AMENDED MINUTES**

REGULAR MEETING OF THE
DIXON CITY COUNCIL &
DIXON REDEVELOPMENT AGENCY

AUGUST 23, 2011

Closed Session at 6:00 p.m.

The Special Meeting of the Dixon City Council was called to order at the hour of 6:00 p.m. to meet in Closed Session in the Council Chambers Conference Room on August 23, 2011 by Mayor Jack Batchelor, Jr.

Present: Councilmembers Thom Bogue, Rick Fuller, Vice Mayor Michael Ceremello, Mayor Jack Batchelor, Jr.

Absent: *Councilmember Dane Besneatte

Mayor Batchelor announced that the City Council would meet in Closed Session to discuss the following:

0. CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code Section 54957.6)

City Negotiators:	Jon Cox, Steve Johnson, Michael Dean, Stephen Muzio and Eddie Kreisberg
Employee Organization:	Dixon Professional Firefighters Association Dixon Police Officers Association Dixon Senior Management Association Public Employees Union, Local One Non-Represented Management Unit Non-Represented Non-Management Unit

There were no public comments.

The City Council convened into Closed Session at 6:00.pm.

*Councilmember Besneatte arrived at 6:06 p.m.

Closed Session adjourned at 6:31 p.m.

1. **CALL TO ORDER**

Mayor Batchelor convened the Regular Meeting of the Dixon City Council at 7:00 p.m. and announced the City Council met in Closed Session for a conference with labor negotiators and the Closed Session was adjourned with no reportable action.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Jack Batchelor, Jr.

3. **ROLL CALL**

Present: Councilmembers Dane Besneatte, Thom Bogue, Rick Fuller, Vice Mayor Michael Ceremello, Mayor Jack Batchelor, Jr.

Absent: None

4. **PRESENTATIONS/ PROCLAMATIONS/ RECOGNITION**

4.1 Update on Solano EDC presented by Sandy Person.

Sandy Person, President of the Solano Economic Development Corporation (Solano EDC), discussed the mission and programs of Solano EDC, working with community partners to build a regional reputation, the challenges faced in the current economy, and thirteen current projects that indicate the area is attracting good industries. She noted Dixon's retention and expansion of Altec Industries is a tremendous win for the community.

4.2 Proclamation declaring September, 2011, as National Preparedness Month encouraging all citizens and businesses to develop their own emergency preparedness plan, and work together toward creating a more prepared society.

Aaron McAlister, Fire Chief, accepted the Proclamation and stressed that the week's 5.8 earthquake and evacuation of 5,000 people in Lincoln due to a rail fire was testimony that we never know when an emergency will strike and he encouraged citizens to have emergency plans and emergency supply kits always ready.

5. **AUDIENCE/PUBLIC COMMENT (NON-AGENDA ITEMS)**

5.1 Carol Pruett, Chief Administrator of the Dixon Chamber of Commerce, provided a report on the 2011 Dixon May Fair Parade, thanked the City for the $4,000 grant, noted cutbacks were successful but unanticipated expenses still arose, presented a profit and loss statement that showed a profit for the event, and presented the City with a check for $1,235.20 in fulfillment of their pledge to reimburse the City if there was a profit.

5.2 Gary Rannefeld expressed the opinion that the planned railroad pedestrian tunnel was unnecessary and wasteful, noted the Parkway Boulevard overcrossing at Pitt School Road is a better and legitimate use of development funds, and noted emergency access is hindered by school traffic and may delay response times.

5.3** Ginger Emerson noted that although Item 12.6 had been pulled from the evening's agenda, she had a petition to present and read a letter into the record stating the petitioners' assertion that Richland Communities retained no vested right to any of the original allotments, should not have been authorized by Council to move forward for HOME funding for the 59-unit Valley Glen Apartments project, and authorization of their application should be withdrawn.

5.4 Dave Scholl discussed the upcoming 25th Annual Lambtown event to be held at the May Fair on October 1, 2011, noted there are over 100 vendors planned, requested participation by City Departments and sponsorship by citizens, asked the Council to consider being patrons, and distributed sponsor sheets.

6. ITEMS FROM THE CITY COUNCIL

6.1 Vice Mayor Ceremello reiterated his expectation that discussion of both the Social Host Ordinance and the Dixon Recology Contract be agendized soon. He also requested a workshop or agenda item for discussion of Measure B allocations.

