



AGENDA

REGULAR MEETING OF THE DIXON CITY COUNCIL DIXON FINANCING AUTHORITY

September 1, 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:

Mayor Steven Bird

Vice Mayor Jim Ernest

Councilmember Thom Bogue

Councilmember Don Hendershot

Councilmember Kevin Johnson

City Treasurer Simon A. LeBleu

Elected City Clerk Kristin M. Janisch

Website: www.cityofdixonca.gov

(707) 678-7000

Voice Mailbox 1201

Voice Mailbox 1205

Voice Mailbox 1203

Voice Mailbox 1206

Voice Mailbox 1207

Voice Mailbox 1208

Voice Mailbox 1202

E-mail: cityhall@cityofdixonca.gov



AGENDA

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

September 1, 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=R2dxZ3RkbU9SQXdiUVlIRkc0QlQwZz09&omn=83825179240> 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.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CONFLICT OF INTEREST**
- 5. APPROVAL OF AGENDA**
- 6. PRESENTATIONS/PROCLAMATIONS/RECOGNITION**
None.
- 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 August 18, 2026 Regular Meeting of the Dixon City Council.
Item Initiated By: Melissa Eads, City Manager
Authorized By: Melissa Eads, City Manager
Prepared By: Lupe Ruiz, Administrative City Clerk

- 9.2 Adopt a Resolution Approving the Enumeration of Claims.
Item Initiated By: Kate Zawadzki, Assistant City Manager
Authorized By: Melissa Eads, City Manager
Prepared By: Kate Zawadzki, Assistant City Manager
- 9.3 Adopt a Resolution Authorizing City Staff to Execute a Professional Services Agreement with DKS Associates, Inc. to Develop Plans, Specifications, and Estimates for the 2026 Pavement Preservation Project with Project Management Services Through the Project Bidding and Construction Phase for an Amount Not to Exceed \$159,560; And a Budget Adjustment.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, City Manager
Prepared By: Jordan Santos, Junior Engineer
- 9.4 Adopt a Resolution Authorizing City Staff to Execute Amendment No. 2 For Professional Services Agreement (PSA) 24-078 with DKS Associates, Inc. ("DKS") to Update the Project Site Plan and Corresponding Changes to the Travel Demand Modeling for the Harvest at Dixon Project for an Amount Not to Exceed \$8,625; And a Corresponding Budget Amendment;
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, City Manager
Prepared By: Jordan Santos, Junior Engineer
- 9.5 Adopt a Resolution Authorizing City Staff to Execute a Professional Services Agreement (PSA) with DKS Associates, Inc. (DKS) for Evaluation, Refinement and Reallocation of the Traffic Analysis Zone (TAZ) System, for a Not-To-Exceed Amount of \$80,000; And a Corresponding Budget Amendment
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, City Manager
Prepared By: Itzie Serrano, Administrative Assistant
- 9.6 Adopt a Resolution Authorizing City Staff to Execute a Professional Services Agreement with DKS Associates, Inc. for the Citywide Speed Zone Update, for an Amount Not to Exceed \$126,055 with Acknowledgment that the Optional Task 5, Sign Placement and Design Drawings, Is Not Included and Would Require a Contract Amendment Authorization Before Optional Services Are Initiated; And A Corresponding Budget Adjustment
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Authorized By: Melissa Eads, City Manager
Prepared By: Jordan Santos, Junior Engineer
- 9.7 Adopt a Resolution Authorizing City Staff to Execute a Professional Services Agreement with Brown & Caldwell to Provide Pilot Test Oversight and Support for an Amount Not to Exceed \$63,576; Execute a Professional Services Agreement with ATEC Water Systems, LLC to Provide Pilot Testing Services and Equipment at the DW 55 Homestead Water Well, Following Suspension of the Competitive Bidding Process and Approval of Sole Source Award, for an Amount Not to Exceed \$30,000; And Staff to Execute a Professional Services Agreement with Aqua Metrology Systems

Limited to Provide Pilot Testing Services and Equipment at the DW 55 Homestead Water Well, Following Suspension of the Competitive Bidding Process and Approval of Sole Source Award, for an Amount Not to Exceed \$43,350.

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

Authorized By: Melissa Eads, City Manager

Prepared By: Jordan Santos, Junior Engineer

- 9.8 Adopt a Resolution Amending Resolution 26-164 to Include an Estimated Design and Construction Date for the FY 2026/27 Road Maintenance and Rehabilitation Act (RMRA) Project List.

