

DIXON LIBRARY
GOVERNING BOARD OF LIBRARY TRUSTEES
AGENDA: SPECIAL MEETING
5:30 P.M. – Monday, April 20, 2026
Dixon City Hall, 600 East A Street, Dixon CA, 95620

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

Persons wishing to speak to an agenda item may raise their hand during Public Comment. The Governing Board President will recognize you for the discussion at the appropriate time. Speakers will provide their name to the Library Board after which the speaker will have five (5) minutes to speak.

NOTICE TO THE PUBLIC

Any member of the public wishing to address the Governing Board on a topic within the subject matter jurisdiction of the District but not on the agenda may do so during the Public Comment period identified in this agenda. By law, subjects not on the agenda cannot be acted upon by the Board except to briefly respond, clarify, or refer to staff for review and presentation at a future meeting.

5. ADDITIONS TO OR DELETIONS FROM THE AGENDA – NONE

6. INTRODUCTIONS

7. APPROVAL OF CONSENT CALENDAR – NONE

8. INFORMATION ITEMS – NONE

9. OLD BUSINESS – ACTION

- a. Dixon Library – The Dixon Library Board of Trustees will receive an update on the Dixon Library Expansion and Rehabilitation Project – Attachment 1, Attachment 2

MOTION: It is requested that the Library Board of Trustees select the preliminary design option for the Dixon Library Expansion and Rehabilitation Project.

10. NEW BUSINESS – NONE

11. ADJOURNMENT

Pursuant to Government Code Sections: 54953.2, 54954.1, 54954.2, individuals with disabilities who require alternative formats of the agenda and related meeting materials and/or auxiliary aides/services to participate in the meeting should please contact the Library at 707-784-1831. Notification of at least 48 hours prior to the meeting will enable the Dixon Library to make reasonable arrangements to ensure accessibility to the Library Board meeting. Meetings are held in locations which are wheelchair accessible.



Attachment 1

Dixon Library Board Meeting

April 20, 2026

Jane Catalano
Principal

Elaine Kross
Project Manager

**NOLL
& TAM**
ARCHITECTS

MEETING GOAL:

Decide on one site planning scheme for further design development

MEETING TOPICS:

- Introduction
- Historic Renovation
- Library Site & Context
- Miller Building Assessment
- Library Planning Options
- Next Steps & Discussion

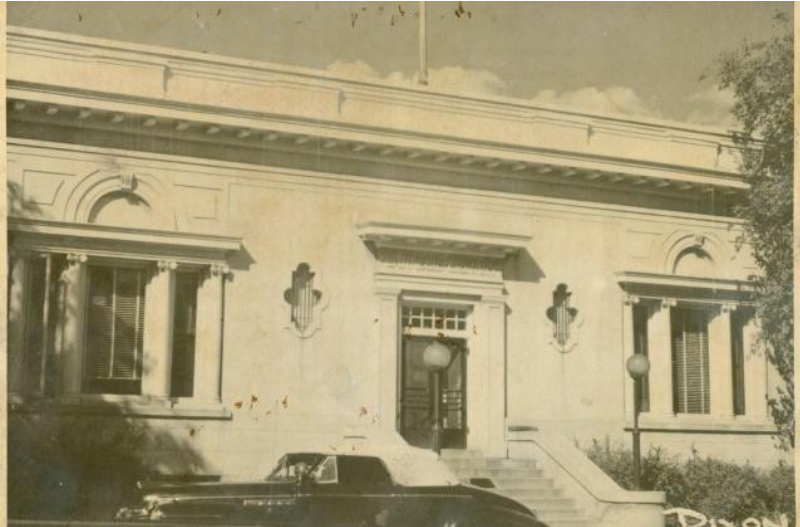
Dixon's Historic Carnegie Library



Dixon Women's Improvement Club
1920



Library Interior
Date Unknown



Library Exterior
Circa 1940



Library Exterior
Circa 1970

Dixon's Historic Carnegie Library

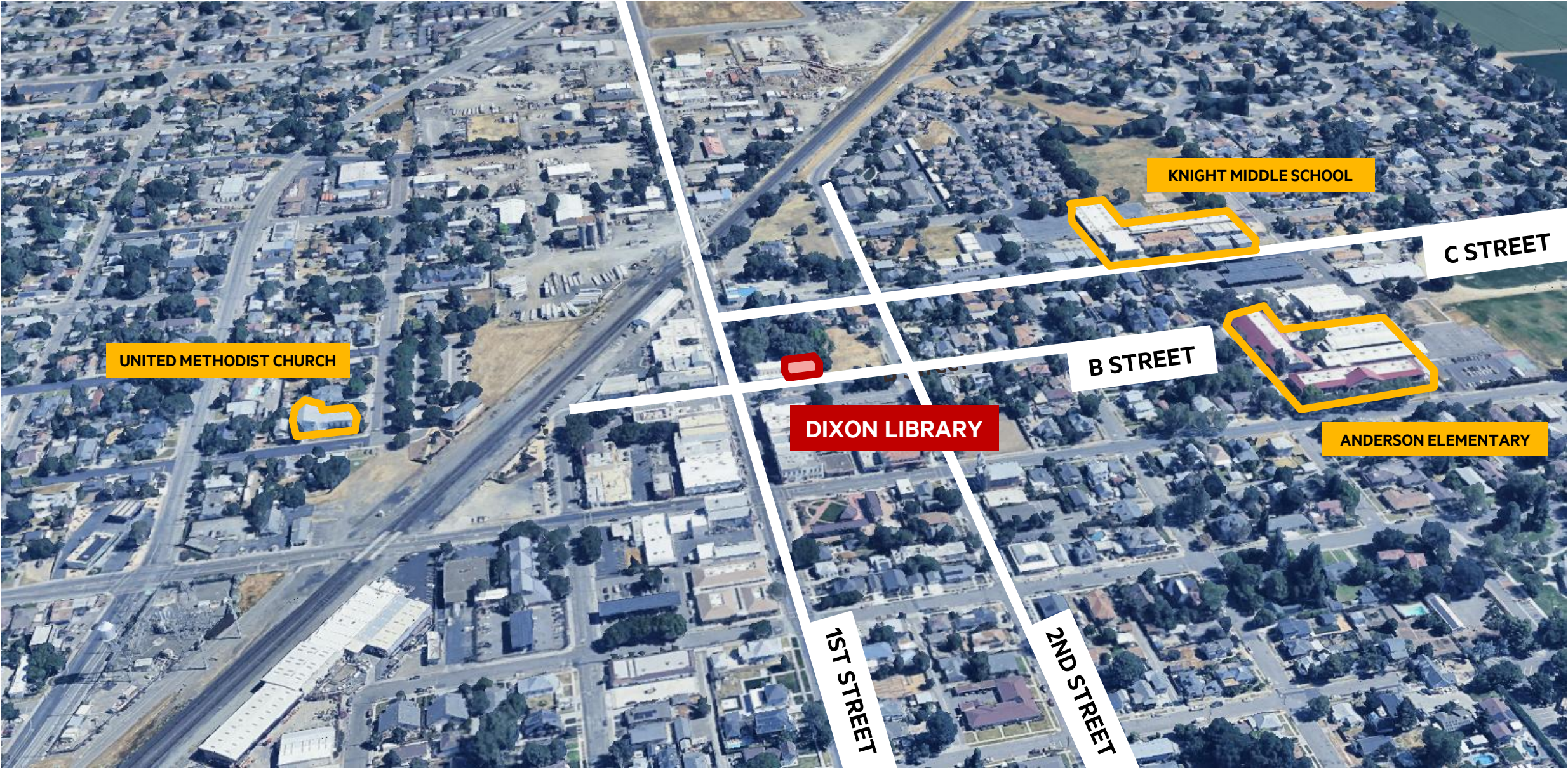
What would be included in a renovation of the Carnegie Library?

- Restoration of historic architectural features
- Accessibility improvements
- Seismic Improvements
- Modernization of electrical and lighting
- Improvements in energy efficiency & thermal comfort