6.2 Councilmember Bogue requested discussion be agendized for the October 11th meeting for consideration of Dixon running its own water district, noted the time may be right to move toward combining water and sewer to provide the City a stronger standing and the ability to rely less on others for viability, suggested an ad hoc committee be established to discuss viability after researching costs versus benefits, and also requested the City Attorney look into the validity of assessments to citizens that receive no benefit.

6.3 Councilmember Besneatte commented on City Hall's new policy requiring those visiting City Hall to wear visitor badges.

He requested the traffic lights at North First Street and Vaughn Road and Lincoln be reset to not trigger to green when nobody is waiting at the light.

He asked if Item 9.7 could be amended to include wine-tasting by local wineries at the Farmer's Market as well as the Dixon Wine Stroll, since there are only a few weeks left for the Farmer's Market.

Mike Dean, City Attorney, reported the Council can only take action as listed on the agenda, unless a two-thirds majority finds an urgency for action arose subsequent to posting of the agenda, and read the Brown Act section relating to emergency action.

Mayor Batchelor noted the request should have been brought to the City Manager sooner and it would be better to make provisions for next year rather than take urgency action.

A motion was made by Councilmember Besneatte, seconded by Vice Mayor Ceremello, to amend Item 9.7 to include approval of wine tasting at the Farmer's Market. Roll call was taken as follows:

AYES:	Besneatte, Bogue, Ceremello
NOES:	Fuller, Batchelor
ABSTAIN:	None
ABSENT:	None

The motion failed due to lack of a two-thirds majority approval.

7. ITEMS FROM THE CITY TREASURER

James Slaughter, City Treasurer, noted that PFM Asset Management requested a review be scheduled with the Investment Committee and to establish benchmarks for the Committee that will be presented to the Council at a later time.

8. APPROVAL OF AGENDA

There was no discussion on this item.

A motion was made by Councilmember Fuller, seconded by Councilmember Bogue, to approve the agenda, as amended to continue Item 12.6 to September 27, 2011. Roll call was taken as follows:

AYES:	Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES:	None
ABSTAIN:	None
ABSENT:	None

9. CONSENT CALENDAR

Vice Mayor Ceremello requested that Items 9.6 and 9.7 be discussed separately.

Councilmember Besneatte requested that Item 9.2 be discussed separately.

Dave Scholl, referencing Item 9.3, noted there are concerns that narrow band radios have shorter range and cannot go between buildings.

A motion was made by Councilmember Besneatte, seconded by Councilmember Fuller, to approve the Consent Calendar, except for Items 9.2, 9.6 and 9.7. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

9.1 Matters relating to City Council Minutes:

1. **Approved the City Council Minutes for the July 20, 2011 Special Meeting.**
2. **Approved the City Council Minutes for the July 26, 2011 Regular Meeting.**

9.2 Adopt Resolution approving the Enumeration of Claims.

See Minutes on Page 5.

9.3 Adopted Resolution No. 11-120 authorizing suspension of the competitive bidding process and the purchase of firefighter communication equipment from Delta Wireless & Network Solutions, at a cost of $68,000 (AG 11-037)

9.4 By Minute Action, authorized the City Clerk to advertise for construction bids for the Hall Park Well Improvements Project, Project No 2011-05.

9.5 By Minute Action, authorized the Acting City Clerk to advertise for bids for a three (3) year contract for heating, ventilation and air conditioning (HVAC) and preventative maintenance services.

9.6 Adopt Resolution authorizing the Acting City Manager to execute agreements with the Dixon Tribune and the Independent Voice for publishing of legal notices for the City.

See Minutes on Page 6.

9.7 Adopt Resolution approving the request from the Downtown Dixon Business Association (DDBA) to host the Dixon Wine Stroll in downtown Dixon and establishing use conditions for the event.

See Minutes on Page 7.

9.8 By Minute Action, approved a project to install a September 11th memorial, to include the piece of World Trade Center Steel obtained by Fire Department staff, in front of the Fire Department to honor the victims of September 11th.

9.2 TAKEN OUT OF ORDER

Adopt Resolution approving the Enumeration of Claims.

Councilmember Besneatte requested clarifications on payments made to Solano County in the amount of $700.00 for an on-call phlebotomist, $2,000 for ADA fencing material, $1,000 for four weed-eaters and parts, and felt discussion may be necessary about the viability of the $44,833.00 paid to Solano Irrigation District. Staff responded to Councilmember Besneatte's questions.

