

COMMUNITY SERVICES  
ADVISORY COMMISSION  
Regular Meeting  
Redding Civic Center  
777 Cypress Avenue  
Redding, CA 96001  
February 9, 2005, 4:04 p.m.

## MINUTES

### 1. Attendance

Community Services Advisory Commissioner Chair Gerrine Peckenpaugh opened the meeting with the following commissioners present: Leonard Bandell, Leona McCoach and DeAnne Parker.

Commissioner Jason Waybright arrived at 4:08 p.m.

Staff present: City Manager Mike Warren, City Councilperson Mary Stegall, Community Services Director Kim Niemer, Support Services Director Gerry Kersten, Recreation Superintendent Gordon Carpenter, Convention Center and Visitors Bureau Manager Andy Green, Parks Foreman Dan Cannon, Community Projects Manager Terry Hanson, Community Projects Manager Karen McGrath, Support Services Management Analyst Michele Davis and Community Services Executive Secretary Mari Szynal.

### 2. Consent Calendar

The minutes from the regular meetings on April 21, 2004, June 9, 2004 and January 12, 2005, the monthly Convention Center and Convention & Visitors Bureau Activity Report; the Convention Center Capital Projects List and Calendar and the Recreation Division Activity Report were presented. A brief discussion of the reports ensued.

Commissioner Bandell requested that the following sentence be removed from the January 12, 2005 minutes, as he does not recollect having presented the question:

“Commissioner Bandell asked Attorney Duvernay whether the park fee credits are subject to the Quimby Act.”

**MOTION:** To approve Consent Calendar as presented, with the one revision. (Made by Commissioner McCoach, Seconded by Commissioner Bandell)

AYES: Commissioners - Bandell, McCoach, Parker and Peckenpaugh  
NOES: None  
ABSTAIN: None

ABSENT: Commissioner Waybright

**3. Consider use of Alta Mesa Park by East Redding Little League during month of March**

Staff requests the Commission approve a request from East Redding Little League (ERLL) to use the Alta Mesa Ballfield during the month of March. Staff also requests approval of the use of ballfield lights during this time until 8:00 p.m.

Superintendent Carpenter provided an historical overview regarding the use of Alta Mesa Park for primarily adult slow-pitch softball leagues. The adult would begin play in April and their games would often last until 10:00 p.m. The field was too small for the adult leagues, and as a result fly balls would often soar into nearby backyards, parked cars, etc. With the opening last year of the Big League Dreams sport park, the adult league moved out of Alta Mesa Park. East Redding Little League is now requesting use of this field, with play beginning in March and games completing by 8:00 p.m. The City would like to open these fields to children's leagues. We have notified the neighbors surrounding the park (via US Mail) that this change has been proposed and would appear on today's agenda, in order to provide the neighbors with an opportunity to attend this meeting and present commentary.

The Commission requested any neighbors who might be present to step forward and speak, if they so desired. There was no response from the audience.

Mike Jones, President of East Redding Little League, indicated that their charter requires Little League to begin play in March in order to be ready for regional play-offs.

Parks Foreman Cannon advised that one of the reasons an April 1 start date has been used for league play was due to weather restrictions for impact on the turf. Alta Mesa Park is on clay soil and rainy weather play can damage the field.

East Redding Little League mentioned they take great pride in the facilities they play at and in having good facilities for children to play on. Safety is emphasized with the managers and they are told not to use a field if footprints are being set in. Little League volunteer resources have spent numerous hours performing repairs and maintenance at their other fields and typically the field is in better shape at the end of the season. The field will be in better condition than when used for the adult league.

Superintendent Cannon related that the East Redding Little League has done a great job on the other fields they use, however, he would like them to note that clay will stay wetter than loam.

Commissioner Parker inquired into the fiscal impact regarding lighting at the park and whether or not that is typically not charged to the users. Director Niemer advised that historically the City of Redding has not charged leagues for lights.

