



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

**SEPTEMBER 28, 2010**

1. **CALL TO ORDER**

The Regular Meeting of the Dixon City Council was called to order at the hour of 7:00 p.m. in the Council Chambers by Vice Mayor Rick Fuller.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Mayor Rick Fuller.

3. **ROLL CALL**

Present: Councilmembers Dane Besneatte, Kay Fulfs Cayler, Michael Ceremello,  
Vice Mayor Rick Fuller

Absent: Mayor Jack Batchelor, Jr.

4. **PRESENTATIONS/ PROCLAMATIONS/ RECOGNITION**

**4.1 Proclamation for Fire Prevention Week.**

Vice Mayor Rick Fuller proclaimed October 3 thru 9, 2010, Fire Prevention Week and presented the Proclamation to Fire Chief Aaron McAlister.

Chief McAlister noted fire prevention is a year-round effort for the Fire Department, but during the next week they will be promoting safety at elementary schools and at the Fire Department, and invited everyone to attend the Fire Department's open house on Saturday, October 9, 2010.

**4.2 Presentation on future Teen Center.**

Cathy Morris, representing the Organizing Committee for the Dixon Teen Center, reported 55 community representatives and teenagers met in a workshop to discuss concepts for a teen center, and invited those interested to contact either her or Police Chief Jon Cox. She introduced teen representatives, Martha Mendoza and Julianna Andrade, who spoke about developing a comforting,

welcoming atmosphere with a cafe for teens to hang-out and participate in homework, tutoring, movies, dancing, group activities, and fundraising and they requested contributions from the City Council.

Vice Mayor Fuller noted the planned location is the multi-use room at the old high school and program stability is essential for success.

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

5.1 Janice Beaman, retired Dixon City Clerk, was appalled by derogatory comments about City staff by Councilmember Ceremello in his newspaper column, asserted staff works very hard supporting Council goals, she had always treated Councilmember Ceremello professionally and respectfully, and suggested he review his own behavior.

5.2 Byron Chapman noted many cars park in the Pardi Market site but it is not accessible for the disabled and he hoped that condition would change.

**6. ITEMS FROM THE CITY COUNCIL**

6.1 Councilmember Besneatte noted a number of items of interest appeared on the last agenda when he was out of town for an anniversary trip.

He disagreed with any derogatory comments made regarding Janice Beaman since he found her to be most helpful, congenial and kind.

He objected to Byron Chapman's comments and insinuations that Pardi Market parking is a city embellishment against the disabled, noted the City has spent a lot of money correcting ADA issues, Mr. Chapman will never be satisfied, he will always demand more, complain and bring legal action.

6.2 Councilmember Cayler spoke about attending a Medal of Honor ceremony at the White House where a veteran was honored for a classified rescue in Laos 42 years ago. She noted work is needed in Washington D.C. on Americans with Disabilities Act compliance and reminded everyone to attend the Lamb Festival.

6.3 Councilmember Ceremello responded to Ms. Beaman's comments by recalling his article had nothing to do with City staff, he recalled speaking about the City of Bell but would review his comments, felt Ms. Beaman had done a great job but city staff is overpaid, and commented about the continual mispronunciation of his last name.

He agreed that if the Pardi Market site is used for parking, it should be accessible for the disabled, but preferred to see development proceed.

He noted he would personally send an e-mail to the City Attorney to confirm: 1) ADA seating in the back of the Council Chambers is reserved for the disabled but not restricted; and 2) what happens if there is a two-two vote at the next meeting for the second readings of ordinances that should have appeared on this agenda.

He requested a proclamation or presentation from the Board of Supervisors to honor the retiring Phirehouse Philharmonics and a proclamation honoring the 50 year anniversary of the Solano County Taxpayers Association.

Councilmember Ceremello reviewed the Lambtown cash flow reports and felt an advance payment of \$5,000 is warranted rather than payment after the event as stated in the City Manager's letter to event organizers.

6.4 Vice Mayor Fuller reported about attending the Red Cross awards dinner where Cody Robben was honored.

7. **ITEMS FROM THE CITY TREASURER**

None.

8. **APPROVAL OF AGENDA**

There was no discussion on this item.

A motion was made by Councilmember Cayler, seconded by Councilmember Besneatte, to approve the agenda, as submitted. Roll call was taken as follows:

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

9. **CONSENT CALENDAR**

Councilmember Ceremello requested that Items 9.4, 9.5 and 9.6 be considered separately.

Councilmember Besneatte abstained from approval of September 14, 2010, meeting minutes, Items 9.1.2 and 9.7.4, because he was not present at the meeting.

