



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL

February 17, 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.

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|--|---|
| 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=88136051960> 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 5:00 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: 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):
Three (3) Potential Cases
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 Police Department Personnel.
Item Initiated By: Robert Thompson, Chief of Police
Authorized By: Melissa Eads, Assistant City Manager
Presented By: Robert Thompson, Chief of Police
ITEM CONTINUED FROM THE REGULAR MEETING OF THE DIXON CITY COUNCIL ON FEBRUARY 3, 2026.

- 6.2 Presentation of Police Department Awards.
Item Initiated By: Robert Thompson, Chief of Police
Authorized By: Melissa Eads, Assistant City Manager
Presented By: Robert Thompson, Chief of Police

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 3, 2026 Regular Meeting of the Dixon City Council.
Item Initiated By: Jim Lindley, City Manager
Authorized By: Melissa Eads, Assistant 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: Melissa Eads, Assistant City Manager
Prepared By: Kate Zawadzki, Finance Director

- 9.3 Adopt a Resolution authorizing City Staff to execute a Professional Services Agreement (PSA) with Luhdorff & Scalmanini Consulting Engineers (LSCE) to prepare the City of Dixon's Public Water System Risk and Resilience Assessment (RRA), including as-needed GIS/mapping support for an amount not to exceed \$41,392.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Josh Hudson, Water Operations Supervisor
- 9.4 Adopt a Resolution awarding the on-call backflow prevention assembly testing and repair services for the Department of Engineering/Utilities to American River Backflow, the lowest responsive bidder, and authorize City Staff to execute a three (3) year Professional Service Agreement with American River Backflow for an amount not to exceed \$60,750.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Josh Hudson, Water Operations Supervisor
- 9.5 Adopt a Resolution authorizing the City Manager to approve a quote from Bear Electrical Solutions (BES) to find and repair streetlight wire breaks at a not-to-exceed cost of \$30,000.00, and a corresponding FY 25-26 budget adjustment.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Louren Kotow, Public Works Director
- 9.6 Adopt a Resolution approving the Public Works Director Classification Salary Range and authorize the City Manager to negotiate the employment agreement with the selected candidate.
Item Initiated By: Rachel Ancheta, Human Resources Director
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Rachel Ancheta, Human Resources Director
- 9.7 Adopt a Resolution to authorize the City Manager to execute a Production Agreement "Agreement" with Pyro Spectaculars North, Inc. to provide a Fireworks Production for an amount of \$30,000.
Item Initiated By: Louren Kotow, Public Works Director
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Austin George, Recreation Manager
- 9.8 By Minute Action, approve Letter of Support for the City of Suisun City's application to the U.S. Department of Transportation's Fiscal Year 2026 Better Utilizing Investments to Leverage Development (BUILD) Program for the SR-12 and SR-113 Suisun City Economic Growth Corridor Studies Project.
Item Initiated By: Mayor Steve Bird
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Brandi Alexander, Deputy Clerk

- 9.9 Adopt a Resolution authorizing City Staff to execute a construction agreement with Pacific Coast Well Drilling (“PCWD”) as a sole-source contractor for an amount of \$833,410.00 to construct and develop a 2,500-foot-deep monitoring well at the Fitzgerald Water Operations site.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, Assistant City Manager
Prepared By: Jordan Santos, Junior Engineer

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

ITEM CONTINUED FROM THE REGULAR MEETING OF THE DIXON CITY COUNCIL ON FEBRUARY 3, 2026.

- 10.2 Hold a public hearing and adopt an Ordinance of the City Council of the City of Dixon forming the Dixon Industrial Development Authority.

Item Initiated By: Kate Zawadzki, Finance Director

Authorized By: Melissa Eads, Assistant 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

11. UNFINISHED BUSINESS

- 11.1 Consider 2nd reading of 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: Melissa Eads, Assistant City Manager

Prepared By: Austin Forde, Associate Planner

Presented By: Austin Forde, Associate Planner

12. NEW BUSINESS

12.1 Issuance of the City Treasurer Quarterly Investment Report.

Item Initiated By: City Council

Authorized By: Jim Lindley, City Manager

Prepared By: City Treasurer Simon LeBleu

ITEM CONTINUED FROM THE REGULAR MEETING OF THE DIXON CITY COUNCIL ON FEBRUARY 3, 2026.

12.2 Adopt a Resolution approving the City of Dixon Community-Based Transportation Plan (CBTP).

Item Initiated By: Louren Kotow, Public Works Director

Authorized By: Melissa Eads, Assistant City Manager

Prepared By: Louren Kotow, Public Works Director

Presented By: Louren Kotow, Public Works Director

12.3 Adopt a Resolution authorizing the City Manager to execute an amendment to the Professional Services Agreement (“PSA”) with Tripepi Smith & Associates, Inc., to provide communication and outreach services for 2026 Development Outreach & Communications for an amount not to exceed \$150,000.

Item Initiated By: Jim Lindley, City Manager

Authorized By: Melissa Eads, Assistant City Manager

Prepared By: Madeline Graf, Economic Development Manager/Public Information Officer

Presented By: Madeline Graf, Economic Development Manager/Public Information Officer

12.4 Adopt a Resolution approving Employment Agreement for City Engineer/Director of Utilities Christopher Fong and authorize a Fiscal Year 2025-2026 budget amendment.

Item Initiated By: Jim Lindley, City Manager

Authorized By: Melissa Eads, Assistant City Manager

Prepared By: Rachel Ancheta, Human Resources Director

Presented By: Rachel Ancheta, Human Resources Director

12.5 Adopt a Resolution appointing Randy Shafer as Fire Chief for the City of Dixon and approve the associated Employment Agreement.

Item Initiated By: Jim Lindley, City Manager

Authorized By: Melissa Eads, Assistant 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)**

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|----------|------------|-----------|-------------------------------------|
| CANCELED | 02/18/2026 | 7:00 p.m. | Transportation Advisory Commission |
| | 02/24/2026 | 7:00 p.m. | Parks & Recreation Commission |
| | 03/03/2026 | 7:00 p.m. | City Council |
| | 03/10/2026 | 7:00 p.m. | Planning Commission |
| | 03/11/2026 | 5:30 p.m. | Vacaville Dixon Greenbelt Authority |
| | 03/17/2026 | 7:00 p.m. | City Council |

18. **ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on March 3, 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, February 12, 2026.

Dated: Thursday, February 12, 2026

Elected City Clerk