



# The VOICE

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Greater Shasta County, CA

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**Did you know...**

- California Minimum Wage remains at \$8 per hour . It will increase to \$9 per hour effective July 1, 2014.
- California sales and use tax rate remains at 7.5% for 2014.
- In April 2012, Microsoft announced that it would stop supporting Windows XP in April 2014. After April 8, 2014, Microsoft no longer will write software patches and push out updates to fix software vulnerabilities.
- The California Public Employees Retirement System (CalPERS) earned a return of 13.2 percent last fiscal year, the highest in over 10 years. The Fund has reached an all-time high of \$275 billion.

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## Long Awaited Redding Police Facility Ready to Go To Bid

On January 7, 2014, Redding City Council approved the needed budget resolution to appropriate \$6,365,000 in bond proceeds for construction of the Redding Police Department (RPD) Patrol Building Project.

At its regular meeting on March 5, 2013, the Council approved the use of remaining bond proceeds from the Stillwater Business Park Project to complete the design, environmental clearance, and permitting for the RPD Project. City staff now expects it to be ready to advertise for public bids in early February, 2014.

The Project will construct a 16,744 square-foot building to house the patrol operations and evidence functions for RPD. It will include offices, briefing rooms, electronic firearms training, locker rooms, exercise room, and armory. Also included will be administrative and storage space for evidence proceedings. The site plan will include secured parking for all patrol vehicles and SWAT and staff needs. The Project will also remodel space within the existing City Hall facility to provide for the remaining RPD functions upon the relocation of the Redding Electric Utility (REU) to its newly purchased facility off Airport Road. The interior remodeling will include minor renovations to the western half of the first and second floors for a majority of the RPD functions. The Community Services and Support Services Departments will move to other locations on the second and third floors.

All of the pieces and parts to this Project as described above will be included in the base bid for construction. If sufficient funding allows, a covered parking structure attached to the patrol building will be added.

It is estimated that \$7,400,000 will be needed to complete the Project. Remaining bond proceeds from Stillwater Business Park total \$965,000—the City already used an additional \$1,035,000 of these proceeds for the design elements. The most recent bond issuance will provide another \$5,400,000. The City’s Water Utility has allocated an additional \$120,000 for its water- main replacement, with another \$125,000 allocated from REU for Ice Bear energy-saving storage units.

This Project will provide an affordable and suitable facility that will meet the needs of the Redding Police Department for the immediate future.

There was a time not so long ago that the proposed new Police Facility had a \$41.9 million price tag attached to it, which stalled the project from moving forward because it was just not affordable. A 14 member citizens committee had been appointed in 2008 to make recommendations for building a 67,000 square foot primary police facility, along with a 10,200 square foot support building and indoor firing range. An increased sales tax would have been necessary to raise such funding, and this recommendation was not supported. The City then looked at retrofitting an existing building and other cost saving alternatives instead. No compromise could be reached between all the parties involved then, and nothing moved forward.

So, here we are almost 6 years later, with a plan that makes the new facility affordable. And guess what? It’s moving forward with universal support and becoming a reality, just in time to replace the highly deteriorated existing Police Facility.

## *Anselmo Vineyards Case Finally Settled*

Legal proceedings between Anselmo/Seven Hills Land and Cattle Co. and Shasta County seem to be finally coming to an end after many years. Owner and Vintner Reverage Anselmo was trying to get construction permits, to comply with appropriate codes, and do what's required for expanding his winery near Shingletown. He also built a chapel that was the subject of a dispute over permits, which Shasta County would not issue.

Not unlike most disputes, both parties believed they were right. Generally, when anyone is building something in the County, there is an appeal process in place to handle disputes when they arise. That was not the case in Shasta County (until recently), and Anselmo chose to file lawsuits as far back as 2008 to resolve his issues with the County. The County's response was to file counter-suits.

On Friday, January 17, 2014, a settlement was reached between Anselmo and Shasta County. County Supervisors voted unanimously to approve the agreement: Anselmo has agreed to pay \$1.35 million, which includes \$850,000 to cover county legal fees and a \$500,000 civil penalty. The County, however, doesn't get any money until Anselmo is allowed to obtain 100% of the permits and development approvals that he has been asking for. Terms of the agreement were negotiated directly between County CEO Larry Lees and Anselmo. A trial over Anselmo's alleged building violations was scheduled to take place in March, but those proceedings will be suspended pending successful completion of this agreement.

Because of this dispute, the County was forced to convene a Board of Appeals last year, which should have been available not only to Anselmo all these years, but to anybody else who wanted to appeal decisions made by the County's Resource Management or Public Works Departments. This is a very positive result of the conflict that occurred between Anselmo and the County, though unfortunate to take too long to assist Anselmo.

Another positive result of this conflict is the ability of the County CEO to step in to resolve such conflicts, with County Supervisors approval. Perhaps if the current CEO Larry Lees had stepped in sooner, this case would have been resolved long ago.

## *\$20 Million Approved for Medium Security Facility*

The Board of State and Community Corrections has approved Shasta County's request for \$20 million to construct a medium security facility focused on rehabilitative services to inmates sent here under Assembly Bill 109, also known as realignment.

Shasta County was the only North State county of the eight applicants to be awarded the full amount requested. Tehama County received a partial grant of \$6.5 million.

The adult rehabilitation center will be constructed in the County complex along Breslauer Way in South Redding. This facility is not a re-entry facility—it will serve only County inmates. Also, this is a State of California Bond, not a County Bond, and therefore, not a County liability.

Of the \$20 million total, \$15.4 million is proposed for construction and \$4.6 million for state-eligible architectural services, construction management services, furniture, fixtures, equipment, and construction contingency costs. The project is a 64-bed Type III, 35,580 square foot medium-security adult rehabilitation facility, with a design that will promote a safe and secure environment to advance the rehabilitation of the County's adult low-level offenders. In addition, it will include space for the Sheriff's Day Reporting Center and Work Release Programs. The entire kitchen and laundry facilities currently located at the Jail will both be moved into the new facility. This will provide new voca-

tional programming in culinary arts, food service, industrial laundry, and embroidery programs. Aging kitchen and laundry facilities will be replaced with new state-of-the-art facilities. More cost effective cook-and-serve food programs will be implemented. The space vacated at the Jail because of this can be remodeled in the future to add additional, badly needed jail beds.

Job training, mental health, drug and alcohol, and other types of training and rehabilitation will be offered at the new facility when completed. The goal is to lessen the odds that offenders will commit new crimes upon release.

The new facility will help ease overcrowding at the county jail on the corner of Placer and Court streets.

The County must now find an estimated \$2 million per year in its general fund budget to operate the new facility. Funding could come from a variety of sources. For example, the County currently pays between \$500,000 and \$600,000 each year to house inmates in other county jails. Money could be saved by bringing back these inmates. Also, about \$500,000 could be made available after a jail bond is paid off in 2015.

County staff will be sharpening their pencils as they prepare for a 2016 ground-breaking for the project.

## ***EDC Takes Over Stillwater Marketing***

Beginning February 1, 2014, the Economic Development Corporation (EDC) of Shasta County will be designated as the primary organization for marketing Stillwater Business Park.

The current real estate listing agreement with Cushman and Wakefield expires on January 31, 2014. They have had the listing since May, 2008, and were praised at the January 21, 2014 Redding City Council meeting for representing the City of Redding well. But, they have not yet been able to consummate a transaction.

The EDC proposed, and the City Council approved, a new marketing model at its January 21, 2014 meeting. Under this model, the EDC assumes primary responsibility for marketing Stillwater Business Park for at least one year. The EDC will utilize a team approach. The marketing team includes the EDC, Voit Real Estate Services and Haedrich & Company (a local real estate firm). Voit Real Estate Services is a regional firm with a strong presence in the Western United States, with their headquarters located in Newport Beach, California. Some of their clients include Boeing, Ford, General Motors, Fujita, General Electric, Health Net, Coors, and Met Life.

The EDC will not be receiving any additional compensation from the City of Redding in this new role. They currently receive \$126,000 per year from the City for various economic development services. Voit would be compensated with a 10 percent commission on any Stillwater Business Park property sold during the term of the real estate listing agreement with the City of Redding. Voit and Haedrich & Company (and any other real estate firm bringing forward a client) would enter into their own agreement regarding compensation. The City of Redding will not be a party to that agreement. All commissions earned would be paid by the purchaser of the property.

Additionally, City Council approved a \$20,000 allocation to pay for a new appraisal of the entire Stillwater Business Park. Funds to pay for this will come from the City's Capital Projects Fund. The Park has not been appraised since 2008. Market conditions have changed significantly since then. Current information is needed to establish fair market value and a realistic pricing strategy, according to EDC.

Stillwater Business Park is an important community asset. It should be actively and aggressively marketed in order to generate new jobs and economic growth, as was its intention many years ago. Perhaps a new approach will yield some long-awaited success.

## ***Construction Stats Tell Economic Story***

The City of Redding recently published construction statistics from 1990-2013. They tell an interesting story, one which could summarize the state of the economy in Redding over the past 23 years. Here are *some* of the highlights that speak for themselves. *Note:* Single Family Dwelling (SFD); Multi-Family Dwelling (MFD).

Year	Total SFD Permit Valuation	New SFD Units	New MFD Units	Total New Dwelling Units	Total new Commercial Bldg. Valuation	New Comm. Buildings	Total # of Permits
2013	\$21,298,634	108	0	108	\$20,280,363	10	3,339
2012	\$20,059,325	115	15	130	\$ 3,063,200	13	2,960
2011	\$ 7,134,675	34	41	75	\$ 2,158,456	4	3,002
2010	\$14,935,845	74	82	156	\$12,355,277	17	2,748
2005	\$120,544,146	720	216	936	\$32,379,315	68	4,645
2002	\$96,289,276	587	97	684	\$34,446,221	45	3,840
1999	\$55,059,106	417	52	469	\$16,064,638	46	1,989
1996	\$33,292,400	293	237	530	\$26,959,195	41	2,071
1993	\$67,606,983	690	157	847	\$ 9,934,723	35	2,379
1990	\$114,250,518	1,210	576	1,786	\$26,716,237	89	2,719

## *Updated News and Notes*

Shasta VOICES is continuing to monitor and follow many issues of interest to our supporters and the community. As part of our efforts to keep you updated and informed, here is a brief update of some of these issues.

***Shasta LAFCO Settles Dispute with Fall River Valley***—Shasta's Local Agency Formation Commission (LAFCO) finalized an agreement with the Fall River Valley Community Services District on January 9th that settled a dispute over \$12,000 that LAFCO previously charged to perform a sphere of influence study for the area. The amount was lowered to \$4,000 after both sides were able to negotiate over the past several months. The special district is seeking to expand its sphere of influence in the count to better prepare for future development in some areas. LAFCO is tasked with helping form cities and special districts within the county, and consider requests for boundary expansions and annexations. Changes to the LAFCO leadership are working well to move things forward. Jan Lopez is the newly appointed Executive Officer.

***Turtle Bay Land Sale***—At its meeting on August 20, 2013, Redding City Council (in closed session) initiated the possible sale of 14.17 acres of property at the existing Turtle Bay Exploration Park by authorizing a letter of agreement to obtain appraisals in preparation of selling two parcels (Parcel 3 and Parcel 4) to the McConnell Foundation. As proposed, the parcels would eventually be developed with commercial uses to provide a source of revenue to support the Turtle Bay facility. The appraisals were obtained, one by the City of Redding and one by the McConnell Foundation. Shaw & Associates, hired by the City, assigned the value at **\$443,000**. FMV, hired by the McConnell Foundation, appraised the land at **\$75,000**. As per their agreement and because the two appraisals were more than 15% apart, a third appraisal will need to be completed before any sales transaction can occur.

The third appraisal was done by Duff & Phelps, and was returned at **\$175,000**, factoring the long term lease on the land. This appraiser also considered the property's proposed use. The hotel parcel was assigned a value of \$11 per square foot, or \$2.39 million (\$18,000 per hotel room). With the addition of 9.18 acres, the value of both parcels is **\$4.39 million**. But it noted in its summary that the highest and best use as improved is not applicable because the property is not being valued upon its future intended use, but its current use as unimproved land.

Negotiations are continuing between the McConnell Foundation and the City of Redding. Any potential agreement will be brought before City Council in a public forum before it is approved. Normally that public forum would be a Redding City Council meeting. Public notice will be given in advance of any discussion on the sale of the Turtle Bay land. Shasta VOICES will continue to monitor this situation, and send out an email alert when that meeting is scheduled.

***Join Shasta VOICES today.***

**We depend on membership and other contributions.**

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