A motion was made by Councilmember Besneatte, seconded by Councilmember Bogue, to adopt Resolution No. 11-119 approving the Enumeration of Claims. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

9.6 TAKEN OUT OF ORDER

Adopt Resolution authorizing the Acting City Manager to execute agreements with the Dixon Tribune and the Independent Voice for publishing of legal notices for the City.

Vice Mayor Ceremello questioned the viability of again splitting the publication of legal notices between the two newspapers given the fact that the bid submitted by the Independent Voice would result in substantially lower prices to the City if the Independent Voice were the single provider.

Steve Johnson, Acting City Clerk, responded that both papers have provided very good service and the City needs to be able to advertise in both papers to best serve the community.

Mayor Batchelor asked for public comments.

Dave Scholl, Independent Voice, noted the City requested bids and his was the lowest bid. He explained his pricing criteria which would save the City $1.00 per standard column inch if he is the single provider of advertising, and felt he should be awarded the bid.

Vice Mayor Ceremello noted he had heard nothing that warranted publication in both papers.

A motion was made by Vice Mayor Ceremello, seconded by Councilmember Bogue, to execute an agreement with the Independent Voice as the sole-source publisher of legal notices for $5.00 per column inch, except in emergency situations. Roll call was taken as follows:

AYES: Bogue, Ceremello
NOES: Besneatte, Fuller, Batchelor
ABSTAIN: None

ABSENT: None

The motion failed.

A motion was made by Mayor Batchelor, seconded by Councilmember Fuller, to adopt Resolution No. 11-121 authorizing the City Manager to execute agreements with the Dixon Tribune (AG 11-038) and the Independent Voice (AG 11-039) for publishing of legal notices for the City. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Batchelor
NOES: Ceremello
ABSTAIN: None
ABSENT: None

Councilmember Bogue asked about reconsideration of the motion and whether the bid documents afforded the City the right to split the contract.

Mr. Johnson confirmed that the Notice to Bidders did allow the City to split the contract as was done last year and cost was a factor, but not the only factor for consideration.

Councilmember Bogue retracted his request for reconsideration of the motion.

9.7 TAKEN OUT OF ORDER

Adopt Resolution approving the request from the Downtown Dixon Business Association (DDBA) to host the Dixon Wine Stroll in downtown Dixon and establishing use conditions for the event.

Vice Mayor Ceremello noted his support of the DDBA's request, but suggested the resolution be modified to allow alcohol to be consumed on City sidewalks during the event, the Grillin' and Chillin' event allowed alcohol on the streets, and the City can make the rules.

Steve Johnson, Human Resources Director and Risk Manager, noted that modification would require waiving the City Code.

Mike Dean, City Attorney, noted there is a distinction between the two events relating to insurance coverage required that would increase the cost to the permittee.

Jill Orr, DDBA President, confirmed event organizers prefer to encourage attendees to finish their alcohol before leaving the buildings and felt no need to change the requirements given the fact that insurance costs would increase from $1,200 to $4,000

A motion was made by Vice Mayor Ceremello, seconded by Councilmember Besneatte, to adopt Resolution No. 11-122 approving the request from the

Downtown Dixon Business Association (DDBA) to host the Dixon Wine Stroll in downtown Dixon and establishing use conditions for the event. Roll call was taken as follows:

AYES:	Besneatte, Bogue, Ceremello, Fuller, Batchelor
NOES:	None
ABSTAIN:	None
ABSENT:	None

10. PUBLIC HEARINGS

10.1 Continued the Public Hearing regarding the proposed Negative Declaration of environmental impacts associated with the proposed wind turbine at the City of Dixon's Wastewater Treatment Plant at 6915 Pedrick Road to the September 13, 2011 City Council Meeting.

Janet Koster, Senior Management Analyst, noted the hearing was noticed but the item is not ready to proceed. She recommended opening the public hearing to allow the public an opportunity to comment and then continue the hearing to September 13, 2011.

Mayor Batchelor opened the public hearing. There were no public comments.

The public hearing was continued to September 13, 2011.

10.2 Resolution approving the Memorandum of Understanding with the City of Dixon and the Dixon Professional Firefighters Association Local 4665, for the period of July 1, 2011 through June 30, 2013. (Continued from August 10, 2011).

