

MINUTES

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

Date: June 4, 2008

POSTING:

The agenda was posted on 5-30-08
at City Hall, the SV Library, and the
SV Senior Center by the City Clerk.

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

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

City Manager Comstock
City Attorney Powell
Deputy City Mgr/Admin Svs Dir Ando
Police Chief Weiss
Public Wks Director Anderson
Community Development Dir Wooden
City Clerk Ferrara

COMMITTEE REPORTS CM Reed reported that the Library Joint Powers Authority met and adopted the budget for the upcoming year. He stated that there was a budget deficit which was dealt with by freezing positions, cutting back positions, and closing the libraries between Christmas and New Years. He stated that he voted no on this budget because he did not feel enough research was done regarding the library open hours during the holidays.

VM Barrett reported that the Water Subcommittee met and discussed the green building ordinance and the water mitigation ordinance.

CM Bustichi reported that the Santa Cruz Metropolitan Transit District (SCMTD) met. He stated that the State cut \$300 million from transportation funding. He stated that the impact to the SCMTD was a \$2.5 million cut from a \$4.5 million budget. He stated that after the State Legislature worked to get those funds replaced, they will now receive \$3.5 million. He stated that this will not make it possible to replace out of date buses and Paracruz vans, but they will be making repairs to structural defects on the Paracruz vans so that they are in compliance.

CM Bustichi reported that the Workforce Investment Board (WIB) budget was also cut by the State. He stated that WIB is dedicated to helping Santa Cruz job seekers access the tools they need to manage their careers and to help local employers find the skilled workers they need to compete and succeed. He stated that they will not be closing the Capitola Career Center as originally

proposed, but they will be reducing the services that are available to help with the budget cuts. He stated that Scotts Valley currently has a 3.2% unemployment rate, which is the lowest in the County, the City of Santa Cruz has a 6% unemployment rate, and Watsonville has a 15.8% unemployment rate.

PUBLIC COMMENT

Frank Kertai, President of Heritage Parks Homeowners Association (Monte Fiore), showed an aerial shot of Scotts Valley. He spoke in opposition to Target being constructed at Gateway South due to its overall size and its potential negative impacts to retail sales in Scotts Valley. He read from a retail study regarding these negative impacts.

Paul Bach, Responsible Leadership Development Political Action Committee, stated that traffic studies had been conducted over Memorial Day weekend on Mt. Hermon Road and La Madrona. He stated that he had contacted CDD Wooden to find out if those traffic studies had anything to do with Target. He stated that he was told by CDD Wooden that she did not know about any traffic studies being conducted. He requested that the Council direct City staff to find out if the traffic studies had anything to do with Target. He stated that on May 12, he had sent an email to CDD Wooden, asking 21 questions regarding the possible upcoming approval of a request for proposal for an economic impact report on the economic impact of Target on our community. He stated that he would like the City to respond to the 21 questions he had asked and read the questions. He stated that at the last City Council meeting he had pointed out that a number of the minutes had not been published. He stated that he was glad to see that a number of those minutes were on the agenda for approval, however, he stated that the City is still in violation of Municipal Code Section 2.28.080 regarding reading of the minutes and listed the minutes that have not been published to date.

ALTERATIONS TO CONSENT AGENDA

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

Consent Agenda:

- A. Approve Joint City Council/RDA meeting minutes of 4-16-08, 4-2-08, 3-19-08, 10/17/07, 10/3/07
- B. Approve check register – 5-20-08, 5-21-08
- C. Approve Resolution No. 1007.21 making certain findings and determinations in compliance with Section XIII B of the California Constitution (Gann Initiative) and setting the appropriations limit for fiscal year 2008/09
- D. Approve Resolution No. 514.12 amending the conflict of interest code for designated positions and incorporating by reference the Fair Political Practice Commission's standard model conflict of interest code

ALTERATIONS TO REGULAR AGENDA

CM Comstock requested that item 5 be heard before 4.

M/S: Barrett/Aguilar

To approve the Regular Agenda as amended moving item 5 to be heard before item 4.

Carried 5/0

REGULAR AGENDA

1. Oral presentations by human care agencies requesting funding

DCM Ando presented the written staff report and responded to questions from Council. He stated that the funding proposals will be given to a Subcommittee for review, and recommendations will come back to the Council for approval at a future meeting.

Bill McCabe, Co-Chair for the Scotts Valley Committee for the Human Care Alliance and Director of the Youth Services Component of the Santa Cruz Community Counseling Center, gave an overview and background of the Human Care Alliance and the different agencies involved. He read a few success stories that related to Scotts Valley residents. He introduced the agencies who were present at the meeting and stated that they feel the services provided by these agencies are essential to the City. He asked that the City Council consider the COLA increase so that they can continue to provide the same level of services. The Human Care Alliance (HCA) gave a Power Point presentation of programs provided by the HCA in Scotts Valley and Santa Cruz County and thanked the City Council for their support over the years.

