



# **AGENDA**

## **REGULAR MEETING OF THE DIXON CITY COUNCIL**

**October 20, 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.

**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](http://www.cityofdixonca.gov)**

**(707) 678-7000**

**Voice Mailbox 1201**

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**Voice Mailbox 1206**

**Voice Mailbox 1207**

**Voice Mailbox 1208**

**Voice Mailbox 1202**

**E-mail: [cityhall@cityofdixonca.gov](mailto:cityhall@cityofdixonca.gov)**



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## **REGULAR MEETING OF THE DIXON CITY COUNCIL**

**October 20, 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=R2dxZ3RkbU9SQXdlUVlIRkc0QlQwZz09&omn=83701966566> 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 LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant Exposure to Litigation Pursuant to Gov. Code, § 54956.9(d):  
Two cases.

Item Initiated By: Melissa Eads, City Manager

Authorized By: Melissa Eads, City Manager

**0.3 CONFERENCE WITH LABOR NEGOTIATORS:**

Pursuant to Government Code § 54957.6

City Negotiators: 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: Melissa Eads, City Manager

Authorized By: Melissa Eads, City Manager

**0.4 LIABILITY CLAIMS (Gov. Code, § 54956.95)**

Claimant: Lakisha Callahan

Agency Claimed Against: City of Dixon

Item Initiated By: Rachel Ancheta, Human Resources Director

Authorized By: Rachel Ancheta, Human Resources Director

- 0.5    **LIABILITY CLAIMS** (Gov. Code, § 54956.95)  
Claimant: Nancy Bei  
Agency Claimed Against: City of Dixon  
Item Initiated By: Rachel Ancheta, Human Resources Director  
Authorized By: Rachel Ancheta, Human Resources Director
- 0.6    **LIABILITY CLAIMS** (Gov. Code, § 54956.95)  
Claimant: Courtney Flanagan  
Agency Claimed Against: City of Dixon  
Item Initiated By: Rachel Ancheta, Human Resources Director  
Authorized By: Rachel Ancheta, Human Resources Director
- 0.7    **LIABILITY CLAIMS** (Gov. Code, § 54956.95)  
Claimant: Dylan Wentz  
Agency Claimed Against: City of Dixon  
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: Melissa Eads, City Manager  
Presented By: Robert Thompson, Chief of Police

6.2    Presentation of Chief's Commendation Award to Sergeant Lex Egbert.  
Item Initiated By: Robert Thompson, Chief of Police  
Authorized By: Melissa Eads, 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 September 15, 2026, Regular Meeting of the Dixon City Council and the September 30, 2026, Special 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  
Linda Babb, Senior Administrative 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 Procure One (1) Electric Scissor Lift Through the Sourcewell Cooperative Purchasing Program for an Amount Not to Exceed \$14,983 and One (1) Transport Trailer from Aerial Lift Service Co as the Lowest Responsive and Responsible Bidder for an Amount Not to Exceed \$13,407.  
Item Initiated By: Bruce Barrette, Interim Public Works Director  
Authorized By: Melissa Eads, City Manager  
Prepared By: Linda Babb, Senior Administrative Clerk
- 9.4 Adopt a Resolution: (1) Authorizing the City Manager to Execute an Agreement with Peregrine Technologies, Inc. for Access to the Peregrine Pro Platform, Including Peregrine Assistant, with an Initial Term Ending June 30, 2027, in an Amount Not to Exceed \$22,524.25; (2) Authorizing the City Manager to Exercise Up to Two Optional Annual Terms in the Amounts Stated in the Agreement, Subject to Available Appropriations and Approval by the City Attorney as to Form; (3) Suspending Competitive Bidding Pursuant to City of Dixon Purchasing Policy Section 3.5.4 and Approving a Sole-Source Award to Peregrine Technologies, Inc.; and (4) Approving the Related Budget Adjustment.  
Item Initiated By: Robert Thompson, Chief of Police  
Authorized By: Melissa Eads, City Manager  
Prepared By: Tom Cordova, Police Captain
- 9.5 Adopt a Resolution Authorizing City Staff to Execute a Professional Services Agreement (PSA) with Luhdorff and Scalmanini Consulting Engineers (LSCE) to Prepare a Comprehensive Water System Master Plan for an Amount Not to Exceed \$141,461.  
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Melissa Eads, City Manager  
Prepared By: Josh Hudson, Water Operations Supervisor
- 9.6 Adopt a Resolution Accepting Public Improvements and Dedications from JEN California 6 LLC for Village 12 (Phase 3) of the Homestead Project, Granting a One (1) Year Warranty, and Authorizing the City Clerk to File a Notice of Completion and Certificate of Acceptance.  
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Melissa Eads, City Manager  
Prepared By: Leland Markusen, Construction Project Manager

