



MINUTES
REGULAR MEETING OF THE
DIXON CITY COUNCIL
DIXON REDEVELOPMENT AGENCY

OCTOBER 13, 2009

1. CALL TO ORDER

The Special Meeting of the Dixon City Council was called to order at the hour of 6:08 p.m. to meet in Closed Session in the Council Chambers Conference Room on October 13, 2009, by Vice Mayor Fuller.

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

Absent: Mayor Jack Batchelor, Jr.

Vice Mayor Fuller noted that there was no one present in the audience and announced that the City Council will meet in Closed Session to discuss the following:

1. Pursuant to Government Code Section 54957 relating to Public Employee:
Performance Evaluation: City Attorney

The City Council recessed into Closed Session at 6:09 p.m.

The City Council reconvened into Open Session at 7:05 p.m.

Vice Mayor Fuller reported the City Council met in Closed Session to conduct the City Attorney's evaluation and the City Attorney had a favorable evaluation.

Vice Mayor Fuller noted that Councilmember Besneatte had some business to take care of and the Council would recess for a few minutes. The City Council recessed for a break at 7:06 p.m.

The Regular Meeting of the Dixon City Council was convened at the hour of 7:14 p.m.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Mayor Fuller.

3. **ROLL CALL**

Present: Councilmembers Besneatte, Cayler, Ceremello, and Vice Mayor Fuller

Absent: Mayor Batchelor

Vice Mayor Fuller announced Mayor Batchelor is on medical leave and will return in November.

4. **PRESENTATIONS/ PROCLAMATIONS/ RECOGNITION**

None

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

5.1 Ginger Emerson presented a letter for the record requesting a response as to whether the Joint City Council/School District Subcommittee meeting in November would include a discussion about the Hall Park gate at Dixon High School.

Nancy Huston, City Manager, replied that the Gretchen Higgins gate will be the only topic discussed at the November 12th meeting.

5.2 Drew Graska felt citizens should be kept informed if the Mayor can perform his duties. He also showed pictures of flooding on his street and felt the problem should be addressed before any new projects are approved.

Councilmember Ceremello requested this matter be placed on the agenda for brainstorming within the next two months. He requested the City Engineer to provide solutions and costs.

6. **ITEMS FROM THE CITY COUNCIL**

6.1 Councilmember Besneatte thanked staff for making accommodations for him to participate in the last Council meeting while he was in Hawaii. He reported about attending the Solano EDC (Economic Development Corporation) meeting, Chamber of Commerce Board meeting, Wine Stroll, and Oktoberfest. He encouraged everyone to attend the Epicurean Fete sponsored by the Chamber of Commerce.

- 6.2 Councilmember Cayler reported about attending the Solano Transportation Authority Regional Transportation Impact Fee (RTIF) Committee meeting, the Solano EDC meeting, and the Vacaville-Dixon Greenbelt Authority meeting. She also reported about attending the Solano County Water Authority meeting, Senior Resource Fair, Fire Department Open House, and Veterans' Home Open House for the Mayor.
- 6.3 Councilmember Ceremello reported that the Parks and Recreation Commission meeting was canceled for the month and reported about attending the Joint Water Committee meeting.
- 6.4 Vice Mayor Fuller reported that he had been on vacation and was glad to be back.

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 approved the agenda. Roll call was taken as follows:

Ayes: Besneatte, Cayler, Ceremello, Fuller
Noes: None
Abstain: None
Absent: Batchelor

9. **CONSENT CALENDAR**

Relating to Item 9.2, Tom Bogue questioned the high payment for the Nextel phone bill. Nancy Huston, City Manager, discussed the City having a government plan and the bill covers many phones. Jeff Matheson, Public Works and Community Services Director, noted the bill also includes a one-time cost of seven phones for REDI-Ride.

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

Ayes: Besneatte, Cayler, Ceremello, Fuller
Noes: None
Abstain: None
Absent: Batchelor

- 9.1 **Approved the City Council Minutes for the August 25, 2009, meeting.**
- 9.2 **Adopted Resolution No. 09-162 approving the Enumeration of Claims.**
- 9.3 **Adopted Resolution No. 09-163 approving investment strategy for the period ending December 31, 2009, and accepting the investment report for the period ending June 30, 2009.**

10. **PUBLIC HEARINGS**

- 10.1 **Matters relating to Zoning Ordinance amendments: (Cont. from 09-22-09 #10.1) (Omnibus IV) (ZON 09-06)**
 - 1. **Resolution approving a Negative Declaration.**
 - 2. **Ordinance confirming the Planning Commission's recommendation to amend Chapter 12, Article II, of the Dixon City Code relating to permitted and conditional uses, Design Review Commission, off-street parking space requirements, and adding a Community Commercial Zoning District.**

Vice Mayor Fuller opened the hearing.

Dave Dowswell, Community Development Director, noted that Councilmember Besneatte requested this matter be continued from the last Council meeting. Mr. Dowswell presented the background of the changes in an effort to lower fees and noted the Planning Commission recommended unanimously to approve the ordinance. He reviewed the permitted and conditional uses, Design Review Commission, Community Commercial Zoning District, and formatting changes for consistency purposes. He noted some residents expressed concern about staff being authorized to approve duplexes and parking off an alley in the Multi-Family (RM-2) zone. Mr. Dowswell and Michael Dean, City Attorney, responded to Council questions.

Councilmember Besneatte noted that fee modifications, fee comparisons, or fee matrix are not included in the report.

Councilmember Ceremello felt that streamlining processes and fees should be reviewed. He asked for the costs and to review the fees to be implemented January 2010.

Tom Bogue felt the ordinance language should be clear and precise and requested accessory structures be permitted to have kitchens in the Agricultural Zone.

Dan Figueroa suggested any changes to the RM-2 zone be delayed, to focus on how the area should look and be preserved, and suggested design guidelines be developed.

Ginger Emerson read a letter from Susan Werrin expressing concern about the housing density RM-2 zone. Ms. Emerson expressed concern about parking, condominiums, Planned Development overlay/zone, and parking for the new Library.

Mr. Dean advised that the ordinance requires verbatim language for the first and second reading of the ordinance. He noted options the Council can consider are to direct staff to make changes to this ordinance and bring back to the Council or direct staff to include the changes in the Omnibus 5 revisions of the Zoning Ordinance.

Councilmember Besneatte felt the ordinance should not be passed because it provides more discretion to the Community Development Director and it did not address his concerns.

A motion was made by Councilmember Cayler, seconded by Vice Mayor Fuller, to adopt a Resolution approving the Negative Declaration and waive reading, read by title only, and introduce the ordinance for a first reading, as amended. Roll call was taken as follows:

Ayes:	Cayler, Fuller
Noes:	Besneatte, Ceremello
Abstain:	None
Absent:	Batchelor

The motion failed.

Mr. Dean advised that a motion to continue the item could be made.

A motion was made by Councilmember Ceremello, seconded by Councilmember Besneatte, to continue this item to October 27th and requested the City Manager to provide a cost reduction table. Roll call was taken as follows:

Ayes:	Besneatte, Cayler, Ceremello, Fuller
Noes:	None
Abstain:	None
Absent:	Batchelor

The City Council recessed for a break at 9:32 p.m.

The City Council reconvened the meeting at 9:40 p.m.

11. **UNFINISHED BUSINESS**

None

12. **NEW BUSINESS**

12.1 **Matters relating to installation of groundwater monitoring wells in the unincorporated area of Solano County:**

1. **Resolution finding the construction of and collection of samples from groundwater monitoring wells to be exempt from the California Environmental Quality Act (CEQA).**
2. **Resolution establishing just compensation for the purchase of easements for groundwater monitoring wells.**

Royce Cunningham, City Engineer, discussed the request to install groundwater monitoring wells in the incorporated area of the County near the Wastewater Treatment Plant. Mr. Cunningham responded to Council questions.

Vice Mayor Fuller asked for public comment. There were no public comments.

A motion was made by Councilmember Besneatte, seconded by Councilmember Ceremello, to adopt Resolution No. 09-164 finding the project except from CEQA and to adopt Resolution No. 09-165 establishing just compensation for the purchase of easements. Roll call was taken as follows:

Ayes: Besneatte, Cayler, Ceremello, Fuller
Noes: None
Abstain: None
Absent: Batchelor

12.2 **Resolution regarding 2009 Measure B residential development allocations.**

Dave Dowswell, Community Development Director, discussed how many units could be built in the next few years, Pulte's allocations having been expired, implementation of Measure B, and recommended the Council to approve allocations for two infill projects. Mr. Dowswell and Michael Dean, City Attorney, responded to Council questions.

Vice Mayor Fuller asked for public comment. There were no public comments.

Councilmember Ceremello requested the Measure B Implementation Ordinance be reviewed within the next six months.

A motion was made by Councilmember Cayler, seconded by Councilmember Besneatte, to adopt Resolution No. 09-166 regarding Measure B residential development allocations. Roll call was taken as follows:

Ayes:	Besneatte, Cayler, Ceremello, Fuller
Noes:	None
Abstain:	None
Absent:	Batchelor

13. **OTHER AGENCY BUSINESS**

Redevelopment Agency

- 13.1 **One year extension of the Old Dixon Square LLC Exclusive Negotiating Agreement (ENA) for the redevelopment of the Pardi Market Site, located at First and A Streets.**

See Redevelopment Agency Minutes for October 13, 2009.

14. **ITEMS FROM THE CITY ATTORNEY**

None

15. **ITEMS FROM THE CITY MANAGER**

- 15.1 Nancy Huston, City Manager, reported that the Governor signed AB 1666, the water softener bill.
- 15.2 Ms. Huston announced that Les Schwab submitted an application to locate a retail store on North First Street.
- 15.3 Ms. Huston reported that 3½ inches of rain fell, commended the City personnel who worked with the storm, that staff would be continuing to work through the night, and noted that sand bags are available at the Fire Department and the City's Corporation Yard.


16. CLOSED SESSION

None

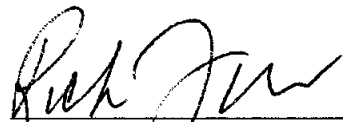
17. ADJOURNMENT

The City Council meeting adjourned at the hour of 11:15 p.m.

ATTEST:



Janice Beaman, CMC
City Clerk



Rick Fuller
Vice Mayor