

# MINUTES

## Joint Meeting of the Scotts Valley City Council and Redevelopment Agency Board of Directors

**Date: May 19, 2010**

**POSTING:**

The agenda was posted on 5-14-10 at City Hall and the SV Senior Center. and on 5-14-10 at the SV Library, by the City Clerk.

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**CALL TO ORDER** 6:00 p.m.

**PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

**ROLL CALL**

Present:

Mayor Reed  
Vice Mayor Bustichi  
Council Member Aguilar  
Council Member Johnson  
Council Member Lind

City Manager Ando  
City Attorney Powell  
Public Wks Director Anderson  
Police Chief Weiss  
Interim Community Dev Dir Westman  
Senior Planner Bateman  
City Clerk Ferrara

**COMMITTEE REPORTS** CM Aguilar reported that the Sign Subcommittee met regarding signs and they are currently working on non-commercial signs and will be coming to the Council in the future with recommendations.

CM Aguilar reported that AMBAG met and discussed their role in making policy for the Monterey Bay National Marine Sanctuary. She reported that AMBAG also discussed grants necessary to implement SB 375, blueprint planning. She stated that they received \$300,000 in grant monies to start the next phase of blueprint planning.

CM Johnson reported that the Santa Cruz County Regional Transportation Commission (SCCRTC) met and approved the purchase of the rail line from Union Pacific for approximately \$19 million, out of which \$14 million went to the actual purchase of the rail line and \$5 million was set aside for enhancing the line to make it more feasible for train traffic. He stated that the plan is to have recreational rail, freight service, and there may or may not be room for a bicycle trail with a working railroad. He stated that this passed unanimously, with a 13/0 vote. He stated that \$10 million came from the SCCRTC and \$10 million is coming from the State of California (CTC) from Prop 116 funds. He stated that the funds from both agencies still have to be accessed. He stated that there was opposition at the meeting questioning whether this is worth it or not.

VM Bustichi reported that Caltrans pulled the acquisition of the \$10 million from the CTC at this time because of the State budget. He stated that due to the Governor's new budget, the funds are not available. He stated that if the \$10 million is not available from the CTC, there may have to be a new vote regarding the rail purchase based on funding.

**PUBLIC COMMENT**

Mark Davis, on behalf of Third Pillar Racing and the Northern California/Nevada Cycling Association, thanked the Council, staff, and everyone involved for their support and work on the May 15, 2010 cycling event.

Mayor Reed announced that the first annual Scotts Valley Relay for Life is taking place for Scotts Valley and San Lorenzo Valley on July 10 and 11 at the Scotts Valley High School track. He stated that this event is a 24 hour walking event for the American Cancer Society. He stated that they are looking for help in five areas: for survivors to join relay; teams to walk on the track; sponsors; volunteers; and people to help on the event planning committee. He said to Google "Scotts Valley Relay for Life" for additional information.

Mayor Reed announced that the Scotts Valley Senior Center is holding their annual volunteer luncheon on May 20 at noon to that their volunteers.

Mayor Reed announced that the Scotts Valley Farmer's Market is starting to pick up again and there will be a special event on June 5 to celebrate the summer-kick-off. He stated that most of the farmer's who were not at the market in the winter will be back for the summer.

CM Lind thanked local restaurants and the community for partnering to support the upcoming Scotts Valley Relay for Life.

CM Lind thanked CM Johnson for his work on the video "Scotts Valley In Focus" that has been playing in Community TV.

**ALTERATIONS TO  
CONSENT AGENDA**

***M/S: Aguilar/Lind  
To approve the Consent Agenda.  
Carried 5/0***

**Consent Agenda:**

- A. Approve check register – 4-30-10
- B. Accept \$75,000 cash bond from Town Center Homes and authorize the Interim Community Development Director to send a letter regarding Mitigation Measure HM-1(g) regarding the propane facilities

**ALTERATIONS TO  
REGULAR AGENDA**

***M/S: Aguilar/Johnson  
To approve the Regular Agenda.  
Carried 5/0***

**REGULAR AGENDA**

**1. Consider approval of exclusive negotiation agreement for development of Town Center project**

CM Ando presented the written staff report and responded to questions from Council.

VM Bustichi, as part of the Economic Development Subcommittee, spoke regarding the potential EDA grant and the reasons that Stanbery was not able to move forward at this time. He gave a history of the property acquisitions, and the specific plan approval that has occurred, that will make this project more viable.

Russ Pratt, Town Center, LLC, gave some history on their experience with the Town Center, stated that the acquisition of land, and propane mediation, has made it possible for them to look at this project seriously, and responded to questions from Council.

Doug Wiele, President of Foothill Partners, Inc., gave a slideshow presentation of the El Dorado Hills Town Center Project that he built, discussed his vision for the Scotts Valley Town Center, which is to bring culture and community together, and responded to questions from Council. He stated that he feels this project will attract more independent and local merchants than chain store businesses.

VM Bustichi questioned if there was any way to incorporate the 1,600 square foot historical octagon building into the Town Center project.

Mr. Wiele responded that he would be interested in looking at incorporating the octagon building into the project.

CM Aguilar stated that 74 affordable housing units are required to be constructed due to the \$4 million that was spent from affordable housing monies to purchase property in the Town Center area.

Mr. Wiele stated that housing/affordable housing would be a great component to the project.

VM Bustichi stated that he thought the number of affordable housing units required was closer to 37 to 40 units.

***M/S: Johnson/Bustichi***

***To approve the Exclusive Negotiation Agreement between the Redevelopment Agency of the City of Scotts Valley and Foothill Partners, Inc., and Town Center, LLC, and authorize the Executive Director to Execute the Agreement.***

***Carried 5/0***

**2. Consider continuation of the City of Scotts Valley Green Business Program**

ICDD Westman presented the written staff report and responded to questions from Council.

***M/S: Aguilar/Bustichi***

***To adopt the City of Scotts Valley Carbon Reduction Strategies and the City of Scotts Valley Environmental Policy Statement.  
Carried 5/0***

**3. Update on the status of the Interim Programmatic Habitat Conservation Plan**

ICDD Westman presented the written staff report and responded to questions from Council. She stated that this is an information only item and no action is required at this time.

**4. Future Council/RDA agenda items**

CM Bustichi requested a future agenda item to discuss an affordable housing project within the Town Center Specific Plan.

**CONVENE TO CLOSED SESSION**

The City Council convened to closed session at 7:35 p.m. to discuss the following items:

1. Pursuant to Government Code Section 54957.6, the City Council met in closed session to confer with their labor negotiator regarding employee negotiations with SEIU, Mid Management Group, Management Group, Scotts Valley Police Bargaining Unit, and the Scotts Valley Police Supervisors Association.

**RECONVENE TO OPEN SESSION**

The City Council reconvened to open session at 8:30 p.m.

**REPORT ON ACTION TAKEN DURING CLOSED SESSION**

Mayor Reed announced that there was nothing to report.

**ADJOURNMENT**

The meeting adjourned at 8:32 p.m.

Approved: \_\_\_\_\_

Jim Reed, Mayor / Chair

Attest: \_\_\_\_\_

Tracy A. Ferrara, City Clerk / Secretary