- 9.7 Adopt a Resolution Authorizing City Staff to Execute Amendment No. 02 to Professional Services Agreement 25-016 with Cartwright Nor Cal, Inc. for a No-Cost Extension to Provide Continued Construction Management and Public Works Inspection Services for Phase 4 of the Homestead Development.  
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Melissa Eads, City Manager  
Prepared By: Leland Markusen, Construction Project Manager
- 9.8 Adopt a Resolution Authorizing City Staff to Execute Amendment No. 02 for a One-Year No-Cost Extension to Coastland Civil Engineering, LLP Professional Services Agreement No. 24-069 for the Update to the City of Dixon Engineering Standards and Specifications.  
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Melissa Eads, City Manager  
Prepared By: Leland Markusen, Construction Project Manager
- 9.9 Adopt a Resolution Authorizing the City Manager to Suspend Competitive Bidding Based on Sole-Source Justification and Direct the Purchase of Power Track Data Loggers and Associated Equipment from Also Energy, a STEM Company ("Also Energy"), in an Amount Not to Exceed \$27,361, for Monitoring Solar Panel Production at City Hall, Police Department, Senior Center, Fire Department, and the Pat Granucci Aquatics Center (Pool); Execute a Construction Agreement with Element Electrical in the Amount of \$11,100.00 for Installation of the Purchased Equipment, Based on the Attached 3 Quote Form; Repeal Resolution No. 26-111, Adopted June 2, 2026; and Approve a Budget Adjustment in the Amount of \$11,100.00 to Fund the Construction Agreement with Element Electrical.  
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 City Staff to Execute Task Order No. 558.2 to the Professional Services Agreement (PSA) No. 14-019 with Harris & Associates (Harris) for Continued Review of the Off-Site Properties in the Southwest Dixon Specific Plan Development (Homestead), the Resulting Fair Share Reimbursement Owed to JEN California 6, LLC (Developer), and Benefit District Formation Services for an Amount Not to Exceed \$6,996; and a Corresponding Budget Amendment with No Net Fiscal Impact.  
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Melissa Eads, City Manager  
Prepared By: Leland Markusen, Construction Project Manager
- 9.11 Authorize the City Manager to Execute Amendment No. 1 of the Joint Powers Agreement (JPA) Establishing the Solano Subbasin Groundwater Sustainability Agency (SSGSA) on Behalf of the City of Dixon to Reflect the Changing Needs of its Board and Members Since the Agency's Formation.  
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities  
Authorized By: Melissa Eads, City Manager  
Prepared By: Itzie Serrano, Administrative Assistant

- 9.12 Adopt a Resolution Approving the City of Dixon's Title VI Plan for Transit Services, Ensuring Nondiscrimination Based on Race, Color, or National Origin.

Item Initiated By: Bruce Barette, Interim Public Works Director

Authorized By: Melissa Eads, City Manager

Prepared By: Brandon Thomson, STA

- 9.13 Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 2 to Professional Services Agreement ("PSA") No. 24-051 with PlaceWorks, Inc for the Southeast Dixon Specific Plan Planning Services, to Increase the Total Compensation By \$70,000, to a Not-to-Exceed Amount of \$359,240 and Approve a Corresponding Budget Amendment with No Net Fiscal Impact.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Melissa Eads, City Manager

Prepared By: Sam Correll, Management Analyst I

- 9.14 Adopt a Resolution Authorizing the Following Personnel Actions: Approve the Revised Public Works Director Job Description; and Approve a Revised Salary Range of \$188,396 to \$228,982 Annually for the Public Works Director Classification.

