



**AGENDA**  
**REGULAR MEETING OF THE**  
**DIXON CITY COUNCIL**  
**DIXON PUBLIC FINANCING AUTHORITY**

**April 21, 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](mailto: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](http://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](http://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](http://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.

<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 Jim Ernest</b>	<b>Voice Mailbox 1205</b>
<b>Councilmember Thom Bogue</b>	<b>Voice Mailbox 1203</b>
<b>Councilmember Don Hendershot</b>	<b>Voice Mailbox 1206</b>
<b>Councilmember Kevin Johnson</b>	<b>Voice Mailbox 1207</b>
<b>City Treasurer Simon A. LeBleu</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.cityofdixonca.gov">www.cityofdixonca.gov</a></b>	<b>E-mail: <a href="mailto:cityhall@cityofdixonca.gov">cityhall@cityofdixonca.gov</a></b>



**AGENDA**  
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DIXON CITY COUNCIL  
DIXON PUBLIC FINANCING AUTHORITY

April 21, 2026

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=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09&omn=81964386522> 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, Melissa Eads,  
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 matter

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Rachel Ancheta, Human Resources Director

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

(Gov. Code, § 54956.9)

Name of Case: Ceremello v. City of Dixon et al., Solano County Superior Court Case No. CU25-03432

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 Presentation on Dixon Youth Air Protectors Program.

Item Initiated By: Mayor Bird

Authorized By: Jim Lindley, City Manager

Prepared By: Allison Nagel, Sustainable Solano  
Dixon Youth Air Protectors

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 March 17, 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 authorizing:

1. City staff to execute a professional services agreement with Cartwright Nor Cal, Inc. to provide construction management and public works inspection services for a time and expense budget, not to exceed \$269,620; 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

- 9.4 Adopt a Resolution authorizing City Staff to execute Change Order No. 2 with Bartley Pump PM LLC (“Pumpman”) and process a corresponding budget amendment of \$117,316 to 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
- 9.5 Adopt a Resolution recommending that the City of Dixon enter into an agreement to provide staffing and administrative services to the Dixon Financing Authority in the attached Operations Agreement.  
Item Initiated By: Kate Zawadzki, Finance Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Vanessa L. Legbandt, Partner at Stradling Yocca Carlson & Rauth LLP, City of Dixon Bond Counsel
- 9.6 Adopt a Resolution approving, authorizing and directing the following actions:
1. Approve the Bylaws of the Financing Authority.
  2. Authorize the Executive Director to execute an Operations Agreement with the City of Dixon.
  3. Confirm the City Council as the Financing Authority governing board and the City executive staff members to serve as executive staff of the Financing Authority and other matters as provided in the Bylaws of the Financing Authority submitted herewith.
  4. Adopt the City’s current Personnel Rules and Regulations and Conflicts of Interest Code as the Financing Authority’s Personnel Rules and Regulations and Conflicts of Interest Code.
- Item Initiated By: Kate Zawadzki, Finance Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Vanessa L. Legbandt, Partner at Stradling Yocca Carlson & Rauth LLP, City of Dixon Bond Counsel
- 9.7 Adopt a Resolution of the Board of Directors of the Dixon Financing Authority Providing for the Issuance of Federally Tax-Exempt Lease Revenue Bonds to Finance Public Safety Facilities in the City of Dixon and Approving Certain Acts in Connection Therewith.  
Item Initiated By: Kate Zawadzki, Finance Director  
Authorized By: Jim Lindley, City Manager  
Prepared By: Vanessa L. Legbandt, Partner at Stradling Yocca Carlson & Rauth LLP, City of Dixon Bond Counsel
- 9.8 Adopt the following Resolutions in support of the Construction phase of The Police Station Second Story Expansion Project # 420-103 (the Project), authorizing:
1. Awarding the Project to CWS Construction, Inc. (Contractor), the lowest responsive and responsible bidder, authorizing City staff to execute a construction agreement with the Contractor for a Lump Sum amount of \$3,657,000 with a 15% contingency in the amount of \$548,550, adopting a Notice of Exemption; and

2. Authorizing City staff to execute Amendment No. 7 for Professional Services Agreement (PSA) 22-052 with Lionakis for Construction Phase Support for an amount not to exceed \$300,223 with a 15% contingency in the amount of \$45,034; and
3. Authorizing City staff to execute Amendment No. 7 for Professional Services Agreement No. (PSA) 22-051 with Cartwright Nor Cal (CNC) to provide continued project management and construction support for the Construction phase for an amount not to exceed \$404,650 with a 15% contingency in the amount of \$60,698; and
4. Authorizing City staff to execute a PSA with Geocon Consultants, Inc for Special Inspection for an amount not to exceed \$32,407 with a 15% contingency in the amount of \$4,862; and
5. Establish a budget for estimated IT server electrical improvements, relocation/moving costs, and general staff admin. support, and building furnishings/supplies for \$494,826 with a 15% contingency in the amount of \$74,226; and
6. Approving corresponding budget adjustments.

Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
 Robert Thompson, Police Chief

Authorized By: Jim Lindley, City Manager

Prepared By: Itzie Serrano, Administrative Assistant  
 Amy Andrade, Finance Analyst I

- 9.9 Adopt a Resolution authorizing the Mayor to execute a renewed Agreement by and between the City of Dixon Fire Department and Travis Air Force Base for mutual aid in fire emergency services.

Item Initiated By: Randy Shafer, Fire Chief

Authorized By: Jim Lindley, City Manager

Prepared By: Emma McNeil, Administrative Analyst

- 9.10 Adopt a Resolution authorizing the City Manager to execute a Site Agreement between the City of Dixon and the County of Solano for use of city-owned property at 1550 Fitzgerald Drive (APN 0115-130-310) as a public safety radio communications facility, at no cost to the City.

Item Initiated By: Robert Thompson, Chief of Police

Authorized By: Jim Lindley, City Manager

Prepared By: Robert Thompson, Chief of Police

## 10. **PUBLIC HEARINGS**

- 10.1 Conduct a Public Hearing to receive and consider public comments on updates to the Master Fee Schedule based on the December 2025 All-Urban Consumers Price Index (CPI); and Adopt a Resolution of the Dixon City Council Approving an Annual Update to the Master Fee Schedule based on the Consumer Price Index (CPI).

Item Initiated By: Kate Zawadzki, Finance Director

Authorized By: Jim Lindley, City Manager

Prepared By: Stephanie Frank, Finance Analyst II

Presented By: Kate Zawadzki, Finance Director

- 10.2 **Vacant Lot at NE Corner of East A St./North 2nd St. (Valley of the Sacred Heart Academy Project)** - Request for Zoning Text Amendment, Design Review, Lot Merger, and Conditional Use Permit for the development of a new, two-story, 11,539-square foot educational center building with associated surface parking and landscaping improvements upon a 0.517-acre property located at 209-231 East A Street, Dixon CA 95620. The property comprises three parcels to be merged into one as a component of the project. The educational center building would serve as a relocation and expansion of the existing Valley of the Sacred Heart Academy located to the south of the project site at 105 South 2nd Street. Local vehicular access to the project site would be provided via a new one-way driveway off North 2nd Street, with an exit proposed along East A Street. The Zoning Text Amendment component of the project proposes a revision to Zoning Code Table 18.05.020, *Land Use Regulations – Commercial and Mixed-Use Districts*, to conditionally allow Private Schools within specific areas of the DMX district; APNs: 0115-084-070, 0115-084-080, and 0115-084-090; Downtown Mixed Use (DMX) Zoning District; File No's: PLAPP25-0181, DR25-0182 (Design Review), PDRZ25-0183 (Zoning Text Amendment), SUBD25-0184 (Lot Merger), UP25-0185 (Conditional Use Permit).  
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**

- 11.1 Council to provide direction to Staff regarding prioritization and scope of future studies on West A Street.  
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  
Presented By: Christopher Fong, P.E., City Engineer/Director of Utilities

**12. NEW BUSINESS**

- 12.1 Receive a Quarterly Chrom VI Presentation.  
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  
Presented By: Josh Hudson, Water Operations Supervisor
- 12.2 Receive an update for third quarter FY 2025-26 budget projections and financial results and approve the recommended budget adjustments.  
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

**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)**

04/22/2026	05:30 p.m.	Dixon Grown District 1 Workshop <i>Gretchen Higgins Elementary Multi-Purpose Room 1525 Pembroke Way</i>
04/23/2026	05:30 p.m.	Dixon Grown District 3 Workshop <i>Tremont Elementary Multi-Purpose Room 355 Pheasant Run Drive</i>
04/25/2026	10:00 a.m.	Dixon Grown Citywide Workshop <i>Senior/Multi-Use Center 201 S. Fifth Street</i>
04/28/2026	07:00 p.m.	Parks and Recreation Commission
05/05/2026	07:00 p.m.	City Council
05/12/2026	07:00 p.m.	Planning Commission
05/13/2026	05:30 p.m.	Vacaville Dixon Greenbelt Authority
05/19/2026	07:00 p.m.	City Council
05/26/2026	07:00 p.m.	Parks & Recreation Commission

**18. ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on May 5, 2026.

ADDITIONAL CITY INFORMATION

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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., Thursday, April 16, 2026.

Dated: Thursday, April 16, 2026

\_\_\_\_\_  
Elected City Clerk