

Community Services Advisory Commission
Regular Meeting
City Hall - Caldwell Park Conference Room
777 Cypress Avenue
Redding, California
June 12, 2013

MINUTES

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

ATTENDANCE

The following Commissioners were present; Robert Brennan, John Deaton, Erin Resner, Judy Salter and John Wilson. Also present were Community Services Director Kimberly Niemer, Deputy City Manager Greg Clark, City Clerk Pamela Mize, Management Analyst Matt McCallum, Parks Superintendent Paul Anderson and Executive Assistant Sarah Sheetz.

PUBLIC COMMENT

There were no comments from the public.

ADMINISTRATION OF OATHS OF OFFICE TO COMMISSIONERS JOHN DEATON AND ERIN RESNER

City Clerk Pamela Mize administered the Oath of Office to new Commissioners John Deaton and Erin Resner.

CONSENT CALENDAR

The minutes from the Regular Meeting held on May 8, 2013, and the monthly Parks Maintenance, Recreation Division and Tourism Activity Reports for May 2013, were presented.

Motion: To approve the Consent Calendar.

(Made by Commissioner Salter, Seconded by Commissioner Wilson)

AYES: Commissioners Brennan, Deaton, Resner, Salter and Wilson
NOES: None
ABSTAIN: None
ABSENT: None

Motion Carries

CONSIDERATION OF PROPOSAL FROM THE SHASTA-TRINITY FLY FISHERS TO CONSTRUCT A CLUB HOUSE AND PUBLIC RESTROOMS AT CLOVER CREEK PRESERVE

Director Niemer introduced Dick Recchia of the Shasta-Trinity Fly Fishers (STFF) to provide some background information on the proposal to construct a club house and public restrooms at Clover Creek Preserve. Clover Creek Preserve was suggested as the site for this proposal for several reasons, including the pond at the site, space for the proposed structure, and this being a location where restrooms are lacking.

Mr. Recchia thanked Director Niemer and the Commission for considering the proposal. He provided membership information regarding the STFF and some of the programs they operate, including Project Healing Waters, which provides educational services for veterans, and the Junior Program which provide educational services to students. He stated the STFF has outgrown the facilities they rent, and desire to have a permanent facility. The proposed structure is approximately 3,000 square feet, and would be subject to prevailing wage. The building would be built by the STFF and would then be gifted to the City, who would be responsible for maintaining the site.

Commissioner Salter inquired if there is a design standard for buildings in City parks. Director Niemer stated that there is no specific design standard for the construction of buildings in the parks. Commissioner Salter recalled that when the caretaker's cottage was installed at Clover Creek Preserve there was a fair amount of concern on the building aesthetic from the surrounding neighborhood. Director Niemer stated that there has not been neighborhood outreach at this point, as approval of the partnership was desired first. Mr. Recchia stated that the STFF is very flexible on the design.

Commissioner Wilson stated that he thought it was an ambitious project and he welcomes the partnership.

Chair Brennan inquired about how the STFF would obtain funding. Mr. Recchia stated that some of the funds would be their own, and that once they have a definite location locked in they will apply for grants and begin to raise funds. Mr. Recchia also advised that they hope to get some labor and materials donated.

Commissioner Resner inquired as to how much the monthly rent would be. Director Niemer advised that the rent cost will be determined by the replacement cost of the major components and annual contracts for various items.

Commissioner Salter inquired if there is enough room for other amenities in the vicinity. Director Niemer stated there is enough room at this site for a large neighborhood park and that the Shasta View frontage is planned for such use in the future. Commissioner Salter asked that consideration of future park amenities be considered in the design of the building exterior, so that it would be compatible with a shade structure, for example. Commissioner Salter inquired if the kitchen would available for public use. Mr. Recchia stated that use of the facility, with the exception of the restrooms, would be reserved for the exclusive use of the STFF membership and

guests. Director Niemer clarified that while the use would be exclusive to the STFF, many of their educational programs are open to the public.

