

City Council, Regular Meeting  
City Council Chambers  
777 Cypress Avenue  
Redding, California  
September 16, 2008, 7:00 p.m.

The Pledge of Allegiance to the flag was lead by Peggy Rebol.

The Invocation was provided by Redding Police Chaplain Cyndee Thomas.

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 Tippin, City Attorney Duvernay, Development Services Director Hamilton, Transportation and Engineering Director Crane, Police Chief Moty, Community Services Director Niemer, Management Assistant to the City Manager Clark, City Clerk Strohmayer, and Executive Assistant Stribley.



PUBLIC COMMENT

(L-010-410 & P-150-150)

George Clarke, Redding resident, complained that after building a fence on his property to keep out transients, he was cited by the Building Division for the fence exceeding height limitations.

(P-150-150)

Fran Jenkins, Redding resident, related that the transient problems on her property have escalated. She stated that she feared for her own safety and asked for the City’s assistance pointing out that the property adjoining hers belongs to the City and is also occupied by illegal campers and transients.

(A-170-015-003)

Fred Quigley, Redding resident, expressed concern regarding the planting of palm trees and the costs involved in the Hilltop Drive streetscape. He believed that the funds should have been spent on locally grown, native-type trees or plantings. Council Member Murray explained that a Business Improvement District (BID) was formed to fund the improvements on Hilltop Drive comprised of merchants and private business owners who wanted and paid for the palm trees.

RESOLUTION - Proclaiming October 5-11, 2008, as “Public Power Week” in the City of Redding

[A-050-060-600 & A-050-125]

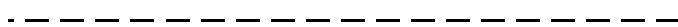
Mayor Stegall recalled that Redding Electric Utility (REU) has participated in “Public Power Week” for the last 22 years. She explained that it honors REU for 88 years of service to the community and also increases community awareness for the many benefits of a locally-owned municipal electric utility such as Redding’s. Ms. Stegall announced that REU will host an educational event on Tuesday, October 7, 2008, for 300 junior high school students at the Shasta Builders’ Exchange and AGREE Park that will focus on the many facets of energy.

Mayor Stegall recommended that a resolution be adopted proclaiming “Public Power Week.”

**MOTION:** Made by Council Member Jones, seconded by Council Member Dickerson, adopting Resolution No. 2008-159, a resolution of the City Council of the City of Redding, proclaiming October 5-11, 2008, as “Public Power Week.” The Vote:

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

Resolution No. 2008-159 is on file in the Office of the City Clerk



CONSENT CALENDAR

The following matters were considered inclusively under the Consent Calendar.

Approval of Minutes - Special Meeting of August 18, 2008; Regular and Special Meetings of September 2, 2008

Approval of Payroll and Accounts Payable Register

(A-050-100-500)

It is recommended that Accounts Payable Register No. 5, check numbers 866293 through 866641 inclusive, in the amount of \$8,111,591.37, for the period of September 1, 2008, through September 12, 2008; and Payroll Register No. 5, electronic deposit transaction numbers 238746 through 239653 and check numbers 541402 through 541512 inclusive, in the amount of \$2,652,098.63, for the period of August 24, 2008, through September 6, 2008 be approved. TOTAL: \$10,763,690.00

Ordinance - Amending Redding Municipal Code Chapter 4.20 - Purchasing System

(B-050-100 & A-050-320)

It is the recommendation of the Transportation and Engineering Director that Ordinance No. 2419 be adopted, an ordinance of the City Council of the City of Redding amending Redding Municipal Code Chapter 4.20-Purchasing System as follows:

1. Authorize the Purchasing Officer to delegate authority, with approval of the City Manager, to specific departments that have shown the ability to contract for specified services in accordance with procedures;
2. Increase the open market purchase from \$1,500 to \$2,500 before three or more written, faxed, electronic, or verbal quotes are required;
3. Authorize the Purchasing Officer to dispose of items with an estimated value of less than \$200 at a reduced rate or donate said items to qualified agencies to reduce items in the landfill; and
4. Update and modernize language for consistency between current practices, policies, and the Redding Municipal Code (RMC).