**MOTION:** To accept recommendation to change East Redding Little League begin play date at Alta Mesa Park from April 1 to March 1. (Made by Commissioner McCoach, Seconded by Commissioner Waybright)

AYES: Commissioners - Bandell, McCoach, Parker, Peckenpaugh and Waybright  
NOES: None  
ABSTAIN: None  
ABSENT: None

**4. Consider funding agreement with East Redding Little League for improvements to Alta Mesa Park and Rother Elementary School ballfields**

Staff requests that the Commission recommend to the City Council a partnership with East Redding Little League (ERLL) to improve ballfields at Alta Mesa Park and Rother Elementary School in the amount of \$20,000. ERLL proposes to retrofit the existing field lighting and refurbish the infield at Alta Mesa Park and replace the backstop at Rother School Field 1.

Director Niemer noted that in the five year Capital Improvement Plan a financial provision was made to partner with other organizations. As a result of discussions with East Redding Little League, there are several projects the City would like to joint-partner on at Alta Mesa Park and Rother Elementary School. This is a win-win situation which will improve these sites by leveraging City materials money with Little League's contribution of labor.

The first item for consideration is upgrading the lighting fixtures at Alta Mesa Park, which are inefficient and do not provide adequate lighting. Second is the much-needed refurbishment and upgrade of the infield at Alta Mesa. The third, and final, item for consideration today is replacement of the Rother Elementary School backstop, which is too small and needs to be replaced for safety reasons. The Enterprise Elementary School District is amenable to working with East Redding Little League to have this infield and backstop work performed.

Staff propose that approximately \$20,000 of the monies set aside from the Capital Improvement allotment to be spent for materials and supplies on these improvements.

The Commission inquired into City's liability for volunteers performing the labor. Director Niemer advised that there is a hold harmless clause in the agreement with East Redding Little League and the City will also request the standard volunteer form be filed for each person performing labor.

**MOTION:** To approve funding agreement with East Redding Little League for improvements to Alta Mesa Park and Rother Elementary School ballfields. (Made by Commissioner Waybright, Seconded by Commissioner Bandell)

AYES: Commissioners - Bandell, McCoach, Parker, Peckenpaugh and Waybright  
NOES: None  
ABSTAIN: None  
ABSENT: None

**5. Consider additional funding to complete Phase I of the Jump River Playground at Caldwell Park**

Staff requests appropriation of \$50,000 to fund improvements that will complete Phase One of the new Jump River Playground at Caldwell Park.

Community Projects Manager McGrath related that the Jump River Playground in Caldwell Park was designed by the City working in close association with Redding East Rotary. Based on the design, a detailed budget was prepared and the project moved forward. The City solicited grant funding from five local agencies, as well as securing a Community Development Block Grant (CDBG). Of the total \$185,000 committed in cash to the project, \$50,000 (27%) came from the City's Park Development Fund account. Adding to these contributions were substantial in-kind services and material donations provided by the Redding East Rotary, all of which were set aside to complete the first phase of the playground's master plan. Since the budget was established, there have been significant increases in construction material costs - specifically concrete. In addition, there have been costs such as the replacement of a storm drain.

This special, community-built park enhancement project has already received substantial support from local agencies, organizations and service clubs. The additional request for \$50,000 will cover unanticipated cost increases and open the playground to community use.

Director Niemer related that there have also been cost increases due to the project taking longer than anticipated (which is not uncommon with volunteer projects). It is important to note that the Shasta County Office of Education Pre-School license is pending this playground being completed. The playground is expected to open for the Caldwell Expo on April 3.

**MOTION:** To approve allocation of \$50,000 from the Capital Improvement Plan to complete Phase I of the Jump River Playground in Caldwell Park. (Made by Commissioner Bandell, Seconded by Commissioner Waybright)

AYES: Commissioners - Bandell, McCoach, Parker, Peckenpaugh and Waybright  
NOES: None  
ABSTAIN: None  
ABSENT: None

**6. Consider revisions to Redding Municipal Code §10.20.040 and §10.20.048: Possession or Consumption of Alcoholic Beverages in City Parks and Sacramento River Trail**

It is the request of staff that the Commission advise the City Council of needed revisions to the Redding Municipal Code related to possession and consumption of alcoholic beverages in various City Parks and the Sacramento River Trail.