Motion: To accept the proposal and recommend a partnership with the Shasta-Trinity Fly Fishers for improvements to Clover Creek Preserve to City Council.

(Made by Commissioner Wilson, Seconded by Commissioner Salter)

AYES: Commissioners Brennan, Deaton, Resner, Salter and Wilson

NOES: None

ABSTAIN: None

ABSENT: None

EDGEWATER DISC GOLF COURSE/HENDERSON OPEN SPACE UPDATE, DAN ADAMS

Director Niemer discussed efforts over the past several years to clean-up the City-owned property known as Henderson Open Space, which have included two Community Creek Clean-Up events, as well as partnerships with various organizations including the California Conservation Corps, Redding Rotary Club and Bethel School of Supernatural Ministry's City Projects team. Director Niemer introduced Dan Adams, a resident of Henderson Road, who has been working on development of a disc golf course at Henderson Open Space. Director Niemer stated that Mr. Adams presented the idea for a disc golf course several months ago. The course layout was reviewed and approved as an interim use. Mr. Adams has funded the installation of the disc golf course on his own and recently held a tournament attracting more than 70 players.

Mr. Adams thanked the Commission for the opportunity to speak about the Henderson Open Space. He stated he has been a resident of Henderson Road for 14 years, and stated that it was approximately 6 years before he ventured into the open space along the Sacramento River behind his home. He viewed the most recent Community Creek Clean-Up as his chance to improve his neighborhood. He stated that the disc golf course at Dog Island Park in Red Bluff provided an inspiration for him to help clean-up Henderson Open Space. He has worked with Officer Brannon of the Redding Police Department and the Community Services Department in determining the locations for the disc golf baskets. He stated that in five months the use in the area has been transformed, and that at any given time there are users walking, jogging and up to 100 disc golfers per day using the course. Mr. Adams will be seeking funding from the community for the installation of more permanent baskets. A recent tournament at the course garnered visitors from Chico, Mt. Shasta and the Redding area, as well as out of state visitors from Oregon and Idaho.

Director Niemer thanked Mr. Adams for his efforts at Henderson Open Space and expressed appreciation on behalf of the City. The Commission also thanked Mr. Adams and applauded his efforts.

CIVIC AUDITORIUM UPDATE, SHERI SILK

Director Niemer introduced Sheri Silk with Advance Redding who was invited to provide an update on the Civic Auditorium at the request of the Commission at the May 8, 2013, meeting. Ms. Silk thanked the Commission and introduced Nathan Parmalee, the new Marketing Director for Advance Redding.

Ms. Silk stated that the event calendar at the Civic Auditorium is very busy. There are currently 272 event days scheduled for 2013, 116 of which are the Bethel School of Supernatural Ministry, 21 of which are Bethel Church and the remaining 135 are non-church related events. The Lease Agreement between Advance Redding and the City stipulates that there be a minimum of 60 non-church related event days. New events coming this season include a camping and RV show and a Think Pink event put on by the Rodeo Association, as well as the Redding Snow Fest, which is a trade show for ski and snow-boarding related items, an event by the Seventh Day Adventists and a Living Well event.

Commissioner Salter inquired as to what Advance Redding is hearing from trade show promoters regarding the facility. Ms. Silk stated that there are a lot of sound related issues, but as a large indoor venue it works well for trade shows. Advance Redding continues to upgrade the building's interior. Commissioner Salter inquired about the new caterer. Ms. Silk stated that the new caterer is doing well.

Ms. Silk stated that Advance Redding is enjoying the lease arrangement with the City and enjoys taking care of the building. The students of the Bethel School of Supernatural Ministry are engaged in taking care of the building and are making arrangements to help with maintenance of the Rodeo Grounds. Director Niemer stated that recent improvements the City has undertaken include a new roll-up door, kitchen upgrades and a new chiller for one of the HVAC units.