Resolution - Declaring City-owned property located at 4820 Saratoga Drive as surplus

[C-070-200]

It is the recommendation of the City Manager that Resolution No. 2008-160 be adopted, a resolution of the City Council of the City of Redding declaring City-owned real property located at 4820 Saratoga Drive as surplus property.

Resolution - Honoring retiring Electric Utility Director Jim Feider

[A-050-125]

It is the recommendation of the City Manager that Resolution No. 2008-161 be adopted, a resolution of the City Council of the City of Redding honoring retiring Redding Electric Utility Director James C. Feider, for outstanding and dedicated service to the City.

Lease Agreement - Audie Butcher

[C-070-100]

It is the recommendation of the Support Services Director that the City Council approve the Lease Agreement with Audie Butcher for 30.06 acres of additional pasture land in the amount of \$460 annually for cattle grazing along Eastside Road adjacent to Clear Creek Waste Water Treatment Plant. The term is October 1, 2008, through September 30, 2009, with automatic one-year renewals until either party chooses to terminate with a 90-day notice. There is also a 3% increase for each renewal period.

Award of Bid - Bid Schedule No. 4166, purchase of two 115 kV power circuit breakers and technical support services; and

Procurement Strategy - Remaining Redding Power Plant Generating Unit 6 items

[B-050-100 & E-120-150-676]

It is the recommendation of the Electric Utility Director that Bid Schedule No. 4166, purchase of two 115 kV power circuit breakers and technical support services, be awarded to Areva T&D c/o Isberg Nott Company in the amount of \$146,589.29 as part of the Redding Power Plant Generating Unit 6 Project; and approving, in concept, the procurement strategy for the remaining items necessary for the Unit 6 Project.

Renewal of the Mutual/Automatic Aid Agreement - Shasta County Fire Department

[P-150-070]

It is the recommendation of the Fire Chief that the City Council approve renewal of the Mutual Aid/Automatic Aid Agreement with the Shasta County Fire Department to provide

the best possible fire protection and emergency medical services possible to both the City and County.

Award of Bid - Bid Schedule No. 4172, Sacramento River Parkway Trail [B-050-020 & P-050-460-700]

It is the recommendation of the Transportation and Engineering Director that Bid Schedule No. 4172 (Job No. 9592), Sacramento River Parkway Trail be awarded to J.F. Shea in the amount of \$543,774, that an additional \$64,000 be approved for administration and inspection fees, and that an additional \$75,000 be approved for a construction contingency fund, for a total amount of \$682,774.

Council Member Jones advised he would vote “no” because of concerns regarding construction and use of trails through a bird sanctuary.

The Vote:

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

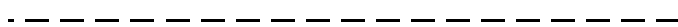
First Amendment to Lease Agreement - Jim & I Aviators, Inc. at Redding Municipal Airport [C-070-100 & A-090-100]

It is the recommendation of the Transportation and Engineering Director that the City Council approve the First Amendment to the Lease Agreement with Jim and I Aviators, Inc. extending the term of the lease from October 1, 2008, through September 30, 2013, for the hangar/office complex located at 6030 Old Oregon Trail at the Redding Municipal Airport five years, adjusting the rental fee schedule, and providing an additional option to extend the term of the agreement for five years (through 2018).

**MOTION:** Made by Council Member Jones, seconded by Council Member Bosetti, that all the foregoing items on the Consent Calendar be approved and adopted as recommended as indicated above with the exception of the items 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 No. 2419 and Resolution Nos. 2008-160 and 2008-161 are on file in the Office of the City Clerk.



