

City Council, Regular Meeting
 Civic Center Council Chambers
 777 Cypress Avenue
 Redding, California
 December 18, 2007 7:00 p.m.

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

The Invocation was offered by Police Chaplain Debbie Ivey.

The meeting was called to order by Mayor Stegall with the following Council Members present: Bosetti, Dickerson, Jones, and Murray.

Also present were City Manager Starman, Assistant City Manager/Police Chief Moty, City Attorney Duvernay, Development Services Director Hamilton, Transportation and Engineering Director Tippin, Community Services Director Niemer, Senior Planner Manuel, Solid Waste Supervisor Low, City Clerk Strohmayer, and Executive Assistant Stribley.

PUBLIC COMMENT

(T-040-350-200)

Matthew Davison, Redding resident, reported that a rumor was circulating that Public Access Channel 11 would be closing and urged the City to ensure that it remain on the air.

(S-070-100-708)

Clifford Nelson, who lives in the area of South Bonnyview and Eastside Roads, claimed that he did not received notification regarding hearings for the South Bonnyview Road Widening Project. He asked that five lanes be considered without a median and requested that the Police Department perform more speed enforcement.

CONSENT CALENDAR

The following matters were considered inclusively under the Consent Calendar:

Approval of Minutes - Regular and Special Meetings of December 4, 2007

Approval of Payroll and Accounts Payable Registers

(A-050-100-500)

It is recommended that Accounts Payable Register No. 11, check numbers 857969 through 858411 inclusive, in the amount of \$6,406,218.85, for the period of December 1, 2007, through December 14, 2007; and Payroll Register No. 11 electronic deposit transaction numbers 220008 through 220845 and check numbers 538450 through 538564 inclusive, in the amount of \$2,503,758.91 for the period of November 18, 2007, through December 1, 2007, be approved.

TOTAL: \$8,909,977.76

Real Property Exchange Agreement - J. F. Shea Co., Inc. and City of Redding

(C-070-200 & C-070-010)

It is the recommendation of the City Manager that the City Council authorize the Mayor to execute all documents including the Real Property Exchange Agreement with J. F. Shea Co., Inc. for 2.76 acres of property located on Clear Creek Road owned by the City for approximately 2.76 acres of property owned by Redding Transit Mix, Inc. (Shea) on Henderson Road to provide public access to the Sacramento River

Grant - State of California Literacy Services; and

Resolution appropriating grant funds

(G-100-170/^B-130-070/L-050)

It is the recommendation of the Community Services Director that the City Council accept a Grant from the State of California Library Literacy Services (CLLS) in the amount of \$41,000 per year for three years to provide adult literacy programs at the Redding Municipal Library, with additional funding thereafter to be determined by CLLS based on the number of adult learners served and other factors.

It is also recommended that Resolution No. 2007-227 be adopted, a resolution of the City Council of the City of Redding, approving and adopting the 19th amendment to City Budget Resolution No. 2007-127, appropriating \$82,000 from the California Library Literacy Services Grant to fund adult literacy programs at the Redding Municipal Library for fiscal years 2007-08 and 2008-09.

Grant - Center for Injury Prevention Policy and Practice; and

Resolution - Appropriating grant funds
(G-100 & B-130-070)

It is the recommendation of the Community Services Director that the City Council accept a grant from the Center for Injury Prevention Policy and Practice through the Kids Plates Program in the amount of \$96,000 to target parents, care givers, and children under the age of 17 years regarding preventive strategies to reduce the risk of injury by drowning, and authorizing the City Manager to execute documents.

It is further recommendation that Resolution No. 2007-228 be adopted, a resolution of the City Council of the City of Redding, approving and adopting the 18th amendment to City Budget Resolution No. 2007-127 appropriating \$96,000 from the Center for Injury Prevention Policy and Practice for same.

