

City Council, Regular Meeting
 Civic Center Council Chambers
 777 Cypress Avenue,
 Redding, California
 November 20, 2001, 7:00 p.m.

The Pledge of Allegiance to the Flag was led by Council Member Cibula.

The Invocation was offered by Reverend Geri Murray, Christ Unity Church.

The meeting was called to order by Mayor McGeorge with the following Council Members present: Cibula, Kight, and Pohlmeier. Council Member Stegall was absent.

Also present were City Manager Warren, Assistant City Manager Perry, Deputy City Manager Starman, City Attorney Wingate, Development Services Director Hamilton, Housing Program Supervisor Meek, City Clerk Strohmayr, Assistant City Clerk Sherman, and Executive Secretary Stribley.

Approval of Minutes - Special Meetings of November 5, 2001, and November 6, 2001.

Approval of Payroll and Accounts Payable Register
 (A-050-100-500)

It is recommended that Accounts Payable Register No. 09, check numbers 294796 through 295319 inclusive, in the amount of \$6,602,155.35, for the period of November 1, 2001, through November 15, 2001; Payroll Register No. 10, electronic deposit transaction numbers 99303 through 99923 and check numbers 485211 through 485487 inclusive, in the amount of \$1,633,838.33, for the period of October 28, 2001, through November 10, 2001; and Wire Transfers for the period of November 1, 2001, through November 16, 2001, in the amount of \$3,593,628.43, be approved.

TOTAL: \$11,829,622.11

Agreement Amendment - Crane Architectural Group, Redding Sports Complex Project
 (P-050-600-200)

It is the recommendation of the Assistant City Manager that the City Council authorize staff to modify the design contract with Crane Architectural Group in the amount of \$18,000 to combine a concession stand with the multi-purpose facility and delete the reuse fee for the vinyl pavilion (cost reduction of \$7,000).

Grant Application - U.S. Soccer Foundation, Redding Sports Complex Project
 (G-100 & P-050-600-200)

It is the recommendation of the Assistant City Manager that the City Council authorize submittal of three grant applications to the U.S. Soccer Foundation for the following purposes and amounts:

1. Lighting for one soccer field in the amount of \$80,000;
2. Construction of a second field house with matching funds in the amount of \$250,000. The match will be \$100,000 from the City and the remainder from cash flow to support debt service.
3. Upgrade one soccer field to turf grass (artificial grass) to extend the playing season in the amount of \$500,000.

Lease Agreement Amendment - Woods, Barth and Associates
 (C-070-100 & A-090-100)

It is the recommendation of the Support Services Director that the City Council approve the First Amendment to the Facilities Lease Agreement with Woods, Barth and Associates for the building located at 3740 Flight Avenue at the Redding Municipal Airport. Woods, Barth and Associates are dissolving their partnership and Paul Barth wishes to take over the Facilities Lease Agreement as a sole proprietorship for the building and fulfill the terms of the Facilities Lease Agreement with no changes to the terms.

Resolution - Requesting the Local Agency Formation Commission (LAFCO) to initiate annexation proceedings (AN-3-00-Rancho Road Area) - Airport Rancho Industrial Park

Resolution - Transfer of Tax Revenues for Reorganization Proposal
(A-150-262 & T-010-650)

It is the recommendation of the Development Services Director that Resolution No. 2001-173 be adopted, a resolution of the City Council of the City of Redding requesting the Local Agency Formation Commission (LAFCO) to initiate proceedings for reorganization of approximately 35± acres of territory located on the north side of Rancho Road between Airport Road and Old Oregon Trail (Annexation AN-3-00-Rancho Road Area). The territory is uninhabited at this time and the purpose is to bring utilities for future industrial development.

It is further recommended that Resolution No. 2001-174 be adopted, a resolution of the City Council of the City of Redding providing for transfer of tax revenues for a reorganization proposal regarding Redding Annexation No. AN-3-00 (Rancho Road Area). Tax revenues shall be allocated pursuant to the agreement between the City of Redding and County of Shasta entered into on September 7, 1999, to provide a fair-share distribution of base year property tax revenues for this and other areas.