CM Aguilar questioned how County budget problems will affect the Human Care Alliance. Mr. McCabe responded that the cuts will be about 10% across the board, but the various agencies in the HCA will be affected at different levels.

Human care agencies, having submitted proposals for funding requests, individually addressed the Council to briefly outline their agency's programs and funding needs.

Jody Cramer, Co-Founder of the Assisted Living Project in Scotts Valley, which provides housing for indigent disabled adults, read a story of the positive impact this agency has had in Scotts Valley.

Laura Marcus, Executive Director from Dientes Community Dental Care, stated that they have submitted a new request for funding and requested the City Council's support. She stated that they provide for 16,000 visits per year, and they are facing very severe cuts to their budget based on the State's fiscal problems.

2. Town Center Development:

a. Update on the Town Center plan by Stanbery Development

Mayor Johnson and Stanbery Development gave a PowerPoint presentation of the International Conference of Shopping Centers (ICSC) Conference they attended in Las Vegas. Sean Dennison of Stanbery Development stated that Stanbery was pleased that they were joined by Mayor Johnson, CM Bustichi, and CM Comstock, who were there to promote the Scotts Valley Town Center. Mr. Dennison introduced the Stanbery team that was present at the meeting: Mark Pottschmidt, Greg Hall, and Mike Kirk.

Mark Pottschmidt gave an update on their team development, Greg Hall gave an update on their due diligence, and Sean Dennison gave an update on acquisitions.

Frank Kertai, President of the Heritage Parks Homeowners Association, commended the Council on a wonderful job of moving this project along. He stated that he feels the Town Center is key to bringing the community together and it will enhance our community. He stated that he feels the proposed Target will detract from the Town Center.

b. Consideration of an amendment to the Redevelopment Agency Pre-Development Agreement with Stanbery Development, LLC for the development of the Town Center project

CA Powell presented the written staff report and responded to questions from Council.

M/S: Barrett/Aguilar

To approve the first amendment to the Redevelopment Agency Pre-Development Agreement between the Redevelopment Agency of the City of Scotts Valley and Stanbery Development, Inc.

Carried 5/0

3. Presentation of the 2007/2008 Preliminary Scotts Valley Redevelopment Agency budget

DCM Ando presented the written staff report and responded to questions from Council. He stated that the budget will be coming back to the City Council for approval at their June 18, 2008 meeting.

Maggie Ivy, Santa Cruz County Conference and Visitors Council (SCCCVC), reported on the services that the SCCCVC provides for the City of Scotts Valley. CM Aguilar asked when a statistical analysis of the cultural tourism progress will be available. Ms. Ivy responded that it will take approximately 12 to 24 months.

Teresita Hinojosa-Pereira, the Santa Cruz County Human Resources Agency, gave an oral report and distributed a mid-year progress report to the City Council, regarding the Homeless Action Partnership activities (on file in the Office of the City Clerk).

5. Discussion: Santa Cruz County Animal Services Authority

DCM Ando presented the written staff report and responded to questions from Council. He stated that Susan Pearlman was available from the Animal Services Authority (ASA) to respond to questions from Council.

The City Council unanimously agreed to fund the ASA in the amount of \$115,861.

Jody Cramer, Executive Director of the SPCA from 1991 to 1998, spoke positively about the impact of the ASA.

Annette Hogue, Scotts Valley resident and volunteer with the Santa Cruz County Animal Services Authority (ASA), thanked the City Council for their support of the ASA.

4. Public meeting for annual submittal of City of Scotts Valley Investment Policy and consideration of approval of Resolution No. 1139.12 adopting the City of Scotts Valley Investment Policy

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

***M/S: Aguilar/Barrett
To approve Resolution No. 1139.12 adopting the City of Scotts Valley Investment Policy, dated June 4, 2008.
Carried 5/0***

6. Future Council/RDA agenda items

None.

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 7:55 p.m. to discuss the following items:

1. Pursuant to Government Code Section 54956.9c, the City Council met in closed session to confer with their legal counsel regarding potential litigation – 1 case.

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 8:05 p.m.

REPORT ON ACTION TAKEN DURING CLOSED SESSION

Mayor Johnson announced that there was nothing to report.

ADJOURNMENT

The meeting adjourned at 8:065 p.m.

Approved:

Randy Johnson, Mayor / Chair

Attest:

Tracy A. Ferrara, City Clerk / Secretary