The City has historically prohibited the consumption of alcoholic beverages in city parks except for a few facilities which allow for alcohol consumption with appropriate permits and insurance. In the last year and in the coming months, several new parks have or will be added to the City's park

inventory. This recommendation is intended to update Redding Municipal Code §10.20.040 and §10.20.048 reflect to current conditions.

**MOTION:** To recommend approval of amended revisions to Redding Municipal Code §10.20.040 and §10.20.048: Possession or Consumption of Alcoholic Beverages in City Parks and Sacramento River Trail (Made by Commissioner Bandell, Seconded by Commissioner McCoach)

AYES: Commissioners - Bandell, McCoach, Parker, Peckenpaugh and Waybright

NOES: None

ABSTAIN: None

ABSENT: None

#### **7. Consider funding agreement and use of park development funds for Shastina Ranch Planned Development**

Staff requests that the Commission recommend approval to the City Council of the draft proposal to enter into a Park Facilities Impact Fee Credit Agreement with the developers of Shastina Ranch Development Company. The agreement contemplates that the developer will plan, design, permit and, in four phases, build a 7-acre park.

Shastina Ranch, a future subdivision, is a 446-unit single-family Planned Development on 230 acres located one-half mile south of Rancho Road on both sides of Clover Creek. In addition to the 230-acre subdivision and 7-acre combined park/detention basin, the project includes a 14-acre industrial parcel. The developer proposes to co-locate the park and storm water detention facilities within a 7-acre site.

In order to obtain entitlements, the City is entering into a development agreement with the Shastina Ranch developer whereby the City negotiates conditions, including amenities. In this case the amenities are a park, trails, improved entrances, signal and traffic improvements. The park will be built in four phases. With the completion of a certain number of homes the developer will complete a new phase of the park. Staff proposes providing the park fee credit up-front and the developer will bond for the fees in advance of each phase. When each phase of construction has been built and passed inspection, the bond will be released. Two miles of new trail was designed by staff and funded by the developer. The park in-lieu fee credits are credited for the land dedication.

The Park Master Plan includes a provision for new parks, when available, to institute park maintenance agreements. Homeowners will be assessed park maintenance fees for this park and the preliminary cost estimate shows approximately \$70/year/home for this maintenance fee, which removes the park maintenance fee burden from the General Fund. This subdivision is part of a larger master planned area that will include another 600 homes which will include another school park site that is west of this development.

Commissioner Bandell commented that it is his understanding the developer wanted to fast track this project, and staff worked hard to accommodate this request. The result was that this proposal went to the Planning Commission prior to the Community Services Advisory Commission. The

Commissioner is concerned that events moved this ahead of the Commission's input. Commissioner Waybright concurred.

Staff apologized for the short notice on this agenda item, noting that the document was not ready to present to the Commission until last week. This issue is set to go before the City Council next week and the timing of the next available meetings for the Planning Commission (which meets twice per month) and the Community Services Advisory Commission turned this around process around in this particular situation.

Director Niemer noted that when the hydrology report has been completed it will show whether the required amenities will fit within the acreage given or if the developer will need to provide additional acreage to meet the requirements.

Commissioner Peckenpaugh presented concerns that the main park for a subdivision should not also serve as the detention basin for the subdivision. Community Projects Manager McGrath advised that the detention basin is typically used only for several hours during a major rain event and is not utilized during the summer.

City Manager Warren observed that staff performed admirably on this subdivision. He voiced concern regarding the size of the park for the number of homes proposed. He encouraged the Commissioners to advocate for larger parks directly with developers.

Commissioner Waybright indicated he would like to hear periodic reports from the Subdivision Liaison, Commissioner Bandell.