Steve Johnson, Human Resources Director, reported that agreement had been reached on the Memorandum of Understanding with the Dixon Professional Firefighters Association, mainly by increases in contributions to PERS retirement and elimination of uniform allowance in year two to meet Council expectations.

Mr. Johnson noted Page 9 of the agreement was changed to clarify that the 3% contribution will sunset when the City's furlough program sunsets. He thanked Brian Schroeder, the DPFA, and Council for reaching agreement.

Mayor Batchelor opened the public hearing.

Brian Schroeder, DPFA President, thanked the Council for the opportunity to renegotiate an agreement.

Mayor Batchelor commended the DPFA for their willingness to work together toward an acceptable agreement.

Councilmember Bogue admired the Firefighters creativity in suggesting acceptable alternatives to accomplish the goal.

A motion was made by Councilmember Fuller, seconded by Councilmember Bogue, to adopt Resolution No. 11-123 approving the Memorandum of Understanding with the City of Dixon and the Dixon Professional Firefighters Association Local 4665, for the period of July 1, 2011 through June 30, 2013 (AG 11-040). Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

11. UNFINISHED BUSINESS

11.1 City Council approval of an early retirement incentive program through the Public Agency Retirement System ("PARS") to eligible City staff.

Steve Johnson, Human Resources Director, discussed steps taken to assess the early retirement incentive program through the Public Agency Retirement System (PARS) and reported that six of 22 eligible employees expressed interest in participating, which makes the program a viable recommendation towards alleviating the City deficit and is conducted in a way that is valuable, meaningful and respectful to those who will be retiring.

Mayor Batchelor asked for public comment. There were no public comments.

Mayor Batchelor supported approval and expressed his desire to fill interim positions with permanent appointments as expeditiously as possible to move forward with the most efficient running of the City.

A motion was made by Councilmember Fuller, seconded by Councilmember Bogue, to approve an early retirement incentive program through the Public Agency Retirement System ("PARS") to eligible City staff. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

11.2 Receive status report regarding design of solar energy facilities at four City buildings and provide direction to staff to proceed with final design or sever the contract.

Janet Koster, Senior Management Analyst, displayed photos and summarized results of an analysis done on four City buildings for potential installation of solar energy panels.

Ms. Koster discussed two options proposed for the Police Station and recommended Option 2 which included installation of solar panels in the City parking lot across from the Police Station. Solar covers for six parking areas in the Fire Station Parking lot were recommended. Options A and B were discussed for the pool area. Option A would be located in the parking lot but could be subject to vandalism and Option B would be installed inside the pool fence to also serve as a shade structure.

Ms. Koster presented details of First Northern Bank financing, reasons for the tight timeline, requested Council direction on how to proceed, and responded to Council questions.

Mayor Batchelor asked for public comments.

Dean Newberry, Talbot Solar, noted the engineering was well done, expressed interest in bidding on the project, additional cost savings that could be solicited, and discussed financing alternatives.

Steve Lorenti noted his work with the San Jose School District where Chevron Oil worked with them to mitigate cost.

A student citizen supported solar energy, but felt the country was a better location than roofs.

Chuck Kinger, enthusiastically supported solar energy but thought lower pricing should be solicited, felt people may consider solar for their homes once they see the benefits, placement of models on the City's website, and he planned to e-mail his input to the Council.

Dave Scholl commended staff for being receptive to public input and considering inclusion of the Jackson and Mayes Street parking lot.

Byron Chapman noted connections for electrical vehicles should be considered.

Larry Simmons asked why more bids were not solicited, the reason for leasing, and if vertical wind mills were explored.

Ms. Koster responded that bids will be solicited for the construction phase of the project and leasing is required to take advantage of grant funds.

Mayor Batchelor recommended approval of the hybrid solution for the Police Station to include the City parking lot, the City Hall roof, the six recommended Fire Department location with the recommended change of one location, and Option B for the pool area.

A motion was made by Vice Mayor Ceremello, seconded by Councilmember Besneatte, authorizing staff to proceed with final designs of solar energy facilities at four City buildings. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

Dixon Redevelopment Agency

11.3 Redevelopment Agency Resolution to approve an Enforceable Obligations Schedule pursuant to Health and Safety Code Section 34169 (AB 26) AB X 26.

