

Community Services Advisory Commission
Regular Meeting
City Hall - Enterprise Conference Room
777 Cypress Avenue
Redding, California
June 9, 2010, 3:04 p.m.

MINUTES

ATTENDANCE

The meeting opened with the following Commissioners present; Susan Hinz, Leona McCoach, Adam McElvain and John Wilson. Absent was Commissioner Jason Waybright.

Also present were Community Services Director Kimberly Niemer, Support Services Director Gerry Kersten, Assistant to the City Manager Greg Clark, Convention Center /Convention & Visitors Bureau Manager John Johnson, Community Projects Manager Terry Hanson, Parks, Associate Planner Ron Adams, and Management Analyst Matt McCallum.

PUBLIC COMMENT

None

CONSENT CALENDAR

The minutes from the meetings on May 12, 2010, the monthly Recreation Division Activity Report, the monthly MLK Center Activity Report, the monthly Convention Center Activity Report, the Convention Center Calendar, and the Convention Center Capital Projects List were presented.

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

AYES: Commissioners Hinz, McCoach, McElvain and Wilson

NOES: None

ABSTAIN: None

ABSENT: Commissioner Waybright

PRESENTATION BY TURTLE BAY EXPLORATION PARK

James Theimer (principle architect for Trilogy Architecture), and Arch Pugh (Vice Chair of the Turtle Bay Exploration Park Board), presented to the Commission a site proposal for a future hotel near the Museum. Mr. Theimer noted that one of the challenges has been how to best site the hotel in relation to the museum. There are five different options for the location. In addition, there are two options for parking - to the south by the Monolith and to the north near the canoe launch area.

Mr. Pugh noted the hotel project is intended to generate needed revenue for continued operations of Turtle Bay Exploration Park, which has become more urgent with the end of city financial support.

Commissioner McElvain inquired of staff whether this project will return to the Commission when the Use Permit is pulled. Director Niemer assured the Commission that it would and that they would have continued involvement in the process.

Commissioner McCoach stated her desire that a Master Plan be developed for the area around the Convention Center.

No action was required on this informational item.

CONSIDERATION OF AMENDMENT TO REDDING SOCCER PARK LEASE

Director Niemer provided an overview of the history of the Redding Soccer Park lease with the Shasta Regional Soccer Association. Since 2004, the City of Redding has worked with the SRSA on the development and operation of the Redding Soccer Park. The Park opened in 2007 and has steadily grown its business. There have been many lessons learned over the last four years which resulted in changes and improvements to operate more efficiently and effectively. The SRSA employs a staff of only two full-time employees, three part-time staff and a handful of seasonal workers for food concessions and the admissions counter.

The Lease Agreement (Agreement) for the Redding Soccer Park between the SRSA and the City of Redding requires the SRSA to begin making quarterly payments in the amount of \$65,700 into the Replacement Fund starting July 1, 2010. The Park's actual revenue is not in line with that anticipated in the Park's original business plan. The revenue is less than projected in all areas, but most notably with sponsorships/advertising and tournaments. Opening a business on the cusp of this worldwide recession has made the marketing goals unachievable as the availability of dollars from local businesses has shrunk considerably. Tournaments were limited in the first couple of years, but have grown steadily since then.

There is a growing concern and realization by the SRSA's Board of Directors (Board) that the Park will not be able to provide the quarterly payments outlined in the original Agreement. The Board has developed some key strategies to "close the gap" between forecast and actual revenue. A plan has been developed to extend the expected life of the turf, parking lot and HVAC through attentive maintenance and monitoring. City staff have reviewed these plans and find the initial time lines to

be conservative, although care will be necessary to reach these extended life expectancies. The SRSA Board has requested the following amendments to the Lease Agreement:

1. Postpone the initial payment to the replacement fund until December 2011 and change the payment amount and schedule from quarterly to annually to better reflect the seasonal nature of SRSA's cash flow. The new schedule will fund approximately one-half of the cost of replacement items. The schedule will be evaluated annually and significant efforts will be made to improvement revenues to meet the full obligation by the time the funds are needed in 2022.
2. Extend the term of the agreement to 2024. The current term runs through 2017. This extension will then include the period of time the improvements included in the replacement will be completed.
3. Increase the threshold amount from \$500,000 to \$1,000,000 of gross receipts at which time the SRSA will be required to make profit-sharing payments to the City of six percent (6%). This change will allow SRSA to put these funds toward the replacement fund.

The fiscal impact of these amendments would defer for some years the six percent (6%) profit sharing and potentially leave the replacement fund underfunded. Alternatively, the City would spend substantially more to operate the park with city staff and resources.

Staff recommends that the Community Services Advisory Commission recommend to the City Council the amendment of the lease agreement with the Shasta Regional Soccer Association (SRSA).

The Commissioners discussed the recommendations and acknowledged the challenges of the poor economy, yet expressed concern about possible long term consequences of under funding the replacement fund and directed staff the staff report to the City Council to reflect their concern. The Commissioners directed staff to provide annual financial updates to them and ensure maximum contributions are made to the replacement fund.