**MOTION:** To approve in-concept the development agreement, with reservations. Commission encourages the developer to consider providing additional acreage in the final design and will be looking for a larger site in next phase. (Made by Commissioner Bandell, Seconded by Commissioner Parker)

AYES: Commissioners - Bandell, McCoach, Parker, Peckenpaugh and Waybright  
NOES: None  
ABSTAIN: None  
ABSENT: None

## **8. Caldwell Park Expo**

The Caldwell Park Expo (scheduled for April 3) is the City's participation in the nationally recognized *Week of the Young Child and the Young at Heart* (April 3-9). The City is participating in this celebration in conjunction with other local agencies. The Caldwell Park Expo will kick-off the week here in Redding.

The Expo will showcase features of Caldwell Park and provide an opportunity for the community to become aware of some of the new amenities in place, such as renovation to the boat ramp, recreation activities and programs. We will also hold tours through the Redding Aquatic Center pump room, which is typically not open to the public.

The City has invited numerous other organizations to participate in the Expo: North Valley Art League, Shasta County Office of Education, the Y.M.C.A., and local kayaking, fly-tying and raft rental groups. This is a work-in-progress and the Commission will be updated at the next meeting as participants and activities are solidified.

Director Niemer advised that the City would like to host a table promoting the Shasta Regional Community Foundation Park and Recreation Fund and inquired whether any Commissioners were interested in helping to staff that component. The Park and Recreation Fund was established by the Community Services Department to facilitate the receipt and disbursement of community donations for City of Redding park improvements.

No action was required on this informational item.

## **9. Park Projects Updates**

Staff provided updates on the following projects; Vista Ridge Park, the Soccer Park and Benton Dog Park.

Community Projects Manager McGrath offered the following update:

### Vista Ridge Park

Last Thursday (February 3) was the much-anticipated design day, with 25 children from ages 3 to 13 drawing their dream park. The drawings will be scanned and be placed on the Vista Ridge web site and Home Depot will put the originals in their store.

More than 50 volunteers have signed up for the build day on May 5<sup>th</sup>. In addition, Home Depot will provide 100-150 associates from Red Bluff and Chico to provide coverage for the Redding staff who will be at the park on build day.

Director Niemer provided the following update:

### Soccer Park

We are close to completing final design. We also expect that by mid-March there will be a good outline of the bullet points of the soccer lease which we can provide to this Commission.

Commissioner Peckenpaugh provided the following update:

### Benton Dog Park

Chair Peckenpaugh attended the February 2 meeting for the Benton Dog Park and remarked they are a very energetic crowd. They remain worried about the drainage problem at the park but are enthusiastic about doing volunteer work and receiving equipment from the City. Chair Peckenpaugh walked the perimeter of this park earlier today and found it to be very uneven. She asked staff if it would be possible to provide a level trail around the perimeter of the park?

Director Niemer responded that staff will inquire with the Airport Manager to see what can be done when the fencing is refurbished.

No action was required on these informational items.

**10. Commissioner Comments**

Commissioner Peckenpaugh observed that at the last City Council meeting the subject arose regarding public comments being placed at the beginning of the meeting. She inquired if this Commission wanted to adopt this policy.

The Commission agreed to adopt this policy with the provision that each individual's comment period be limited to three minutes.

**11. Director's Comments**

Director Niemer introduced the subject of the Fleur du Lac subdivision on Shasta View Drive. This subdivision is a parcel of 52 homes where the City had included, as a condition for approval, construction of a trail running along the southern border of the lake behind the homes, allowing public access to the lake and open space. The conditions required the developer to be responsible for constructing a trail with the caveat that the developer may receive fee credit. The developer has requested credit for both on-site and off-site trail work. This condition, as well as three others, are being appealed to the City Council.

No action was required on these informational items.

**12. Public Comment**

None presented.

**13. Adjournment**

There being no further business, at the hour of 6:30 p.m. Chair Peckenpaugh declared the meeting adjourned.

Respectfully submitted,

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GERRINE PECKENPAUGH, Chair