



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

February 3, 2026

**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 are encouraged to email cityclerk@cityofdixonca.gov, call 678-7000 (voice) or 678-1489 (TTY) at least 48 hours in advance of the meeting to ensure the requested accommodation is readily available at the start of the meeting. 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 Jim Ernest	Voice Mailbox 1205
Councilmember Thom Bogue	Voice Mailbox 1203
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=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09&omn=81407855769> 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 Case

Item Initiated By: Melissa Eads, Assistant City Manager

Authorized By: Melissa Eads, Assistant City Manager

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

(Gov. Code, § 54956.9)

Name of Case: Castillo v. Geisser, et al., U.S. District Court,
Eastern District of California, Case No. 2:22-CV-00588-TLN-AC

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Rachel Ancheta, Human Resources Director

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 Police Department Personnel.

Item Initiated By: Robert Thompson, Chief of Police

Authorized By: Jim Lindley, City Manager

Presented By: Robert Thompson, Chief of Police

6.2 Presentation of 2025 Service Awards, 2025 STAR Awards, and Employee of the Year Award.

Item Initiated By: Rachel Ancheta, Human Resources Director

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 January 20, 2026 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 finding the filing of a claim with the Metropolitan Transportation Commission for allocation of Transportation Development Act (TDA) Funds for FY 2025-26 to be exempt from the California Environmental Quality Act (CEQA) and authorizing the filing of said claim.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.4 Adopt a Resolution authorizing:
1. City staff to execute Amendment No. 01 to Professional Services Agreement 25-016 with Cartwright Nor Cal, Inc. to provide continued construction management and public works inspection services for a time and expense budget, not to exceed \$201,450; and
 2. 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: Leland Markusen, Construction Project Manager
- 9.5 Adopt a Resolution authorizing:
1. The City to hire two (2) departmental interns for Engineering, working up to 20 hours per week at the Departmental Internship Step C (\$20.49/hour) through the end of the current Fiscal Year 2025-2026; and
 2. A budget amendment utilizing salary savings from the vacant Senior Civil Engineer position 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: Itzie Serrano, Administrative Assistant
- 9.6 Adopt the following Resolutions authorizing City staff to:
1. Execute a Professional Services Agreement (PSA) with DKS Associates (DKS) for traffic-related support to the Lombardo Ranch project for an amount not to exceed \$29,830; and
 2. Execute a Professional Services Agreement (PSA) with Dokken for stormwater/drainage-related support to the Lombardo Ranch project for an amount not to exceed \$28,520; and
 3. Execute a Professional Services Agreement (PSA) with Luhdorff & Scalmanini Consulting Engineers (LSCE) for water infrastructure-related support to the Lombardo Ranch project for an amount not to exceed \$29,248; and
 4. Execute a Professional Services Agreement (PSA) with Stantec Consulting Services (Stantec) for sewer capacity assessment-related support to the Lombardo Ranch project for an amount not to exceed \$22,500; and
 5. Process corresponding budget amendments 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: Itzie Serrano, Administrative Assistant

- 9.7 Adopt a Resolution authorizing Change Order No. 1 with Bartley Pump PM LLC (Pumpman) and process a corresponding budget amendment of \$27,487 budget transfer from the 100423-35040-560450 (Parklane Well Rehab – Contingency) project account to the 100423-35040-560400 (Parklane Well Rehab – Construction) project account.
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
- 9.8 Adopt a Resolution authorizing the City Manager to execute a one-year extension to the current Agreement between the Cities of Dixon, Fairfield, Rio Vista, Vallejo, Benicia, Suisun and Vacaville, California, and The Permanente Medical Group, Inc., for Medical Director Services.
Item Initiated By: Randy Shafer, Fire Chief
Authorized By: Jim Lindley, City Manager
Prepared By: Emma McNeil, Administrative Analyst

10. PUBLIC HEARINGS

- 10.1 Adopt a Resolution amending:
1. Capital Facilities Fees (also known as Development Impact Fees or AB1600 Fees) to reflect the -.5% City Cost Index decrease for the City of San Francisco; and
 2. The Agricultural Mitigation In-Lieu Fee by the 3.3% Consumer Price Index increase.
- Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Jim Lindley, City Manager
Prepared By: Leland Markusen, Construction Project Manager
Itzie Serrano, Administrative Assistant
Presented By: Christopher Fong, P.E., City Engineer/Director of Utilities
- 10.2 Consider an Ordinance for amendments to the City of Dixon’s Zoning Ordinance in order to implement certain housing-related provisions and maintain consistency between the Dixon Municipal Code and California state law. These amendments will incorporate new provisions for affordable housing development on certain previously identified sites and align a number of City chapters related to Affordable Housing Density Bonuses and Accessory Dwelling Unit development with recent changes to California state law (File No: PA25-21, PDRZ25-0228).
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Jim Lindley, City Manager
Prepared By: Austin Forde, Associate Planner
Presented By: Austin Forde, Associate Planner

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

- 12.1 City Treasurer Quarterly Investment Report.
Item Initiated By: City Council
Authorized By: Jim Lindley, City Manager
Prepared By: City Treasurer Simon LeBleu

- 12.2 Adopt a Resolution approving the 2026 annual Special Events Co-Sponsorship Calendar and corresponding fiscal year 2025/2026 budget amendment.
Item Initiated By: Jim Lindley, City Manager
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
 Madeline Graf, Economic Development Manager/PIO
 Austin George, Recreation Manager
Presented By: Austin George, Recreation Manager
- 12.3 Adopt a Resolution approving the closure of certain streets for the annual Dixon May Fair Parade, establish specific use conditions for the event, and authorize the use of the City of Dixon logo to be used on event staff shirts and any published material for the event.
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
 Austin George, Recreation Manager
Presented By: Austin George, Recreation Manager
- 12.4 Adopt a Resolution approving the closure of certain streets in Downtown Dixon for the fifteenth annual Dixon Grillin-n-Chillin event on June 27, 2026; establish specific use conditions for the event; suspend Dixon Municipal Code section 8.01.030 which prohibits the consumption of alcohol in public parks and on City Streets and public property; and authorize the use of the City of Dixon logo to be used on event staff shirts any published material for the event.
Authorized By: Jim Lindley, City Manager
Prepared By: Louren Kotow, Public Works Director
 Austin George, Recreation Manager
Presented By: Austin George, Recreation Manager
- 12.5 Introduce for first reading by title only an Ordinance of the City Council of the City of Dixon forming the Dixon Industrial Development Authority. Adopt a Resolution declaring the City Council as the Board of Directors of the Dixon Industrial Development Authority.
Item Initiated By: Kate Zawadzki, Finance Director
Authorized By: Jim Lindley, City Manager
Prepared By: Vanessa S. Legbandt, Partner at Stradling Yocca Carlson & Rauth LLP, City of Dixon Bond Counsel
Presented By: Kate Zawadzki, Finance Director
- 12.6 Adopt a Resolution to authorize the City Manager to execute a professional services agreement with Life Scan Wellness Center to provide physical wellness evaluations for Firefighters in an amount not to exceed \$23,115 and approve a corresponding budget amendment.
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

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)**

	02/10/2026	7:00 p.m.	Planning Commission
CANCELED	02/11/2026	5:30 p.m.	Vacaville Dixon Greenbelt Authority
	02/17/2026	7:00 p.m.	City Council
CANCELED	02/18/2026	7:00 p.m.	Transportation Advisory Commission
	02/24/2026	7:00 p.m.	Parks & Recreation Commission

18. **ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on February 17, 2026.

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., Thursday, January 29, 2026.

Dated: Thursday, January 29, 2026

Elected City Clerk