Resolution - Appropriating Vending Machine Revenues
(B-130-070/P-050-100/P-050-145)

It is the recommendation of the Community Services Director that Resolution No. 2001-175 be adopted, a resolution of the City Council of the City of Redding approving and adopting the 24th amendment to the City Budget Resolution No. 2001-104: 1) appropriating \$9,200 for minor park maintenance projects; and 2) recognizing \$9,200 in miscellaneous revenue for Fiscal Year 2001-02.

Resolution - Appropriating funds for repairs of Emergency Alert Communications System
(B-130-070 & C-050-275-070)

It is the recommendation of the Fire Chief that Resolution No. 2001-176 be adopted, a resolution of the City Council of the City of Redding approving and adopting the 26th amendment to City Budget Resolution No. 2001-104 appropriating \$12,000 for repair of the Emergency Alert Communication System at the Redding Airport Fire Station for Fiscal Year 2001-02.

Request for Proposal - Contract Construction Coordinator
(B-050-100)

It is recommended by the Administrative Services Director that the City Council authorize circulation of a Request for Proposal for construction coordination services for major capital projects for 24 months from date of hire. Funds are available in project budgets to cover construction coordination services.

Resolution - Accepting road dedication for Costa Venture, Inc.
(L-010-150 & S-070-230)

It is the recommendation of the Development Services Director that Resolution No. 2001-177 be adopted, a resolution of the City Council of the City of Redding accepting for public use the parcel shown for road dedication on Parcel Map PM-6-00 for Costa Ventures, Inc., located on Tarmac Road near Charade Way for the purpose of widening Tarmac Road.

Resolution - Summarily vacating Storm Drain Easement (A-6-01)
(A-010-040)

It is the recommendation of the Development Services Director that Resolution No. 2001-178 be adopted, a resolution of the City Council of the City of Redding summarily vacating the 34-foot wide storm drain easement on property located at 777 Loma Vista Drive, owned by The Neighborhood Church of Redding of the Christian and Missionary Alliance, a California Corporation, Instrument No. 1999-0018976 as recorded in the Official Records of Shasta County on May 12, 1999, due to relocation of the storm drain. It is further recommended that the City Clerk be directed to record a certified copy of this resolution in the Office of the Shasta County Assessor/Recorder.

Notice of Completion - Bid Schedule No. 3435, Yuba Street Streetscape Project
(B-050-020 & S-070-230)

It is the recommendation of the Development Services Director that Bid Schedule No. 3435 (Job No. 9837), Yuba Street Streetscape Project, awarded to Dale Construction, be accepted

as satisfactorily completed and the City Clerk be authorized to file a Notice of Completion. The final contract price is \$811,512.08.

Council Member Cibula advised he will abstain from voting on this matter.

The Vote:

AYES:	Council Members - Pohlmeier, Kight, and McGeorge
NOES:	Council Members - None
ABSTAIN:	Council Members - Cibula
ABSENT:	Council Members - Stegall

Resolution - Summarily vacating road and public utility easements (A-8-00) (A-010-040)

It is the recommendation of the Development Services Director that Resolution No. 2001-179 be adopted, a resolution of the City Council of the City of Redding summarily vacating public utility and road easements consisting of a five-foot wide public utility easement and Sulphur Creek Road (future street) easement generally located at the northwest corner of Benton Drive and State Highway 273 (A-8-00), at the request of property owner Chris Corbett. The road and utility easements have never been used for the purposes for which they were dedicated.

Resolution - Amending Resolution No. 99-82 State (Caltrans) Master Agreement No. 00068, Program Supplement No. 003; and

Resolution - Amending Resolution No. 99-83 State (Caltrans) Master Agreement No. 02-5068, Supplement Nos. M001 and M002

(S-050-100-020/S-070-050-050/S-070-050-250)

It is the recommendation of the Development Services Director that Resolution No. 2001-180 be adopted, a resolution of the City Council of the City of Redding amending Resolution No. 99-82 regarding Administering Agency - State (Caltrans) Master Agreement No. 000068 for State funded projects and Program Supplement No. 003 for pavement rehabilitation on local streets within the City of Redding, incorporated into the Administering Agency - State Master Agreement No. 000068; and authorizing the Assistant City Manager or the Municipal Services Director to execute all programs supplements or revisions to Master Agreement No. 000068 and Program Supplement No. 003 and all future program supplements between the City of Redding as Administering Agency and the State of California through its Department of Transportation.