Mark Heckey, Economic Development Director, noted information was just received from the State Supreme Court that changed direction received from the City Attorney's office, and actions taken at the last meeting require modification through approval of an Enforceable Obligations Schedule in order to move forward with business.

Mayor Batchelor asked for public comments. There were no public comments.

A motion was made by Vice Mayor Ceremello, seconded by Councilmember Fuller, to adopt Redevelopment Agency Resolution No. RDA 11-008 approving an Enforceable Obligations Schedule pursuant to Health and Safety Code Section 34169 (AB 26) AB X 26. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

The City Council recessed for break at 9:14 p.m.

The City Council reconvened at 9:30 p.m.

12. **NEW BUSINESS**

12.1 By minute action, seek City Council approval to appoint a two member City Council subcommittee for the purpose of making recommendations to the full City Council on a "Sunshine Ordinance".

Steve Johnson, Acting City Clerk, noted that the Sunshine Ordinance submitted by Ourania Riddle would make sweeping changes and requires further discussion before adoption can be considered, 113 separate comments or questions were received after a cursory review by the City Attorney's office, and organization of

a two-member Council subcommittee is recommended to move forward in a thorough and systematic manner. He noted samples of Sunshine Ordinances from thirteen other cities have been compiled for reference and comparison and will be available for Council and public use.

Vice Mayor Ceremello felt the City Attorney comments should have been included in the packet, and he had requested a Council workshop rather than an ad hoc committee for discussion.

Councilmember Besneatte suggested that all five Councilmembers discuss the ordinance in a public forum rather than just a subcommittee.

Mayor Batchelor asked for public comments.

Ourania Riddle noted that she originally requested a workshop at the February 8, 2011 meeting and seven months later it is finally on the agenda, the draft ordinance is compiled from her twenty years of experience and local government watchdogs know that criteria in the Brown Act is not sufficient. She displayed a folder which she noted contained numerous violations during the period 1995-2008, stated this Council has tried to be open and transparent but there are no guarantees that future Councils will do the same without an ordinance in place, and recommended the ordinance be adopted.

Terry Frank discussed his work on sunshine ordinances at federal, county and city levels, noted ordinances open citizen participation, change behavior and make cities better, felt the recommendations were reasonable, and noted it is not activism but citizen participation.

Mayor Batchelor noted he could not pass the ordinance as written, and further discussion, thorough review, and public input are necessary.

Dave Scholl noted the City is much more open and better to work with now, but five years ago it was not the case and exposure brought change, therefore he recommended a process of a couple of months rather than two years.

Councilmember Fuller felt this Council has done everything possible to be open, but agreed that the future is unknown, and supported a special meeting for further discussion within the next two months.

Councilmember Besneatte noted that city business has been more open during the last eight months, he could support a sunshine ordinance but was not prepared to go forward without City Attorney input, and supported a workshop.

Councilmember Bogue requested that a workshop be scheduled with the next month as a stand-along agenda.

Mayor Batchelor suggested a special meeting be scheduled prior to October 14, 2011, with a second date set-aside in case it is necessary to complete discussion, and noted he would work with the City Manager to determine dates.

Vice Mayor Ceremello supported the 45-day timeline, thought more than one workshop may be necessary, and discussed certain sections to be studied.

Direction was provided to schedule a Council Workshop for discussion of the Sunshine Ordinance prior to October 14, 2011.

12.2 Resolution authorizing the Mayor to execute a seven (7)-year contract between the City of Dixon and the Dixon Fire Protection District providing the District with fire protection service in exchange for annual payments.

Aaron McAlister, Fire Chief, reported on the need for the contract, the good association with the Dixon Fire Protection District, discussed five major modifications to the contract and recommended approval.

Mayor Batchelor asked for public comments. There were no public comments.

Councilmember Besneatte noted the agreement had been productive and positive.

Councilmember Fuller noted the District has been very cooperative to work with and he would be supportive of a longer agreement.

A motion was made by Vice Mayor Ceremello, seconded by Councilmember Bogue, to adopt Resolution No. 11-124 authorizing the Mayor to execute a seven (7)-year contract between the City of Dixon and the Dixon Fire Protection District providing the District with fire protection service in exchange for annual payments (AG 11-041). Roll call was taken as follows:

AYES:	Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES:	None
ABSTAIN:	None
ABSENT:	None

12.3 Resolution approving a response letter to the 2010-2011 Solano County Grand Jury Report entitled "Public Safety Volunteer Programs Fire and Emergency Services Report" dated July 2011.

Aaron McAlister, Fire Chief, noted the Fire Department utilizes volunteers on a regular basis which supports the Grand Jury Report and he requested approval of a letter of response,

A motion was made by Councilmember Fuller, seconded by Councilmember Besneatte, to adopt Resolution No. 11-125 approving a response letter to the 2010-2011 Solano County Grand Jury Report entitled "Public Safety Volunteer

Programs Fire and Emergency Services Report" dated July 2011. Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

12.4 Resolution ratifying the Acting City Manager's appointment of Joan Aguilar as the Interim Finance & Information Technology Director effective August 29, 2011 under the terms of Government Code Section 2122(h).

Steve Johnson, Human Resources Director, discussed the recruitment process conducted for an Interim Finance & Information Technology Director, Ms. Aguilar's qualifications and background and recommended approval of her appointment. He noted the resolution would be modified to reflect her legal name of Joan Michaels Aguilar in the title and final paragraph of the resolution.

Mayor Batchelor asked for public comments. There were no public comments.

Joan Michaels Aguilar discussed her thirty years of experience in several areas of City government, specifically in the City of Burbank and noted is was a pleasure to have the opportunity to work in Dixon.

Councilmember Bogue asked for clarification of her three to five day work schedule. Ms. Aguilar responded that the number of days would depend on workload and there is an upcoming audit.

A motion was made by Vice Mayor Ceremello, seconded by Councilmember Fuller to adopt Resolution No. 11-126, as amended, ratifying the Acting City Manager's appointment of Joan Michaels Aguilar as the Interim Finance & Information Technology Director effective August 29, 2011 under the terms of Government Code Section 2122(h). Roll call was taken as follows:

AYES: Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES: None
ABSTAIN: None
ABSENT: None

12.5 Resolution finding the modification of on-street parking on North Lincoln to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(c) and authorizing the installation of on-street parking on the south side of North Lincoln Street east of Russell Lane.

Jason Riley, Associate Engineer, displayed an aerial photo of North Lincoln Street, existing traffic striping, and proposed traffic striping that would enable street parking on the south side without impacting traffic safety and retaining the ability for a left turn lane for Ron Dupratt Ford. He estimated the cost at

approximately $6,000 and noted the project was not specifically budgeted but could be included in the street rehab project in the spring funded by gas taxes or tenant-funded.

Vice Mayor Ceremello suggested the alternative of one-half City funding and one-half tenant funding to enable the work to be done sooner.

Councilmember Bogue expressed concern about the $6,000 expense if the parking was not actually needed.

Mr. Riley confirmed the need was not immediate, but will be necessary when more stores become occupied.

Jim Ernst, representing Ramtown Karate and the center's business association, noted parking could become critical in the Spring of 2012 as the owner actively solicits tenants, the building was originally poorly designed, and he would be willing to split the cost with the City.

Mayor Batchelor asked for public comments.

Robin Tully lives in the area and is a member of Ramtown Karate and supported the changes as a safe and workable solution that may have a calming effect on speed in the area.

Mayor Batchelor recommended the Council approve the street modifications and a 50/50 split of the cost between the tenant and the City.

A motion was made by Councilmember Bogue, seconded by Vice Mayor Ceremello, to adopt Resolution No. 11-127, as amended, finding the modification of on-street parking on North Lincoln to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(c) and authorizing the installation of on-street parking on the south side of North Lincoln Street east of Russell Lane. Roll call was taken as follows:

AYES:	Besneatte, Bogue, Fuller, Ceremello, Batchelor
NOES:	None
ABSTAIN:	None
ABSENT:	None

12.6 Resolution allocating 59 Measure B residential allotments from the "Allotment Pool" to Richland Communities, Inc. for the Valley Glen Apartments project.

This item was continued to September 27, 2011.

13. **OTHER AGENCY BUSINESS**

14. **ITEMS FROM THE CITY ATTORNEY**

None.

15. **ITEMS FROM THE CITY MANAGER**

None.

16. **CLOSED SESSION**

RECONVENE TO OPEN SESSION

17. **ADJOURNMENT**

The Regular Meeting of the Dixon City Council adjourned at the hour of 10:47 p.m.

Suellen Johnston
Acting Deputy City Clerk

Jack Batchelor, Jr.
Mayor