

Community Services Advisory Commission  
Regular Meeting  
Redding Civic Center  
777 Cypress Avenue  
Redding, California  
October 12, 2005, 4:02 p.m.

## MINUTES

### 1. Attendance

Community Services Advisory Commissioner Chair Peckenpaugh opened the meeting with the following commissioners present: Bandell, McCoach, Parker, Peckenpaugh. Absent was Commissioner Waybright.

Also present were Community Services Director Niemer, Support Services Director Kersten, Community Services Projects Manager McGrath, Recreation Superintendent Carpenter, Management Analyst McCallum and Community Services Executive Assistant Szyal.

### 2. Public Comment

None presented

### 3. Consent Calendar

The [minutes from the regular meeting on September 14, 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.

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

AYES: Commissioners Bandell, McCoach, Parker and Peckenpaugh

NOES: None

ABSTAIN: None

ABSENT: Waybright

### 4. Consideration of Location for Glen Brook Park Site

Director Niemer provided the following overview: Palomar Builders is proposing a new residential project east of I-5, south of the City's former Twin View sewer ponds facility and north of Hilltop Drive. The project is approximately 95 acres in size and will include both single-family and multi-family housing. We anticipate the project to accommodate almost 1,100 people, and the General

and Park Master Plans call for a park ratio of 10 acres per thousand residents. This ratio includes amenities in the neighborhood as well as the quadrant. There are only two very small parks in this area. The Twin View ponds site is zoned for park and we have recently acquired two parcels off Churn Creek Road in anticipation of park and open space corridor to the Twin View ponds site.

The project will generate \$2.3 million in park fees with no on-site dedication or \$1.68 million in park fees with a dedication. The project could be required to dedicate 5 acres of land and additional land could be reserved for purchase. Palomar Builders is seeking direction on whether they should proceed with designs that include a park within the project or pursue a partnership with the City to build park amenities on the adjacent Twin View ponds site. The City has some due diligence to complete on the Twin View ponds site before we know for certain that it could be developed without significant expense and effort.

The question before us is whether the Commission prefers a park site within the proposed project or on the City-owned Twin View ponds site?

Commissioners McCoach, Peckenpaugh and Parker were interested in knowing whether choosing one location over the other would impact the timeline for completion of the park. They also inquired as to the park site development start date, i.e., when can a reasonable first phase be expected?

Director Niemer related that this subdivision is similar in size to Shastina Ranch and the City has not yet worked out the phasing process with the developer. She also clarified that the timeline for building the park is contingent not on the location, but on funding availability.

Glen Brook Estates developer Jeb Allen was present and offered his support for the Commission's choice.

**MOTION:** To direct staff to pursue as a first preference the city-owned property as the park site for that area. Should there be undue expense or remediation, then an onsite park should be investigated. (Made by Commissioner Bandell, Seconded by Commissioner McCoach)

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

## **5. Projects Updates**

Staff provided updates on the following projects; The Sculpture Park at City Hall, Caldwell Memorial, Vista Ridge Park and Jump River Playground.

Director Niemer provided the following update on the Soccer Park.

The one bid received for the Soccer Park, was from Gifford Construction. The City met with Gifford yesterday and will meet with the soccer group next week. Action must be taken within 90 days of bid opening.

Community Projects Manager McGrath offered the following updates:

Vista Ridge

Awaiting concrete contractor to begin work. Overall the park is looking good.

Caldwell Memorial

Mark Stinson, the sculptor, began drilling the monument this week. Mark is drilling holes and filling them with botonomite, a non-explosive cracking material which expands. It is being used to remove large chunks. The fine carving will be done with a diamond grinder.

Jump River Playground

We will open on Wednesday, October 26 at noon.

The Sculpture Park at City Hall

The sod has been laid and the west half of the park is substantially complete. Overall we are at 70% completion. The *Spirit of America* sculpture will be placed within the next few weeks. It will be highlighted with three strong in-ground floodlights. An art bench project - pieces of art you can sit on - is in the works. There will also be interpretive signage to describe artwork and some aspects of the landscape along the walkways. The formal opening will occur in the Spring, when the plants are in bloom.

No action was required on these informational items.

**6. Presentation of Redding Aquatic Center End of Season Report and Summer Camp Show**

Superintendent Carpenter noted that the Redding Aquatic Center has been in operation for three seasons (2003-2005) and the comparison of the current season versus the final season of operation for the facility it replaced shows an increase of tenfold for swim lessons and over ninefold for customer visits. The Recreation Division's aim is to build on this success with improvements to current programs and activities while developing new offerings to address unmet needs within the community.

Superintendent Carpenter next observed that the Recreation Division's Summer Day Camp program served approximately 200 children each day at four different sites, for a total of almost 1,000/week. The camps were split into two groups, one serving ages 6-10 and the other 11-14. A slide show of highlights from the summer day camps was shown to the Commission.

No action was required on these informational items.

## **7. Review of River Parkways Grant Application**

Director Niemer presented information on the Sacramento River Parkways grant application. This grant application represents a great partnership between the City of Redding, Turtle Bay Exploration Park, River Partners and the California Conservation Corps.

The proposed trail will provide a connection with the Highway 44 bridge and come out at Auditorium Drive. It will also provide pedestrian access to Auditorium Drive, the Sundial Bridge and Hilltop Drive. Components of this application include recreation trail development, habitat restoration and interpretative signage. Some of the benefits consist of public education and public access to previously inaccessible areas.

No action was required on this informational item.

## **8. Presentation of Big League Dreams First Year Summary**

With the completion of Big League Dreams' (BLD) first year of operation, the company provided staff with performance indicators and financial results for their Redding facility. From January 2005 through September 2005, Big League Dreams received more than 138,000 paid guests. Monthly attendance ranged from a high of 20,843 in June and a low of 6,260 in February.

Under the terms of the Agreement, BLD is scheduled to begin making lease payments (6% of gross revenues) to the City commencing in their fourth year of operation or when gross revenues exceed \$2.6 million (whichever comes sooner). The first year of the lease agreement began January 1, 2005. So while BLD has now been in operation for more than a year, they are only nine months into the first year of the lease agreement.

It is not possible at this point to predict whether BLD will exceed the \$2.6M threshold prior to the start of Year Four and begin making lease payments to the City sooner than planned. However, should BLD gross revenues continue to exceed City projections, the amounts of lease payments received will be greater than originally anticipated.

Director Niemer indicated that the City could not have asked for a better report.

There were no questions from the Commission on this report

No action was required on this informational item.

## **9. Review of Five Year Capital Improvement Plan**

Director Niemer distributed the current five-year Capital Improvement Plan (CIP). She reported that it was unknown at this time whether or not the Soccer Park project would move forward. If it does not, the Commission should start considering a new project list as the bond has been issued and projects will need to begin soon.

No action was required on this informational item.

## **10. Commissioner Comments**

Commissioner Bandell expressed the desire to see an investment by the City in improving the Benton Dog Park.

Director Niemer noted that the City has plans to create a small dog area, including additional shade and a drinking fountain.

No action was required on these informational items.

## **11. Directors' Comments**

Director Kersten noted that there have been some issues with repair of the flooring at the Convention Center. The City has notified the contractor they are in default and this may end up in litigation.

Director Kersten noted that Big Bike Weekend was a success, with 1,000 motorcycle registrants and 3,200 people in attendance.

Director Niemer advised that the work on bringing the 40 Developmental Assets to the community is beginning to take form. The working title is "Project Kids" and it may be launched publicly as early as November or December. There will be opportunities for people to become involved and it will be an exciting model to watch.

Director Niemer mentioned the potential for a dog park at the new Clover Creek Preserve. The City is awaiting information from Axner Excavating before penciling out a budget.

No action was required on these informational items.

## **12. Adjournment**

There being no further business, at the hour of 5:12 p.m. Chair Peckenpaugh declared the meeting adjourned.

---

GERRINE PECKENPAUGH, Chair