Chair Brennan inquired on the window problem with the building. Director Niemer stated that the City is awaiting a proposal from PACE Engineering. There are significant issues with the front window wall façade and the repairs are on the order of magnitude of \$350,000.

The Commission thanked Ms. Silk for the update.

PARK DEVELOPMENT IMPACT FEES

Director Niemer summarized the work effort over the past year to develop the recommendation in the staff report provided to the Commission. The City Council directed City staff to look at updates to all of the impact and utility fees. A consultant was hired to assist in the review and a recommendation has been developed to forward to City Council.

Director Niemer stated that park impact fees are the only source of ongoing funding for park development projects. She stated that there are provisions in the Subdivision Map Act that provide legal parameters for the imposition of such fees. State law sets the maximum fee at a rate to continue the existing level of service. Fees cannot be increased to increase the level of service. The Community Services Department asked the consultant to review the inputs on how the impact fee was calculated. The inputs include the level of services based on the amount of developed acres of park land per level of population, which was updated to include current parks, the current population based on 2010 census data, and the cost of construction to build a park. The large neighborhood park was used as the basis for the cost estimate for several reasons. There are currently park fee credit agreements between the City with developers for five large neighborhood parks, including Bel Air Estates, Salt Creek Heights, Westridge and Shastina Ranch. While we can't predict when the build-outs will take place, the majority of park development funds will be spent on these large neighborhood parks already planned as the build outs take place. The large neighborhood park is a good middle of the road item in our park inventory, which includes everything from un-paved trails to an aquatic center and a soccer complex. Staff reviewed the costs associated with construction of Rivercrest Park, solicited assistance from the Engineering Division, and requested the consultant review the costs in the estimate as compared to other cities. The initial review resulted in a fee close to \$8,000 for single family homes. In an effort to reduce the impact fee, the amenities were reduced to get to the new cost estimate including going from two basketball courts to one basketball court, going from a two compartment restroom to a one compartment restroom and refining some of the costs associated with the shade structure. A review of the park inventory was also conducted resulting in an adjustment in the level of service from 7.20 to 7.04. The resulting fee has been revised to \$6,700. The report presented today has been shared with the advisory committee and there were no objections to the analysis, however, they felt the fee was higher than they felt was appropriate or reasonable.

Director Niemer asked Senior Planner, Kent Manuel if he had any additional comments regarding the summary. Senior Planner Manuel added that the committee had asked staff to carry through when we get to City Council that perhaps the Master Plan needs to be reviewed to determine if the standards and goals are still appropriate for today given the economics of the community.

Chair Brennan inquired about the effort that went into developing the *2004 Parks Trails and Open Space Master Plan (Parks Master Plan)*. Director Niemer stated that the City Council approved a new position was created and that person was tasked with creating the Parks Master Plan. The process took more than two years, with the CSAC, a staff member, and approximately five members of the community at large participating. There was a lot of community outreach in rolling out the Parks Master Plan. The current Parks Master Plan is approved by CSAC, the Planning Commission, and the City Council. Chair Brennan asked if the fees are already set for the five new subdivisions where the City has park fee credit agreements. Director Niemer advised the fees in the agreement are what is in place at the time the permits are pulled.

Chair Brennan asked when the last fee increase took place. Management Analyst, Matt McCallum advised the fees have not increased since 2009 and have been stagnant since 2010.

The fees are subject to increases per the Construction Cost Increases, but the City Council has waived the increases for several years. If the Construction Cost Index had been applied for the past three years, the fee would have gone up a total of \$380 in that time.

Commissioner Salter stated that the Parks Master Plan is a vision document, and she was opposed to changing the vision due to fees. Director Niemer stated that one of the major changes in policy that the Parks Master Plan set forth was to move away from pocket parks to large neighborhood parks. She stated that during the creation of the Parks Master Plan, it was noted that the parks that got the most use were those that had the most amenities to offer users, while the small pocket parks were underutilized. Rivercrest Park, which is a large neighborhood park, is our third busiest park, second only to Caldwell and Enterprise. The perimeter walking trail, basketball courts, and ball fields draw users of all ages and types.

Commissioner Resner requested clarification to the increase in the current park development impact fee had it undergone increases via the Construction Cost Index. Director Niemer clarified that the fee is approximately \$4,000 now, and that if the Construction Cost Index had been applied annually since 2010 it would currently be \$4,380. Director Niemer stated that the two recommendations today are to continue with the residential impact fee that is in place today adjusting for the construction cost estimates and the level of service it would be approximately \$6,700. If the non-residential impact fee option were to be recommended the fee for single family homes would be just under \$6,000.

Commissioner Salter inquired if the ad-hoc committee is saying that the formula for calculating the fee is correct. Analyst McCallum stated yes, that is correct. Commissioner Salter inquired if it is in the ad-hoc committees charge to suggest that the Parks Master Plan, or the General Plan, be changed? Senior Planner Manuel stated that they do have the ability to request that staff carry forward their concerns to City Council. He stated that while it is not their charge to rework the Parks Master Plan, they are concerned about the amount of the fee, and that they do suggest that the fee is high because of the standards. He stated that they would have a recommendation that the Parks Master Plan be opened up if the council were to agree to them.

Commissioner Salter stated that her philosophy is to pay as you go, in as much as if you don't pay for it now, you will pay double later. She appreciates that we are in, or are coming out of a recession, but she is very opposed to changing the goals for the sake of a problem that we are coming out of. She stated that the goal of 10-acres per thousand in the level of service is a goal we need to have and that in our community, one of the strongest things we have is parks and outdoor trails. She stated that the developers who have come before the commission in the past have said right from the get go that their houses sell faster if there is a park nearby. Parks increase the value of home. She stated that we may have a problem right now that City Council will need to work through in regards to fees, but why take all of the work out of the Parks Master Plan and reduce our goals?

Commissioner Wilson voiced his concern about maintaining and sustaining the level of service that we have. Our economy went through five years of down time, and may be in for another five years. He stated that he doesn't think it is time to adjust the park fees and hamper

development at this time. He stated that in order to build more parks you have to have growth, and in order to have growth you have to have developers developing. He stated that as long as we have the parks spaced around town there are plenty of open space in the existing inventory to develop more parks. Chair Brennan inquired if Commissioner Wilson meant sustaining as in keeping up the parks, or building new parks. Commissioner Wilson responded keeping them up. Chair Brennan stated that he thought we were talking about developing new parks, not keeping up existing parks. Commissioner Wilson stated that once you build a park you've got to keep it up. Chair Brennan stated that it was his understanding that the new parks planned in developments, Highland Park for example, would be maintained by the homeowners. Director Niemer clarified that Highland Park will be in a Landscape Maintenance District, as will most new parks.

Director Niemer clarified that the 10-acre per thousand goal for the level of service does not contribute to the impact fee being presented today. The fee can only be used to keep the level of service the same as it is now, which is 7.04 acres per thousand, not increasing it to 10-acres per thousand. She also stated that because the agreements exist, the five new parks will be built, and the amount of the fee will determine how much of the park gets built. If the fee is less, less of the park site will be built out. She stated that on the maintenance side, the parks will be in Landscape Maintenance Districts, whereby homeowners will contribute to the maintenance of the park in their neighborhood.

Commissioner Wilson stated that Redding is full of families that don't earn \$100,000 per year, and his concern that raising fees to this level will slow down growth.

Commissioner Salter inquired what the total impact of all fee changes would be to the homebuyer. Senior Planner Manuel responded that he didn't bring a summary of the changes to all of the impact fees being reviewed, but that if parks were excluded, the fee would be decreased by approximately \$900.

Mary Machado of Shasta Voices, who also sits on the ad hoc committee, stated that if you were to carry out the same figures on all of the other impact fees that were frozen to help jump start construction, the fees would be lower. She stated that no one is saying that the way that the calculations were done is wrong, but that they would like to seek some balance. She stated that with the traffic impact fee, staff provided a bunch of 'what if's' so that we could create a traffic impact fee that was doable. She stated they were trying to get Parks to do the same thing. She stated that the ad hoc committee's recommendation is to not charge the maximum, and that the economy is not out of the woods yet. She stated that what was disappointing is that the ad hoc committee's recommendation was left out of the report presented today. The ad hoc committee's recommendation regarding the Parks Master Plan only intended that staff go back and change some policies to bring the fees in line with everything else. She stated that parks are amenities, not necessities. She stated that staff had also been asked to identify other funding sources and that there are no other fees that rely 100% on impact fees, looking at other funding sources. She stated that new development is responsible for 100% of the parks, and suggested looking at TOT tax, or other funding sources, but not putting it on new development, and that without new development you get nothing.

Senior Planner Manuel stated that there is a difference between a park fee and an infrastructure fee. He stated that with water, for example, there is a capital improvement program that had been based on a 20 year program. He stated that the capital improvement program has now been based on a 10 year program, so the rates have gone down. He stated that with wastewater, there were just 2 major expansions for which money was borrowed, to expand capacity, which will affect impact fees. He stated that parks are a little bit different, the agreements are in place, the standards are established, and that the numbers are what they are. You can't really cherry pick and say that you are not going to do three of the parks.

Commissioner Resner agreed with Commissioner Salter regarding the goal of the parks, and that some of the parks that we have that are in line with that goal probably do get the most traffic, but that it is concerning to double the fee, and wondered if there was a way to still build great parks that get a lot of traffic, but without such an increase.

Commissioner Wilson asked Chair Brennan about three letters received from the public after the Agenda for the meeting had been posted. Commissioner Wilson wondered if there were any members of the public who wanted to speak about the letters.

Chair Brennan asked Analyst McCallum to summarize the non-residential development impact fee proposal. Analyst McCallum stated that staff looked into this type of fee as it would be an alternative funding source. The fee would be a fee applied to initial construction of commercial, industrial and retail development. The fee takes into account non-residential employment that is drawn in to the City based on census data, a park benefit equivalency is applied to non-resident employees, and then the equivalency of the number of households for a particular business. The end result is a cost per square foot for new development depending upon development type. This offset could reduce the maximum park development impact fee.

Senior Planner Manuel stated a word of caution, that the consultants advised that they don't typically recommend that City's apply a non-residential development impact fee. He stated that the one weakness is the park benefit equivalency that is applied to non-resident employees. He stated that there are many cities that apply a non-residential development impact fee, but that the benefit to non-residents has not been studied in Redding specifically.

Chair Brennan stated that he believes that a lot of work went into the Parks Master Plan. He finds the report to accurately reflect the cost to keep the parks how they are. He said in speaking with the committee, he had hoped that they would come back and say that there was some flaw in the cost estimate, or methodology, but that was not the case. He said he thought that it was on the Commission to decide that if they want to keep the parks the way they are right now, that this proposal needs to be passed. He stated that it is on City Council to determine what the actual fee would be. There is a cost to keep our park system the way it is now.

Commissioner Wilson stated that in general the Council listens to the Commission, so what we do is what we think is right.

Commissioner Salter stated that we know this is what it costs, but perhaps there is a way it can be phased.

Senior Planner Manuel stated that in the past, fees have been phased in.

Motion: To recommend to the City Council the adoption of a Park Development Fees increase by a lesser amount than recommended by the consultant in the Development Impact Mitigation Fee Nexus Study Assumptions and Methodology Report, and to not recommend that the Non-Residential Park Development Fees option not be implemented, but to modify the recommendation that fees be increased upon indications of a recovery and be phased over a three year period.

(Made by Commissioner Wilson)

Commissioner Wilson suggested that the increases be based on the number of building permits per year.

Commissioner Salter inquired if Commissioner Wilson intended that the Non-Residential Development Fee offset not be included in the recommendation to City Council. Commissioner Wilson stated no, he intended to include the Non-Residential Development Fee offset. Commissioner Salter clarified that was not recommendation number three.

Motion failed due to lack of second.

Commissioner Deaton asked for a clarification on the net combined increase when all impact fees were taken into consideration. He wondered if the net decrease of the various other impact fees being considered was approximately \$700, and if the construction cost index had been applied for the past 3 years, which would have put the Park Impact Fee at \$4,380, then wouldn't the net overall increase to the total the impact fee per home, if the maximum fee were applied, and if the offset for non-residential development were applied be in the neighborhood of an additional \$800? He stated that he didn't see the numbers as coming up as double, and that we are basically already on borrowed time with the park fees having not implemented construction cost index increases for the past three years.

Senior Planner Manuel agreed that was correct. Commissioner Salter re-stated that the collective impact of all of the fee changes, including the proposed changes to the Park Development Impact Fee, per home, is an increase of \$800?

Bill Nagel, Development Services Director stated that if you look at what the fees are today and compare them to what is being recommended, the park fee would go up \$2,800, the total reduction of all of the other impact fees would be approximately \$800, yielding an increase of approximately \$2,000 per house.

Chair Brennan stated that he wanted to get back to the point that if there were some way to have an ongoing fee implemented to pay for parks for everybody that we may not have to increase the

impact fees so much. For example, the water impact fee is being reduced, but what he reads is that residential water rates are increasing by 25% in the next three years for all users. There is no similar mechanism for park development funding at this time. He stated that he does not want to see the standards drop below what they are right now. He stated that if the City didn't have Turtle Bay, the Sundial Bridge, the parks and trails we have now, the fishing we have, that we wouldn't have the commerce that goes along with it.

Ms. Machado stated there was no argument with Chair Brennan's statement, the only argument is about fairness and why does the new homeowner have to pay for all of it.

Analyst McCallum clarified that in the Parks Master Plan's Implementation Strategy different funding options are identified. In 2004, projects like Big League Dreams and the Redding Soccer Park were identified as funding sources for the Park Development Fund, but due to budgetary concerns, the funds were redirected by City Council to the General Fund rather than to the Park Development Fund. Director Niemer agreed that some of the funding strategies have been implemented, although the revenue stream has been redirected. She stated that Landscape Maintenance Districts are another strategy that is being implemented to help fund park maintenance, although the City has no maintenance obligations with the Big League Dreams Park or the Redding Soccer Park, and that with Big League Dreams receives profit sharing.

Commissioner Resner inquired about what the average square footage of commercial construction that is built out annually in the City. Development Services Director Nagel stated that it varies greatly from year to year. Commissioner Resner wanted to be able to calculate how much the Non-Residential Impact Fee may take off the homeowner, and to determine if there would be a net deficit, or net increase to the park development fund. Director Nagel provided some statistics of new commercial development that is on the horizon, such as a new Costco, which is approximately 150,000 square feet. Commissioner Resner inquired if the projects were far enough along that if the Non-Residential Development Impact Fee was implemented that they wouldn't be affected. Senior Planner stated they were all in various stages of development, that those who already have a building permit would not be affected by implementation of this fee, and that those who do not have a building permit would be affected.

Commissioner Deaton asked Director Nagel to clarify again that the recommendation of the maximum fee would be a net increase of \$2,000 per home. Director Nagel stated that the park fee alone is about a \$2,800 increase; the aggregate decrease of the other proposed fees is approximately \$800, so the net increase would be \$2,000 per home. Chair Brennan clarified that this calculation does not include the implementation of the Non-Residential Development Impact Fee.

Analyst McCallum stated that a facility of 150,000 square feet, such as the proposed new Costco, would be the equivalent of 8.5 single family residences, or \$50,000 in park development impact fees. Director Nagel added for some perspective that the traffic impact fee paid by Wal-Mart was \$1,000,000. Director Nagel also shared that the construction industry does appear to be recovering, but the recovery is not complete.

Director Niemer stated that we are also seeing that some subdivisions that were in foreclosure are being purchased by other developers, showing glimmers of recovery. Director Niemer shared that the City had received several letters from local developers, builders, and suppliers expressing concern about the proposed increased, and that these letters were distributed

Commissioner Deaton inquired that when the City Council makes its decision regarding impact fees, how long would they be in effect. Director Niemer stated that the CCI is applied to the fees in order to get away from adjusting for years at a time with big jumps in between. She stated the recommendation would likely include such a method with these fee adjustments.

Chair Brennan restated that in order to build the same type of park as we have now, using the inputs already discussed, this is the number we come up with. Ms. Machado agreed and stated that if you just changed some minimal things in the policies, you could get the cost down. Commissioner Salter responded that we did change some things when we reduced the amenities in the park. Ms. Machado stated that is not what she was talking about, she was talking about the inventory of the parks that was taking and how that creates the 7.04 level of service. Chair Brennan stated that he thinks the Parks Master Plan addresses that, and that staff did a great job in reviewing those numbers and already got it down from 7.3 to 7.04. Chair Brennan stated that he personally thought that Big League Dreams and the Redding Soccer Park should be included in the inventory because park funds went to build those parks.

Ms. Machado stated that she was not saying the methodology was wrong based on what the policy is. Commissioner Salter agreed that the methodology was correct based on the existing policy. Ms. Machado stated that the staff had been fabulous in providing the ad-hoc committee with everything they wanted to see, in order to figure out a way to keep the fees from escalating to a point where nothing gets built. Chair Brennan stated that he agreed with the point Ms. Machado was making, but that he didn't think it would be appropriate to make a decision that may last for the next ten years based on today's economy. He stated that the economy is screaming in other locations around the country, and that Redding typically lags behind, but we will get there. He stated that he didn't want to put forth the notion that we have to downgrade our parks going forward based on today's economy, and that if the City Council wanted to do that that is their prerogative, but he does not want to do that.

Commissioner Resner inquired if staff knew about the local economy in other cities that have implemented the non-residential development park impact fee. Director Niemer stated that the cities reviewed included a range of communities, including San Francisco and El Dorado Hills, but that the commonality was that their parks serve non-resident populations. Staff first looked for cities that were implementing a non-residential development park impact fee, and from within that group looked at a range of populations and locations, as well as cities that have had a non-residential development park impact fee in place for a while.

Commissioner Resner stated that if there is no new development, there would be no fees collected, she wondered if the implementation of this type of fee has been helpful in the other cities staff researched. Director Niemer clarified that in other cities the non-residential development park impact fee is typically in addition to residential park impact fees, rather than an offset to residential impact fees.

Director Niemer stated that if the Non-Residential Park Development Fee were successful as an offset, the net increase to total impact fees would be approximately \$1,000 per single family home.

Motion: To recommend to the City Council that Park Development Fees as recommended by the consultant in the *Development Impact Mitigation Fee Nexus Study Assumptions and Methodology Report* be adopted, and that the Non-Residential Park Development Fees option be implemented, and that the increase in the fee be phased in over a period of three years.

(Made by Commissioner Wilson, Seconded by Commissioner Salter)

Commissioner Wilson stated that he did not want to raise the fee \$2,000 all at once. Commissioner Wilson clarified that the reduction in the other impact fees was approximately \$800. Ms. Machado stated that had nothing to do with the park impact fees. Director Niemer clarified that it was her understanding that the collective increase if the non-residential development park impact fees were NOT applied would be approximately \$2,000 per home. The collective increase if the non-residential development park impact fees WERE applied would be approximately \$1,000.

Commissioner Wilson stated that there would be no reason to phase in an increase of \$1,000.

Chair Brennan wondered if the CSAC would consider recommending an increase to the fee, but let the City Council decide on a phasing option. He stated that he just wanted to make sure that the money for park development gets to park development one way or another. Commissioner Salter stated that the City Council has that option regardless.

Commissioner Deaton inquired if the CSAC should address implementation of the Construction Cost Index to the language in the recommendation. Chair Brennan stated that he thought it would be subject to such increases automatically.

Senior Planner Manuel stated that he is currently rewriting the ordinance that will include all of the recommendations. The staff report will include a recommendation that the Construction Cost Index adjustments be in effect every year.

Councilor Francie Sullivan inquired if anyone knew how much \$2,000 was amortized over 15 or 30 years would be on a monthly basis.

Director Niemer stated that the current fee is \$4,000; amortized over 30 years at 3.5% interest is \$18.00/month. The new proposed fee of approximately \$6,700 (excluding the non-residential development park impact fee offset) amortized over 30 years at 3.5% interest would be \$29.00/month.

Director Niemer stated that with a phase in process and a given time frame there is some certainty. She stated that as a developer, if you know there is going to be a jump at a given time, it may change how you time construction. Chair Brennan agreed and stated that it may produce some initial growth if developers know that an increase is coming at a given time.

Commissioner Wilson re-stated the motion:

Motion: To recommend to the City Council that Park Development Fees as recommended by the consultant in the *Development Impact Mitigation Fee Nexus Study Assumptions and Methodology Report* be adopted, and that the Non-Residential Park Development Fees option be implemented, and that the increase in the fee be phased in over a period of three years.

(Made by Commissioner Wilson, Seconded by Commissioner Salter)

AYES: Commissioners Brennan, Deaton, Resner, Salter and Wilson

NOES: None

ABSTAIN: None

ABSENT: None

PROJECT UPDATES

Lake Redding Playground opened last week. The restroom remodel was completed earlier in the year.

The Rocks and Ropes Adventure Playground has been delayed due to our partner UPC Parks experiencing an increase in orders, resulting in a manufacturing delay.

Amethyst Park has been delayed due to existing conditions being revealed upon excavation, requiring some engineering work to be done prior to installation.

Redding Recreation is in full swing taking registration for summer camps. There are more than 400 children enrolled in Junior Giants and we are the largest Junior Giants program in the State.

Chair Brennan inquired if the Little League teams play at the Big League Dreams Park? Director Niemer stated that East Redding Little League does utilize Big League Dreams for some play, but that there are many restrictions in the national rules for Little League related to the sale of alcohol at the play facilities, and restrictions on entrance fees and players playing within geographic boundaries. Many adult leagues have been moved out to Big League Dreams freeing up ball fields for Little League practices and games.

The Redding Aquatic Center boasted one of its biggest days ever on Saturday, June 8, 2013, it was 112 degrees out. Staff is doing very well keeping up with the fast pace of summer.

The flagpole at the Redding Library has been installed. Families Honoring Our Troops is planning a dedication ceremony for later in the year.

Fantasy Fountain has opened and is mostly working well. An additional grittier layer of sealer will be added to the concrete surface and some narrative will be added to the audio of the volcano eruption discouraging users from running or climbing on the rocks.

COMMISSIONER COMMENTS

Commissioner Wilson stopped by Fantasy Fountain and stated it was really cool and that the place was hopping.

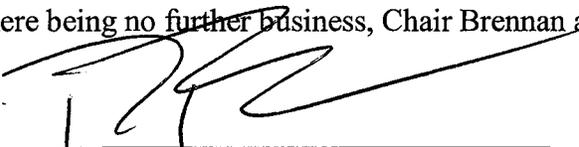
Chair Brennan thanked staff for all of the work that went into the Park Development Impact Fees and thanked the commission for the recommendation they made to City Council. He feels it is very important to keep the standard up.

DIRECTOR COMMENTS

Director Niemer had no additional comments.

ADJOURNMENT

There being no further business, Chair Brennan adjourned the meeting at 6:08 p.m.



Robert Brennan, Chair