



MINUTES
REGULAR MEETING OF THE
REDEVELOPMENT AGENCY
CITIZENS ADVISORY COMMITTEE
JANUARY 21, 2009

(Un-adopted – Subject to Change)

1. ROLL CALL

Present: Ayala, Powell, Whiting, Winegar, Scholl, Wing

Absent: Atkins, Orr

Staff Present: Mark Heckey, Economic Development Director

Dianne Stassi, Administrative Assistant

2. APPROVAL OF MINUTES

Cookie Powell noted a misspelled word in the November 19, 2008 minutes, located on page 2, Section 5.1, first paragraph, sentence should read, “The project will hopefully start construction 4-6 weeks after closing, with a construction schedule of approximately 9 months.” The word “or” was corrected to read “of” and the correction was duly noted by the Administrative Assistant.

A motion was made by Tiffany Wing, seconded by Deborah Winegar, to approve the Minutes of the November 19, 2008 meeting, with the above-mentioned correction. Roll call was taken as follows:

Ayes: Ayala, Powell, Whiting, Winegar, Wing

Noes: None

Absent: Scholl, Orr

Abstain: None

3. AUDIENCE / PUBLIC COMMENTS/ANNOUNCEMENTS (NON-AGENDA ITEMS)

Tiffany Wing mentioned the next Chamber Mixer will be held at Pizza Guys on January 21. New Chamber Board of Directors will be discussed at a meeting at Chevy’s restaurant on January 22.

The State of the City Meeting will be held on February 12 at 7:30 am at the Senior Center. Tickets are \$20 per person, available at the Chamber of Commerce, and the event will be catered by Firehouse Café.

Mark Heckey informed the group that the North East Quadrant Strategy plan will be reviewed and possibly approved by the City Council on Tuesday, January 27, 2009.

Dan Ayala gave an update on the Farmers Market. A meeting was held on January 20, and the market will be a little bigger this year. It is scheduled to start on May 21. More local farmers will be involved this year.

Cookie Powell mentioned the Alcohol, Tobacco, and Other Drugs (ATOD) county presentation will be held on February 24 at the Fairfield County building. The purpose of this group is to prevent substance abuse among the youth.

She also reminded the group that the Advocates for Dixon Seniors meeting is held the third Tuesday of each month at Dixon Family Services from 1:00-2:00 pm.

A discussion was held about the possible move of the train station. City Council is working with Union Pacific Railroad to keep the station in its present location.

Another discussion was held about the General Plan amendment which would affect the zoning of the parcel of land that Jackson Square. The issue will be heard before the Planning Commission on Tuesday, February 17. Dianne Stassi will remind the committee when the Staff Report is posted on the City of Dixon web site.

Dave Scholl mentioned a way to help the Redevelopment Area would be to lower the fees as an incentive to develop, and also to revise the Zoning Ordinance in order to reduce the number of Conditional Use Permits needed.

4. APPROVAL OF AGENDA

After adding one more item to the Agenda, item no. 6, "Review of the RDA Citizens Advisory Committee Proposed Project List," a motion was made by Everett Whiting, seconded by Deborah Winegar, to approve the Agenda for the January 21, 2009 meeting and the committee voted unanimously for approval.

5. BUSINESS

5.1 Update of Current Agency Projects.

Mark Heckey gave an update on the Pardi Market site. The proposed project was given a one-year extension, with no guarantee of funding in 2010.

He also mentioned that the Firehouse project is still in escrow. There was a delay because most of the people involved caught the flu, and then the contractor wanted to renegotiate his bid. The tentative closing date is February 1. Heritage Bank is still ready to fund the project.

5.2 Update on Transfer of First Time Homebuyer Program to Vacaville Housing Agency.

Mark Heckey explained that the previous First Time Homebuyer (FTHB) program consultant, PMC Housing, was very expensive. As a cost-savings device, the City teamed up with the City of Vacaville's Housing and Redevelopment Department. A participating lender workshop (which is encouraging Dixon lenders to become involved) is set up for Friday, January 30, and after that meeting the City will be able to disburse the funds to approved applicants.