Resolution - Appropriating Park In-Lieu funds for construction of Rivercrest Park Phase I
(B-130-070 & P-050-390)

It is the recommendation of the Community Services Director that Resolution No. 2007-229 be adopted, a resolution of the City Council of the City of Redding, approving and adopting the 20th amendment to City Budget Resolution No. 2007-127, appropriating \$72,950 in Park In-Lieu funds for construction of the Rivercrest Park Phase I for fiscal year 2007-08.

Resolution - Appropriating funds to the Fire Department's training budget
(B-130-070 & P-150-070)

It is the recommendation of the Fire Chief that Resolution No. 2007-230 be adopted, a resolution of the City Council of the City of Redding approving and adopting the 15th amendment to City Budget Resolution No. 2007-127 appropriating \$30,000 in vocational training funds received from the Shasta-Tehama-Trinity Joint Community College District (Shasta College) for Redding Fire Department training for fiscal year 2007-08.

Resolution - Summarily Vacating an Easement on Rosita Drive (A-8-07)
(A-010-040)

It is the recommendation of the Transportation and Engineering Director that Resolution No. 2007-231 be adopted, a resolution of the City Council of the City of Redding summarily vacating a 10-foot drainage easement at 3713 and 3721 Rosita Drive (A-8-07), by the City of Redding, shown on Parcel Map LS-97-79, recorded August 13, 1980, in Book 21 of Parcel Maps at Page 7. The parcel is no longer required for public use.

Notice of Completion - Bid Schedule No. 4045, Sewer Replacement at Court Street Alley, Orchard Estates Drive, and Railroad Avenue
(B-050-020)

It is the recommendation of the Transportation and Engineering Director that Bid Schedule No. 4045 (Job No. 2293), Sewer Replacement at Court Street Alley, Orchard Estates Drive, and Railroad Avenue, awarded to Bobby Martin Construction, Inc. be accepted as satisfactorily completed and that the City Clerk be authorized to file a Notice of Completion with the Shasta County Recorder. The final cost was \$444,914.35.

Loan Application - California Division of Aeronautics; and

Resolution - Appropriating funds
(G-100-170-200/^B-130-070/A-090-100)

It is the recommendation of the Transportation and Engineering Director that the City Council authorize staff to submit a loan application to the State of California Division of Aeronautics in the amount of \$842,050 for construction of an 11-unit t-hangar at the Redding Municipal Airport (previously approved at \$754,100).

It is further recommended that Resolution No. 2007-232 be adopted, a resolution of the City Council of the City of Redding approving and adopting the 17th amendment to City Budget Resolution No. 2007-127 appropriating \$87,950 for construction of the t-hangar for fiscal year 2007-08.

Resolution - Approving Agreement with Columbia Elementary School District
(W-020-500 & E-060-180)

It is the recommendation of the Transportation and Engineering Director that Resolution No. 2007-233 be adopted, a resolution of the City Council of the City of Redding authorizing the Mayor to execute the Agreement with Columbia School District to provide sanitary sewer service outside the City limits to Columbia Elementary School.

Notice of Completion - Bid Schedule No. 3950, Clear Creek Wastewater Treatment Plant Rehabilitation and Expansion, Bid Package I
(B-050-020 & W-010-450)

It is the recommendation of the Transportation and Engineering Director that Bid Schedule No. 3950 (Job No. 2198), Clear Creek Wastewater Treatment Plant Rehabilitation and Expansion, Bid Package I awarded to Tico Construction be accepted as satisfactorily completed and that the City Clerk be authorized to file a Notice of Completion with the Shasta County Recorder. The final cost was \$4,952,117.

City Commissions, Boards and Committees Report for 2008
(B-080)

It is the recommendation of the City Clerk that the City Council accept the lists of appointments for all ongoing boards, commissions, and committees appointed by the City Council, as required by California Government Code Section 54972, relative to term expirations.