NEW POLICE FACILITY [C-050-550]

City Manager Starman provided highlights of the Report to City Council dated September 8, 2008, incorporated herein by reference, recalling that at its regular meeting of July 1, 2008, the City Council received a final report from the Police Facility Review Committee and discussed a proposal from owners of the WestVenture Building regarding its potential to serve as a new police facility. Also at that meeting, the City Council directed staff to invite property owners and real estate professionals to identify buildings which could be retrofitted to Essential Needs compliance for a new police facility, and explore possibilities relative to constructing the 67,500 square foot building (with approximately 15,000 square feet unimproved space for future expansion) at the South City Park site.

Mr. Starman related that three additional real estate proposals were received since the last meeting along with a revised WestVenture building proposal, the former Dicker’s Department Store building in the Downtown Mall, the previous State Compensation Insurance Fund building on Knollcrest Drive, and the former Jhirmack building on Caterpillar Road. He added that Levenson Development also suggested the possibility of utilizing the Costco building.

Mr. Starman advised that the Dicker’s and the State Fund buildings do not meet standard criteria in that both lack sufficient space, area for expansion, and parking. He stated that while the Jhirmack building meets criteria relative to size, it is not centrally located, and the building houses several tenants which creates potential security risks among other issues. Regarding the WestVenture building, Mr. Starman said the proposal has changed significantly in that the Physicians Building purchase has been withdrawn, which limits

expansion and parking. He believed the building could serve immediate needs but has limited expansion possibilities.

Mr. Starman related that after significant review, staff has determined that the most suitable alternative would be to build a new 67,500 square foot building on the Civic Center Campus but complete the necessary interior space required at this time with additional improvements as funding and resources allow. He added that while the CalFire site on Cypress Avenue is the preferred location, it is unknown when or if that site will be available.

Mr. Starman related that at a 2:00 p.m. meeting today, Levenson Development (LDC) and the owners of the Costco building presented staff with a proposal wherein Costco would move to the Oasis Road area, and the City would purchase the Costco building for \$7.4 million. The building would be resold to LDC for \$1 and LDC would provide improvements for a police facility; and, subsequently, the City would lease the building from LDC for \$1.4 million annually.

Mr. Starman also provided an overview of the proposed financing that was presented by the Police Facility Review Committee.

Mr. Starman recommended that the City Council: 1) accept the report regarding the potential for existing buildings to serve as a new Police Facility; 2) determine that the City should construct the new Police Facility in the Civic Center Campus to include a 67,500 square foot building with approximately 15,000 square feet of unimproved space for storage and future expansion; 3) select South City Park as the new Facility site and directed staff to work with the Community Services Advisory Commission to relocate park amenities displaced by the Project; 4) direct staff to work with architects, Nichols, Melburg & Rossetto on schematic designs for the new Facility; 5) establish a not-to-exceed budget of \$32.5 million for the Project; 6) accept, in concept, most of the Police Facility Review Committee's recommendations to finance the new Facility; and 7) direct staff to prepare a new cost estimate and final design alternatives for Council consideration.

Steve Hobson, Bob Braz, John Dougherty, David Sperber, Chris Haedrich, Marjy Cantrell, Steven Concepcion, Willie Preston, Susan Hobson, Jim McDilda, and Gary Cadd, opposed the proposed Police Facility plans citing the loss of South City Park, noise, traffic congestion, alleged loss of street maintenance funds and the cost to taxpayers. They suggested taking more time to study the issue, supported use of the Jhirmack, WestVenture, or the Dicker's buildings, the Redevelopment Agency's ten acres in Parkview, and use of police precincts rather than a headquarters building,.

Jeff Avery, Board Chair of the Greater Redding Chamber of Commerce, acknowledged the need for a new Police Facility and urged that the City Council to explore more options including financing options but opposed a sales tax increase.

Kevin Mack, owner of the WestVenture building, believed that his building could save the City approximately \$14 million and would be ready for occupancy sooner than constructing a new building.

Gary Gerhard and Mike Quinn, members of the Police Facility Review Committee, urged the Council to move forward with staff's recommendations and approve the proposal for a new facility in the Civic Center Campus.

