REVISED AGENDA

REGULAR MEETING OF THE
DIXON CITY COUNCIL

November 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.

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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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=86885429917 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 5:30 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: 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

0.3 **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant Exposure to Litigation Pursuant to Gov. Code, § 54956.9(d): Three Cases
Item Initiated By: Melissa Eads, City Manager
Authorized By: Melissa Eads, City Manager

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 the November 3, 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 the City Clerk to Advertise a Request for Qualifications for a Three-Year On-Call Service Contract for the Maintenance of Traffic Signals and Streetlights Citywide as Well as Other Facilities and Infrastructure.
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 Accepting Public Improvements Including Landscape Improvements, Irrevocable Offers of Dedication, And Real Property Dedications from JEN California 6 LLC, for Phase 4 Backbone 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

9.5 Adopt a Resolution in Support of the Construction of Fire Station No. 82, Project No.100117 (410-106) (the Project), Authorizing City Staff to Execute a Professional Services Agreement (PSA) With Geocon Consultants, Inc. (Geocon) for Materials Testing and Special Inspection for the Project's Construction Phase for an Amount Not to Exceed $99,700.00 With a 10% Contingency in the Amount of $9,970.
Item Initiated By: Christopher Fong, P.E., City Engineer/Director of Utilities
Randy Shafer, Fire Chief
Authorized By: Melissa Eads, City Manager
Prepared By: Andrew MacDonald, P.E., Project Manager

9.6 Adopt a Resolution Approving a Professional Services Agreement With Bob Murray & Associates in the Amount Not-to-Exceed $27,000 to Conduct the Executive Recruitment for the Public Works Director Position and Authorizing 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: Rachel Ancheta, Human Resources Director

9.7 Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 02 to Professional Services Agreement ("PSA") 25-075 With Tripepi Smith & Associates, Inc., for a No-Cost Extension to Provide Continued Communication and Outreach Services to Support Outreach on Potential Growth and Community Development Through December 31, 2027.
Item Initiated By: Melissa Eads, City Manager
Authorized By: Melissa Eads, City Manager
Prepared By: Michelle Martija, Finance Analyst I

10. PUBLIC HEARINGS

10.1 240 Dorset Ct (Club 420/Artist Tree) - Consideration of an Ordinance for a Development Agreement to Allow the Extension of a Development Agreement and Sale of Business to New Ownership (The Artist Tree) and Cannabis Conditional Use Permit to Consider Amendments to the Existing Use Permit Based for an Existing Cannabis Dispensary (Club 420) Located at 240 Dorset Court (APN 0108-100-140).
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Melissa Eads, City Manager
Prepared By: Raffi Boloyan, Community Development Director
Douglas L. White, City Attorney
Presented By: Raffi Boloyan, Community Development Director

11. UNFINISHED BUSINESS

11.1 Adopt a Resolution of the City Council of the City of Dixon Repealing Resolution No. 26-111; Authorizing the City Manager to Waive Competitive Bidding Based On Sole-Source Justification and Approve the Purchase of Power Track Data Loggers and Associated Equipment from Also Energy, Necessary to Ensure Accurate Solar Monitoring, in an Amount Not to Exceed $27,361; Authorizing the City Manager to Execute a Construction Agreement With Element Electrical in the Amount of $11,100.00 for the Installation of the Purchased Equipment, Pursuant to the Attached 3 Quote

Form; and Approve a Budget Adjustment in the Amount of $11,100.00 to Fund the Construction Agreement With Element Electrical.
Item Initiated By: Bruce Barette, Interim Public Works Director
Authorized By: Melissa Eads, City Manager
Prepared By: Linda Babb, Senior Administrative Clerk
Presented By: Bruce Barette, Interim Public Works Director

12. NEW BUSINESS

12.1 Adopt a Resolution of the City Council of the City of Dixon Authorizing the Issuance of Special Tax Bonds (the "2026 bonds") for Improvement Area No. 2 of the City of Dixon Community Facilities District No. 2019-1 (Homestead), and Approving Related Documents and Actions.
Item Initiated By: Kate Zawadzki, Assistant City Manager
Authorized By: Melissa Eads, City Manager
Prepared By: Ken Dieker, Municipal Advisor
Presented By: Ken Dieker, Municipal Advisor

12.2 Receive an Update of the Unaudited Results for Fiscal Year (FY) 2025-26 and for First Quarter FY 2026-27 Budget Projections and Financial Results; Approve the Recommended Budget Adjustments; and Discuss Revenues, Expenses and Financial Projections.
Item Initiated By: Kate Zawadzki, Assistant City Manager
Authorized By: Melissa Eads, City Manager
Prepared By: Kate Zawadzki, Assistant City Manager
Stephanie Frank, Budget Manager
Presented By: Kate Zawadzki, Assistant City Manager

12.3 Adopt Resolutions for Matters Relating to the Clean Water State Revolving Fund (CWSRF) Loan Application for the Wastewater Treatment Facility (WWTF) Expansion Project: Directing Staff to Pursue Clean Water State Revolving Fund Loan Financing for the WWTF Expansion Project and Authorizing the City Manager to Act on the City's Behalf on Matters Related to Such Financing Application; and Entering Into a Reimbursement Agreement With the State Water Resources Control Board for the Repayment of Funds Associated With the WWTF Expansion Project; and Designating the City Manager as the Authorized Representative for the Clean Water State Revolving Fund Documents.
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: Christopher Fong, P.E., City Engineer/Director of Utilities

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)

CANCELED	11/24/2026	07:00 p.m.	Parks & Recreation Commission
	12/01/2026	07:00 p.m.	City Council
	12/08/2026	07:00 p.m.	Planning Commission
	12/09/2026	05:30 p.m.	Vacaville Dixon Greenbelt Authority
	12/15/2026	07:00 p.m.	City Council
	12/16/2026	07:00 p.m.	Transportation Advisory Commission
CANCELED	12/22/2026	07:00 p.m.	Parks and Recreation

18. ADJOURNMENT

Adjourn to the Regular Meeting of the Dixon City Council on December 1, 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, November 12, 2026.

Dated: Thursday, November 12, 2026

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Elected City Clerk