A motion was made by Councilmember Cayler, seconded by Councilmember Besneatte, to approve the Consent Calendar, except Items 9.4, 9.5 and 9.6. Roll call was taken as follows:

AYES: Besneatte, Cayler, Ceremello, Fuller  
NOES: None  
ABSTAIN: Besneatte (Items 9.1.2 and 9.7.4 only)  
ABSENT: Batchelor

9.1 **Matters relating to City Council Minutes:**

**1. Approved the City Council Minutes of the August 31, 2010 Special meeting.**

**2. Approved the City Council Minutes of the September 14, 2010 Regular meeting.**

**9.2 Adopted Resolution No. 10-162 approving the Enumeration of Claims.**

**9.3 Waived the second reading, read by title only, and adopted Ordinance No. 10-011 amending Section 12.10.03 (Highway Commercial Zoning District) of the Dixon City Code (Zoning Ordinance) by adding “mini storage and caretaker residence” to the list of “Conditional Uses”.**

**9.4 Resolution approving Budget Adjustment #2010-11-03-01 regarding bicycle projects.**

See Minutes on Page 3.

**9.5 Resolution accepting the bid for janitorial maintenance services from Universal Building Services and Supply Company of Richmond in the amount of \$33,312 and authorizing execution of an agreement not to exceed \$36,000 for a one-year term with options for three one year extensions.**

See Minutes on Page 3.

**Dixon Redevelopment Agency**

**9.6 Resolution authorizing the Executive Director of the Dixon Redevelopment Agency to accept deeds or grants on behalf of the Agency Board and to provide for the recording of same in the official records of Solano County.**

*SEE REDEVELOPMENT AGENCY MINUTES FOR SEPTEMBER 28, 2010.*

**9.7 Matters relating to Redevelopment Agency Minutes:**

- 1. Approved the Redevelopment Agency Minutes of June 22, 2010, Meeting.**
- 2. Approved the Redevelopment Agency Minutes of July 13, 2010, Meeting.**
- 3. Approved the Redevelopment Agency Minutes of July 27, 2010, Meeting.**
- 4. Approved the Redevelopment Agency Minutes of September 14, 2010, Meeting.**

*SEE REDEVELOPMENT AGENCY MINUTES FOR SEPTEMBER 28, 2010.*

**9.4 TAKEN OUT OF ORDER**

**Resolution approving Budget Adjustment #2010-11-03-01 regarding bicycle projects.**

Councilmember Ceremello asked about the source of funds for the TDA Grant.

Nancy Huston, City Manager, responded that sales tax funds are the source.

A motion was made by Councilmember Ceremello, seconded by Councilmember Cayler, to adopt Resolution No. 10-163 approving Budget Adjustment #2010-11-03-01 regarding bicycle projects. Roll call was taken as follows:

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

## **9.5 TAKEN OUT OF ORDER**

**Resolution accepting the bid for janitorial maintenance services from Universal Building Services and Supply Company of Richmond in the amount of \$33,312 and authorizing execution of an agreement not to exceed \$36,000 for a one-year term with options for three one year extensions.**

Councilmember Ceremello asked about the cost comparisons and why the work was not being done in-house.

Nancy Huston, City Manager, noted one maintenance worker retired who was performing maintenance and janitorial, the \$124,000 savings covers one and one-half positions, and outside services will be supplemented by City staff.

Councilmember Besneatte disagreed with the cost accounting, the savings were not substantial, City staff is being overburdened, and a laid-off employee should be hired back rather than hiring a service because they will take more pride in their work and do a better job.

Councilmember Cayler noted future pensions and benefits total to more than \$35,000, there will be significant savings in the long run, and the work will get done.

Councilmember Ceremello saw the benefits of outsourcing when there is a cost savings, but felt more information should be provided showing actual cost savings.

Vice Mayor Fuller agreed that cost savings and hiring laid-off workers have equal merit, but more information is needed.

Councilmember Besneatte asked that staff explore hiring someone for the same amount of the outsourcing contract.

Ms. Huston noted additional information would be provided at the October 12, 2010, meeting and she will confirm that existing bids are still valid.

## **10. PUBLIC HEARINGS**

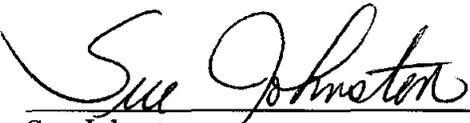
- 11. **UNFINISHED BUSINESS**
- 12. **NEW BUSINESS**
- 13. **OTHER AGENCY BUSINESS**
- 14. **ITEMS FROM THE CITY ATTORNEY**
- 15. **ITEMS FROM THE CITY MANAGER**

15.1 Nancy Huston, City Manager, announced the City was awarded a \$3,000,000 EDA Grant for the well in the Northeast Quadrant which will be brought forward for approval at the October 12, 2010, Council meeting. She commended staff for their excellent work.

15.2 Ms. Huston reported that new carpeting will be installed in the City Hall offices beginning Friday, October 1, 2010.

- 16. **CLOSED SESSION**  
**RECONVENE TO OPEN SESSION**
- 17. **ADJOURNMENT**

A motion was made by Councilmember Ceremello, seconded by Councilmember Cayler, to adjourn the Regular Meeting of the City Council at the hour of 8:10 p.m.

  
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Sue Johnston  
Deputy Clerk

  
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Rick Fuller  
Vice Mayor