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

Authorized By: Melissa Eads, City Manager

Prepared By: Jordan Santos, Junior Engineer

- 9.9 Adopt a Resolution Authorizing City Staff to Execute Amendment No. 1 Extending the Term of the City's Professional Services Agreement (PSA) No. 23-062 with EcoFert, Inc. ("EcoFert") Through June 30, 2029, for the Fertigation Services at Hall Park and Northwest Park, for an Amount Not to Exceed \$134,400 for the Three-Year Term.

Item Initiated By: Bruce Barrette, Interim Public Works Director

Authorized By: Melissa Eads, City Manager

Prepared By: Linda Babb, Senior Administrative Clerk

- 9.10 Adopt A Resolution Authorizing the City Manager to Execute a First Amendment to the Professional Services Agreement with Jacobs Administrative Services, Increasing the Total Not-To-Exceed Compensation From \$15,000 To \$30,000, Subject to Approval as to Form by the City Attorney; and Suspending the Competitive Bidding Process Pursuant to the City of Dixon Purchasing Policy, Section 3.5.4, and Approving a Sole-Source Award to Jacobs Administrative Services.

Item Initiated By: Robert Thompson, Chief of Police

Authorized By: Melissa Eads, City Manager

Prepared By: Tom Cordova, Police Captain

- 9.11 Adopt a Resolution Approving the Mayor's Appointment of Chief Robert Thompson as the City of Dixon's Alternate Representative to the Solano Animal Control Authority (SACA) Board of Directors.

Item Initiated By: Robert Thompson, Chief of Police

Authorized By: Melissa Eads, City Manager

Prepared By: Tom Cordova, Police Captain

10. PUBLIC HEARINGS

- 10.1 Adopt a Resolution of the City Council of the City of Dixon (the "City") Authorizing the Execution and Delivery by the City of a Ground Lease, Lease Agreement, Indenture, Continuing Disclosure Certificate, and Bond Purchase Agreement in Connection with the Issuance of Dixon Financing Authority Lease Revenue Bonds, Series 2026 (the "2026 Bonds"), Approving the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$15,000,000, Authorizing the Distribution of an Official Statement in Connection with the Offering and Sale of Such Bonds and

Authorizing the Execution of Necessary Documents and Certificates and Related Actions.

Adopt a Resolution of the Board of Directors of the Dixon Financing Authority (the "Authority") Authorizing the Execution and Delivery by the Authority of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, and Bond Purchase Agreement in Connection with the Issuance of Dixon Financing Authority Lease Revenue Bonds, Series 2026. Authorizing the Issuance of Such Bonds in an Aggregate Principal Amount of Not to Exceed \$15,000,000, Authorizing the Distribution of an Official Statement in Connection with the Offering and Sale of Such Bonds and Authorizing the Execution of Necessary Documents and Certificates and Related Actions.

Item Initiated By: Kate Zawadzki, Assistant City Manager

Authorized By: Melissa Eads, City Manager

Prepared By: Ken Dieker, Municipal Advisor

Presented By: Kate Zawadzki, Assistant City Manager

- 10.2 Vacant Lot at NE Corner of East A St./North 2nd St. (Valley of the Sacred Heart Academy Project) – Continued from April 21, 2026 City Council meeting. 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: Melissa Eads, City Manager

Prepared By: Austin Forde, Associate Planner

Presented By: Austin Forde, Associate Planner

- 10.3 Adopt a Resolution Approving the Five-Year Capital Improvement Program for Fiscal Years 2026/27 through 2030/31.

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

Authorized By: Melissa Eads, City Manager

Prepared By: Jordan Santos, Junior Engineer

Presented By: Jordan Santos, Junior Engineer

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

None.

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)

	09/08/2026	07:00 p.m.	Planning Commission
CANCELED	09/09/2026	05:30 p.m.	Vacaville Dixon Greenbelt Authority
	09/15/2026	07:00 p.m.	City Council
	09/22/2026	07:00 p.m.	Parks and Recreation
CANCELED	10/06/2026	07:00 p.m.	City Council

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on September 15, 2026.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/CityofDixonCA)

Follow us on Instagram (www.instagram.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, August 27, 2026.

Dated: Thursday, August 27, 2026

Elected City Clerk