

City Council, Regular Meeting
City Council Chambers
777 Cypress Avenue
Redding, California
April 15, 2008, 7:00 p.m.

The Pledge of Allegiance to the flag was lead by Council Member Bosetti.

The Invocation was provided by Redding Police Chaplain Charlene Payment.

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/Transportation and Engineering Director Tippin, City Attorney Duvernay, Development Services Director Hamilton, Support Services Director Kersten, Community Services Director Niemer, Community Services Project Coordinator Glover, City Clerk Strohmayer, and Executive Assistant Stribley.

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PUBLIC COMMENT

(S-070-100)

Bill Ulch, Redding resident, asked the City Council to find funding for traffic calming improvements on Anita, Valentine, and Freebridge Streets.

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CONSENT CALENDAR

The following matters were considered inclusively under the Consent Calendar.

Approval of Minutes - Regular and Special Meetings of April 1, 2008

Approval of Payroll and Accounts Payable Register

(A-050-100-500)

It is recommended that Accounts Payable Register No. 19, check numbers 861426 through 861992 inclusive, in the amount of \$6,346,883.12, for the period of April 1, 2008, through April 11, 2008; and Payroll Register No. 20 electronic deposit transaction numbers 228016 through 228870 and check numbers 539712 through 539829 inclusive, in the amount of \$2,449,554.70, for the period of March 23, 2008, through April 5, 2008 be approved.

TOTAL: \$ 8,796,437.82

Ordinance - Adopting an Addendum to the Mitigated Negative Declaration prepared for the Zoning Ordinance, and adding Redding Municipal Code Chapter 18.58 - "BH" Building Height Overlay District

(L-010-500-050)

It is the recommendation of the Development Services Director that Ordinance No. 2405 be adopted, an ordinance of the City Council of the City of Redding, adopting the Addendum to the Mitigated Negative Declaration prepared for the Zoning Ordinance and amending Redding Municipal Code Title 18 by adding Chapter 18.58- "BH" Building Height Overlay District.

The Vote:

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

Ordinance - Rezoning Application RZ-1-08, applying the "BH" Building Height Overlay District to certain properties

(L-010-230)

It is the recommendation of the Development Services Director that Ordinance No. 2406 be adopted, an ordinance of the City Council of the City of Redding adopting the Addendum to the Mitigated Negative Declaration prepared for the Zoning Ordinance and amending Redding Municipal Code Zoning Map by approving Rezoning Application RZ-1-08 and rezoning the Downtown core, and mid-rise buildings surrounding the core, and properties

along the North Market Street and Hilltop Drive/Churn Creek Road corridors to “BH” Building Height Overlay District.

The Vote:

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

Ordinance - Amending Redding Municipal Code Section 2.42.120 - Library Regulations (L-050)

It is the recommendation of the Community Services Director that Ordinance No. 2407 be adopted, an ordinance of the City Council of the City of Redding amending Redding Municipal Code Section 2.42.120-Library Regulations adding subsections A.9 and A.10, applying a dress standard requiring that a shirt and shoes be worn while inside the Library, and prohibiting smoking within sixty feet of the main entrance of the Library.

Charles Alexander, Redding resident, believed that the dress standard and the smoking prohibitions for the Library should have been handled separately, contending that it would have allowed closer scrutiny of the impacts and each issue.

Declare City-Owned Property Surplus - Located at 1914, 1934, 1938, 1944, 1954, and 1964 Linden Avenue and 2810 West Street (C-070-200)

It is the recommendation of the City Manager that the City Council declared City-owned property located at 1914, 1934, 1938, 1944, 1954, and 1964 Linden Avenue and 2810 West Street (in the Martin Luther King, Jr. Neighborhood) be declared surplus property.

Resolution - Declaring intention to establish the Redding Tourism Marketing Business Improvement District (RTMBID) and setting a Public Meeting for May 6, 2008, and setting a Public Hearing for June 3, 2008 (A-170-015-004)

It is the recommendation of the Support Services Director that Resolution No. 2008-33 be adopted, a resolution of the City Council of the City of Redding, declaring its intention to establish the Redding Tourism Marketing Business Improvement District (TMBID) and setting a Public Meeting for May 6, 2008, and setting a Public Hearing for June 3, 2008.

Resolution - Approving issuance of Tax and Revenue Anticipation Notes (D-050-430-014)

It is the recommendation of the Finance Officer that Resolution No. 2008-34 be adopted, a resolution of the City Council of the City of Redding authorizing and approving borrowing funds for fiscal year 2008-09 through issuance and sale of 2008-09 Tax and Revenue Anticipation Notes (TRANS) and participation in the California Communities Cash Flow Financing Program in the amount of approximately \$5 million for the City’s cash flow needs.

Resolution - Amending City Council Policies Nos. 402, 403, 404, 405, 406, 409, and 412 to reflect biennial budgeting process (A-050-060-555 & B-130)

It is the recommendation of the Finance Officer that Resolution No. 2008-35 be adopted, a resolution of the City Council of the City of Redding, amending City Council Policy Nos. 402-General Budget Goals, 403-Budget Financing Goals, 404-Budget Service Level Goals, 405-Adoption of the Annual Budget, 406-Budget Amendments Policy, 409-Rebudget of Prior Year Appropriations, and 412-Establishment of Unreserved Fund Balance, to reflect the Biennial Budget process rather than annual.

Resolution - Adopting City Council Policy No. 426 - Debt, establishing a formal debt policy (A-050-060-555 & D-050)

It is the recommendation of the Finance Officer that Resolution No. 2008-36 be adopted, a resolution of the City Council of the City of Redding, adopting City Council Policy No. 426-Debt Policy.

Approve Stillwater Business Park Parcel Map and Conservation Easement; and Approve Funding - Stillwater Business Park Preserve endowment (E-050-500)

It is the recommendation of the Transportation and Engineering Director that the Mayor be authorized to sign the Stillwater Business Park Parcel Map (PM-5-07) and approving the Stillwater Business Park Preserve Endowment.

Council Member Jones advised he would vote no to maintain consistency in his opposition to the Stillwater Business Park project.

The Vote:

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

Award of Bid - Bid Schedule No. 4131, Ductile Iron Pipe and Appurtenances for the Jenny Creek Sanitary Sewer Replacement Project (B-050-100 & W-020-575)

It is the recommendation of the Transportation and Engineering Director that Bid Schedule No. 4131 (Job No. 2271), Ductile Iron Pipe and Appurtenances for the Jenny Creek Elevated Sanitary Sewer Replacement Project be awarded to Groeniger & Company in the amount of \$416,515.26.

Agreements - Clear Creek Road Emergency Intertie Agreement, Water Purchase and Sale Agreement, and Emergency Intertie Agreement with the Centerville Community Services District (W-030-700-080 & E-120-150)

It is the recommendation of the Electric Utility Director and the Municipal Utility Director that the City Council authorize the Mayor to execute the Clear Creek Road Emergency Intertie Agreement, Water Purchase and Sale Agreement, and Emergency Intertie Agreement with the Centerville Community Services District (CCSD) to provide a long-term emergency water supply for the Redding Electric Power Plant on Clear Creek Road and short-termed scheduled peaking water supply source for the Cascade pressure zone.

MOTION: Made by Council Member Jones, seconded by Council Member Dickerson, 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 - Bosetti, Dickerson, Jones, Murray, and Stegall
- NOES: Council Members - None
- ABSTAIN: Council Members - None
- ABSENT: Council Members - None

Ordinance Nos. 2405, 2406, 2407 and Resolution Nos. 2008-33, 2008-34, 2008-35, and 2008-36 are on file in the Office of the City Clerk.

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REAPPOINTMENT - Redding Planning Commission (B-080-300)

MOTION: Made by Council Member Jones, seconded by Council Member Bosetti, reappointing Emmett Burroughs to the Redding Planning Commission to serve a four-year term expiring May 1, 2012. The Vote: Unanimous Ayes

APPOINTMENT - Redding Planning Commission (B-080-300)

Mayor Stegall recommended appointment of Gail Rich to serve a four-year term on the Redding Planning Commission citing her volunteer service to the City such as the General Plan Update Committee, Tree Ordinance Committee, and assistance in cleaning the creeks of the community.

Council Member Jones advised that he would not support Ms. Rich's appointment due to her position on the Hawley Road General Plan issue. He preferred someone who had been part of the community for a longer period of time and involved in development planning.

Council Member Bosetti also did not support Ms. Rich's appointment due to her stance on developments such as the proposed auto mall at Churn Creek and I-5, which he maintained could have provided tax revenues to assist the County in providing mental health assistance to residents of the area.

Council Member Dickerson stated that refusal to support someone for appointment because of a difference of opinion on one issue was a narrow vision. He felt Ms. Rich was well qualified adding that diversity on the Planning Commission would make it well-rounded, and he was aware of other Council Members who encouraged Ms. Rich to apply for this Commission. He hoped, therefore, that the other Council Members would reconsider their position.

Council Member Murray stated that he had nothing negative to say about Ms. Rich and that she was a hard worker. He related, however, that up until two years ago, Council automatically accepted the Mayor's appointment recommendations. He recalled that when he was Mayor two years ago, he made a recommendation for the newly-established Library Advisory Committee that was rejected by Council. He stated, therefore, that he intended to exercise his pre-emptive right to vote no.

Mayor Stegall urged the dissenting Council Members to reconsider the proposed appointment and set aside any considerations based on past Council actions.

Elin Klaseen, Redding resident, stated that Ms. Rich was a dedicated volunteer and tireless worker and urged the Council to reconsider its position.

Gail Rich stated that while she did not agree with the Hawley Road extension, she did not oppose the development. While people are not going to agree on everything, she said it is about doing the right thing. She assured that she would be able to make decisions that would be in the best interest of the community as a whole.

MOTION: Made by Council Member Dickerson, seconded by Mayor Stegall, appointing Gail Rich to serve a four-year term on the Redding Planning Commission expiring May 1, 2012. The Vote:

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

The motion failed because of lack of a majority.

APPOINTMENT - Citizens Police Facility Review Committee
(C-050-550 & B-080-600)

MOTION: Made by Council Member Murray, seconded by Council Member Jones, appointing Jerry Peters to serve on the Police Facility Review Committee.

The Vote: Unanimous Ayes

UPDATE ON MAJOR PROJECTS - Alta Mesa Park/KaBOOM Playground Construction
(A-050-080 & P-050-030)

Community Services Director Niemer thanked all the volunteers who participated in construction of the Alta Mesa Park playground on March 29, 2008, and the Active 20-30 Club who partnered with KaBOOM to bring the park to fruition. Project Coordinator Glover advised that 287 adult volunteers and 91 teens and children participated at the Alta Mesa Park Community Build Day. He added that the workday date was selected, in part, to honor Cesar Chavez through California Volunteers.

No action was required on this informational item.

DISPOSITION OF CITY-OWNED PROPERTY - 99999 Adra Road (the Stratte Property)
(C-070-200)

City Manager Starman recalled that the City Council at its meeting of December 4, 2007, discussed the sale of City-owned property located at 99999 Adra Road, commonly referred to as the "Stratte Property," and directed staff to have the property appraised for potential sale with the proceeds earmarked for the new police facility. He stated that a recent

appraisal valued the property at \$2,430,000, an increase of almost \$1 million over the original purchase price of \$1.5 million just a few years ago.

Mr. Starman recommended that the City Council declare the property surplus and direct staff to market the property for sale.

Ron Reece, Co-Founder of Citizens for Smart Growth, opposed the sale of the Stratte property believing it should be maintained as a buffer between the City of Redding and Anderson. He contended that Redding Rancheria is interested in the property for a future casino.

Mayor Stegall advised she would be voting no because she agreed that the property should be retained as a buffer coming into the City to preserve its scenic beauty. She felt that this recommendation is premature and a decision should be delayed until the citizen task force has reviewed other means to finance a new police facility.

MOTION: Made by Council Member Murray, seconded by Council Member Jones, declaring the City-owned property located at 99999 Adra Road (the Stratte Property) as surplus and directing staff to market the property for sale. The Vote:

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

AWARD REQUEST FOR PROPOSALS - Request for Proposals No. 4117, and
AGREEMENT - Securitas Security USA
(B-050-100 & C-050)

Support Services Director Kersten stated that Securitas Security USA (Securitas) was the successful bidder for Request for Proposals (RFP) No. 4117 in the amount of \$172,000 annually to provide security services at various City locations from May 1, 2008, to December 31, 2010. Mr. Kersten said that a second proposal process had taken place with Securitas selected as the service provider over several other companies, and he added that they were chosen by a review panel which carefully compared services and costs.

Mr. Kersten recommended that Request for Proposal No. 4117 be awarded to Securitas Security USA in the amount of \$172,000 annually to provide security services at various City locations from May 1, 2008, to December 31, 2010, and authorize the Support Services Director to execute an agreement for same with an option of up to three consecutive one-year renewals, if mutually agreed.

In response to City Council concerns, Mr. Kersten assured that Securitas, while a large corporation nationwide, maintained a local office, hired local staff, and that the City's local 1% preference policy was applicable only to purchasing bids, not services.

John Kenny, attorney representing Northstate Security, maintained that the bid award was not predicated on the actual RFP guidelines, but items that were above and beyond the requested services. He contended that although Northstate was recommended for selection in the initial proposal, a protest was lodged and the City chose to initiate a second proposal where Securitas is being awarded the RFP. He pointed out that Northstate has provided security services to the City for the last 12 years and the City has indicated that the service is satisfactory. He urged the City Council to decline to award the RFP to Securitas, but only determine whether Northstate has performed satisfactorily in the past, and continue the contract on that basis with Northstate.

In response to Council Member Bosetti's concerns regarding the protest over the first RFP, Mr. Kersten explained that staff found that Northstate had made a significant error in its proposal and the City contacted Northstate to advise them of the error. Technically, he said Northstate's proposal should not have been considered at that time, but because it had served the City so well all these years, a second RFP was initiated. However, Mr. Kersten said that after review of the proposals for the second RFP, it was determined that Northstate was not the successful bidder from a monetary or a technology standpoint. He pointed out that even when the 1% local preference was applied, Northstate's proposal was not financially competitive.

MOTION: Made by Council Member Dickerson, seconded by Council Member Murray, awarding Request for Proposals No. 4117 to provide security services at various City locations to Securitas Security USA in the amount of \$172,000 annually, for a term of May 1, 2008, to December 31, 2010, and authorize the Support Services Director to execute an agreement for same with an option of up to three consecutive one-year renewals, if mutually agreed. The Vote: Unanimous Ayes

INITIATION OF STREET-VACATION PROCESS - Abandon a portion of Polk Street (A-010-100 & T-080-500)

Development Services Director Hamilton related that the City Council accepted the Parkview-Wyndham Neighborhood Traffic Protection Plan (Plan) in October 2007. Because the plan recommended a possible closure of Polk Street only after traffic volume studies were done to determine if it would effectively reduce traffic volumes to Freebridge Street without causing significant impacts to businesses, a temporary closure was implemented. Traffic counts were taken before the temporary closure and for several months thereafter, and indicated that the average daily trips (ADTs) on Freebridge dropped by over 500 ADTs (16%). He advised that surrounding businesses were contacted to determine if the closure affected their business, and the returned surveys indicate that most business owners do not believe the closure caused a significant impact. There were four businesses that did report negative impacts, such as difficulty for trucks to access the area and the inconvenience of going around to State Route 273.

Mr. Hamilton recommended that the City Council direct staff to proceed with implementation of the street-vacation process for a permanent closure of the section of Polk Street between Sutter and Geary Streets as identified within the Plan.

Bill Ulch, representing the Parkview Neighborhood, urged that Polk Street be permanently closed and thanked the City for redirecting cut-through traffic and reducing traffic in the neighborhood and at the neighborhood school.

MOTION: Made by Council Member Murray, seconded by Council Member Jones, directing staff to implement the street-vacation process for a permanent closure of the section of Polk Street between Sutter and Geary Streets as identified within the Plan.

The Vote: Unanimous Ayes

RESOLUTION - Rescinding Resolution No. 2007-184, and adopting amended Administrative Guidelines for the Calculation and Determination of Development Impact Fees pursuant to Redding Municipal Code Chapter 16.20 (F-205-600 & T-080-400)

City Manager Starman pointed out that the proposed changes to the “Administrative Guidelines for the Calculation and Determination of Development Impact Fees” as set forth in Redding Municipal Code Chapter 16.20 deals with specific areas of the community, but staff is looking at other areas in the community that might benefit and spur the economy by similar fee changes.

Development Services Director Hamilton stated that the proposed changes would target the neighborhoods of the Downtown Specific Plan Area, and the Martin Luther King and Parkview Neighborhood Revitalization Plan Areas, by allowing deferred payment of water, sewer, and traffic impact fees prior to occupancy of a new or remodeled building, previously paid at the issuance of a building permit. The hope is to create a varied cash flow, particularly for smaller businesses, and thereby spur the economy.

In response to City Council concerns regarding enforcement, City Attorney Duvernay stated that most jurisdictions have programs in place so that deferrals may be applied in limited circumstances, and promise to pay at occupancy is generally secured in some fashion by an agreement executed at the receipt of a building permit (fee deferral agreement) which would be recorded against a property. He pointed out that this process increases paperwork and staff time, particularly if it must be collected through a legal process.

Council Member Murray recalled that this was the process used many years ago for fee collection and believed it should be re-instituted City-wide.

MOTION: Made by Council Member Dickerson, seconded by Council Member Jones, adopting Resolution No. 2008-37, a resolution of the City Council of the City of Redding, rescinding Resolution No. 2007-184 and adopting amended Administrative Guidelines for the Calculation and Determination of Development Impact Fees pursuant to Redding Municipal Code Chapter 16.20-Development Impact Fees. 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. 2008-37 is on file in the Office of the City Clerk.

ORAL REPORT - City Council Member attendance at conferences/meetings reimbursed at City expense (Requirement of Assembly Bill 1234)
(A-050-060)

Mayor Stegall reported attending a Northern California Power Agency Meeting in Gridley, California on March 27, 2008.

ADJOURNMENT

There being no further business, at the hour of 8:40 p.m., Mayor Stegall declared the meeting adjourned.

APPROVED:

Mayor

ATTEST:

City Clerk