Erin Salazar and Larry Thomas, Redding residents, supported staff's proposal and urged the City Council to move forward.

Council Member Bosetti inquired about the viability of police precincts and asked if the Police Facility Review Committee had been provided with information sufficient to explore that option.

Council Member Jones expressed concern regarding the ability of the City to fund construction at this time, and questioned what he perceived to be a rush to make a decision at this time.

Police Chief Moty clarified that the City has worked on this project for many years and in earnest over the last three years. He pointed out that many of the questions raised were studied at length by the Committee. Among the drawbacks for precinct stations, Mr. Moty

mentioned the necessity to spend more money on building space, additional front counter and supervisory staff at each station, additional equipment, copiers, and computers for each location, the loss of day-to-day direct communications, and the lack of a central location for public interaction which would not serve the police or citizens very well.

Relative to the concern about losing the little league park, Mr. Moty said one of the directions given at the outset was to preserve as much of the park as possible. He said they have continuously pursued the CalFire property for four years but, unfortunately, it is in the state bureaucracy for possibly 5 to 7 years and he didn't think the City could wait that long. Regarding the potential use of surplus City property, he said that after reviewing all potential sites, the only site with six acres that could be used is South City Park. He noted that a variety of business sites were also submitted to the Committee to study.

City Manager Starman clarified that all three sites on the Civic Center Campus are viable sites, and the softball field was identified as Preferred Site B.

**MOTION:** Made by Council Member Jones, seconded by Council Member Bosetti, to not accept the findings of the report and direct staff to evaluate the Costco building scenario and any other proposals, and return with a report to City Council for consideration after January 1, 2009. The Vote:

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

The motion failed due to the lack of a majority.

Council Member Murray recalled that discussions regarding the need for a new police facility have been ongoing since 1995, and the need for a new facility has only become more critical.

Mayor Stegall supported the new Police Facility observing the need to construct a facility that will serve the City well into the future and believed that South City Park was the most suitable alternative available.

Council Member Dickerson believed that it was fiscally responsible to move forward with a much-needed new police facility. He felt that constructing a new facility at the Civic Center campus rather than attempting to retrofit an existing building to meet necessary public safety standards was more prudent. He pointed out that the Civic Center site provided for a more centrally-located facility as well as additional parking and expansion. He concurred that nothing will be gained by delaying the project.

**MOTION:** Made by Council Member Murray, seconded by Council Member Dickerson, 1) accepting the report regarding the potential for existing buildings to serve as a new Police Facility; 2) determining that the City should construct the new Police Facility in the Civic Center campus to include a 67,500 square foot building with approximately 15,000 square feet of unimproved space for storage and future expansion; 3) selecting South City Park as the new Facility site and directing staff to work with the Community Services Advisory Commission to relocate park amenities displaced by the Project; 4) directing staff to work with architects, Nichols, Melburg & Rossetto on schematic design for the new Facility; 5) establishing a not-to-exceed budget of \$32.5 million for the Project; 6) accepting, in concept, most of the Police Facility Review Committee's recommendations relative to financing the new Facility; and 7) directing staff to prepare a new cost estimate and final design alternatives for Council consideration. The Vote:

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

At 10:00 p.m. Council Member Murray excused himself from the meeting.

#### UPDATE ON MAJOR PROJECTS - Public Power Week

[A-050-080 & A-050-125]

City Manager Starman advised that due to the lateness of the hour, this matter would be deferred to a future meeting.

ASSEMBLY BILL 32, "CALIFORNIA GLOBAL WARMING SOLUTIONS ACT OF 2006" AND RELATED LEGISLATION

[L-040-300]

Development Services Director Hamilton related that Assembly Bill 32 (AB32)-California Global Warming Solutions Act of 2006 is intended to reduce and eventually cap statewide emissions of greenhouse gases (GHG) to the 1990 level no later than 2020 and reduce GHG to as much as 80% below the 1990 levels by 2050. The California Air Resources Board (CARB) was directed to develop regulations to achieve these goals and although it believes that local government actions will play a major role in those reductions, it has offered no guidelines to municipalities. Senate Bill 97 (SB97), requires local agencies to analyze the impact of GHG emissions under the California Environmental Quality Act (CEQA) as part of the environmental review process and to mitigate significant effects whenever feasible. Mr. Hamilton advised that a letter was received from the Air Resources District requesting that GHG emissions be analyzed for a pending large commercial project. He observed that this is the first time the information has been requested and it will require additional work, time, and money to comply.