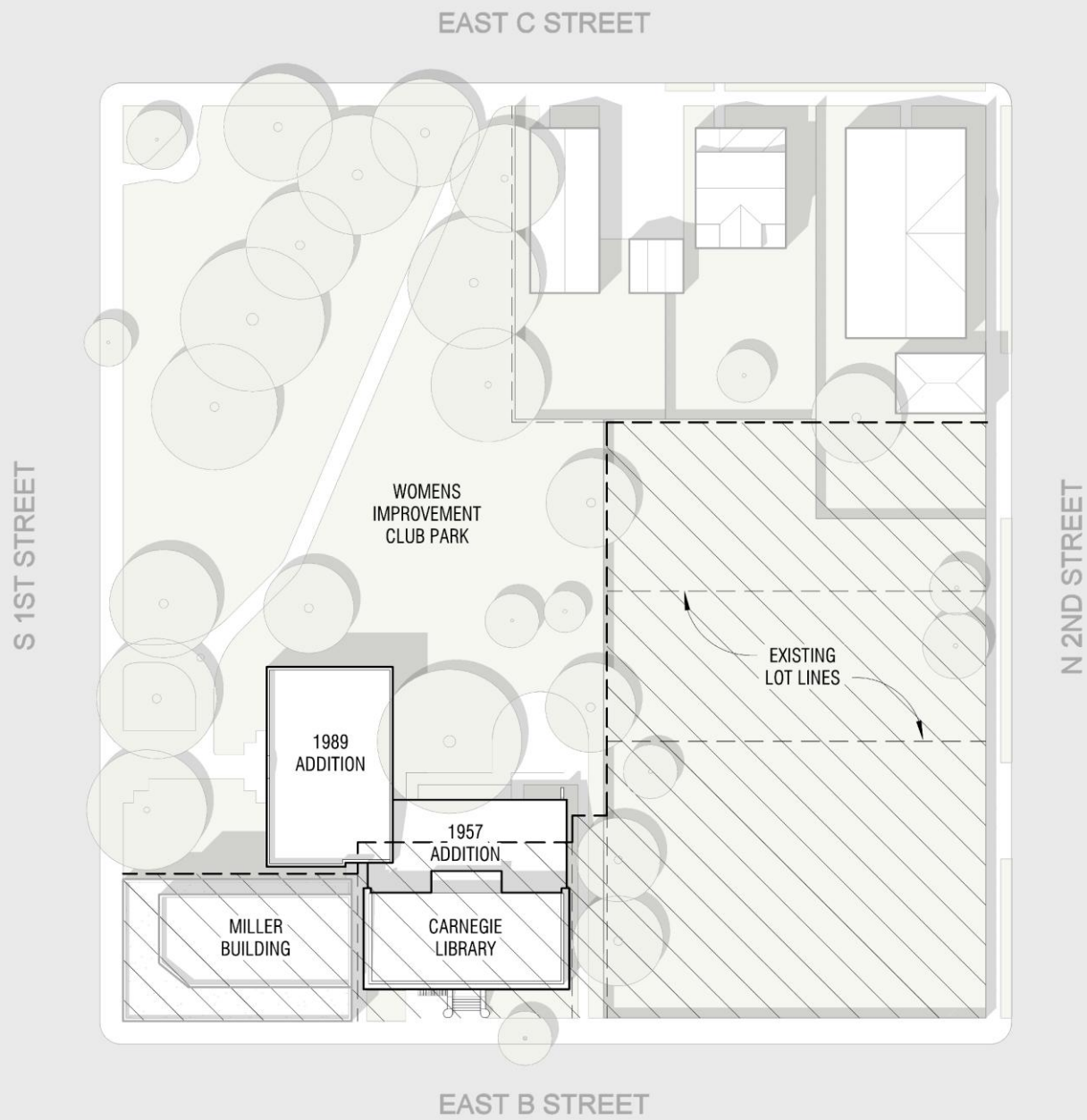
EXISTING PROJECT SITE

Project Site

Vicinity Map



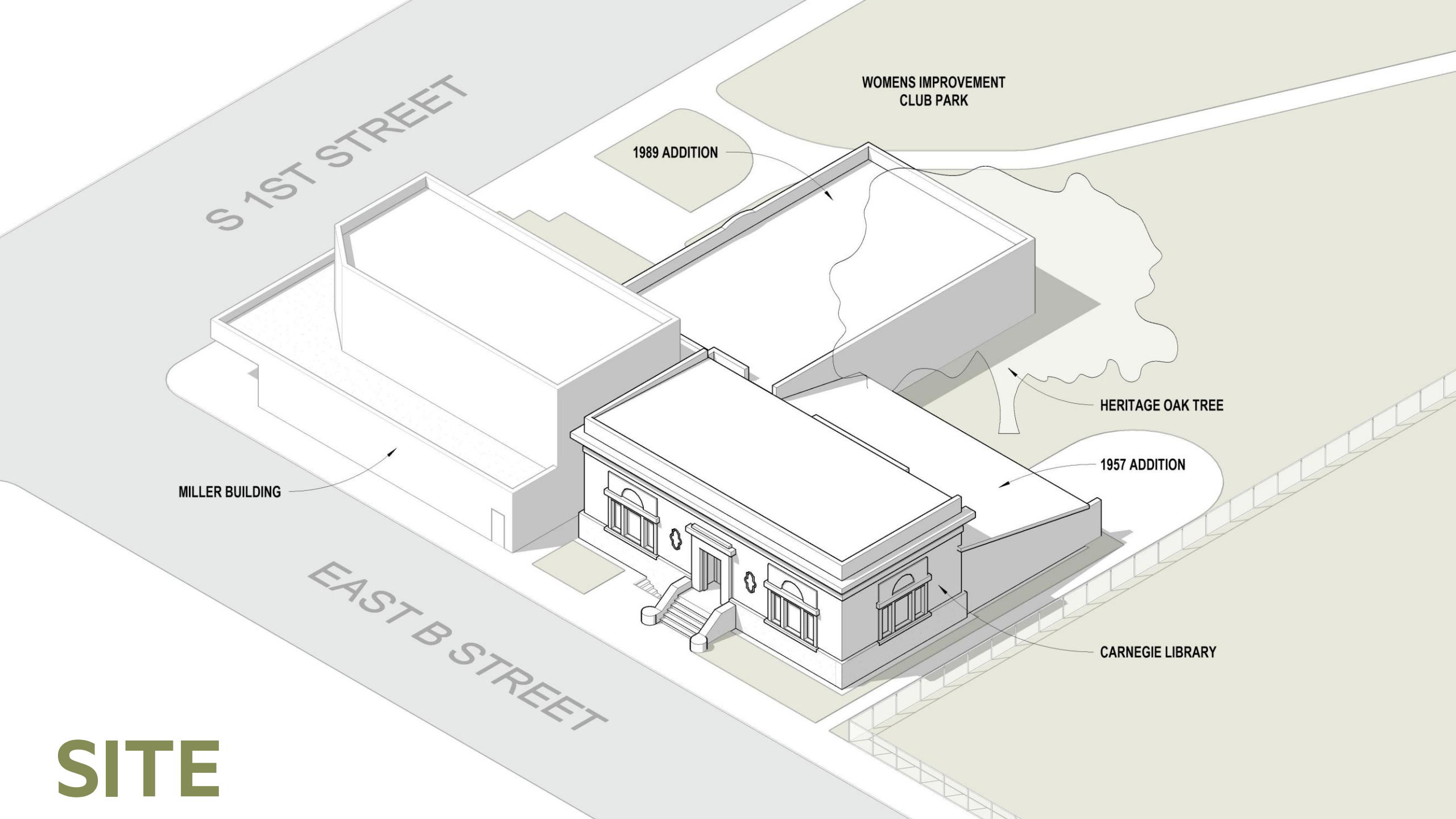
SITE



KEY



Property owned by the
Dixon Public Library District



S 1ST STREET

WOMENS IMPROVEMENT
CLUB PARK

1989 ADDITION

HERITAGE OAK TREE

MILLER BUILDING

1957 ADDITION

EAST B STREET

CARNEGIE LIBRARY

SITE

MILLER BUILDING EVALUATION



Miller Building – Post Office and Tenant Space
1908



Miller Building – Friends' Bookstore and Vacant Space
Current

Historical Resource Evaluation

Summary of Eligibility Evaluation

National Register Bulletin 15 states that for a property to qualify for listing in the National Register of Historic Places, it must meet at least one of the criteria for evaluation by being associated with an important historic context;

AND

Retain historic integrity of those features necessary to convey its significance.

Historical Resource Evaluation

Summary of Eligibility Evaluation

Significance Criteria: A cultural resource is evaluated under four CRHR criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

- **CRHR Criterion 1**
Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?
- **CRHR Criterion 2**
Is it associated with the lives of persons important in our past?
- **CRHR Criterion 3**
Does it embody the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual, or possess high artistic values?
- **CRHR Criterion 4**
Has it yielded, or may it be likely to yield, information important to history?

Historical Resource Evaluation

Summary of Eligibility Evaluation

Significance Criteria: A cultural resource is evaluated under four CRHR criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

- **CRHR Criterion 1**

Is it associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?



YES - ELIGIBLE

As the former post office which was a sign of a town's success, the building is associated with the early general economic development of Dixon.

Miller Building Structural Observations

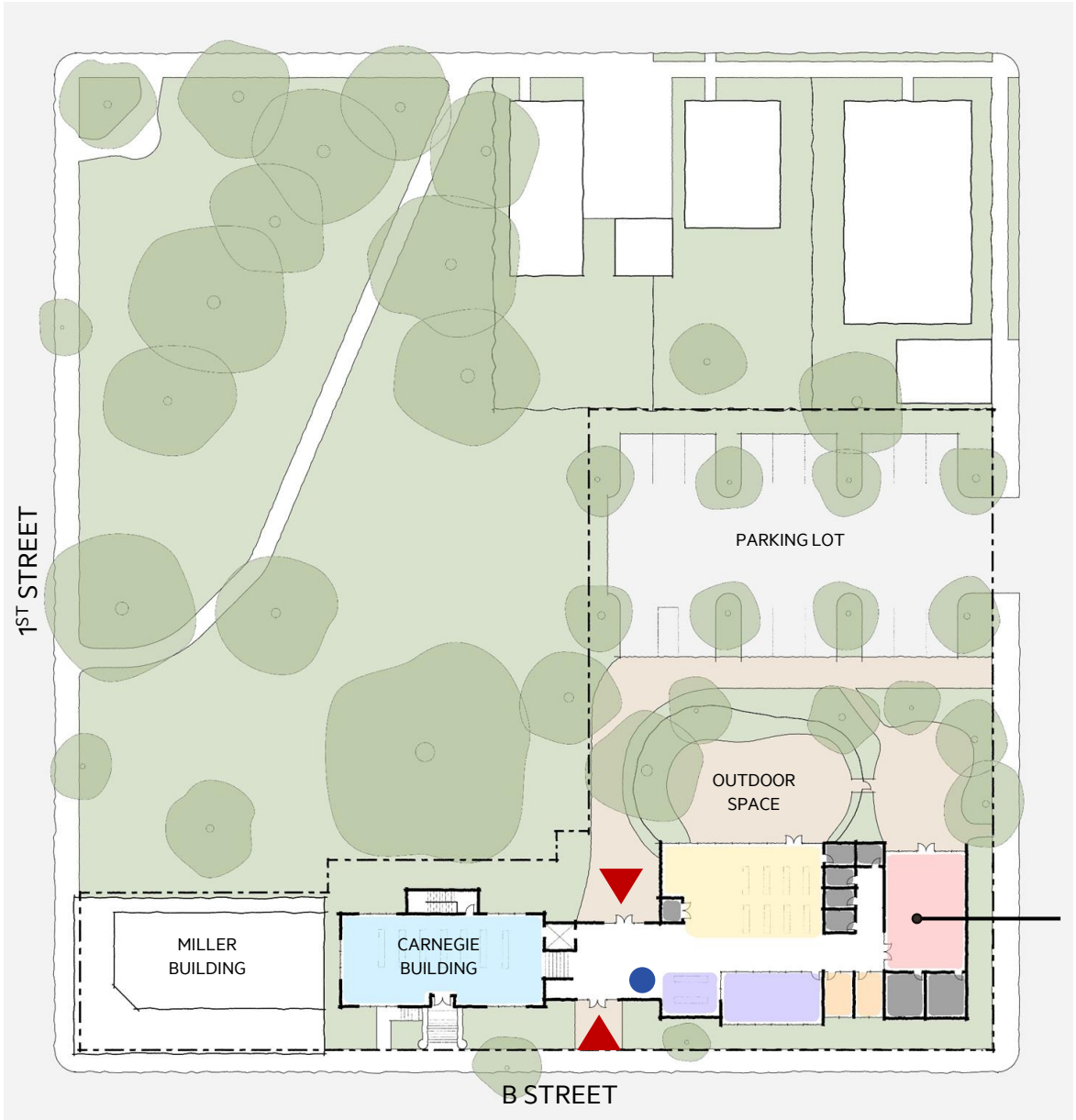
Potential Deficiencies:

- Inadequate lateral system (poorly reinforced shear walls).
- Lack of anchorage between floor and roof diaphragms to shear walls for in-plane and out-of-plane loading.
- Inadequate diaphragm strength (straight wood sheathing).
- Unknown foundations.

LIBRARY PLANNING SCHEMES

“B Street”

New Addition at Grade



CONSIDERATIONS

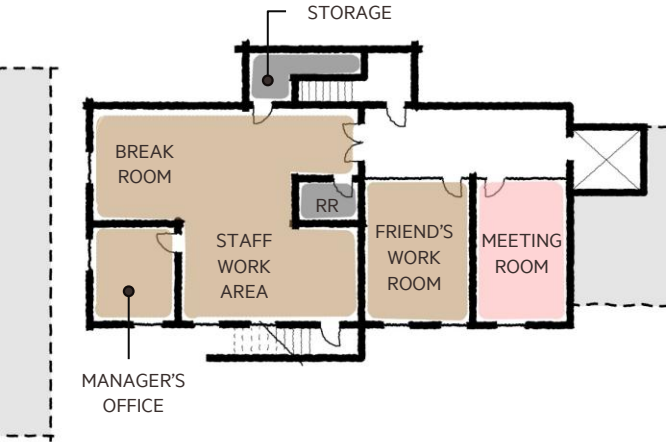
- No lot line adjustments
- Miller Building blocks view of Carnegie – recommend adaptive reuse to revitalize downtown corner, restoring original building footprint
- Enclosed Outdoor Space on Library Dist. Property
- New addition is tucked further down B Street
- Less potential area for Community Garden
- No need to disturb Miller Building

SITE PLAN

NEW
ADDITION

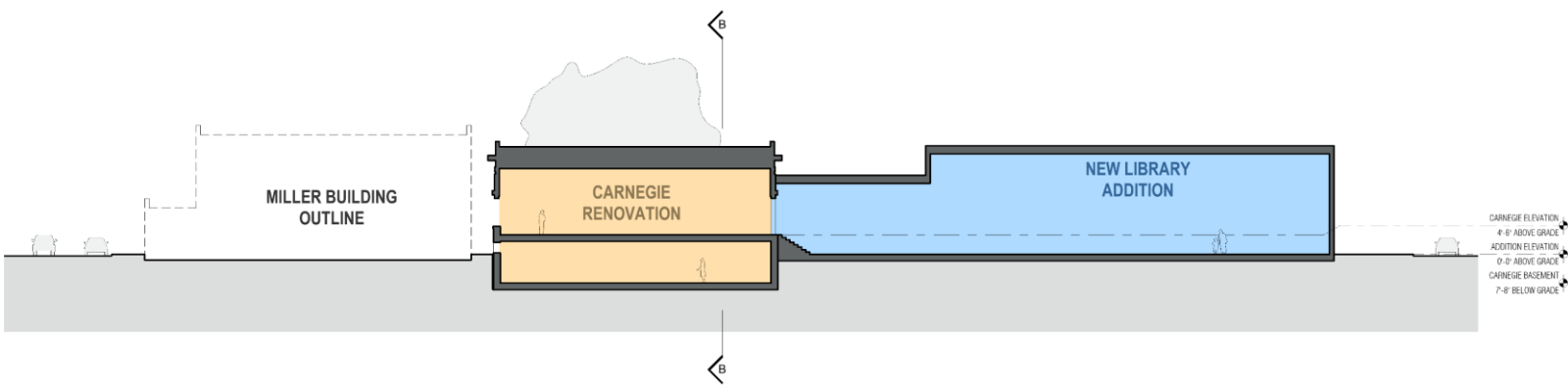
“B Street”

New Addition at Grade

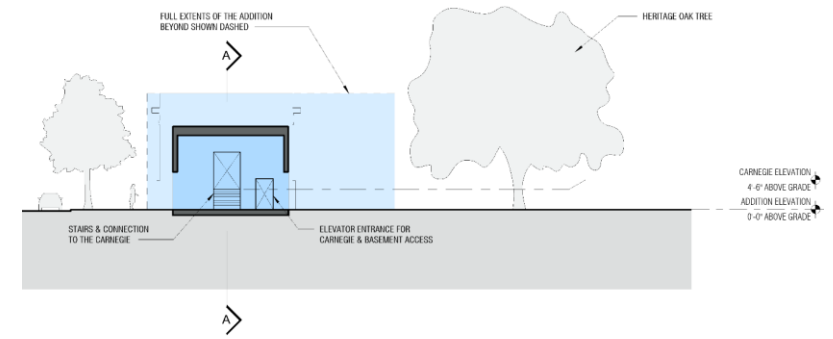


“B Street”

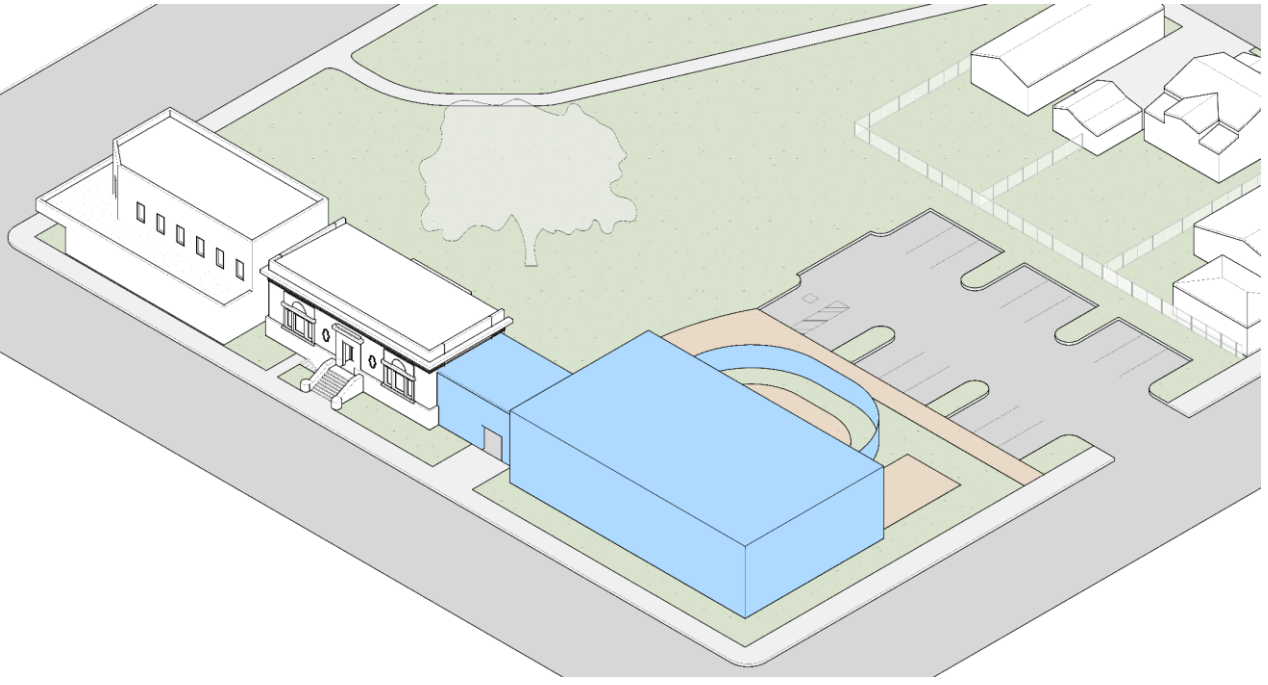
New Addition at Grade



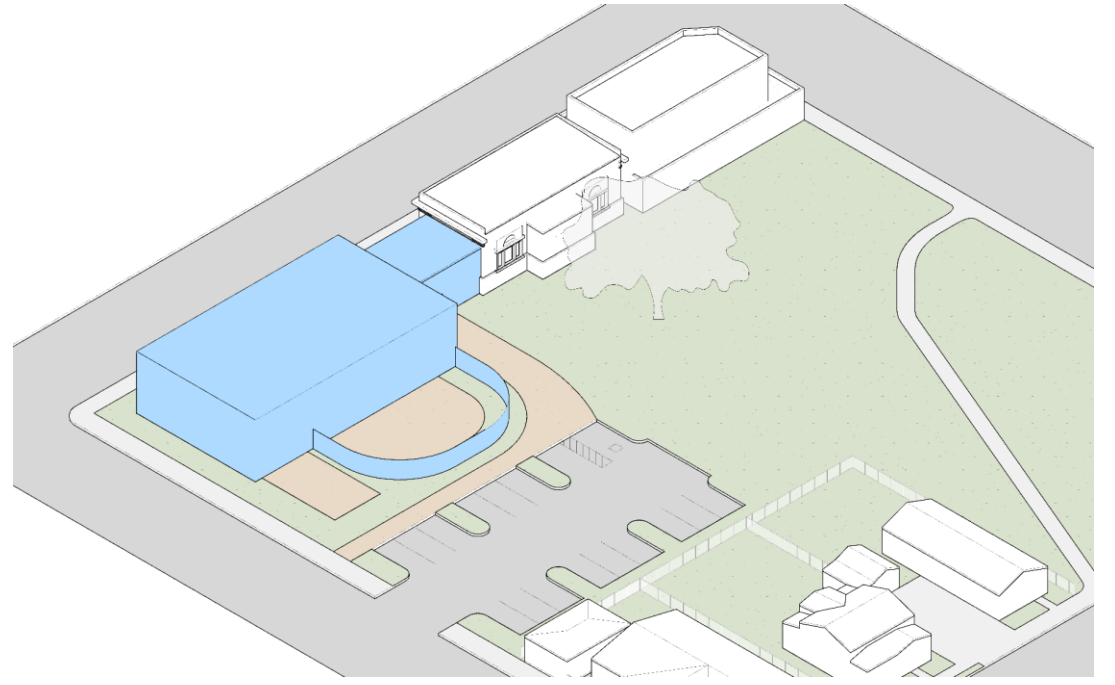
EAST-WEST BUILDING SECTION



NORTH-SOUTH BUILDING SECTION



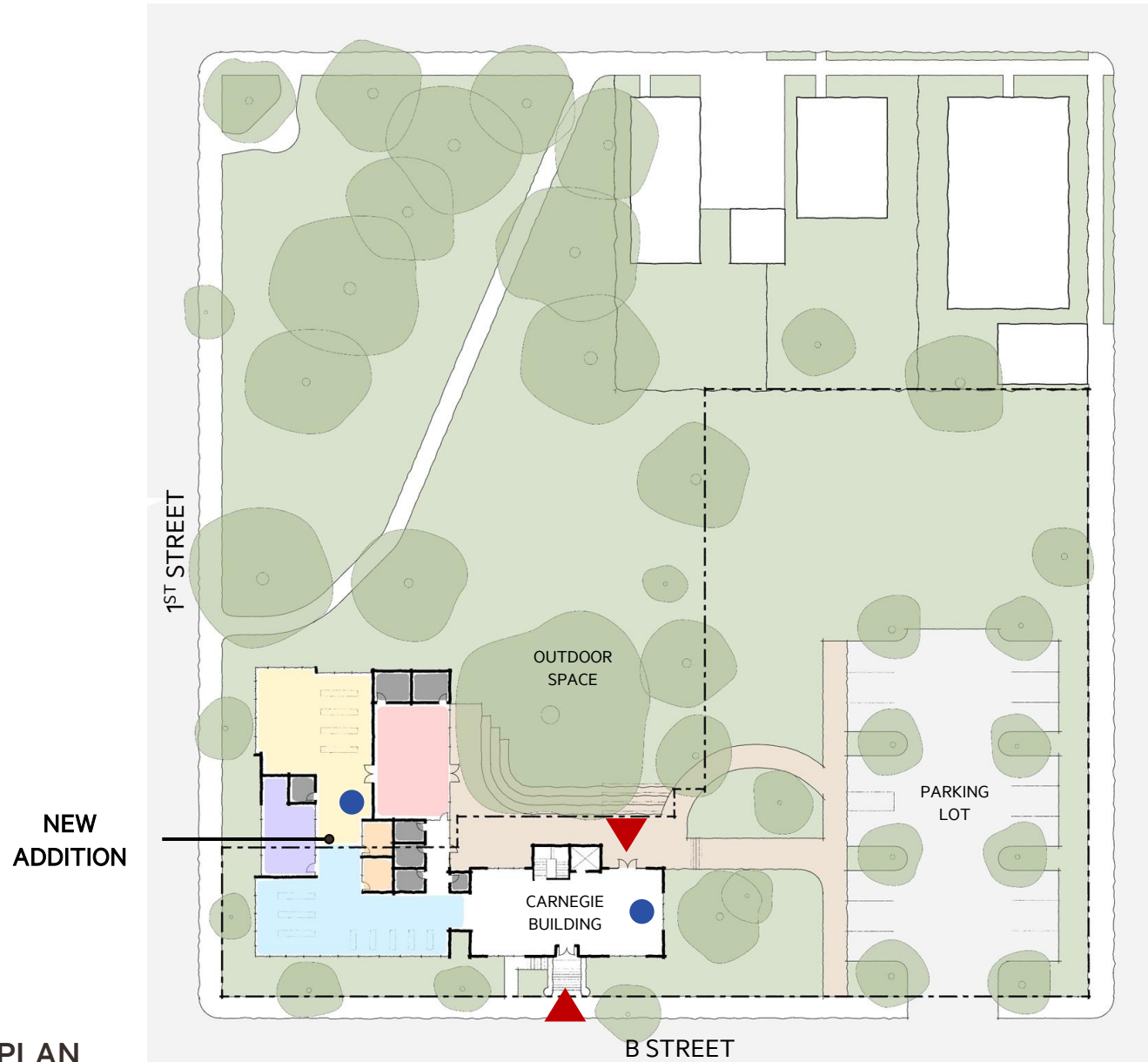
SOUTH-WEST 3D VIEW



NORTH-WEST 3D VIEW

“1st Street with Terrace”

New Addition Raised (Level with Carnegie)



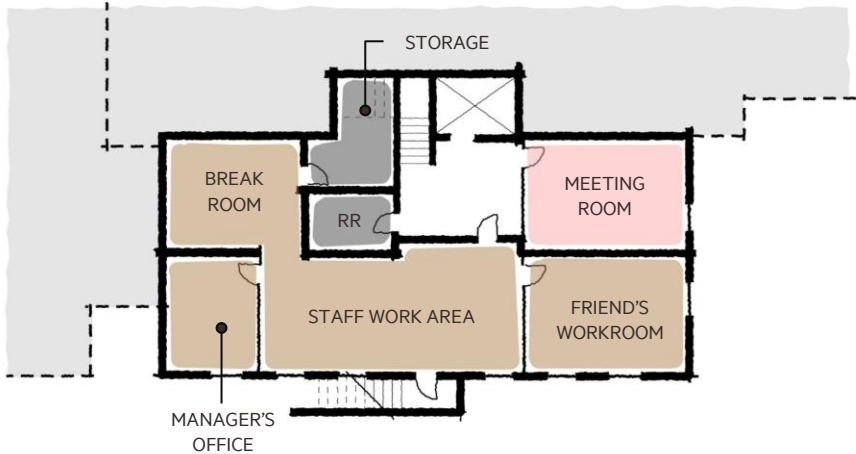
SITE PLAN

CONSIDERATIONS

- Requires lot line adjustments
- Demolishes Miller Building
- Carnegie is the main entry lobby, reactivates building entry on B St. side and frames outdoor space on park side
- Carnegie building is prominent from both B Street and facing park
- No enclosed and dedicated outdoor area directly adjacent to Library
- Large potential area for Community Garden
- New accessible and equitable entry from Parking Lot
- Operational layout challenges that necessitate two service desks
- New addition has a raised foundation

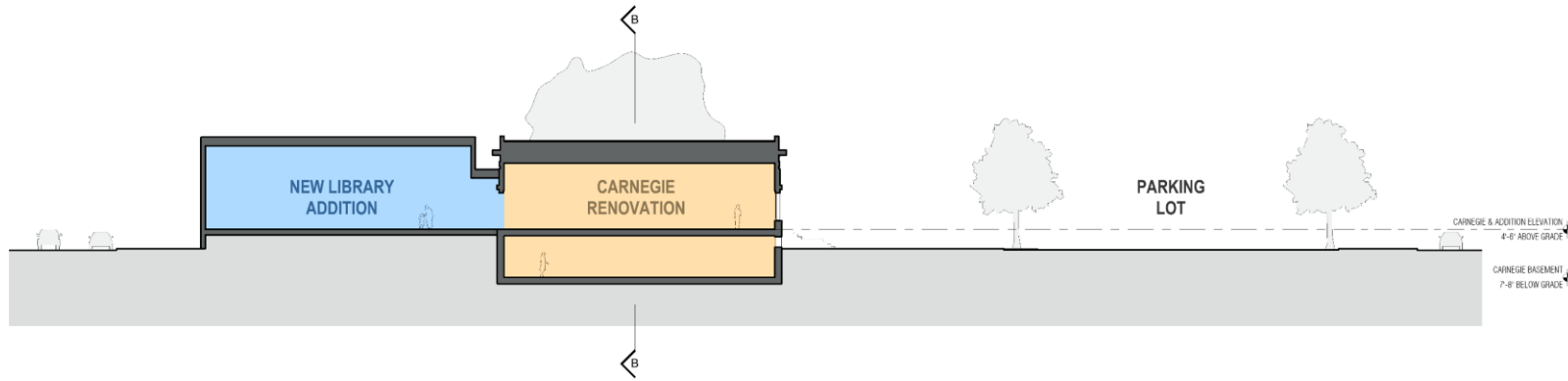
“1st Street with Terrace”

New Addition Raised (Level with Carnegie)

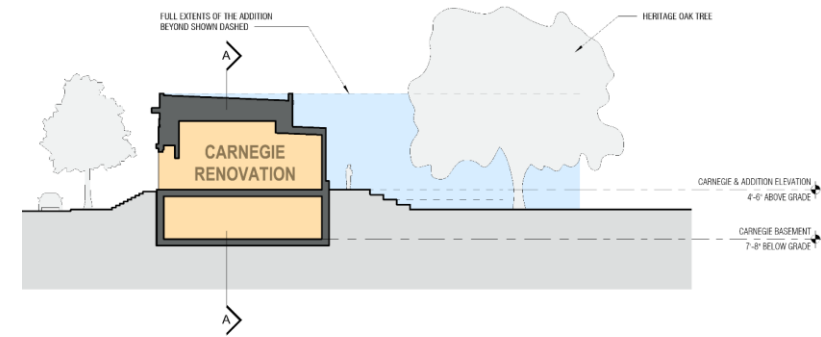


“1st Street with Terrace”

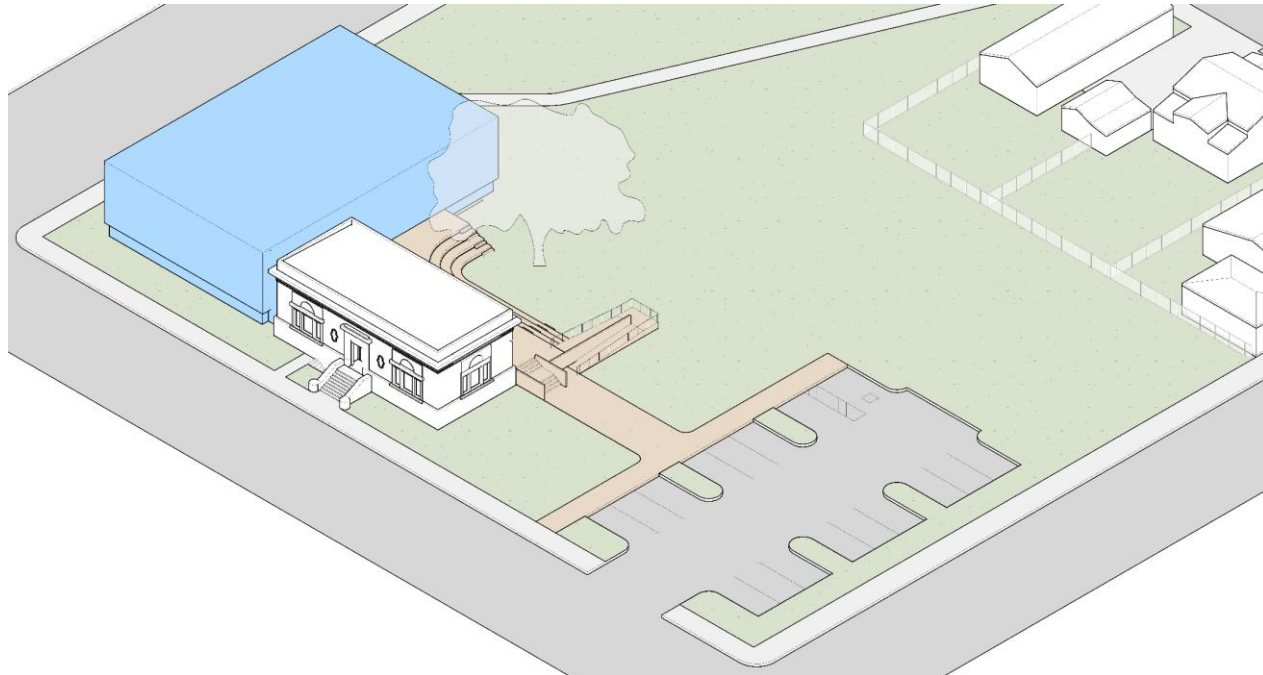
New Addition Raised (Level with Carnegie)



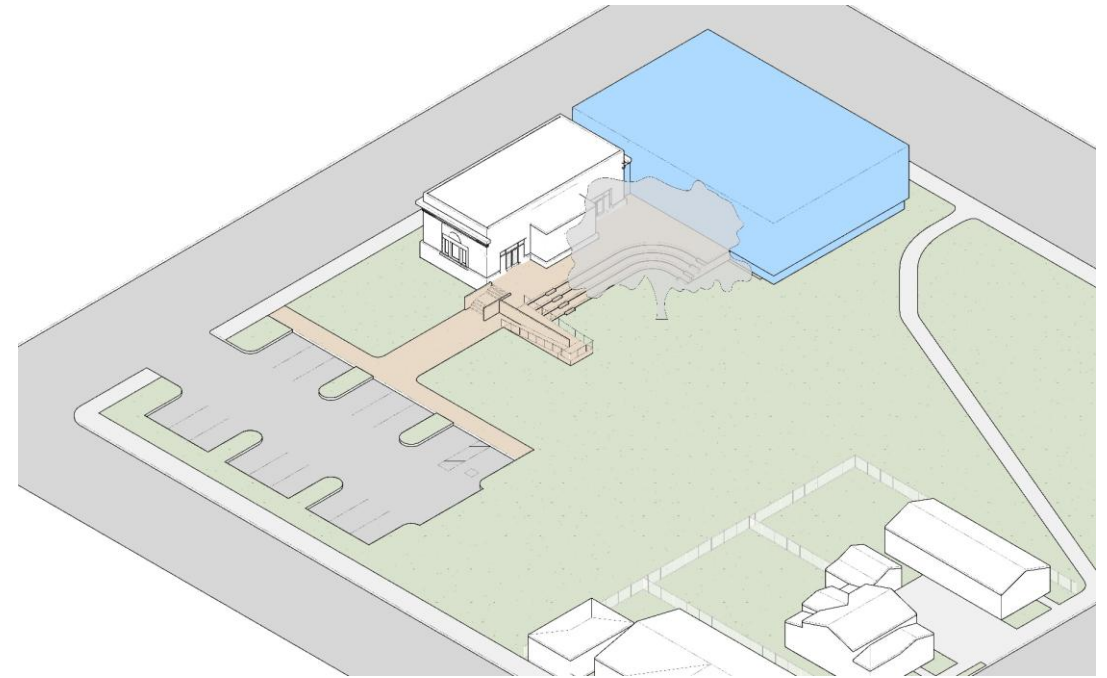
EAST-WEST BUILDING SECTION



NORTH-SOUTH BUILDING SECTION



SOUTH-WEST 3D VIEW



NORTH-WEST 3D VIEW

Concept Cost Breakdown

If on 2026 Ballot and Construction starts in 2028

	<u>“B Street” Scheme</u>	<u>“1st Street” Scheme</u>
NEW CONSTRUCTION 6,200 SF	\$ 9.5M	\$ 9.7M
CARNEGIE RENOVATION 4,800 SF	\$5.2M	\$5.3M
ESCALATION Cost Escalation to midpoint of 14-month construction period January 2029	\$ 1.8M	\$ 1.9M
32% PROJECT SOFT COSTS	\$ 5.2M	\$ 5.4M
TOTAL COSTS	\$ 21.7M	\$ 22.3M

Concept Cost Breakdown

If on 2028 Ballot and Construction starts in 2030

	<u>“B Street” Scheme</u>	<u>“1st Street” Scheme</u>
NEW CONSTRUCTION 6,200 SF	\$ 9.5M	\$ 9.7M
CARNEGIE RENOVATION 4,800 SF	\$5.2M	\$5.3M
ESCALATION Cost Escalation to midpoint of 14-month construction period January 2031	\$ 3.2M	\$ 3.3M
32% PROJECT SOFT COSTS	\$ 5.7M	\$ 5.8M
TOTAL COSTS	\$ 23.6M	\$ 24.1M

Next Steps & Discussion

- Next steps for Noll & Tam – the sequence of activities will depend on a selected scheme and the decision on what to do about the Miller Building.
 - Refine the conceptual site and floor plans of the selected scheme
 - Develop concepts for the building massing, form, and architectural character of the selected scheme
 - Develop a conceptual cost estimate based on the selected scheme
- Timing of next steps that affect the concept phase and bond timelines.
- Decision on what to do about the Miller Building
 - Immediate next steps depending on selected scheme – activities may include destructive testing for structural analysis, and a hazardous materials report
 - Associated costs



Dixon Library Board Meeting

April 20, 2026

Jane Catalano
Principal

Elaine Kross
Project Manager

**NOLL
& TAM**
ARCHITECTS

BOND FEASIBILITY SURVEY

**CONDUCTED FOR THE
DIXON PUBLIC LIBRARY
DISTRICT**

4/17/2026



PURPOSE OF STUDY

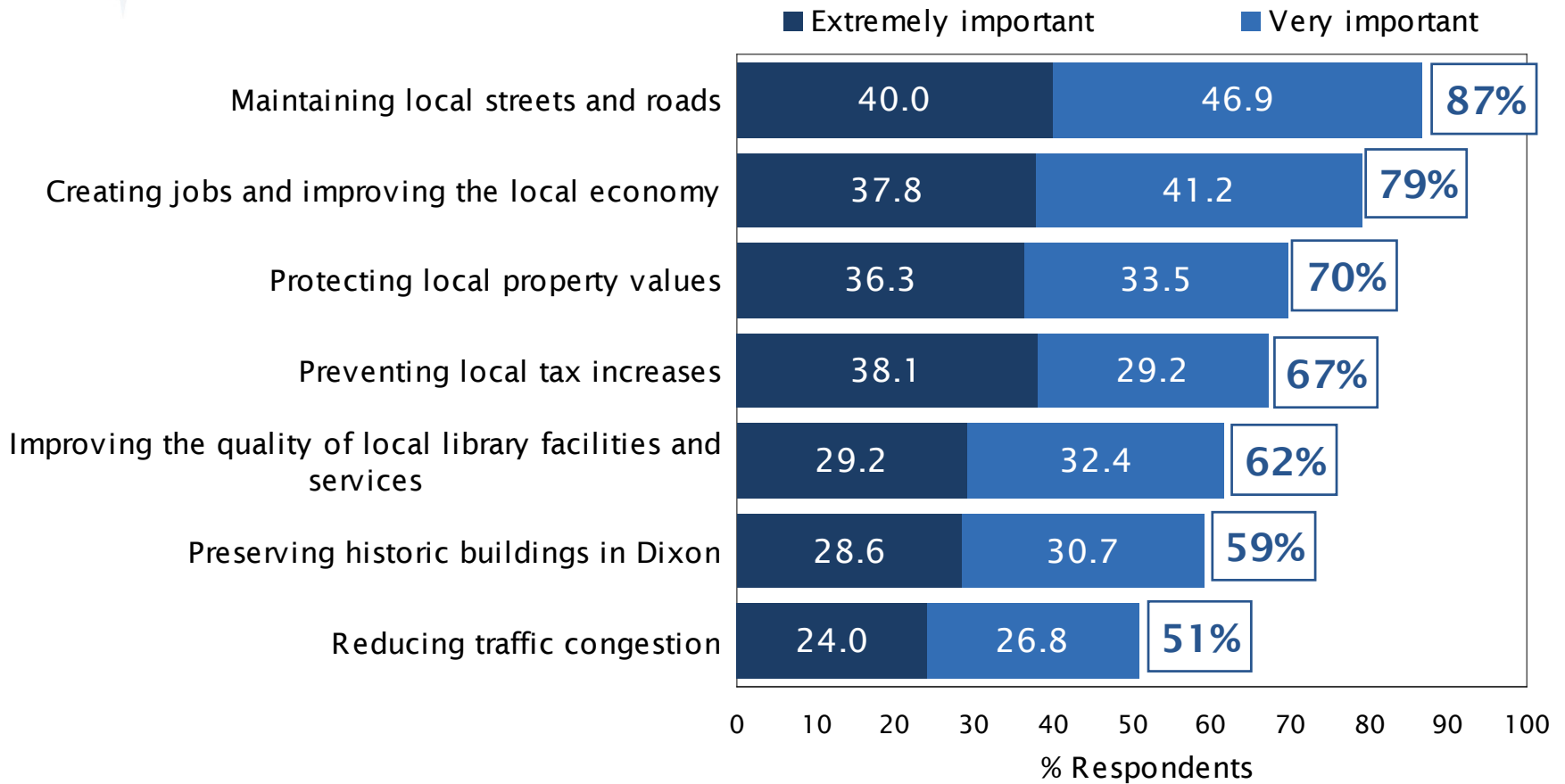
- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach



METHODOLOGY OF STUDY

- **How did we select voters to survey?**
 - Stratified & Clustered Random Sample of likely voters (Nov 2026) using age, gender, partisanship, household party type, and sub-geographies
 - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
 - Personalized email, text, and telephone calls
 - PINs to restrict access and ensure one complete per respondent
- **How were voters able to share their opinions?**
 - Secure, PIN-protected website that scales to the device
 - Telephone (land line or mobile)
 - April 2nd to April 9th, 2026
- **What was the sample size?**
 - 398 completed interviews
 - Overall margin of error of $\pm 4.9\%$ @ 95% level of confidence

IMPORTANCE OF ISSUES





INITIAL BALLOT TEST

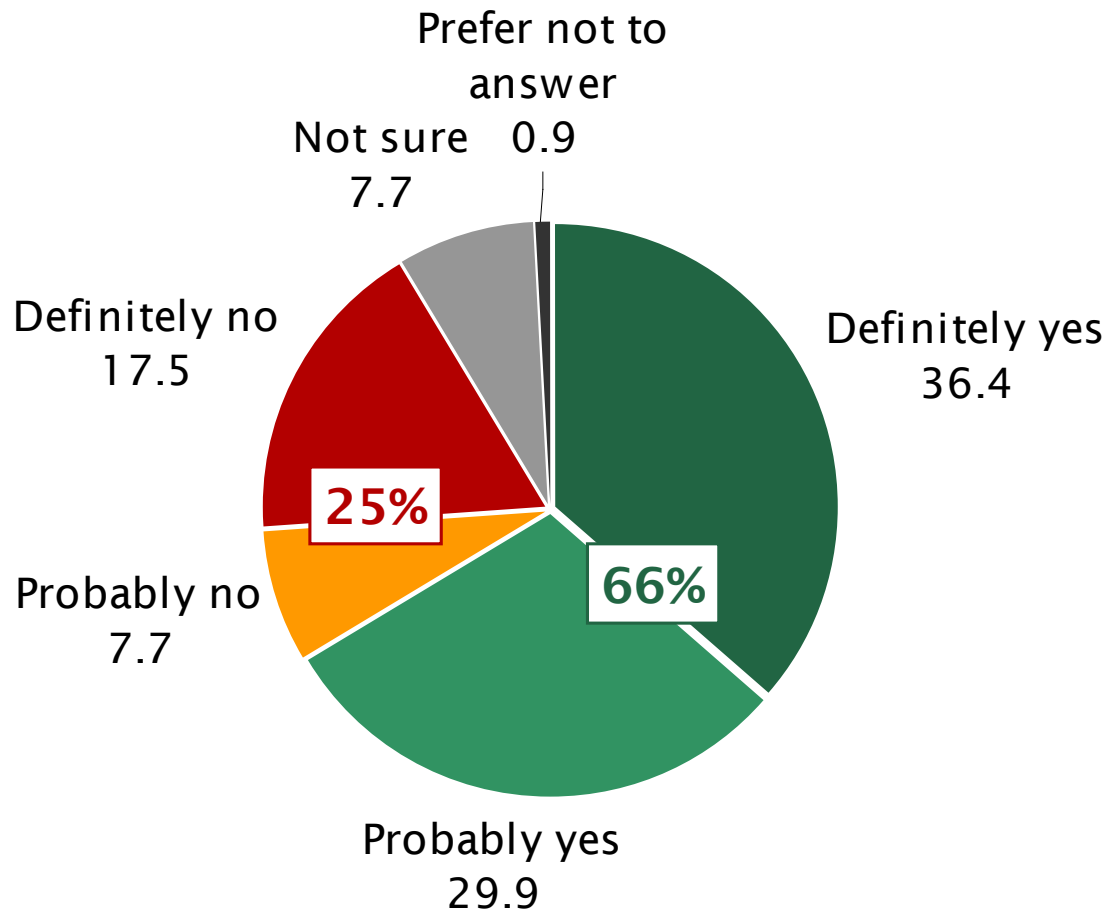
In order to:

- Repair and preserve the historic Dixon Library as a Carnegie Library building
- And expand the library with dedicated spaces for community meetings, children's collections, tutoring/study areas, maker spaces for hands-on activities, quiet reading areas, and adult/senior programs

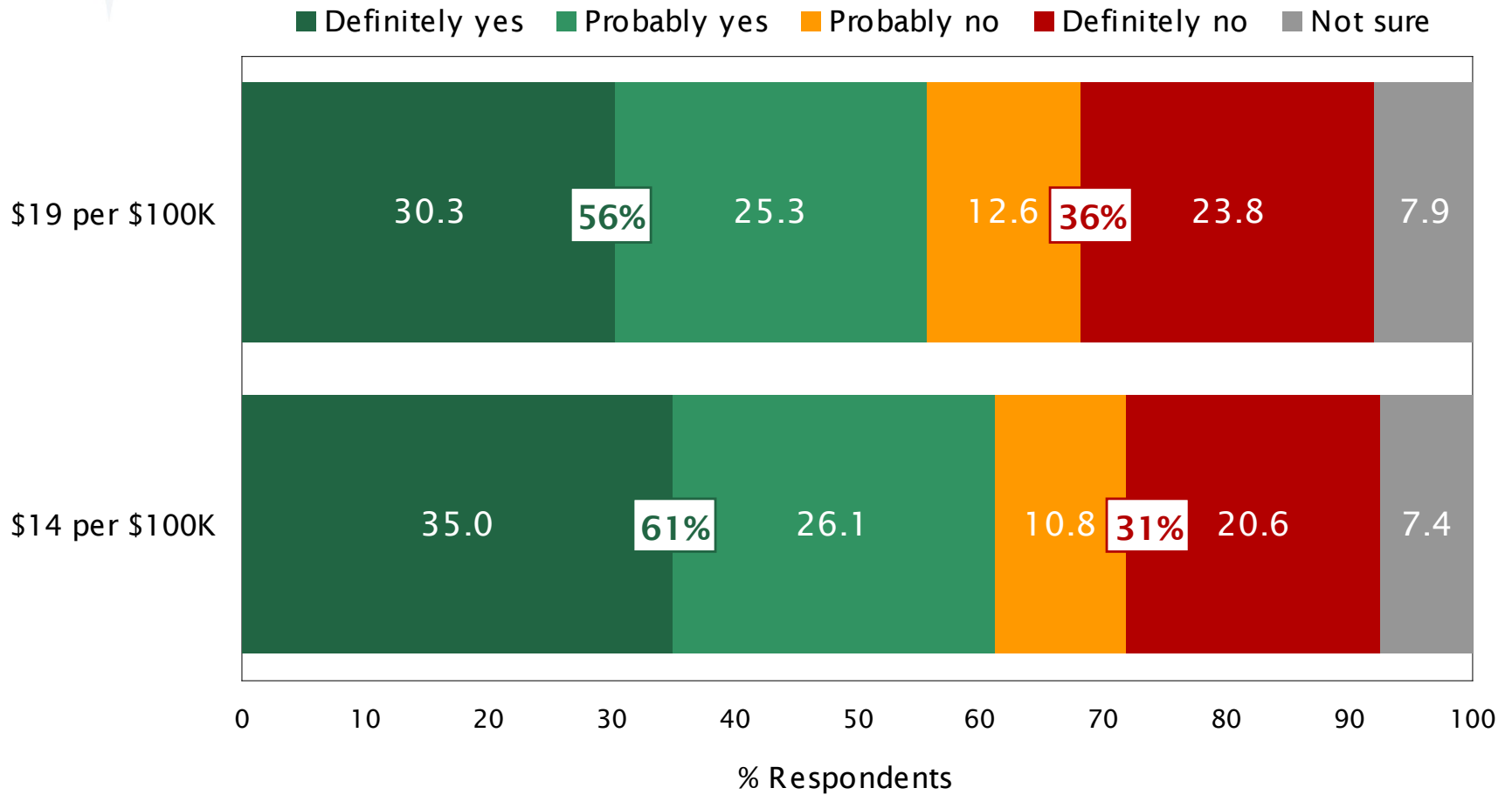
Shall Dixon Public Library District's measure authorizing 20 million dollars in bonds at legal rates be adopted, levying approximately 19 dollars per \$100,000 assessed value (1 million dollars annually) while bonds are outstanding, with independent audits/oversight and all money locally controlled?

If the election were held today, would you vote yes or no on this measure?

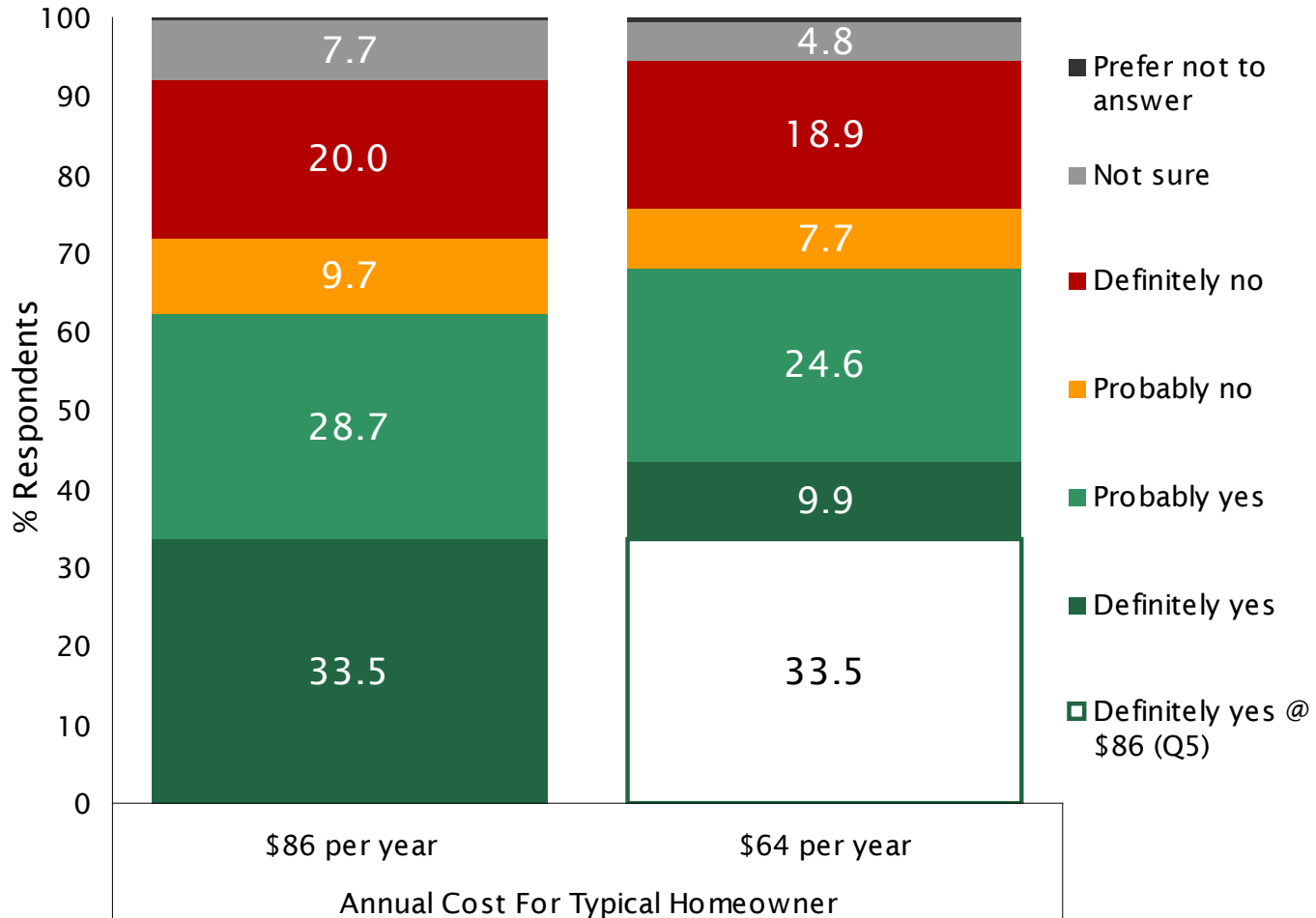
INITIAL BALLOT TEST



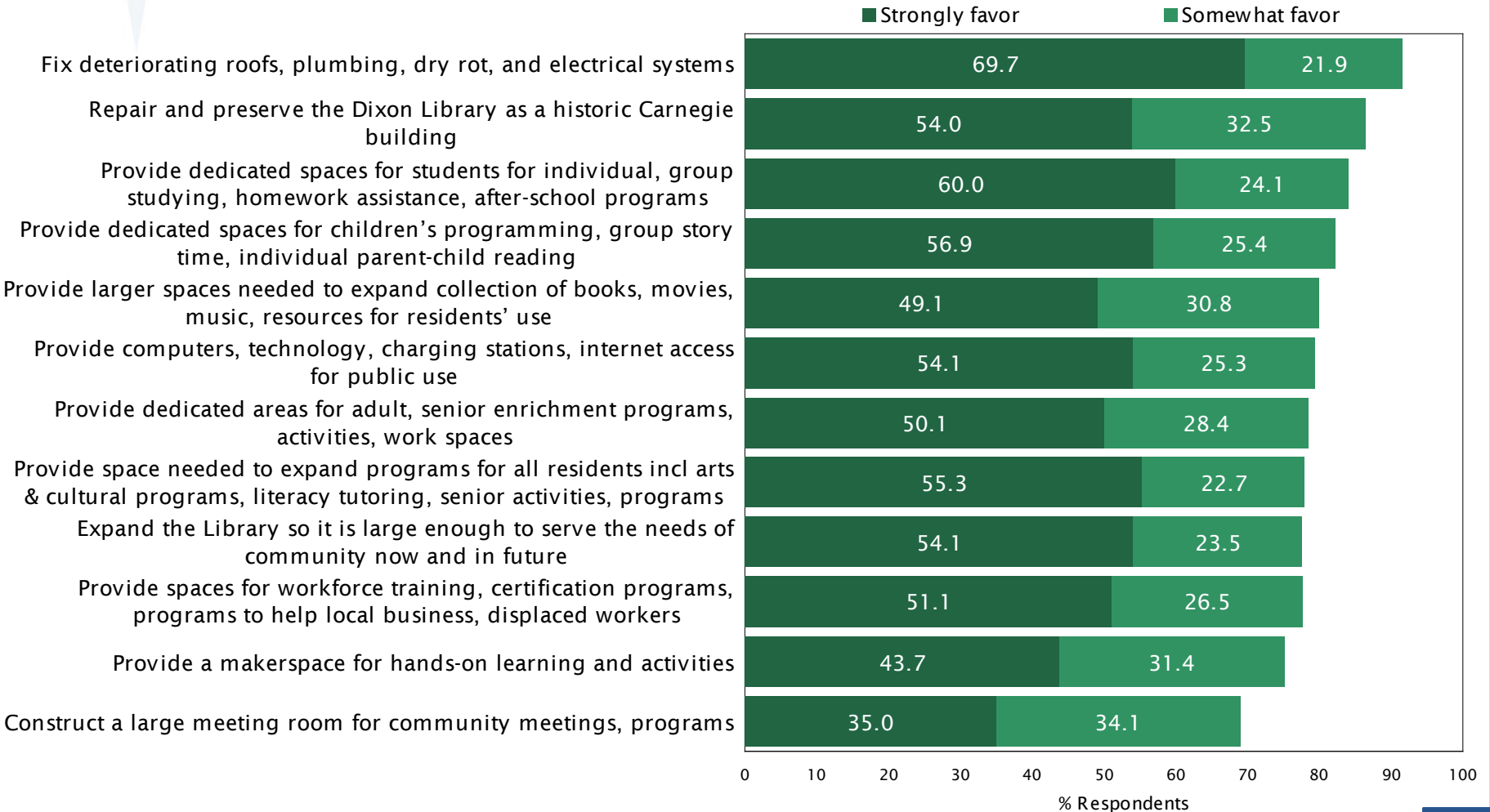
TAX THRESHOLD



ANNUAL COST FOR TYPICAL HOMEOWNER



PROJECTS & IMPROVEMENTS





POSITIVE ARGUMENTS

Being 100+ yrs old, original building needs repairs to roof, plumbing, electrical systems to preserve it as a historic building, community resource

Library built in 1912, 100+ yrs ago; historic landmark, only remaining Carnegie library in County; need to repair, restore building so it can continue to serve community well for generations to come

Measure requires a transparent system of accountability, project list detailing exactly how money will be used, Citizens' Oversight Committee, and public disclosure of how funds spent

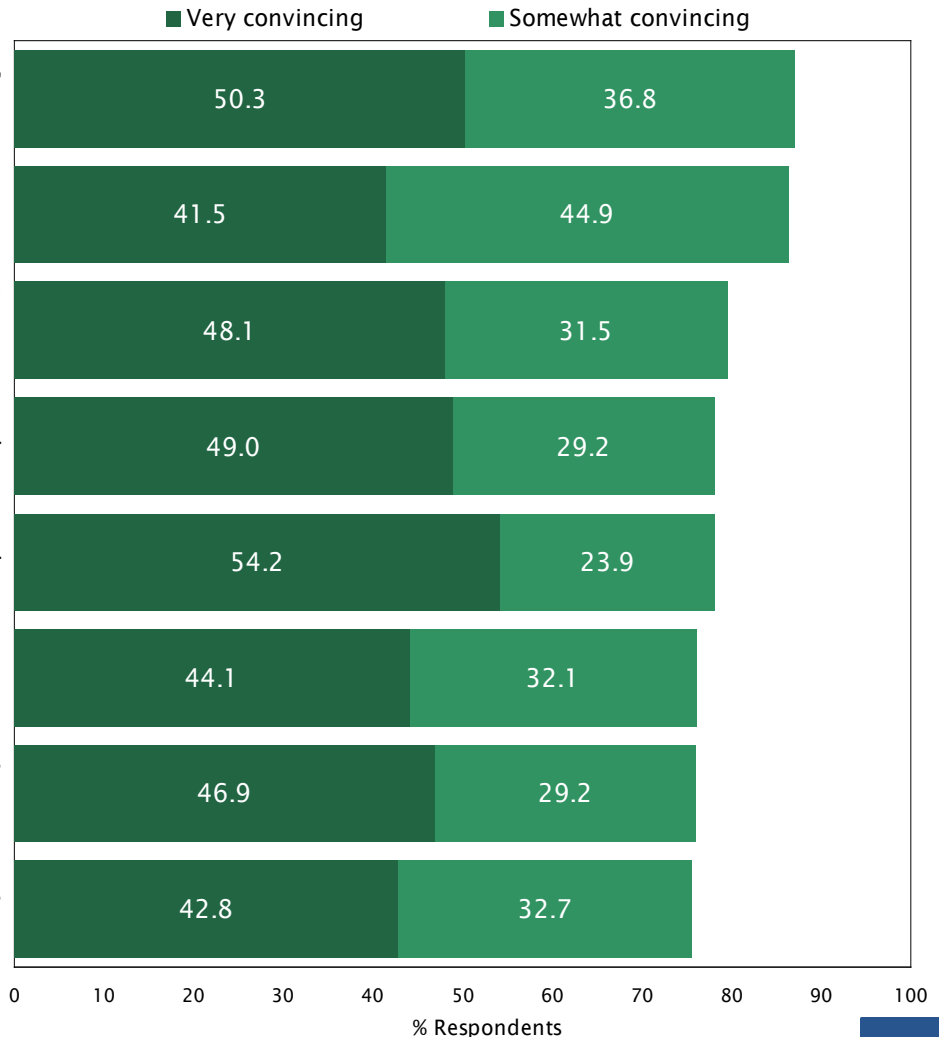
Measure makes good financial sense; cost of preserving, improving Library will be shared by private donors, foundations, grants, other funding sources, which reduces burden on local taxpayers

Every penny raised by measure will stay local to improve library facilities, services; it can't be taken away by State or used for other purposes

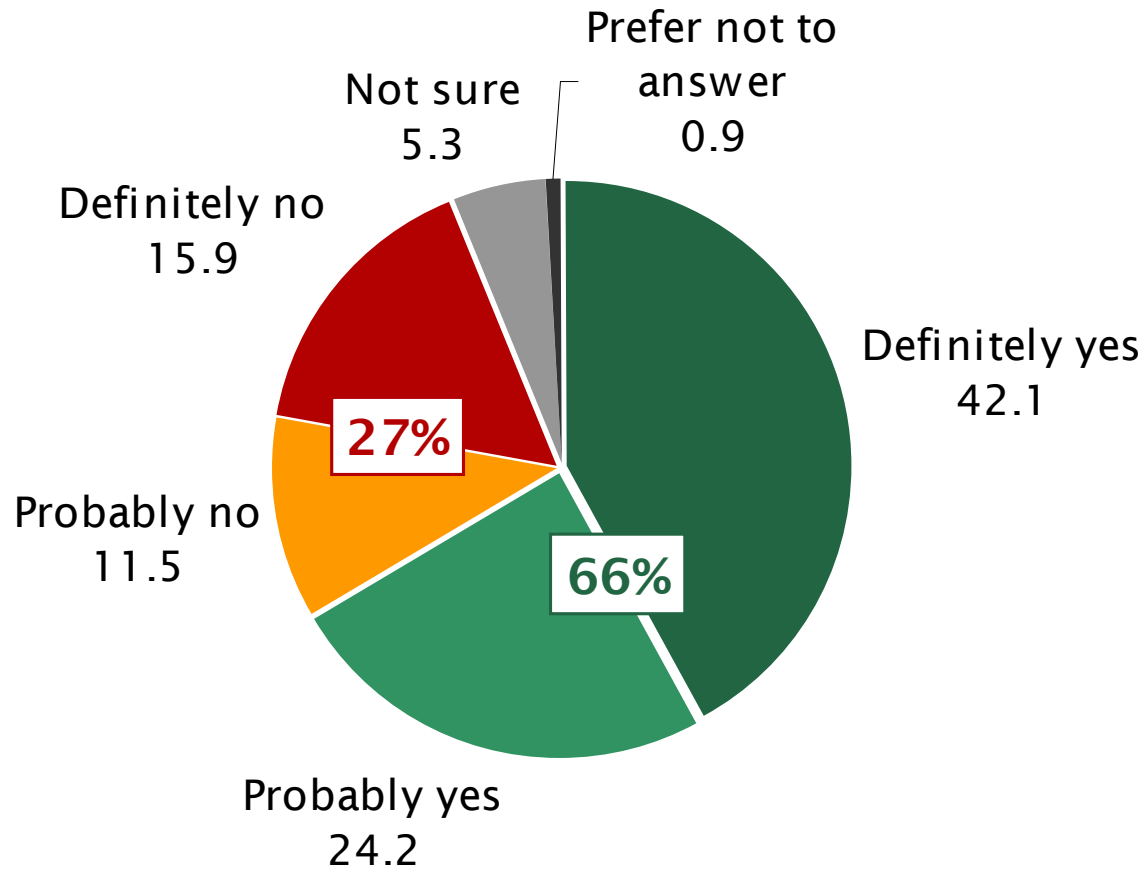
Library too small for events, programs, held outside in bad weather, in common areas where they disturb other users; new library will provide larger spaces for community events, programs, meetings

Dixon needs to expand library; built 100+ yrs ago when population was less than one thousand residents; we now have over 20,000, 3,000 library card holders

A larger facility will allow Library to expand types of programs it offers to residents of all ages, incomes, needs



INTERIM BALLOT TEST



NEGATIVE MESSAGES

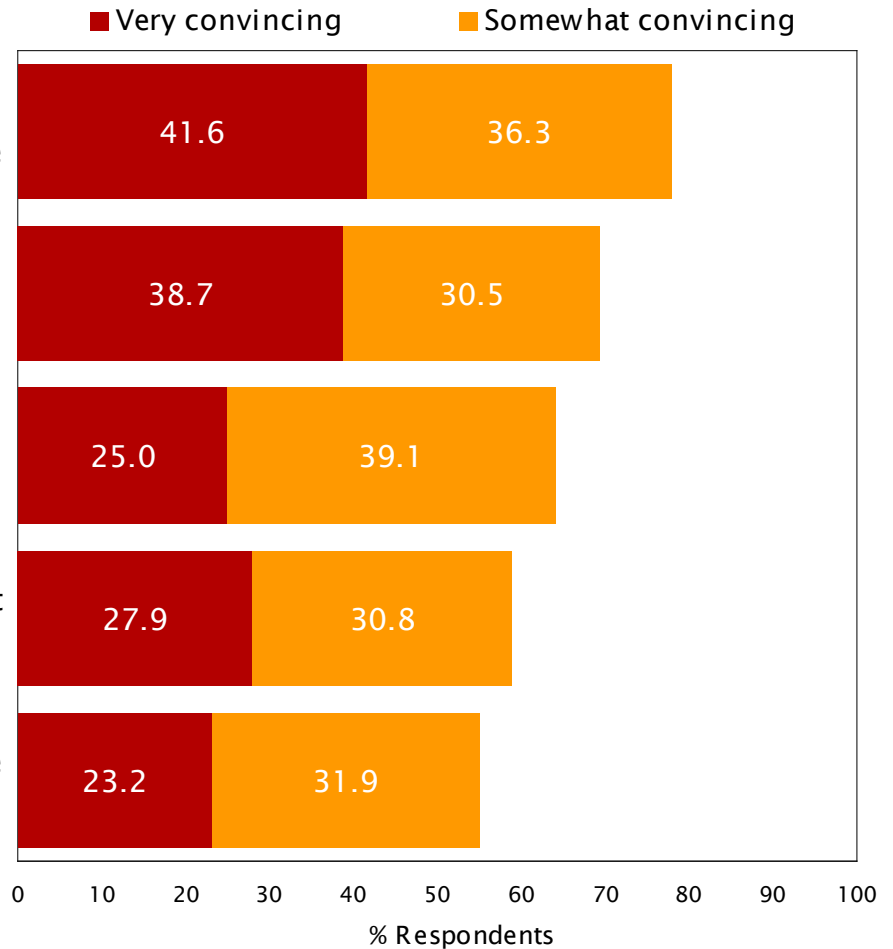
Local residents, businesses have been hit hard by inflation, high interest rates, rising costs of living; many are struggling to stay afloat; now is not the time to raise taxes

Everyone is coming after us for tax increases, incl state, local taxes, school bonds, other taxes that will be on ballot next yr; enough is enough; we can't afford to keep raising taxes

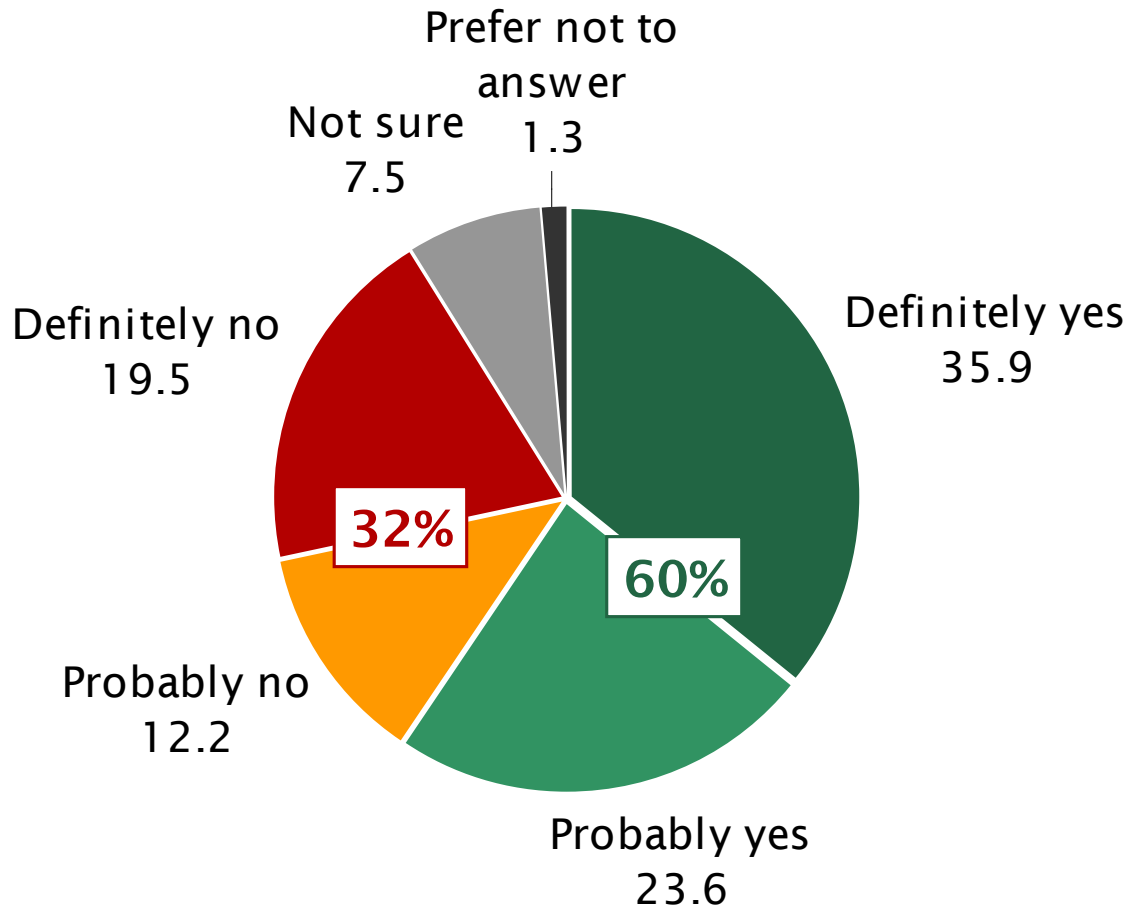
We have more pressing problems in Dixon like improving schools, fixing streets, repairing aging infrastructure; expanding Library just isn't a top priority

Don't be fooled; with interest, measure will cost taxpayers about \$40M, take 30 years to pay off

We can't trust District with tax; they will mismanage money, not build what they promise



FINAL BALLOT TEST





KEY CONCLUSIONS

Does a bond appear to be feasible for a 2026 ballot? *A bond is unlikely to be successful on the November 2026 election, but consider a special in 2027.*

Positive Signs

- Popular projects and improvements
- Solid positive arguments
- Support is within 1% of the two-thirds threshold at the Initial and Interim Ballot Tests

Challenges

- Tax rate sensitivity
- Opposition arguments resonate (-6%), bringing support down to 60% at Final Ballot Test

External Factors & (un)knowns

- Challenging economic environment: war/fuel prices, tariffs, inflation, cost-of-living concerns.
- Challenging political climate: Hyper-partisanship, competing measures, and blue wave?