Commissioner McElvain expressed his objection to increasing the profit-sharing threshold.

Motion: To approve recommendations with the modification of the removal of the second sentence in #1 and change #3 to read that the SRSA is required to place these funds into the replacement fund. In addition, the Commission requests that staff further explain the recommendations with annual financial updates.
(Made by Commissioner McCoach, Seconded by Commissioner Wilson)

AYES: Commissioners Hinz, McCoach and Wilson
NOES: Commissioner McElvain
ABSTAIN: None
ABSENT: Commissioner Waybright

CONSIDERATION OF SEVEN BRIDGES SUBDIVISION CONDITIONS

Director Niemer provided an overview of this project. She noted that the Seven Bridges subdivision is located on Oasis Road, approximately 2/3 miles east of Gold Hills Drive. This is a unique design with Healthy Communities concepts incorporated into it. When reviewed through the objectives of the *Parks, Trails and Open Space Master Plan* and what would be appropriate conditions for the project, staff is recommending something unique in that the park dedication is located off-site. The developer owns more land than is encompassed within the subdivision and the park dedication would be immediately north of the project. Combined with a park dedication for the adjacent Victoria Knolls project, a much larger park would be made available to the residents than if the park was located within the subdivision.

Staff is recommending the following be recommended by the Community Services Advisory Commission to the Planning Commission and the City Council:

1. The site plan and design elements (as presented).
2. Dedication of 1.55 acres of park land for future development as delineated on the attached map.
3. Park Development fees will be charges as permitted under RMC 17.42. Park In Lieu fees will not be charged due to the dedication.

No In Lieu fees will be collected, which would have totaled almost \$246,000. The current balance of the Northwest Quadrant In Lieu account is \$71,000.

Commissioner Wilson inquired whether the city will receive a park worth \$246,000 if the In Lieu fees are not charged. Director Niemer responded the Commission's role is to decide on a project-by-project basis whether to condition park dedication and/or improvements or accept cash payment in lieu. She noted the project has been in development for a few years, during which time cash flow to the park fund was better.

Commissioner Wilson advised that his recommendation is to charge the In Lieu fees. Chair Hinz concurred.

Motion: To condition that Park In Lieu fees be collected rather than the park dedication.
(Made by Commissioner Wilson, Seconded by Commissioner McCoach)

AYES: Commissioners Hinz, McCoach, McElvain and Wilson

NOES: None

ABSTAIN: None

ABSENT: Commissioner Waybright

CONSIDERATION OF REVISED REDDING MUNICIPAL CODE SECTIONS 17.50 DEDICATIONS AND RESERVATIONS / 17.54 PARK AND RECREATION LAND DEDICATION AND IN LIEU FEES/ 17.60 SUBDIVISION DESIGN

Director Niemer noted that the proposed revisions to the Municipal Code are part of staff's effort to begin incorporating the Commission's policies and plans into the Municipal Code. The last major

update to the ordinance occur in the early 1990's, and so a thorough and coordinated update of the ordinance is now necessary.

Chapters that are most applicable to the responsibilities of the Commission are related to subdivision design and land dedications. These chapters include:

17.50 *Dedications and Reservations*

17.54 *Park and Recreational Land Dedications and In-Lieu Fees (Quimby Act Ordinance)*

17.60 *Subdivision Design*

Draft Chapter 17.60.040 contains specific standards related to pedestrian, bicycle and transit accommodations.

Associate Planner Adams proceeded to provide an overview of the proposed changes to the Municipal Code. He also facilitated a discussion with the Commission on the proposed revisions.

Proposed revisions to the Subdivision Ordinance better define existing General Plan and City policies involving park land dedications, and pedestrian, bicycle and transit accommodations related to new subdivision development, among other needs. The proposed changes do not represent a policy shift that could have major cost implications to the Department or the City.

Staff recommends that the Commission accept for review and discussion the attached draft amendments to the Subdivision Ordinance prepared by the Planning Division pertaining to subdivision design and land dedications.

Motion: To table and staff to return with expanded detail on land use element, definitions and 17.04.100
(Made by Commissioner McElvain, Seconded by Commissioner Wilson)

AYES: Commissioners Hinz, McCoach, McElvain and Wilson

NOES: None

ABSTAIN: None

ABSENT: Commissioner Waybright

PROJECTS UPDATES

Director Niemer provided updates on the following projects:

Proposition 84 Grant Application

Both of the proposed projects have made it through the first round and site visits will take place next week.

Bike Plan

The Bike Plan will be presented to the City Council next week.

SCWA Contract

The Shasta Cascade Wonderland Association contract is going to the City Council for

approval next week.

No action was required on these informational items.

COMMISSIONER COMMENTS

Chair Hinz thanked Director Kersten for his outstanding service to the Commission.

DIRECTORS' COMMENTS

A recent internal reorganization of City departments brings the Parks Division and the Convention Center under the Community Services Department. Thus, this will be Director Kersten's last official meeting with the Commission.

ADJOURNMENT

There being no further business, at the hour of 6:22 p.m. Chair Hinz declared the meeting adjourned.

Susan Hinz, Chair