Award of Bid - Bid Schedule No. 4104, Rock and Mineral Products
(B-050-100 & A-050-165)

It is the recommendation of the Municipal Utilities Director that Bid Schedule No. 3986, Rock and Mineral Products for the period of January 1, 2008, through December 31, 2008, be awarded to following suppliers who submitted low bids to allow the purchase of rock, asphalt, and mineral aggregates at the best possible prices:

<u>Company</u>	<u>Bid Item Numbers</u>
J.F. Shea	1, 14, 16-20, 22-28, 30, 32, 34, 36, 38, 42, 45, 47, 49, 53, 65
Redding Rocks & Readymix	21, 29, 31, 33, 35, 37, 39
Stimpel-Wiebelhaus	10-12, 41, 43-44, 48, 50-51, 54-56
Tullis, Inc.	1-5, 8-9, 45, 57-58, 61-64
Westside Aggregate	11, 13, 15, 40, 46, 52

Resolution - Amending the policies relative to the Solid Waste Rate Schedule & Service
(S-020-500)

It is the recommendation of the Municipal Utilities Director that Resolution No. 2007-234 be adopted, a resolution of the City Council of the City of Redding amending the Solid Waste Utility Rate Schedule and Service Policies to clarify the monthly minimum fee policy, enact general administrative revisions reflecting program changes, and eliminating obsolete language.

MOTION: Made by Council Member Dickerson, seconded by Council Member Jones, that all the foregoing items on the Consent Calendar be approved and adopted as recommended above. The Vote:

- AYES: Council Members - Bosetti, Dickerson, Jones, Murray, and Stegall
- NOES: Council Members - None
- ABSTAIN: Council Members - None
- ABSENT: Council Members - None

Resolution Nos. 2007-227, 2007-228, 2007-229, 2007-230, 2007-231, 2007-232, 2007-233, and 2007-234 are on file in the Office of the City Clerk.

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PUBLIC HEARING - 2007 Citizens Option for Public Safety (COPS) Program Funds and Utilization Plan
(G-100-170 & P-150-150)

The hour of 7:00 p.m. having arrived, Mayor Stegall opened the public hearing regarding the proposed spending plan for state funds received through the Citizens Option for Public Safety (COPS) Program.

The following document is on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Police Chief Moty advised that each year, grants are available through the State of California COPS Program based on population. He related that this year's allocation to the City is \$173,148 and will provide \$80,000 for ongoing Integrated Public Safety System (IPSS) mobile data costs, \$10,000 for annual maintenance costs for the mobile data equipment, and \$83,148 for unfunded personnel costs.

Chief Moty recommended that the City Council approve the proposed Citizens Option for Public Safety Program Utilization Plan and accept \$173,148 in COPS funding as described.

Mayor Stegall determined that no one present wished to address this matter and closed the public hearing.

MOTION: Made by Council Member Dickerson, seconded by Council Member Bosetti, approving the Citizens Option for Public Safety Program Utilization Plan and accepting \$173,148 in State Citizens Option for Public Safety Program grant funds.

The Vote: Unanimous Ayes

PUBLIC HEARING - Amendments to the Redding General Plan, and Zoning Map,
RESOLUTION - General Plan Amendment Application GPA-1-07, General Plan Amendment Application GPA-2-07, Community Development & Design Element Amendments; and

ORDINANCE - Rezoning Application RZ-5-07
(G-030-010 & ^L-010-230)

The hour of 7:00 p.m. having arrived, Mayor Stegall opened the public hearing regarding amendments to the Redding General Plan, Redding Municipal Code Zoning Map, General Plan Amendment Application GPA-1-07 re General Plan Diagram updates, General Plan Amendment Application GPA-2-07 re Community Development & Design Element Amendments, and Rezoning Application RZ-5-07 re Zoning Map amendments.

The following documents are on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing

Affidavit of Mailing - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Development Services Director Hamilton recalled that the General Plan Update Committee (Committee) was formed in 2006 to initiate a five-year update to the General Plan as prescribed by law, and to respond to several pressing policy issues such as building heights. Since that time, the Committee met frequently and made recommendations for City Council consideration.

Senior Planner Manuel provided highlights of the Report to City Council dated December 6, 2007, incorporated herein by reference, and slides outlining the Policy areas on which the Committee focused which included community form/building heights and regional commercial land uses and locations. He stated that buildings exceeding six stories in height increase construction cost significantly, and there is a lack of demand for taller buildings throughout the State. The Committee recommended, however, that tall buildings be permitted only in the downtown core area with six-story buildings at that perimeter, including North Market Street near the Arboretum and the Hilltop Drive corridor. Mr. Manuel added that the Committee also recommended that the six-story and taller buildings be allowed unlimited density in those areas to provide financial feasibility which would also increase the General Plan area for tall buildings from 60 square acres to approximately 640, and that design criteria and an architectural review board be developed for the mid- and high-rise buildings.

Mr. Manuel also reviewed some rezoning “cleanup” recommendations necessary to provide zoning consistency with the General Plan.

Council Member Jones expressed concern regarding building heights relative to preservation of “historic” downtown. In response, Mr. Manuel explained that the historic areas would be preserved with tall buildings being integrated into the area to offer multi-unit residential housing designed to increase the viability of Downtown.

Mr. Manuel recommended that the City Council make findings to adopt the Addendums to the Final Environmental Impact Report prepared for the 2000-2020 General Plan, the Mitigated Negative Declaration prepared for the Revised Zoning Map, and the Addendum to the General Plan Environmental Impact Report relative to General Plan Amendments GPA-1-07 and GPA-2-07, offer an ordinance for first reading approving Rezoning Application RZ-5-07, and waive the full reading, and adopt a resolution adopting GPA-1-07 and GPA-2-07.

Council Member Murray urged that the downtown railroad property be excluded from any type of development and opposed establishment of an architectural review committee.

Mayor Stegall determined that no one present wished to address this matter and closed the public hearing.

Council Member Jones stated he would not support General Plan Amendment GPA-2-07.

MOTION: Made by Council Member Murray, seconded by Council Member Dickerson, making findings there will be no significant impacts to the environment, and the Addendums and the supporting documentation reflect the independent judgment and analysis of the City and adopting the Addendums to the Final Environmental Impact Report prepared for the 2000-2020 General Plan, the Mitigated Negative Declaration prepared for the Revised Zoning Map, and the Addendum to the General Plan Environmental Impact Report, relative to General Plan Amendments GPA-1-07 and GPA-2-07. The Vote: Unanimous Ayes

MOTION: Made by Council Member Dickerson, seconded by Council Member Bosetti, approving GPA-2-07. The Vote:

AYES:	Council Members - Bosetti, Dickerson, Murray, and Stegall
NOES:	Council Members - Jones
ABSTAIN:	Council Members - None
ABSENT:	Council Members - None

MOTION: Made by Council Member Murray, seconded by Council Member Jones, approving GPA-1-07 and RZ-5-07. The Vote: Unanimous Ayes

MOTION: Made by Council Member Dickerson, seconded by Council Member Murray adopting Resolution No. 2007-235, a resolution of the City Council of the City of Redding adopting addendums to the General Plan Environmental Impact Report and Amendments to the Redding General Plan Diagram and relative to General Plan Amendments GPA-1-07 and GPA-2-07. The Vote:

AYES:	Council Members - Bosetti, Dickerson, Murray, and Stegall
NOES:	Council Members - Jones
ABSTAIN:	Council Members - None
ABSENT:	Council Members - None

Resolution No. 2007-235 is on file in the Office of the City Clerk

Council Member Dickerson offered Ordinance No. 2402 for first reading, an ordinance of the City Council of the City of Redding adopting the Mitigated Negative Declaration prepared for the Redding Zoning Map and adopting amendments to the Redding Municipal Code Zoning Map approving Rezoning Application RZ-5-07, rezoning certain parcels for consistency with General Plan classifications.

MOTION: Made by Council Member Dickerson, seconded by Council Member Murray, that the full reading of Ordinance No. 2402 be waived, and that the City Attorney be instructed to read the full title. The Vote: Unanimous Ayes

PUBLIC HEARING - Rezoning Application RZ-7-07

ORDINANCE - Amendments to the Zoning Ordinance to related to parking, signs, building setbacks, and other items

(L-010-230)

The hour of 7:00 p.m. having arrived, Mayor Stegall opened the public hearing regarding adoption of the Addendum to the Mitigated Negative Declaration prepared for the Zoning Ordinance, and amendments to the Redding General Plan, Redding Municipal Code Zoning Map, and Rezoning Application RZ-7-07 addressing setbacks, walls/fences, parking planters, signs, accessory structures, mineral resources, and other changes.

The following document is are on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Development Services Director Hamilton provided highlights of the Report to City Council dated December 4, 2007, relating that the proposed amendments would provide more equity in neighborhood and commercial planning and repair inconsistencies when discovered.

Mr. Hamilton recommended that the City Council find that based on the Addendum to the Mitigated Negative Declaration (Addendum), there will be no significant impacts to the environment and the Addendum and its supporting documentation reflect the independent judgment and analysis of the City, that the City Council offer an ordinance for first reading and waive full reading, adopting the Addendum and amending various portions of Redding Municipal Code Title 18 relating setbacks, walls/fences, parking planters, signs, accessory structures, mineral resources and other changes of the Zoning Code (RZ-7-07), and that a summary be authorized for publication by the City Clerk.

Mayor Stegall determined that no one present wished to address this matter and closed the public hearing.

MOTION: Made by Council Member Dickerson, seconded by Council Member Jones making findings and adopting the Addendum to the Mitigated Negative Declaration prepared for the Zoning Ordinance and approving amendments to Redding Municipal Code (RMC) Title 18-Zoning relative to Rezoning Application RZ-7-07.

The Vote: Unanimous Ayes

Council Member Dickerson offered Ordinance No. 2403 for first reading, an ordinance of the City Council of the City of Redding amending various chapters of Redding Municipal Code Title 18 relative to Rezoning Application RZ-7-07 regarding setbacks, walls/fences, parking planters, signs, accessory structures, mineral resources, and other changes.

MOTION: Made by Council Member Dickerson, seconded by Council Member Jones, that the full reading of Ordinance No. 2403 be waived, that the City Attorney be instructed to read the full title, and that the City Clerk be authorized to publish a summary of the ordinance. The Vote: Unanimous Ayes

PUBLIC HEARING - Abandonment of a portion of open-space easements in The Villages at Shasta View Gardens Subdivision, and

RESOLUTION - Ordering abandonment of a portion of an open-space easement located at 2006 through 2124 Tuscany Way, Abandonment Application A-1-06, by Village Development

(A-010-040)

The hour of 7:00 p.m. having arrived, Mayor Stegall opened the public hearing regarding the Abandonment of a portion of an open-space easement located at 2006 through 2124 Tuscany Way, Abandonment Application A-1-06, in The Villages at Shasta View Gardens Subdivision, by Village Development.

The following documents are on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing

Affidavit of Mailing - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Development Services Director Hamilton stated that the open space easement covers a portion of 11 vacant lots on Tuscany Drive which were subsequently improved, filled, or graded and no longer meets the criteria for open space.

Mr. Hamilton recommended that the City Council adopt a resolution ordering the abandonment of a portion of an open-space easement located at 2006 through 2124 Tuscany Way, Abandonment Application A-1-06, in The Villages at Shasta View Gardens Subdivision as it serves no public purpose and its abandonment would avoid a substantial financial hardship to the landowner, Village Development.

Mayor Stegall determined that no one present wished to address this matter and closed the public hearing.

MOTION: Made by Council Member Murray, seconded by Council Member Jones, adopting Resolution No. 2007-236, a resolution of the City Council of the City of Redding abandoning a portion of the open-space easement located at 2006 through 2124 Tuscany Way, Abandonment Application A-1-06, in The Villages at Shasta View Gardens Subdivision, by Village Development. The Vote:

AYES: Council Members - Bosetti, Dickerson, Jones, Murray, and Stegall
 NOES: Council Members - None
 ABSTAIN: Council Members - None
 ABSENT: Council Members - None

Resolution No. 2007-236 is on file in the Office of the City Clerk

APPOINTMENTS

(B-080-600-100/^B-080-480/^B-080-470)

MOTION: Made by Council Member Murray, seconded by Council Member Bosetti, appointing Beth Norby, Minnie Sagar, and Sara Sunquist to the Community Development Advisory Committee (CDAC) for three-year terms expiring December 1, 2010.

The Vote: Unanimous Ayes

MOTION: Made by Council Member Murray, seconded by Council Member Bosetti, reappointing Bob Michiels to the Shasta Mosquito Abatement & Vector Control District for an additional four-year term expiring December 31, 2011. The Vote: Unanimous Ayes

MOTION: Made by Council Member Murray, seconded by Council Member Jones, reappointing Willie Smith to the Shasta County Commission on Aging for a two-year term expiring January 1, 2010. The Vote: Unanimous Ayes

CITY COUNCIL LIAISON ASSIGNMENTS - Representation to Agencies, Commissions, Committees, and City Department

(B-080-650 & A-050-060)

Mayor Stegall presented a list of City Council Agency, Commission, Committee, and Departmental Liaison Representatives and Council assignments for 2008.

City Manager Starman noted that a correction will be made to the list under "Other Agencies" listing Mayor Stegall and Vice Mayor Bosetti as liaisons to the McConnell Foundation.

No action was required on this informational item.

UPDATE ON MAJOR PROJECTS - Solid Waste Utility

(A-050-080/S-020/A-050-150-325)

Solid Waste Utility Supervisor Low provided a Powerpoint presentation of the Solid Waste Utility. She highlighted some statistics for the Division which manages a \$16.2 million annual budget. Ms. Low said that staff accommodates an average of 2,800 customer service calls each month, provides service to 14 residential routes (approximately 25,000 households), 8 commercial routes (6,000 businesses), 3 roll-off routes, and 4 transfer routes (16 round trips daily). She related that the City currently possesses a 63% landfill diversion rate which far exceeds requirements of State Assembly Bill 939 which called for a 24% diversion by 1995 and 50% by 2000, and also exceeds the state average of 54%. She

explained the recycling and hazardous waste process, pointed to the need for expansion of services, and highlighted future challenges.

No action was required on this informational item.

REQUEST TO AMEND LOAN AGREEMENT - Northern California Drag Racing Association
(B-130-070)

City Manager Starman recalled that in May 2003, the City Council approved a \$70,000 loan with three percent interest to the Northern California Drag Racing Association (Association) to make improvements to the Redding Drag Strip under lease. He related that this year, the Association transferred operation of the Redding Drag Strip to Bob and Joye Lidell and made what it believed to be the final installment on the loan. However, the last installment failed to include \$5,955.40 in interest fees and the Association is now requesting that the interest fees be waived.

Mr. Starman recommended that the request for waiver of the interest due by the Association be denied.

Paul Warner, Chief Executive Officer for the Northern California Drag Racing Association, explained that a bookkeeping oversight failed to include the interest, but because the Association is still involved in the Redding Drag Strip, he suggested that the requested interest fee waiver could be used for further improvements.

Gary Cadd, Redding resident, urged that the interest be waived siting the Drag Strip's community service.

MOTION: Made by Council Member Dickerson, seconded by Council Member Jones, denying the request by the Northern California Drag Racing Association to amend its Agreement and forgive \$5,955.40 in interest due.

The Vote: Unanimous Ayes

PUBLIC FACILITIES FINANCING PLAN - Oasis Road/North Redding Area
(A-170-130-003)

Development Services Director Hamilton recalled that the Levenson Development Company (LDC) presented a proposal for financing the freeway interchange and road and utility improvements needed to serve the proposed Oasis Town Center estimated at \$30 million. Although the City Council directed staff to negotiate an agreement with LDC in response to the proposal, LDC delayed negotiations pending formation of the North Redding Traffic Benefit District (District) and establishment of a fee program. He recalled that the District was implemented at the City Council meeting of October 16, 2007, with the Reduced Improvement (Light) scenario selected as the base alternative with fees becoming effective January 15, 2008. Mr. Hamilton point out, however, that because the area will serve more than the initial proposed commercial development, the City will be responsible for road infrastructure improvements estimated at \$56 million.

Mr. Hamilton reviewed highlights of the Report to City Council dated December 10, 2007, incorporated herein by reference, recalling that the Public Facilities Financing Plan (Plan) prepared by Muni Financial, projects infrastructure needs for potential buildout in the Oasis Road and North Redding Area through 2025 and that Full Phase I Infrastructure funding in today's dollars is estimated at \$95 million. Bob Spencer, Muni Financial, clarified that the Plan assumes that all the eventual funding would come from City impact fee programs and the Buckeye Redevelopment Project Area tax increments. The greatest challenge will be funding initial infrastructure, and because actual fee program funds will only trickle in as development occurs, formation of a Community Facilities District (CFD) will be necessary.

Mr. Spencer stated that \$52 million is needed to fund "bare bones" infrastructure before any development can occur. He advised that there are various funding sources to cover most of the improvements, leaving \$20.5 million in "other sources" yet to be identified.

Mr. Hamilton recommended that the City Council accept the Plan as presented by Muni Financial, reaffirm the City's and Redevelopment Agency's (RRA) willingness to develop a financing plan acceptable to all parties, as well as the parameters set forth on October 17, 2006.

Mark Miller, representing Levenson Development Company, expressed support for aspects of the Plan and believed negotiations for a public/private partnership should move forward to find a viable financing plan that takes into account the current economic climate of the state. In addition, he suggested that additional financing options be considered beyond the parameters set by Council in October 2006. He expressed concern regarding the Plan's funding focus for the Oasis Town Center stating that although the project creates a need for some of the improvements, it is not fair to assume that LDC would provide the lion's share of funding and then wait for reimbursement. Other concerns with the Plan are that there is no phasing alternative for payments by LDC, a CFD is not typically formed by a single property owner, and the \$20 million funding gap for full buildout has no alternatives at this time. He hoped that discussions and negotiations could begin soon.

Mary Machado, Shasta Voices, believed that if the Oasis Road area was not developed, businesses would locate elsewhere and Redding would lose sales tax revenue. She urged that discussions continue with LDC and other developers to bring the project forward.

Council Member Dickerson suggested that LDC be allowed to reformat its initial project to 300,000 square feet to reduce costs and allow other developers to come forward with additional projects.

Mayor Stegall and Council Member Murray expressed concern for using City funds to install infrastructure improvements which may require reconfiguration or complete reconstruction when additional development occurs.

City Manager Starman clarified that while the \$20 million funding gap would be collected over 30 years through infrastructure fees, funds are not available today.

MOTION: Made by Council Member Murray, seconded by Council Member Jones, accepting the Public Facilities Financing Plan (Plan) prepared by Muni Financial and directing staff to continue with discussions on the potential financing of the improvements with the Oasis Towne Center developer and/or other interested parties based on the established criteria. The Vote: Unanimous Ayes

ADJOURNMENT

There being no further business, at the hour of 10:07 p.m., Mayor Stegall declared the meeting adjourned.

APPROVED:

Mayor

ATTEST:

City Clerk