

Community Services Advisory Commission
Special Meeting
City Hall - Caldwell Park Conference Room
777 Cypress Avenue
Redding, California
February 20, 2013

MINUTES

Chair Brennan called the meeting to order at 4:00 p.m.

ATTENDANCE

The following Commissioners were present; John Wilson, Adam McElvain, Robert Brennan, Judy Salter and Susan Hinz. Also present were Community Services Director Kimberly Niemer, Deputy City Manager Greg Clark, Management Analyst Matt McCallum, Community Projects Manager Terry Hanson and Executive Assistant Sarah Sheetz.

PUBLIC COMMENT

There were no comments from the public.

CONSENT CALENDAR

The minutes from the Special Meeting held on January 23, 2013, and the monthly Parks Maintenance, Recreation Division and Tourism Activity Reports for January 2013, were presented.

Motion: To approve the Consent Calendar.
(Made by Commissioner Salter, Seconded by Commissioner McElvain)

AYES: Commissioners Wilson, McElvain, Hinz, Brennan and Salter

NOES: None

ABSTAIN: None

ABSENT: None

Motion Carries

CONSIDERATION OF LEASE AGREEMENT WITH NORTH VALLEY ART LEAGUE FOR THE CARTER HOUSE BUILDING IN CALDWELL PARK

Director Niemer summarized the staff report and introduced Barbara Walter and Bill Howell from the North Valley Art League (NVAL). She summarized the terms of the new lease agreement and some changes from the prior to the proposed lease agreement.

Mr. Howell, president of NVAL greeted the Commission and stated that that he is really pleased with the League activities and the arrangement with the City of Redding.

Ms. Walter provided highlights of the operation of NVAL at the Carter House including events, activities, and responsibilities, including maintenance of the Matson, Mowder, Howe Celebration Garden, minor building maintenance, and the introduction of the website.

Commissioner Wilson asked what projects fund the revenue for NVAL. Mr. Howell advised it is through the membership fees and rentals to artists being featured in the gallery, and contest fees. In addition, NVAL charges fees for some of the workshops; however all of the fees are minimal.

Commissioner Wilson inquired if the \$330 was a calculated maintenance cost? Director Niemer advised yes and explained some of the items included in that price.

Motion: To recommend to the City Council a Lease Agreement with North Valley Art League for the Carter House Building in Caldwell Park.
(Made by Commissioner Wilson, Seconded by Commissioner Hinz)

AYES: Commissioners Wilson, McElvain, Hinz, Brennan and Salter

NOES: None

ABSTAIN: None

ABSENT: None

Motion Carries

CONSIDERATION OF AMENDMENT TO THE HIGHLAND PARK SUBDIVISION PARK CREDIT AGREEMENT.

Director Niemer introduced Planning Manager Doug DeMallie to present the staff report and recused herself from the meeting. Planning Manager DeMallie provided a history of the Highland Park Subdivision Project and summarized the staff report. Planning Manager DeMallie described the Park Credit Agreement (Agreement), as initiated by the developer, whereby the developer would include a 7-acre park on land dedicated by the developer, to be built out in phases as the subdivision progressed. He described the three thresholds for park development in the initial Agreement including design and construction triggers. Planning Manager DeMallie explained that the Agreement has been amended once before, in 2012, at which times the threshold for the Park Design was changed from recordation of the 100th lot to

the recordation of the 130th lot.

Planning Manager DeMallie described the proposed changes per the Second Amendment to the Development Agreement, including changing the trigger of construction of Phase I Improvements to recordation of the 185th lot; currently the trigger is at the recordation of the 160th lot, and clarifying the budget for Phase I improvements. The Second Amendment clarifies that the cost of the park improvements will not exceed the park fee credits (currently \$4,000/lot) accumulated up to the 185th lot.

Commissioner Wilson inquired if there is a possibility that quality could be compromised if the cost of the improvements goes up and exceeds the banked amount of development fees. Planning Manager DeMallie agreed that there is that potential if by quality Commissioner Wilson means 'the amount of improvements.'

Commissioner Hinz inquired isn't it probable that the longer the park improvements are delayed, the more costs will escalate due to inflation. Planning Manager DeMallie agreed that is a valid point, costs go up due to inflation, but fees have not changed for 3 years. He also advised that there would be accumulation of additional funds by delaying the trigger by 25 lots, and that there would be more improvements in the first phase because there will be more credits accumulated.

Chair Brennan inquired how the build-out of the park is determined, at the beginning of the project, or near the end. Planning Manager DeMallie explained that the Agreement is predicated upon establishing a budget for each phase, which is based on the amount of fee credit amassed for each phase. The developer is asking that his be made more clear in the agreement. Planning Manager DeMallie explained that unless the City wants to contribute to the construction of the park, the amount of improvements are going to be limited by the fee credits secured by the developer.

Commissioner Salter asked for clarification of whether if in this Agreement, 'required' means 'required,' or does 'required' mean 'proposed?' She stated that staff should be careful about using the word 'required' in agreements in lieu of the word 'proposed.' Planning Manager DeMallie agreed that the term 'required' in the Agreement is confusing.

Gary Blanc of MCG, LP stated that now the language reads that the developer is required to spend a certain amount of money at each trigger based on the number of fee credits at that time.

Jeb Allen of S & J Development explained that by delaying the construction of Phase I until recordation of the 185th lot, the developer would have \$740,000 to spend on the park. Mr. Allen shared some photographs and drawings of the Subdivision and advised that they are ready to begin designing with Community Services now, and that he doesn't believe costs have risen that much since the Agreement was entered into, if anything, some costs may be less due to the current atmosphere in the building community.

Commissioner Salter inquired as to when the developers would go before the Planning Commission for the other proposed changes to the Subdivision? Mr. Allen stated that they may go before the Planning Commission towards the end of summer 2013.

Commissioner McElvain inquired if the Agreement will need to be amended again? Mr. Allen stated that is a possibility.

Motion: To recommend to the City Council an Amendment to the Highland Park Subdivision Park Credit Agreement
(Made by Commissioner Hinz, Seconded by Commissioner Wilson)

AYES: Commissioners Wilson, McElvain, Hinz, Brennan and Salter

NOES: None

ABSTAIN: None

ABSENT: None

Motion Carries

Director Niemer rejoined the meeting.

PRESENTATION ON ROCKS-N-ROPES ADVENTURE PLAYGROUND IN CALDWELL PARK BY DAN CHRISTENSEN, UPC PARKS

Dan Christensen from UPC Parks provided a presentation on the proposed Rocks-n-Ropes Adventure Playground scheduled for installation in Caldwell Park. The Community Services Department was recently notified of a grant award in the amount of \$115,000 from the Foundation for Youth Investment. The grant proposal included a partnership with UPC Parks for installation of the playground features at cost. The project is expected to be completed by May 2013.

TURTLE BAY EAST PRESENTATION, TERRY HANSON, COMMUNITY PROJECTS MANAGER

Terry Hanson, Community Projects Manager provided an update on the progress of the grant-funded project at Turtle Bay East. The presentation included aerial shots of the project site, including the Sacramento River trail extension, areas of invasive vegetation removal and planting of native species, and photographs of the new trails and pollinator garden. Project Manager Hanson explained that the site provides both Environment Education and Public Access for pedestrians, bicyclists, and is an off-leash pet exercise area.

Commissioner Salter inquired if there is anything happening at the south side of the Sundial Bridge? Director Niemer advised that Henderson, Riverland Drive, and Kapusta are the current focus.

Commissioner Wilson inquired if the City had received grants for Henderson Open Space. Hanson advised that we received a small grant from the CCC for labor at Henderson, Kapusta and Riverland Drive, and that we have applied for several grants for Henderson Open Space that are currently under consideration.

COMMISSIONER ASSIGNMENTS FOR 2013

Director Niemer summarized that one of the strategies Chair Brennan suggested for the Commission this year was to assign liaisons for some of the events and operations that the Community Department oversees. Chair Brennan went over the assignments for 2013 as provided in the Agenda. Director Niemer advised that staff would provide a list of standing meetings and that commissioners would be included on the 'invite' list for the various meetings.

PARK STRATEGY PRESENTATION

Director Niemer stated that she would like to do a refresher on the Park Master Plan and asked the Commissioners to read the Introduction and Park Strategy of the Park Master Plan prior to the next Commission meeting.

PROJECT UPDATES

Director Niemer advised that we are making good progress on the Recreation Management Software. She stated that right now a lot of the work is behind the scenes and we don't have direct access to the web portal, but hope to have a presentation at the next meeting.

There are currently 2 playground rehabilitation projects (Amethyst Park and Lake Redding Park) from the Lake Redding Estates Parcel Sales. The playground projects will soon be out to bid. Upon receipt of the bid submission, a neighborhood meeting with the residents of the Lake Redding Subdivision will be held to have the neighborhood residents choose the playgrounds to be installed at each park.

Commissioner Wilson inquired about the possibility of a minor league baseball team playing at Tiger Field. Director Niemer advised that there is a group called the West Coast Baseball League interested in bringing a minor league team to Redding. Commissioner Salter inquired if they could play at Big League Dreams. Director Niemer advised that they really need a larger size field, as well as seating for 1,200. There is no City funding available at this time, but private efforts are active.

COMMISSIONER COMMENTS

Commissioner McElvain inquired if Big League Dreams (BLD) is behind on maintenance. Director Niemer advised that the language in the contract is not that specific, but staff has relayed concerns to BLD about maintenance. Recently, BLD has hired a new manager and activity at the park is improving.

DIRECTOR COMMENTS

Director Niemer had no additional comments.

ADJOURNMENT

There being no further business, Chair Brennan adjourned the meeting at 5:30 p.m.

A handwritten signature in black ink, appearing to be 'RB', written over a horizontal line.

Robert Brennan, Chair