Mr. Hamilton related that Senate Bill (SB375), climate change legislation (not yet signed by the governor), focuses on tying land use, housing and transportation planning decisions by a city or agency to reductions in fossil fuel vehicle consumption, and requires the Regional Transportation Planning Agency to include a sustainable communities strategy to achieve the targets for the GHG emissions reduction.

Climate Change Services Manager Michael McCormick, representing Pacific Municipal Consultants (PMC), provided a PowerPoint presentation advising that all new transportation plans must include a sustainable community strategy. To mitigate the additional work required, a housing element that normally would be updated every five years, will only require updates every eight years. However, he said that because there are no accepted thresholds or impact assessment methodologies, no case law regarding the CEQA changes, and no accepted air district standards, cities and agencies have little or no guidance on how to comply and this lack of guidelines should be addressed.

Mr. Hamilton recommended that the City Council accept the report.

Debra Atlas, Peggy Rebol, Doug Bennett, Al Boek, Chris Carrigan, and Mary Machado urged Council to place more emphasis on mitigation measures to address global warming issues such as: recycling programs, land use issues, and seeking assistance from community groups interested in this issue. Al Boek provided a written proposal regarding solar energy to Redding Electric Utility Assistant Director Hauser.

Charles Alexander expressed concern that those touting global warming issues may not always use accurate scientific information and the laws being enacted may or may not resolve the problem.

City Manager Starman advised that AB32 will have a significant impact on how the City conducts business and processes development projects. He stated that the regional air quality boards are suggesting that AB32 be factored into land use projects, but the lack of guidelines leaves cities and agencies drifting in uncharted waters. He pointed out that the next step will be to complete a baseline GHG emissions audit consistent with AB 32. An action plan should be created to establish thresholds of significance for GHG emissions and identify effective mitigation measures for new projects. Additionally, he said the City should stay involved in the process as it unfolds by working with organizations such as the League of California Cities, the Northern California Power Agency, and the California Municipal Utilities Association as they address the implementations of the legislation.

**MOTION:** Made by Council Member Jones, seconded by Council Member Murray, accepting the report on AB32 as presented. The Vote: Unanimous Ayes

SMALL COMMUNITY AIR SERVICES GRANT - Federal Aviation Administration (FAA)  
for Redding Municipal Airport

[G-100-070-095 & A-090-100]

Transportation and Engineering Director Crane related that the Federal Aviation Administration (FAA) has approved a Small Community Air Service Development Program grant in the amount of \$500,000 for development of additional air service at the Redding

Municipal Airport. He recalled that submission of the grant was a result of the proposal by Delta Airlines to provide service to Salt Lake City. However, since that time, Delta's proposal has been withdrawn. He observed that the grant would allow the City to seek other airline service and other destinations in addition to a new proposal from Delta.

Mr. Crane recommended that the City Council accept the Small Community Air Service Development Program grant in the amount of \$500,000 from FAA and authorize the City Manager to execute all necessary documents.

**MOTION:** Made by Council Member Bosetti, seconded by Council Member Jones, accepting the Small Community Air Service Development Program grant in the amount of \$500,000 from Federal Aviation Administration for development of additional air service at the Redding Municipal Airport and authorizing the City Manager to execute all necessary documents.

The Vote: Unanimous Ayes

ADJOURNMENT

There being no further business, at the hour of 11:07 p.m., Mayor Stegall declared the Special Meeting and the Regular Meeting adjourned.

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk