

City Council, Regular Meeting
 Civic Center Council Chambers
 777 Cypress Avenue,
 Redding, California
 June 6, 2006 7:00 p.m.

The Pledge of Allegiance to the Flag was led Jim Koenigsaecker.

The Invocation was offered by Police Chaplain Skip Tyler.

The meeting was called to order by Mayor Murray with the following Council Members present: Dickerson, Mathena, Pohlmeier and Stegall.

Also present were City Manager Starman, Assistant City Manager Bachman, City Attorney Duvernay, Development Services Director Hamilton, Transportation and Engineering Director Tippin, Senior Planner Manuel, City Clerk Strohmayer, Assistant City Clerk Sherman, and Executive Assistant Stribley.

PUBLIC COMMENT

(P-050-458 & B-080-600-300)

Victor Russo, Team Depot Captain, presented a Community Grant Award in the form of a gift card in the amount of \$4,000 from Home Depot to the Youth Action Council recognizing the City's volunteer organization and work to construct the Vista Ridge Park in Redding.

CONSENT CALENDAR

The following matters were considered inclusively under the Consent Calendar:

Approval of Minutes - Regular Meeting of May 16, 2006, and Special Meetings of May 15, 2006, and May 16, 2006

Approval of Payroll and Accounts Payable Registers

(A-050-100-500)

It is recommended that Accounts Payable Register No. 22, check numbers 840470 through 841189 inclusive, in the amount of \$12,929,941.52, for the period of May 15, 2006, through May 31, 2006; and Payroll Register No. 24, electronic deposit transaction numbers 185391 through 186169 and check numbers 530344 through 530568 inclusive, in the amount of \$2,344,122.80, for the period of May 7, 2006, through May 20, 2006, be approved.

TOTAL: \$15,274,064.32

Treasurer's Report - April 2006

(A-050-100-600)

Total Treasurer's Accountability	-	\$147,068,147.86
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Total City of Redding Funds, Funds Held in Trust, and Funds of Related Entities	-	\$234,368,238.49
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ACR133 Report and Cash Reconciliation

(F-205-095-650)

It is the recommendation of the Assistant City Manager that the ACR133 Report and the Proof of Cash Reconciliation for April 2006 be accepted.

Funding Agreement - Shasta Cascade Wonderland Association

(B-130-030-700)

It is the recommendation of the Support Services Director that the City Council authorize the Mayor to execute a Funding Agreement with Shasta-Cascade Wonderland Association (SCWA) in the amount of \$52,000 to promote outdoor recreation throughout the seven-county Shasta Cascade Region for the period July 1, 2006 through June 30, 2007, and that SCWA seek outside funding in a minimum amount of \$250,000 annually.

Monthly Financial Report - Electric Utility
(B-130-070)

It is the recommendation of the Electric Utility Director that the City Council approve the Electric Utility's Monthly Financial Report for April 2006. Retail power sales revenue was 2.2%, or \$1,402,982 below projections. Operating revenue after energy costs was \$6,959,737 or 30.8% above expectations. The total cost of electricity through April 2006 was \$9,476,653 or 22.0% above projections. The Utility's net operating results through April was \$5,833,207.

Resolution - Appropriating proceeds from sale of City-Owned property for parking improvements at Caldwell Park
(B-130-070/P-050-100/P-030)

It is the recommendation of the Community Services Director that Resolution No. 2006-76 be adopted, a resolution of the City Council of the City of Redding, approving and adopting the 36th amendment to City Budget Resolution No. 2005-77 appropriating \$102,820 in City-owned property sale proceeds to fund additional parking at Caldwell Park for fiscal year 2005-06.

Second Amendment to Agreement - Shasta County Department of Social Services to provide elder abuse investigator
(P-150-150)

It is the recommendation of the Police Chief that the City Council authorize the Mayor to execute the Second Amendment to the Agreement with Shasta County Social Service to increase funding from \$117,848 to \$128,159 per year to provide investigative services by the Redding Police Department related to elder abuse.

Monthly Financial Report - General Fund
(B-130-070)

It is the recommendation of the Assistant City Manager that the City Council accept the General Fund's Monthly Financial Report for April 2006. Total revenue at the end of April is \$47.0 million or \$1,123,242 (2.4%) above staff's cash flow projection. Expenditures at month end, excluding encumbrances, total \$57,703,240 or \$3,782,229 (6.2%) below staff's original projection. Encumbrances total \$1,727,176.

Grant - U.S. Department of Housing and Urban Development (HUD) for the Stillwater Business Park
(G-100-070 & E-050-500)

It is the recommendation of the Assistant City Manager that the City Council accept a grant in the amount of \$198,000 from the Department of Housing and Urban Development (HUD) through its Economic Development Initiative for development of the Stillwater Business Park and that the City Manager be authorized to serve as the authorized official to execute all necessary documents.

Set Public Hearing - To consider adjustments to the Schedule of Fees and Service Charges
(F-205-600)

It is the recommendation of the Assistant City Manager that the City Council set a public hearing for June 20, 2006, to consider adjustments to the City's Schedule of Fees and Service Charges.

Council Member Mathena pointed out that Page 3 of Attachment A of the Report to City Council dated June 1, 2006, proposes a \$45 fee for the Fire Department to inspect each float in a parade. He believed the fee to be inappropriate and requested staff remove the proposal from the report for the public hearing on June 20, 2006.

Notice of Completion - Bid Schedule No. 3896, Solid Waste Floor Reconstruction and Slab Stabilization Project
(B-050-020 & A-050-150-325)

It is the recommendation of the Development Services Director that Bid Schedule No. 3896 (Job No. 2110), Solid Waste Floor Reconstruction and Slab Stabilization Project awarded to Delta Pacific Builders, Inc. be accepted as satisfactorily complete and that the City Clerk be authorized to file a Notice of Completion with the Shasta County Recorder. The final cost was \$339,100.

Award of Bid - Bid Schedule No. 3927, Buckeye 30-inch Transmission Main Extension (B-050-020 & W-030-600)

It is the recommendation of the Development Services Director that Bid Schedule No. 3927 (Job No. 2256), Buckeye 30-inch Transmission Main Extension be awarded to Bobby Martin Construction, inc. in the amount of \$3,147,219, and that an additional \$280,000 be approved for administration and inspection fees, and that an additional \$322,781 be approved to provide a construction contingency fund, for a total amount of \$3,750,000.

Amendment to Consultant Services Agreement - PACE Engineering (W-030-600)

It is the recommendation of the Transportation and Engineering Director that the City Council approve the Amendment to the Consultant Services Agreement with PACE Engineering to provide construction management and inspection services for the Buckeye 30-inch Transmission Main Extension Project in an amount not-to-exceed \$166,000.

Resolution - Appropriating Traffic Impact Fee (TIF) funds for the acquisition of 2699 Bunker Street

(B-130-070 & C-070-010)

It is the recommendation of the Transportation and Engineering Director that Resolution No. 2006-77 be adopted, a resolution of the City Council of the City of Redding approving and adopting the 35th amendment to City Budget Resolution No. 2005-77 appropriating \$210,000 for acquisition of real property and demolition of improvements located at 2699 Bunker Street for fiscal year 2006-07 for future street widening of Victor Avenue.

Award of Bid - Bid Schedule No. 3932, California Street 8-inch Water Main Replacement (B-050-020 & W-030-725)

It is the recommendation of the Transportation and Engineering Director that Bid Schedule No. 3932 (Job No. 2266), California Street 8-inch Water Main Replacement be awarded to SJ&B Group, Inc. in the amount of \$172,070, that an additional \$36,000 be approved for administration and inspection fees, and that an additional \$17,500 be approved for a construction contingency fund for a total amount of \$225,570.

Resolution - Accepting streets and improvements in River Ridge Terrace Subdivision Unit 2

(S-100-654-700 & S-070-230)

It is the recommendation of the Transportation and Engineering Director that Resolution No. 2006-78 be adopted, a resolution of the City Council of the City of Redding accepting for maintenance and operation, streets in the River Ridge Terrace Subdivision, Unit 2 (S-4-97) located south of Quartz Hill Road, by Three Seasons Development, Inc., that the improvements be accepted as satisfactorily completed, and that the City Clerk be instructed to return securities.

Resolution - Approving Engineer's Report, ordering the formation and levying annual assessments for Landscape Maintenance District "W", Crown Meadow Estates Unit 2

(A-170-075-075 & S-101-074)

It is the recommendation of the Transportation and Engineering Director that Resolution No. 2006-79 be adopted, a resolution of the City Council of the City of Redding confirming the maps of the assessment district, approving the Engineer's Report, ordering formation of Landscape Maintenance District "W" (LMD "W") located in the Crown Meadow Estates Unit 2 Subdivision in the amount of \$118.22 for each developable lot, and ordering the levy and collection of assessments in LMD "W" for fiscal year 2006-07 pursuant to the Landscaping and Lighting Act of 1972.

Sewer Service - Columbia School on Old Oregon Trail

(W-020-500 & E-060-180)

It is the recommendation of the Transportation and Engineering Director that the City Council conceptually approve the extension of sewer service to Columbia School on Old Oregon Trail and authorize staff to work with the Columbia School District to provide same pursuant to City Council Policy No. 1401.

Resolution - Approving establishment of a Section 125 Plan for the Redding Peace Officers Association

(P-100-050-120 & P-100-150)

It is the recommendation of the Personnel Director that Resolution No. 2006-80 be adopted, a resolution of the City Council of the City of Redding approving establishment of a Section

125 Plan to allow employees to redirect employee contribution, on a pre-tax basis, toward the monthly medical, dental, prescription, and vision insurance premium cost, for the Redding Peace Officers Association (RPOA), and authorizing the Personnel Director as the City's representative to execute and revise the Plan when necessary and serve as Plan Administrator.

MOTION: Made by Council Member Stegall, seconded by Council Member Dickerson, that all the foregoing items on the Consent Calendar be approved and adopted as recommended: The Vote

AYES: Council Members - Dickerson, Mathena, Pohlmeier, Stegall, and Murray

NOES: Council Members - None

ABSTAIN: Council Members - None

ABSENT: Council Members - None

Resolution Nos. 2006-76, 2006-77, 2006-78, 2006-79, and 2006-80 are on file in the Office of the City Clerk.

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PUBLIC HEARING

ORDINANCE - Amending Redding Municipal Code Section 16.02.010, adopting the 2001 Edition of the California Building Code and Section 16.05.010, adopting the 2004 Edition of the California Electrical Code (C-110-200 & C-110-250)

The hour of 7:00 p.m. having arrived, Mayor Murray opened the public hearing regarding amending Redding Municipal Code Section 16.02.010, adopting the 2001 Edition of the California Building Code and Section 16.05.010, adopting the 2004 Edition of the California Electrical Code.

The following document is on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Development Services Director Hamilton recalled that the State of California adopts an updated Building Standards Code every three years, however, due to reorganization of the code writing bodies and other issues at state level, California is currently using a structural Building Standards Code that is nine years old. In light of that fact, he stated that the California Building Standards Commission adopted emergency regulations to update Title 24 of the California Code of Regulations. He added that adoption of the Electrical Code is necessary to make the Redding Municipal Code consistent with the requirements of the state.

Mr. Hamilton recommended that the City Council offer an ordinance for first reading amending Redding Municipal Code Sections 16.02.010 and 16.05.010 updating building standards.

Mayor Murray determined that no one present wished to address this matter and closed the public hearing.

MOTION: Made by Council Member Pohlmeier, seconded by Council Member Stegall, amending Redding Municipal Code Section 16.02.010, adopting the 2001 Edition of the California Building Code and Section 16.05.010, adopting the 2004 Edition of the California Electrical Code.

The vote: Unanimous Ayes

Council Member Pohlmeier offered Ordinance No. 2366 for first reading, an ordinance of the City Council of the City of Redding amending the Redding Municipal Code Sections 16.02.010-California Building Code Adopted and Section 16.05.010-California Electrical Code Adopted, effective 60 days after adoption of the Ordinance.

MOTION: Made by Council Member Pohlmeier, seconded by Council Member Stegall, that the full reading of Ordinance No. 2366 be waived, that the City Attorney be instructed to read the ordinance by title only.

The Vote: Unanimous Ayes

PUBLIC HEARING - Adoption of a Mitigated Negative Declaration and approval of Use Permit Application UP-15-05, Parcel Map Application PM-24-05, and Zoning Exception Application ZE-3-06 State Compensation Insurance Fund
ORDINANCE - Rezoning Application RZ-10-05, and
RESOLUTION - General Plan Amendment GPA-2-05
(L-010-390/L-010-500/L-010-230/G-030-010)

The hour of 7:00 p.m. having arrived, Mayor Murray opened the public hearing regarding adoption of a Mitigated Negative Declaration and approval of Use Permit Application UP-15-05, Parcel Map Application PM-24-05, and Zoning Exception Application ZE-3-06, Rezoning Application RZ-10-05, and General Plan Amendment GPA-2-05 for property located at 2505 & 2515 Tarmac Road and 2397 Shasta View Drive, by Nova Partners for State Compensation Insurance Fund (State Comp).

The following documents are on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing
Affidavit of Mailing - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Development Services Director Hamilton provided an overview of the Report to City Council dated June 6, 2006, incorporated herein, relating that State Comp currently provides 200 jobs in the City and is expanding its operation to include an additional 100 jobs. He stated that the proposed project, located on Tarmac Road and Shasta View Drive, consists of a 3-story, 74,500 square-foot office building on approximately 5.63 acres of Parcel A, 1,500 square-feet of retail uses on 1.33 acres of Parcel B, and 22,000 square-feet of retail buildings with a drive-through pharmacy on 2.24 acres of Parcel C (Use Permit UP-15-05). To obtain the necessary parcels, State Comp proposes to merge five parcels totaling 11.47 acres into four parcels, A through D (Parcel Map Application PM-24-05).

Mr. Hamilton stated that Rezoning Application RZ-10-05 will rezone Parcel A-5.63 acres from "GC" General Commercial and "NC" Neighborhood Commercial to "GO" General Office to accommodate the proposed building size. General Plan Amendment GPA-2-05 will reclassify Parcel A from "General Commercial" and "Neighborhood Commercial" to "General Office."

Mr. Hamilton stated that State Comp is also requesting a Zoning Exception ZE-3-06 to exceed the "GO" General Office District height limit of 50 feet (56 feet) to provide a rooftop mechanical screened area for the building as opposed to the standard street-level areas which require fenced screening.

Mr. Hamilton recommended that the City Council adopt the Mitigated Negative Declaration prepared for the project, approve UP-15-05, PM-24-05, and Zoning Exception ZE-3-06, adopt a resolution approving GPA-2-05, and offer an ordinance for first reading and waive the full reading approving RZ-10-05.

Denise Burian, representing State Comp, said they had worked with Redding Electric Utility to design a highly energy efficient system and urged approval of the project.

Mayor Murray determined that no other individual wished to address this matter and closed the public hearing.

MOTION: Made by Council Member Dickerson, seconded by Council Member Pohlmeier, adopting the Mitigated Negative Declaration prepared for the State Compensation Insurance Fund Project located at 2505 & 2515 Tarmac Road and 2397 Shasta View Drive, by Nova Partners; approving Use Permit Application UP-15-05, Parcel Map Application PM-24-05, and Zoning Exception Application ZE-3-06 for same; and adopting Resolution No. 2006-81, a resolution of the City Council of the City of Redding, amending the General Plan Diagram by adopting General Plan Amendment GPA-2-05 changing the General Plan designation of Parcel A at said location from "General Commercial" and "Neighborhood Commercial" to "General Office." The Vote:

AYES: Council Members - Dickerson, Mathena, Pohlmeier, Stegall, and Murray
NOES: Council Members - None
ABSTAIN: Council Members - None
ABSENT: Council Members - None

Resolution No. 2006-81 is on file in the Office of the City Clerk

Council Member Dickerson offered Ordinance No. 2367 for first reading, an ordinance of the City Council of the City of Redding amending the Redding Municipal Code Zoning Map by changing the zoning designation from “GC” General Commercial and “NC” Neighborhood Commercial to “GO” General Office at said location pursuant to Rezoning Application RZ-10-05.

MOTION: Made by Council Member Dickerson, seconded by Council Member Pohlmeier, that the full reading of Ordinance No. 2367 be waived, that the City Attorney be instructed to read the ordinance by title only.

The Vote: Unanimous Ayes

PUBLIC HEARING

RESOLUTION - Certifying Final Master Environmental Impact Report (EIR-1-02), Oasis Road Specific Plan
(L-010-075 & G-030-110)

The hour of 7:00 p.m. having arrived, Mayor Murray opened the public hearing regarding certification of the Final Master Environmental Impact Report (EIR-1-02) for the Oasis Road Specific Plan located generally east and west of the Interstate 5 (I-5) at the Oasis Road interchange.

The following documents are on file in the Office of the City Clerk:

Affidavit of Publication - Notice of Public Hearing
Affidavit of Mailing - Notice of Public Hearing

City Clerk Strohmayer advised that no protests were received.

Development Services Director Hamilton recalled that the City has been working for two years to complete a legally adequate Master Environmental Impact Report (EIR-1-02) for the Oasis Road Specific Plan which encompasses 762-acres surrounding I-5 at the Oasis Road interchange. It is anticipated that development of this area will occur over a twenty-year period and include a range of commercial uses, and single- and multi-family residential uses as well.

Mr. Hamilton stated that the Final Master Environmental Impact Report (FMEIR) identified three areas as having the potential for significant environmental impacts (after mitigation) from development: 1) air quality, 2) noise, and 3) parkland. Once findings have been made by the City Council regarding these impacts, a Statement of Overriding Consideration will be prepared. He added that the California Environmental Quality Act (CEQA) findings must be made prior to certification that: 1) the FMEIR has been completed in compliance with CEQA, 2) all required notices were made and public hearings held, 3) the FMEIR was presented to the Council which considered the information contained therein prior to approval of the project and were provided more than one alternative to reduce or eliminate the significant impacts, and 4) the document reflects the City’s independent judgment and analysis.

Mr. Hamilton recommended that a resolution be adopted certifying the completeness and adequacy of the FMEIR (EIR-1-02) prepared for the Oasis Road Specific Plan.

John Schuller, Gail Rich, Diana Peacock, Phyllis Pollack, Kyle Westphal, Susan Weale, and Cherie Gans opposed certification of the FMEIR due to environmental impacts that cannot be mitigated such as air quality, noise, traffic, flooding and degradation of Churn Creek, quality of life, loss of wildlife habitat, and urged that the Environmentally Superior Alternative land use as set forth in the Report to City Council be approved because it has the fewest environmental impacts and does not include the future extension of Hawley Road.

Mark Miller, representing Levenson Development, urged the City Council to certify the FMEIR for the Oasis Road Specific Plan. He also submitted a letter received from Miller Environmental Consultants dated June 5, 2006, providing a summary of potential environmental impacts associated with the Draft Master EIR dated August 3, 2005, which Mr. Levenson asked be included in the public comments.

Eihnard Diaz, representing Thomason Development, urged the City Council to certify the FMEIR for the Oasis Road Specific Plan and also urged support of land use Development Scenario 2. He believed that issues surrounding the extension of Hawley Road should be separated from the remaining land use proposals, and suggested a compromise to provide an alternate access in the area large enough for emergency vehicles and fitted with a gated or break-a-way system that could be used for secondary access when needed.

Mayor Murray determined that no other individual wished to address this matter and closed the public hearing.

MOTION: Made by Council Member Stegall, seconded by Council Member Pohlmeier, adopting Resolution No. 2006-84, a resolution of the City Council of the City of Redding, making findings as set forth above and certifying the completeness and adequacy of the Master Environmental Impact Report EIR-1-02 for the Oasis Road Specific Plan.

The Vote:

AYES: Council Members - Dickerson, Mathena, Pohlmeier, Stegall, and Murray

NOES: Council Members - None

ABSTAIN: Council Members - None

ABSENT: Council Members - None

Resolution No. 2006-84 is on file in the Office of the City Clerk.

FORMATION OF AD-HOC COMMITTEE - Downtown Parking
(B-080-600 & P-030)

City Manager Starman related that increased development and rehabilitation in the Downtown area in recent years has created the need for additional parking and for a long-term, comprehensive parking strategy.

To that end, Mr. Starman recommended approval in concept of formation of an ad-hoc committee to identify tasks to develop said strategy, review existing studies related to Downtown parking, determine the appropriateness of a consultant to work on the issue, and assist in consultant selection. He suggested that the committee include a representative from Viva Downtown Redding, the Downtown Redding Business Association, the Midtown Mall Benefit Corporation and that each Council member appoint an individual to serve on the committee and that a report on committee findings be returned to the City Council within 90 days.

In response to Mayor Murray, Mr. Starman stated that while the Planning Commission is busy with various projects at this time, it would be prudent to include a Planning Commissioner on the committee.

Mayor Murray, Council Members Pohlmeier and Mathena supported the idea of a citizen committee, but believed that consideration of enlisting the service of a consultant to be premature at this time. Mayor Murray believed that the committee should also study the possibility of rezoning the Downtown area to require developers to provide funding to study parking issues for their developments.

MOTION: Made by Council Member Stegall, seconded by Council Member Pohlmeier, approving formation of an ad-hoc committee to work on Downtown parking issues including the rezoning issue, to be comprised of representatives from Viva Downtown, the Downtown Redding Business Association, Midtown Mall Benefit Corporation, Caltrans, one Planning Commissioner, and one representative to be appointed by each Council Member, with Senior Redevelopment Project Coordinator Morgon to serve as staff liaison.

The Vote: Unanimous Ayes

PREPARATION OF FINAL DRAFT FOR OASIS ROAD SPECIFIC PLAN LAND USE
DIAGRAM
(G-030-110)

Development Services Director Hamilton explained that staff is seeking Council direction regarding land use requirements for the Final Draft of the Oasis Road Specific Plan (ORSP), particularly in light of expressed opposition regarding the extension of Hawley Road north to Oasis Road as depicted in the General Plan, and as an integral component to traffic flow for development of the area.

Senior Planner Manuel provided a Powerpoint presentation and an overview of the Report to City Council dated June 6, 2006, incorporated herein by reference, pointing out that the Project area is generally located east and west of Interstate 5 (I-5) and the Oasis Road Interchange and consists of approximately 762 acres, 50 acres of which are located outside City limits and not considered in the ORSP. He pointed out the Marketing Study of the area performed by Bay Area Economics (BAE) indicates a demand for commercial and retail development in the area to the year 2025 and beyond, although BAE's forecast for commercial needs was less than the City's estimates.

Mr. Manuel defined Development Scenario 1 (as set forth in the Report) as providing no park land, includes the extension of Hawley Road from State Route 299 to Oasis Road as a four-lane arterial connector, but had fewer potential environmental impacts than Development Scenario 2 which had been selected by the City Council at its meeting of February 17, 2004. He explained that while Development Scenario 2 provides 22 acres of park land and includes the future extension of Hawley Road, the environmental impacts are greater because of increased commercial land use which affects air quality and noise levels due to increased traffic. Mr. Manuel stated that an additional alternative, the "Environmentally Superior Alternative," includes 73 acres of parks, does not include the extension of Hawley Road, significantly reduces the amount of retail commercial acreage by 44%, and has reduced impacts although some are still significant and unavoidable.

Mr. Manuel advised that within the three Scenarios, alternatives exist relative to the diversion, extension, or no extension of Hawley Road. However, he cautioned that diverting or not extending Hawley Road would result in traffic spilling into surrounding residential areas even if Hawley Road is connected to Twin View Boulevard north to Oasis Road.

Mr. Manuel recommended that the City Council direct staff to utilize Development Scenario 2 as a land use plan for the preparation of the Final Oasis Road Specific Plan, emphasizing that under this Scenario, Hawley Road will not be extended to Oasis Road as a four-lane arterial street, but would provide a possible future alignment of Hawley Road, as development permits, as a connector to Twin View Boulevard from SR 299.

Development Services Director Hamilton pointed out that the need for Hawley Road to serve as a connector road exists in order to allow ingress and egress for emergency vehicles and to provide a timely response to life threatening emergencies. He also noted that if Hawley Road does not serve as a reduced connector to Twin View Boulevard, it is inevitable that "cut-through" traffic would significantly impact neighborhoods in the area. Mr. Hamilton added that the potential impacts to the area, particularly Churn Creek, would be greatly reduced if compared to construction of a four-lane arterial.

Gail Rich, area resident, did not believe that the extension of Hawley Road was necessary beyond its current paved area, except to connect to the Poppy Hills area as a secondary egress for emergencies. She suggested that the Hawley Road area south of Churn Creek Park and Constitution Way be paved to provide access and parking for a park/open space/trail system for Churn Creek. She also suggested that the City consider exchanging City-owned property north of the Blossom Park Subdivision for a pie-shaped piece of property south and next to the Churn Creek Park Subdivision which lies within the floodplain and is contiguous to City-owned property. She urged selection of any land use alternative that does not include the extension of Hawley Road.

In response to Council Member Mathena, Ms. Rich advised that the paved section of Hawley Road north from SR 299 ended at Leaf Lane.

John Schuller, Diana Peacock, Phyllis Pollack, Kyle Westphal, Susan Weale, and Cherie Gans, who testified this evening during the public hearing regarding Final Master Environmental Impact Report (FMEIR) for the ORSP, urged approval of the Environmentally Superior Alternative land use as set forth in the Report to City Council because it has the fewest environmental impacts and does not include the future extension of Hawley Road.

Mark Miller, representing Levenson Development, urged the City Council to utilize Development Scenario 2 which provides the greatest amount of square footage for retail purposes.

Eihnard Diaz, representing Thomason Development, urged the City Council to support land use Development Scenario 2. He believed that issues surrounding the extension of Hawley Road should be separated from the remaining land use proposals, and suggested a compromise to provide an alternate access in the area large enough for emergency vehicles and fitted with a gated or break-a-way system that could be used for secondary access when needed.

Council Member Stegall supported the Environmentally Superior Alternative because it reflected the desires of the community that planning and development should be based on how citizens want to live and how the community should grow, and not based on sales tax revenue. She supported business and retail growth, but questioned the findings of the Marketing Study and cautioned that it should not be the single concern in the decision-making process. Ms. Stegall pointed out that the Community Survey taken last year indicated that parks, trails, and open space were a priority for the citizens and she believed that the Churn Creek area near Hawley Road should be maintained as pristine.

Council Member Pohlmeier supported Development Scenario 2 because it afforded better land uses for the area than those in the original General Plan.

Council Member Mathena concurred but added that the Hawley Road extension should be removed. He also supported the park concept noting that the Parks, Trails, and Open Space Master Plan was not approved or available at the time the Oasis Road Specific Plan was originally crafted.

Council Member Dickerson concurred with Council Member Mathena, supporting Development Scenario 2 with the understanding that open space, parks, and trails would be preserved. He asked that staff consider the feasibility of a property exchange and the development of a park and trail system at that portion of Churn Creek.

Mayor Murray believed that the Marketing Study is not an issue for consideration by the City Council but for the developers. He also supported Development Scenario 2 and supported the suggestions by Ms. Rich for a park in the Churn Creek area and that Hawley Road not be extended or constructed other than the portion suggested by Ms. Rich for a secondary access for public safety. He cautioned, however, that the City should not relinquish any easements acquired to date.

MOTION: Made by Council Member Mathena, seconded by Council Member Dickerson, directing the Planning Commission to prepare the Oasis Road Specific Plan (ORSP) based on the City Council Proposed Land Use (Development Scenario 2), and that the ORSP not include the extension of Hawley Road north of its existing terminus at Leaf Lane; and directed staff to explore the feasibility of the suggestions made by Ms. Rich regarding parks and open space. The Vote:

AYES:	Council Members - Dickerson, Mathena, Pohlmeier, and Murray
NOES:	Council Members - Stegall
ABSTAIN:	Council Members - None
ABSENT:	Council Members - None

LEASE AGREEMENT- PRC 359.9 - California State Lands Commission for the Cypress Avenue Bridge over the Sacramento River
(S-070-050-050)

Transportation and Engineering Director Tippin pointed out that the Cypress Avenue Bridge, where it crosses the Sacramento River, is situated on public land and under the jurisdiction of the California State Lands Commission (CSLC). The CSLC requires that the City execute a lease for this area as part of the Cypress Avenue Bridge project with a term of 25 years. He added that an amendment to the lease will be made at a later date to accommodate various utilities that will be located on the bridge when the final design is complete.

Mr. Tippin stated that although the lease will not financially obligate the City at this time, the State reserves the right to set a monetary rent if CSLC finds such action to be in the State's best interest.

Mr. Tippin recommended that the City Council authorize the Mayor to execute Lease PRC 359.9 with CSLC for a term of 25 years to allow the Cypress Avenue Bridge project to move forward.

Council Member Mathena expressed concern with the City approving an open-ended agreement that has the potential to financially obligate the City at some future time (particularly in light of the State's record regarding arbitrarily tapping local government to fill State budget shortfalls) and the relatively short lease term of 25 years. He recognized that the State utilizes a standard lease form for everything from water lines to public land, but he suggested that City staff discuss the possibility of revising the format to more closely fit individual projects.

MOTION: Made by Council Member Mathena, seconded by Council Member Dickerson, authorizing the Mayor to execute Lease Agreement (PRC 359.9) with the California State Lands Commission (CSLC) as part of the Cypress Avenue Bridge Replacement Project to be situated on public land over the Sacramento River for a term of 25 years; and directed staff to work with representatives from the State to determine if the State's Master Lease Agreement format can be modified.

The Vote: Unanimous Ayes

RESOLUTION - Approving amendments to Memorandum of Understanding with the Redding Police Managers Association
(P-100-050-128)

Assistant City Manager Bachman recalled that through the meet and confer process, agreement was reached with the Redding Police Managers Association (RPMA) and the City for a revised Memorandum of Understanding to be effective March 25, 2007. He explained that in order to promote equity between bargaining units, the RPMA will extend its contract an additional five years beyond the April 20, 2007, expiration date. Significant modifications include a wage increase in a total amount of 23.25% over the term of the contract, employees will be required to pay 10% toward health insurance premium, medical insurance deductibles will be increased, and uniform allowance is increased by \$100.

Mr. Bachman recommended that a resolution be adopted approving the provisions of the Memorandum of Understanding with the RPMA employees effective March 25, 2007.

MOTION: Made by Council Member Stegall, seconded by Council Member Dickerson, adopting Resolution No. 2006-82, a resolution of the City Council of the City of Redding, approving the provisions of the Memorandum of Understanding with the RPMA employees effective March 25, 2007.

The Vote:

AYES: Council Members - Dickerson, Mathena, Pohlmeier, Stegall, and Murray

NOES: Council Members - None

ABSTAIN: Council Members - None

ABSENT: Council Members - None

Resolution No. 2006-82 is on file in the Office of the City Clerk.

RESOLUTION - Approving amendments to Part-Time Unrepresented Classifications and Wage Rates Schedule
(P-100-050-100)

Assistant City Manager Bachman advised that there are eleven (11) different part-time unrepresented employee classifications throughout the City with five wage step increases within each range. These employees are primarily assigned to the Recreation Division and the Police and Fire Departments, have considerable tenure with the City and experience in their classifications. In an attempt to retain these valuable employees, it is proposed that the five wage steps be increased to eight and that it become effective July 2, 2006. He added that the Police Chaplain title will be changed to Police Chaplain Coordinator.

Mr. Bachman recommended that a resolution be adopted amending the Employee Schedule of Classifications and Hourly Wage Rates for Part-Time Unrepresented Employees, effective July 2, 2006, providing for the aforementioned changes.

MOTION: Made by Council Member Dickerson, seconded by Council Member Mathena, adopting Resolution No. 2006-83, a resolution of the City Council of the City of Redding, amending the Employee Schedule of Classifications and Hourly Wage Rates for Part-Time Unrepresented Employees, changing the wage step schedule from five to eight and changing the title of Police Chaplain to Police Chaplain Coordinator, effective July 2, 2006.

The Vote:

AYES: Council Members - Dickerson, Mathena, Pohlmeier, Stegall, and Murray

NOES: Council Members - None

ABSTAIN: Council Members - None

ABSENT: Council Members - None

Resolution No. 2006-83 is on file in the Office of the City Clerk.

ADJOURNMENT

There being no further business, at the hour of 9:19 p.m., Mayor Murray declared the meeting adjourned.

APPROVED:

Mayor

ATTEST:

