



**MINUTES**  
**SPECIAL MEETING OF THE**  
**DIXON CITY COUNCIL**  
**DIXON REDEVELOPMENT AGENCY**

**JANUARY 17, 2011**

1. **CALL TO ORDER**

The Special Meeting of the Dixon City Council and Redevelopment Agency was called to order in the City Council Chambers at 7:00 p.m. by Mayor Jack Batchelor, Jr.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

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

Absent: Councilmember Dane Besneatte\*

\*Councilmember Dane Besneatte arrived at 7:02 p.m.

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

4.1 Kay Fulfs Cayler noted her comments about the death of her brother from cancer during the medical marijuana discussion at the last meeting, and her indignation that a local newspaper article the following week incorrectly stated that her brother died of drug abuse. She requested a retraction be printed by that newspaper.

5. **ITEMS FROM THE CITY COUNCIL**

5.1 Councilmember Besneatte requested that a discussion of the City fees structure, along with an action to rescind the increases, be included on the next City Council agenda.

5.2 Councilmember Bogue declared that he would no longer be recusing himself from discussions of the Pardi Market Site since he has no vested interest in the property, his business does not utilize the property, the 500-foot sphere of

influence is over-ridden by the fact that the property serves a large portion of the community, and he accepted ownership of his decision.

- 5.3 Councilmember Ceremello noted he met in Fairfield with a biochemist from Colorado and has arranged for a presentation when the medical marijuana discussion is agendized for the first meeting in February.

6. **NEW BUSINESS**

- 6.1.1 Resolution authorizing a Cooperative Agreement between the City of Dixon and the Dixon Redevelopment Agency, whereby the Agency pledges funds in support of specified projects; and**
- 6.1.2 Redevelopment Agency Resolution authorizing a Cooperative Agreement between the City of Dixon and the Dixon Redevelopment Agency whereby the Agency pledges funds in support of specified projects.**
- 6.1.3 Minute Action authorizing the Mayor to send a letter to the Governor and State Assembly regarding Redevelopment.**

Nancy Huston, City Manager, noted copies were provided of the Redevelopment Map along with a list from the City Attorney of clients taking similar actions in response to the proposed elimination of Redevelopment in the State of California.

Ms. Huston discussed the Governor's proposal to transfer Redevelopment Funds to help balance the State's General Fund, anticipated timelines, the history of Dixon's Redevelopment, Dixon projects currently planned utilizing housing funds, and the essential need to approve the Cooperative Agreement at this meeting in order to protect current funds. She noted the City is not attempting to gain future funds, but only trying to keep current funds, it is time for cities to say "No" to take-aways, and this is the first step in the fight.

Michael Dean, City Attorney, explained that the State's plan is still unclear, Dixon is taking a relatively conservative approach, it is not known if the agreement will stand up with State Legislation, and filing of the included exemptions will trigger a 35-day statute of limitations for challenges by the State.

Ms. Huston and Mr. Dean responded to questions from Council.

Councilmember Besneatte noted that future funds will not be an issue if the State is successful, asked if funds could be diverted to another account for alternative uses such South Almond Street drainage, and supported the Cooperative Agreement.

Ms. Huston noted Core Area Drainage is the most appropriate project since South Almond is not in the Redevelopment Area.

Mayor Batchelor noted he conferred with other Mayors over the weekend and supports the two-step process being proposed.

Councilmember Bogue confirmed with Mr. Dean that the decision can be reversed if the Governor's proposal is not successful, and the land holdings can be agendized for the next regular Council meeting.

Mayor Batchelor asked for public comments.

Carol Pruitt, representing the Chamber of Commerce, expressed concern that elimination of Redevelopment would impact funds intended for the Mayfair Parade, which is an important community event.

Jill Orr, President of the Downtown Dixon Business Association, noted that Redevelopment is Constitutional and can't just be taken away, the Governor's decision will impact many future events, and asked the City for protection for small businesses.

Mr. Dean responded that Redevelopment is constitutional, but is adopted by statute that can be changed by government.

Mike Hamilton noted the importance of maintaining positive events such as the Grillin' and Chillin'.

Gary Irwin was concerned about protecting the land and felt it should have been on the agenda.

Kay Fulfs Cayler noted transfer of funds is accomplished easier than real estate, she supported the cooperative agreement, and thought another special meeting should be planned to protect the Agency properties.

Councilmember Ceremello thought the letter recommended by the League of California Cities was too all-encompassing and could not support it as written.

A motion was made by Councilmember Fuller, seconded by Councilmember Bogue, to adopt City Resolution No. 11-006 and Redevelopment Agency Resolution No. RDA 11-002 authorizing a Cooperative Agreement (AG 11-002) between the City of Dixon and the Dixon Redevelopment Agency whereby the Agency pledges funds in support of specified projects. Roll call was taken as follows:

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

Councilmembers Besneatte and Fuller also did not support the letter, as written, but supported a letter opposing the dismantling of the Redevelopment Agency as it relates to the City of Dixon.

A motion was made by Councilmember Bogue, seconded by Vice Mayor Ceremello, for the City to generate a letter to the Governor and State Assembly addressing more specific items of impact to the City of Dixon. Roll call was taken as follows:

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

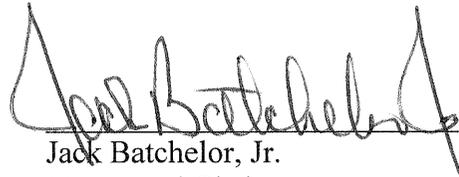
7. **ITEMS FROM THE CITY MANAGER/EXECUTIVE DIRECTOR**

None.

8. **ADJOURNMENT**

The Special Meeting of the Dixon City Council and Redevelopment Agency was adjourned at the hour of 8:30 p.m.

  
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Sue Johnston  
Deputy City Clerk

  
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Jack Batchelor, Jr.  
Mayor and Chairman