It is also recommended that Resolution No. 2001-181 be adopted, a resolution of the City Council of the City of Redding amending Resolution No. 99-83 regarding Administering Agency - State (Caltrans) Master Agreement No. 02-5068 for Federal-Aid projects (Master Agreement); Program Supplement No. M001 for preliminary engineering for the Parkview Bridge (two-lane roadway and bridge), incorporated into the Master Agreement; and Program Supplement No. M002 for preliminary engineering to widen the Cypress Avenue Bridge approaches, incorporated into the Master Agreement; and authorize the City Engineer, the Development Services Director, or the City Manager to sign all program supplements and revisions to Master Agreement No. 02-5068, Program Supplements M001 and M002, and all future program supplements between the City of Redding as Administering Agency and the State of California through its Department of Transportation.

Resolution - Accepting streets and improvements for Forest Hills Estates Subdivision (S-4-92)

(S-100-196 & S-070-230)

It is the recommendation of the Development Services Director that Resolution No. 2001-182 be adopted, a resolution of the City Council of the City of Redding, accepting for maintenance and operation Woodbury Drive, Kentwood Drive, Heritagetown Drive, and Woodbury Court in Units 3 and 4 of the Forest Hills Estates Subdivision, located south of Hartnell Avenue and west of Argyle Road, developed by Ochoa-Shehan.

It is further recommended that the improvements for the Forest Hills Estates Subdivision, developed by Ochoa-Shehan, be accepted as satisfactorily completed and the City Clerk be instructed to return the securities to the developer.

Resolution - Authorizing Destruction of Certain Records
(A-050-055-750)

It is the recommendation of the City Clerk that Resolution No. 2001-183 be adopted, a resolution of the City Council of the City of Redding authorizing the destruction of certain records which have met retention requirements and have been reviewed by the City Attorney and appropriate departments.

2000 Waste Diversion Goal - Time extension
(S-020)

It is the recommendation of the Assistant City Manager that the City Council authorize staff to seek a three-year extension from the State of California to attain the waste diversion goal of 50% by year 2000 established by State Assembly Bill 139. The City currently is at approximately 36% waste diversion, and with newly implemented programs and activities, should reach 50% within the three-year extension.

Resolution - Appropriating funds for the Electronic Recycling Program
(B-130-070 & S-020-550)

It is the recommendation of the Assistant City Manager that Resolution No. 2001-184 be adopted, a resolution of the City Council of the City of Redding approving and adopting the 25th amendment to the City Budget Resolution No. 2001-104 appropriating \$18,000 for the Solid Waste Utility's Electronic Recycling Program for Fiscal Year 2001-02 to fund the difference between the amount generated by recycling fees and the actual cost of disposal.

MOTION: Made by Council Member Kight, seconded by Council Member Pohlmeier, that all the foregoing items on the Consent Calendar be approved and adopted as recommended, with the exception of the item approved by separate vote as indicated above.

The Vote:

AYES:	Council Members - Cibula, , Kight, Pohlmeier, and McGeorge
NOES:	Council Members - None
ABSTAIN:	Council Members - None
ABSENT:	Council Members - Stegall

Resolution Nos. 2001-173, 2001-174, 2001-175, 2001-176, 2001-177, 2001-178, 2001-179, 2001-180, 2001-181, 2001-182, 2001-183, and 2001-184 are on file in the Office of the City Clerk.

APPOINTMENT - Representative to the Shasta County Community Action Agency
(B-080-650-635)

Mayor McGeorge recommended that Council Member Cibula be appointed to replace him as the City's representative to the Shasta County Community Action Council.

MOTION: Made by Council Member Kight, seconded by Council Member Pohlmeier, appointing Council Member Cibula to serve as the City of Redding's Representative to the Shasta County Community Action Agency. The Vote:

AYES:	Council Members - Cibula, , Kight, Pohlmeier, and McGeorge
NOES:	Council Members - None
ABSTAIN:	Council Members - None
ABSENT:	Council Members - Stegall

ORAL UPDATE ON CAPITAL IMPROVEMENT PROJECTS - Redding Basin Water Resources Management Plan
(A-050-080 & W-030-550)

City Manager Warren introduced Ed Christofferson, CH2M Hill engineer and Project Manager for Phase II of the Redding Basin Water Resources Management Plan (Study). Mr. Christofferson presented an update of Redding's water resources, including projections of years 2005 and 2030 water supply and reliability of water resources within the Redding Basin. He related that water purveyors for the Redding area, which include the City of Anderson, Bella Vista Water District, Anderson-Cottonwood Irrigation District (ACID), Centerville Community Services District (CSD), Clear Creek CSD, Cottonwood Water District, Jones Valley County Service Area, Keswick County Service Area, Mountain Gate CSD, City of Redding, City of Shasta Lake, Shasta CSD, Shasta County Water Agency, Sierra Pacific, Shasta Paper Mill, McConnell Foundation, and Wheelabrator, will need

additional supplies of water to meet customer demands during critically dry years, particularly beyond the year 2005. He advised that the study area comprised Shasta Lake, Whiskeytown Lake, Palo Cedro and the Millville area, and Anderson-Cottonwood Irrigation District extending into Tehama County at the southern extremity. Mr. Christofferson thanked the McConnell Foundation for their financial contributions and the Department of Water Resources in Red Bluff which provided information for the Study.

Mr. Christofferson related that the fundamental goal of the Study is to improve water supply reliability to all purveyors which rely exclusively on water supply contracts with the U.S. Bureau of Reclamation. Those having access to the deep groundwater basin, such as the City of Redding, have more flexibility and options to address water supply shortfalls than those in the extreme outlying areas which are dependent upon contracts with the Central Valley Project (CVP) and small individual wells.

Mr. Christofferson described the three phase of the Study. Phase I quantifies existing water and land use within the Redding Basin in order to assess water supply reliability and make projections to the years 2005 and 2030. A Memorandum of Understanding (MOU) was developed as part of Phase II and a Ground Water Management Plan is nearing completion. The Redding Basin Water Resources Management Plan was adopted by the Redding Area Water Council (RAWC) in November 1998 to avoid or minimize conditions that adversely affect groundwater quality and availability within the basin, to develop a monitoring and data collection program to help protect local beneficial use of the groundwater resources of the basin, and to implement the elements of the future Groundwater Management Plan by achieving basin-wide consensus, when possible. Phase III will be the development, adoption, and implementation of the final basin-wide plan.

Mr. Christofferson defined three different hydrologic conditions (periods of wet, average, and dry) with water supply projections and resources to the years 2005 and 2030. With increased population estimates based on the California Department of Finance standard population growth rate of 3% per year, Redding will have to develop approximately 4,900 acre feet of water for the year 2005 projection. He opined that with additional pumping of groundwater, it is an achievable goal. By the year 2030, with projected population growth, the City must develop 31,000 acre feet of additional water for a one-in-two-year condition, 32,800 acre feet for a one-in-four-year condition, and in a critically dry year, 38,600 additional acre feet of water. He noted that outlying areas of Redding, such as the Buckeye region, are more vulnerable during dry years due to restricted resources and the problematic and logistic ability to distribute large amounts of water from one portion of the City to another. He also noted that although the City has a population of approximately 80,000, that number increases by one and one-half times between the hours of 8:00 a.m. and 5:00 p.m.

Mr. Christofferson explained that the Redding Area Water Council has determined the following core elements of a regional solution:

1. Intra basin transfers
2. Protect water rights - surface and groundwater
3. Conjunctive use through increased groundwater pumping
4. Conservation
5. Institutional Action - citing Area of Origin filings which can create additional legal actions, and water rights which can be a negotiating tool for water supplies.

Mr. Christofferson suggested possible actions for the City of Redding in the short term are increased groundwater pumping; increased surface water diversion up to the maximum of the water supply contracts with CVP and the Sacramento River Water; and use of non-potable water such as ACID irrigation for alternative uses. He suggested that a member of the City Council become involved in the planning effort with the Redding Area Water Council, and that the City consider its target reliability factors for a one-in-10-year condition so that policy will guide all capital improvement programs.

Council Member Kight inquired about the possibility of losing water rights from the Sacramento River and how to best protect those rights. Mr. Christofferson responded that the City of Redding is part of the Sacramento River Settlement which encompasses its pre-1914 water rights as an appropriator of water prior to the construction of Shasta Dam. He stated that even though the City's right to Sacramento River water is senior in claim to the Bureau of Reclamation's, water supply issues will mount, such as the current Klamath Basin water dilemma. He cautioned that the State Water Resources Control Board has received

requests from special interest groups to put groundwater and pre-1914 water rights “back on the table” for reallocation, and advised that when the City is aware of such actions, testimony and support should be given to groups resisting those attempts. He also cautioned that water storage is at a minimum, and Shasta Dam is overtaxed.

Assistant City Manager Perry advised that the Redding Basin Water Resources Management Plan will be submitted at a future Council meeting for consideration.

No action was required on this informational item.

UPDATE ON FIRE DEPARTMENT MASTER PLAN

(P-150-070)

City Manager Warren explained that as he identified issues and resources for an update on the Fire Department Master Plan, it became evident that the Police Department should also be included. He indicated that by identifying needs and outside resources, development of a more comprehensive Fire and Police Master Plan can be produced and presented to Council in the near future.

No action was required on this informational item.

DECORUM AT CITY COUNCIL MEETINGS

(A-050-060)

Assistant City Manager Perry provided an overview of the Report to Council, dated November 12, 2001, regarding Rules of Conduct for the public at City Council meetings. He explained that the original Rules had been modified to include a preamble, reduced public speaking time from five to three minutes, the requirement to address questions to the Mayor, and to refrain from interrupting speakers during presentations. With these noted exceptions, the original Rules of Conduct remained unchanged.

Council Members Cibula and Kight expressed concern regarding restrictions on the amount of time allotted for public comment, and believed existing rules were satisfactory.

It was the consensus of the City Council that the original Rules of Conduct be posted in the Council Chambers without change.

FINANCING PLAN - Phase Two of Wesley Neighborhood Project

(G-100-080)

Deputy City Manager Starman provided an overview of the Report to Council advising that Wesley Neighborhood, Inc. is requesting a loan in the amount of \$584,405 to rehabilitate 10 units in the Garden Tract neighborhood. He pointed out that the proposed project is very similar to Phase I completed last year wherein the City Council approved a loan in the amount of approximately \$630,000 for acquisition and rehabilitation of several units in that neighborhood. He noted that Wesley Neighborhood, Inc. is comprised of members of the First United Methodist Church of Redding, with a mission to create safe, affordable housing for low-income families.

Mr. Starman advised that the Phase II project will include acquisition of ten units, demolition of two sub-standard units, and rehabilitation of the remaining eight (including a tri-plex). He explained that valuation issues make the project unfundable by a bank or through the private sector because the loan-to-value ratio of the units is more than 100% of its value. The City obtained two Member of the Appraisal Institute (MAI) appraisals after rehabilitation in the amounts of \$411,000 and \$575,000. He cautioned that should the City Council approve the loan, and Wesley Neighborhood, Inc. (WNI) defaults, a sale of the units would probably not recoup the original investment amount. However, the project does provide sufficient cash flow to enable service of the proposed debt.

Mr. Starman further explained that a balloon payment on the tri-plex has to be refinanced and WNI has proposed that the City pay off the balloon note, giving WNI standard payment financing from the City. Mr. Starman advised that because guidelines for the State of California HOME Program do not allow refinancing of an existing debt, Community Development Block Grant (CDBG) funds can be used to refinance the loan on the tri-plex. He noted that because the WNI project includes acquisition as well as refinancing, the rehabilitation percentage is 51% and the City will have to waive the 60% requirement stated within City Housing guidelines for refinancing.