5.3 Review of the RDA Citizens Advisory Committee Project List.

Mark indicated that of the 7 items on the Proposed Project List, he would like to see one or two of the ideas move along. Dave Scholl mentioned, relating to item 1, "Low-cost, temporary landscaping public plaza for properties at Agency-owned empty lots," that he learned the Master Gardeners need to put in a few hours a year. That might be a good resource. Tiffany Wing asked if a garden could be incorporated. After much discussion, it was agreed that the next RDA Citizens Advisory Committee meeting would be a good time to have four sub-members (Dave, Tiffany, Deborah, and Dan) would show their ideas for layout. This meeting is scheduled for January 29. Including some Master Gardeners and some UC Davis landscape students at the February meeting might be a good idea. Once a specific layout and cost analysis is approved by the RDA Citizens committee, Mark would run the idea by other City staff members, write a staff report, and it would go to the City Council for approval.

Dave also mentioned that new "Welcome to Dixon" signs would be a good Eagle Scout project. Mark thought the City had some designs already made, and he would try to find and send them out to the members. New signs will be added as item number 8 on the Proposed Project List.

Dave indicated he would like to see a Boys and Girls Club, or something for the youth, go into the Veteran's Building since the County bought a new building at 1305 North First Street. Mark thought this would be a good project to talk to the County about, but he had concerns about the upgrades the building might need.

Deborah Winegar expressed concern about the need for a quality facility for senior citizens which offered the four steps of care. She felt that 7-10 acres would be needed for such a project. Several project locations were discussed.

6. ADJOURNMENT

The Regular Meeting of the Redevelopment Agency Citizens Advisory Committee adjourned at the hour of 3:35 p.m.

The next meeting is scheduled for Wednesday, February 18, 2009, at 2:00 pm at the Multi-Model Center.

Dianne Stassi
Administrative Assistant

Mark Heckey
Director of Economic Development



AGENDA
REGULAR MEETING OF THE
REDEVELOPMENT CITIZENS
ADVISORY COMMITTEE
February 18, 2009
220 NORTH JEFFERSON STREET
MULTI-MODAL CENTER
2:00 P.M.

- 7. REVIEW AND APPROVAL OF AGENDA FOR FEBRUARY 18, 2009 MEETING**
- 8. REVIEW AND APPROVAL OF MINUTES FROM JANUARY 21, 2009 MEETING**
- 9. ANNOUNCEMENTS**
- 10. REVIEW/DISCUSSION OF SUBCOMMITTEE REPORT ON TEMPORARY
DOWNTOWN PLAZA PROJECT AND COMMUNITY GARDEN PROJECT**
- 11. DISCUSSION ABOUT WELCOME TO DIXON SIGNAGE BY MARK HECKEY**
- 12. REPORT ON UC DAVIS INTERNSHIP PROGRAMS BY MARK HECKEY,
ECONOMIC DEVELOPMENT DIRECTOR**
- 13. INFORMATION ON NEIGHBORHOOD STABILIZATION PROGRAM**
- 14. UPDATE ON GENERAL PLAN AMENDMENT AMENDING THE HOUSING
ELEMENT BY DAVE DOWSWELL, COMMUNITY DEVELOPMENT
DIRECTOR**

The next meeting is scheduled for:

Wednesday, March 18, 2009
2:00 pm, Multi-Modal Center
220 North Jefferson Street

Redevelopment Agency Citizens' Advisory Committee agenda packets, including all public documents relating to this open meeting and provided to the Redevelopment Agency Citizens' Advisory Committee are available for review or copying at City Hall, 600 East A Street.

Redevelopment Area Citizens Committee Proposed Project List

1. Low-cost temporary landscaping public plaza improvements for properties at Agency-owned empty lots located at the southwest corner of A and First Streets and the corner of West A and North Jackson Streets. Items could include a gazebo or band stand, potted plants, low maintenance turf, and information kiosks. Project design and installation could be accomplished by engaging local volunteer service organizations such as the Boy Scouts, Master Gardeners, and other civic groups. Target date for implementation: Spring 2009.
2. Rehabilitation/new library facility for the Carnegie Library. The library is targeting its current downtown site for a new facility, along with public park improvements.
3. Small group homes for senior citizens.
4. Assisted living and independent living senior housing center.
5. Community garden on surplus public or park property.
6. Mixed use project on vacant land at the NE corner of Second and East A Street.
7. Adaptive re-use of old Veteran's Building with possible Moose Lodge fire egress easement. One suggestion is to use the building as a youth center.
8. New "Welcome to Dixon" signs at the entrances.