Initiated By: Melissa Eads, City Manager

Authorized By: Melissa Eads, City Manager

Prepared By: Rachel Ancheta, Human Resources Director

**10. PUBLIC HEARINGS**

None.

**11. UNFINISHED BUSINESS**

None.

**12. NEW BUSINESS**

- 12.1 Approve the Employment Agreement Between the City of Dixon and Rachel Ancheta for the Position of Human Resources Director, Effective September 19, 2026 and the Corresponding Budget Amendment, and Authorize the City Manager to Execute the Agreement on Behalf of the City.

Item Initiated By: Melissa Eads, City Manager

Authorized By: Melissa Eads, City Manager

Prepared By: Kate Zawadzki, Assistant City Manager

Presented By: Kate Zawadzki, Assistant City Manager

- 12.2 Adopt the Following Resolutions in Support of the Construction of Fire Station No. 82, Project #100117 (410-106) (the Project), Authorizing City Staff to Award the Project to Broward Builders, Inc. (Broward), the Lowest Responsive and Responsible Bidder, and Execute a Construction Agreement with Broward for an Amount of \$7,914,578 with a 10% Contingency in the Amount of \$791,458; and Execute Amendment No. 6 for Professional Services Agreement (PSA) 22-014 with Lionakis for Construction Phase Support for an Amount Not to Exceed \$364,040 with a 10% Contingency in the Amount of \$36,404; and Execute Amendment No. 9 for PSA No. 22-051 with Cartwright Nor Cal (CNC) to Provide

Continued Project Management, and Construction Management and Inspection for the Construction Phase for an Amount Not to Exceed \$576,595 with a 10% Contingency in the Amount of \$57,660; and Establish a \$330,000 Budget for Anticipated Project Expenses Including But Not Limited to Material Testing, Special Inspections, Building Furnishings and Fixtures, Electric Service Installation, Staff Admin., Legal, and Water Meter Fees; and Process Corresponding Budget Adjustments.

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

Authorized By: Melissa Eads, City Manager

Prepared By: Itzie Serrano, Administrative Assistant

Amy Andrade, Finance Analyst

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

- 12.3 Provide Direction as to Whether City Council Desires to Have Staff Research and Develop a Plan to Implement an Entertainment Zone in Downtown Dixon in Accordance with Senate Bill 969.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Melissa Eads, City Manager

Prepared By: Sam Correll, Management Analyst I

Presented By: Raffi Boloyan, Community Development Director

- 12.4 Adopt a Resolution Authorizing the City Clerk to Advertise a Request for Qualifications (RFQ) for Contractor Services for Tile and Plaster Repairs at the Pat Granucci Aquatic Center.

Item Initiated By: Melissa Eads, City Manager

Authorized By: Melissa Eads, City Manager

Prepared By: Austin George, Recreation Manager

Presented By: Austin George, Recreation Manager

**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)**

|            |            |                                    |
|------------|------------|------------------------------------|
| 10/21/2026 | 07:00 p.m. | Transportation Advisory Commission |
| 10/27/2026 | 07:00 p.m. | Parks and Recreation Commission    |
| 11/03/2026 | 07:00 p.m. | City Council                       |
| 11/10/2026 | 07:00 p.m. | Planning Commission                |
| 11/17/2026 | 07:00 p.m. | City Council                       |

**18. ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on November 3, 2026.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook ([www.facebook.com/CityofDixonCA](https://www.facebook.com/CityofDixonCA) )

Follow us on Instagram ([www.instagram.com/cityofdixonca/](https://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, October 15, 2026.

Dated: Thursday, October 15, 2026

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