Mr. Starman recommended that the City Council approve loans to Wesley Neighborhood, Inc. in the amount of \$480,988 in HOME Rental Program (HRP) funds and approximately \$103,417 in Community Development Block Grant funds; and approve a grant of \$12,900 in CDBG funds for lead based paint removal.

Mayor McGeorge stated that he toured the previous project and spoke with the tenants who were very pleased with the rehabilitation. He noted that it appeared to be an outstanding job.

Sharman Harr, President of Wesley Neighborhood, Inc., recalled that Phase I has been a resounding success due to the partnership of Wesley Neighborhood, Inc., City of Redding, members of the First United Methodist Church, and residents of the Garden Tract neighborhood. She advised that Phase I rehabilitated units have secure tenants and waiting lists should the units be vacated. She outlined the proposal of Wesley Neighborhood, Inc. to acquire and rehabilitate eight more units in the Garden Tract neighborhood. She asked for Council's approval and pledged to continue the commitment of volunteer labor.

Mr. Starman added that Knauf Fiberglass made a generous donation to the Phase I portion of the project and plans to do so for Phase II.

MOTION: Made by Council Member Pohlmeier, seconded by Council Member Kight, approving the financing plan to facilitate Phase Two of the Wesley Neighborhood Project in the Garden Tract Neighborhood, to include: 1) a HOME Rental Program (HRP) loan in the amount of \$480,988; 2) a Community Development Block Grant (CDBG) loan in the amount of \$103,417; and 3) a CDBG Lead-Based Paint grant in the amount of \$12,900.

The Vote:

AYES:	Council Members - Cibula, Kight, Pohlmeier, and McGeorge
NOES:	Council Members - None
ABSTAIN:	Council Members - None
ABSENT:	Council Members - Stegall

PUBLIC COMMENT

(T-100-300/T-100-375/M-010-200)

John Dunlap expressed concern that plans for a railroad over/under pass in the Downtown area are not included in the list of projects recommended for funding under the State Transportation Improvement Plan (STIP) program. He cautioned that the proposed Downtown Mall Project may require more funding than currently allocated to produce the desired rejuvenation benefit to that area, however, a railroad over/under pass will be invaluable in promoting Downtown revitalization.

Richard Lenroot also commented on STIP funding and supported a railroad over or under crossing for the Downtown area citing safety issues and reduced traffic congestion as incentives.

Richard Bean advised he has owned property on both sides of the railroad, and believes that the railroad crossing problem has created isolation issues for the west side of town. He indicated that bias toward property on the west side of the railroad tracks could be alleviated by a railroad over or under crossing.

John Di Perry, President of Mercy Medical Center, requested that the City Council utilize STIP funding for a grade separation crossing over the railroad tracks in mid-town Redding. He pointed out the plight of ambulances, emergency vehicles, doctors, nurses, and other personnel who are forced to wait for extended periods attempting to reach the hospital from the west side of the Downtown area. He added that Mercy Medical Center is committed to the revitalization of the Downtown area and supports a railroad grade crossing as a vital element.

Marie Carr-Fitzgerald expressed strong support for a Downtown railroad overcrossing citing pollution, traffic delays, and safety concerns. She hoped the flexibility funds earmarked for the Parkview Bridge project can be reallocated to a railroad over/under crossing.

Gene Poch, retired Caltrans engineer, also expressed concern regarding the lack of a second Downtown area over/under crossing at the railroad tracks. He believed the railroad is a major obstacle to efficient traffic flow in the Downtown area. He opined that removing the roof of the Downtown Mall or opening Yuba Street will not make the Downtown area user

friendly, but a railroad over/under crossing will significantly improve traffic flow in that area.

ADJOURNMENT

There being no further business, at the hour of 8:24 p.m., Mayor McGeorge declared the meeting adjourned.

APPROVED

Mayor

ATTEST:

City Clerk