problems that have delayed her being able to complete the work, but explained plans to complete the work with the help of others soon. Considering her circumstances, Ms. Gibson requested to be allowed more time. Mrs. Norman advised Ms. Gibson that there are several old tires on the property that can be disposed of at the Webster County Road Department free of charge to her. The Board agreed to allow the remainder of the year for the property to be brought into compliance, with Mr. O'Leary to reassess the property on January 1, 2026 or soon after. Ms. Gibson thanked the Board for granting her request.

The Board is awaiting advisement from the City Attorney regarding the following properties: PO 118 N Stegal, GA&O 91 Lydia, BR 976 41A S, RI 98 Stegal.

Citations have been issued for the following properties, with no payments yet received:

-NA 155 Railroad – No progress is visible at the property, and the City has received no correspondence from the property owner. Mr. Poole made a motion to mail the citation again and to include a late fee of \$100 along with a reminder that if not paid, a lien may be placed against the property, seconded by Mrs. Johnson, all ayes.

-NA 130 Railroad – Property owner has reached out to Mr. O'Leary and is scheduled to pay the fine on 11/3/25. No progress has been made on the property, and if progress is not visible following the payment of the citation, a second citation may be issued.

-MO 41 College – Webster County Road Department has completed the trimming of overgrowth that was covering the road. The City has received no correspondence from the property owner. Mr. Poole made a motion to mail the citation again and to include a late fee of \$100 along with a reminder that if not paid, a lien may be placed against the property, seconded by Mrs. Johnson, all ayes.

PA 1308 41A S – Requested work to bring property into compliance has not been completed. Continued grass/weeds overgrowth in the ditch at the front of the property also needs to be addressed. A citation will be mailed.

VI 133 Fuquay – Locating a contact mailing address has proved difficult. Board will consult with City Attorney.

TU 262/282 41A – A notice of violation will be mailed regarding needed mowing.

BL 238 41A N – A notice of violation was mailed, but there has been no response or progress made on the property. A citation will be mailed.

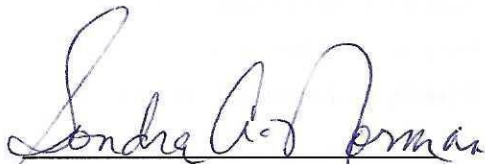
The following cases have been closed:

PO 468/484 132 W, CA 1466 41A S, JE 590 41A S, SU 92 Lydia.

CO 1394 41A S – A letter will be mailed to request mowing and removal of trees from the ditch at the front of the property.

A meeting was scheduled for November 19 at 10am.

A motion to adjourn was made by Mrs. Johnson, seconded by Mrs. Baker, all ayes.


Sondra Norman, Chairman


Barb Goff, City Clerk