

# MINUTES

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

**Date: July 6, 2005**

**POSTING:**

The agenda was posted on 7-1-05  
at City Hall by the City Clerk.

---

---

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

**PLEDGE OF ALLEGIANCE** and **MOMENT OF SILENCE**

**ROLL CALL**

Present:

Mayor Marigonda  
Vice Mayor Aguilar  
Council member Barrett  
Council member Bustichi  
Council member Johnson

City Manager Comstock  
City Attorney Powell  
Police Chief Lind  
Public Wks Director Anderson  
Community Dev Director Kuhn  
Finance Director Ando  
City Clerk Ferrara  
Recreation Division Manager Sudduth

**SPECIAL SET MATTER**

Brenda Armstrong from Santa Cruz County Friday Night Live Partnership, presented 2005 Responsible Alcohol Merchant Awards to the following four Scotts Valley merchants: Leo's Liquors - Don Dumller; Valero Energy Corporation - Sarndra McKnight; Village Bottle Shop - Sally Vattadikinnel; Larry's Shell - Larry Palmer.

**COMMITTEE REPORTS**

CM Bustichi reported that the Skypark Subcommittee met to review some of the input from the public meetings that were held on June 24 and June 25, 2005. He stated that this input will be very helpful in the review and EIR process.

CM Barrett thanked the planning staff for their work in putting together the flier that recently went out in the Water District bills. He stated that this flier contains information to help citizens assist in protecting the watershed.

CM Johnson reported that the Santa Cruz County Transportation Commission met and primarily discussed the proposed purchase of the Rail Trail with Proposition 116 dollars. He stated that a peer review report had been completed that showed that the amount of environmental contamination is at a minimum.

**PUBLIC COMMENT**

Mayor Marigonda thanked City staff and the volunteers for all of their time and effort which made this 4<sup>th</sup> of July fireworks show another successful

event.

VM Aguilar reported that the Senior Center is holding its annual pancake breakfast, auction, and bake sale at the Scotts Valley Senior on Sunday, June 10, 2005 from 8:00 am to 12:00 pm.

CM Johnson thanked staff for their hard work on the Granite Creek intersection.

Mayor Marigonda congratulated the SV Little League teams for their success.

## **ALTERATIONS TO CONSENT AGENDA**

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

### **Consent Agenda:**

- A. Approve Joint City Council/RDA meeting minutes of 6/15/05
- B. Approve check register – 6/20/05
- C. Approve request for non-collection of fees from the Scotts Valley Kiwanis Club for entertainment permit and use permit for the use of Skypark Park for the annual Bean Creek Run scheduled to be held on September 25, 2005
- D. Approve Resolution No. 1119.26 approving the annual review of the status of the implementation of the Scotts Valley General Plan

## **ALTERATIONS TO REGULAR AGENDA**

***M/S: Barrett/Bustichi***  
***To approve the Regular Agenda.***  
***Carried 5/0***

## **REGULAR AGENDA**

1. **Discussion and approval of revenue proposals, sale of surplus land, and proposed sales tax measure**

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

VM Aguilar requested that Resolution No. 1769 be amended as follows:

1. 7<sup>th</sup> WHEREAS, further reductions of the magnitude to eliminate the deficit in future years will jeopardize the public health and , safety, and general welfare of the residents of Scotts Valley as well as the basic operations of the City; and

VM Aguilar asked the City Attorney if the ballot language could be revised once the resolution is adopted.

CA Powell stated that it could be changed; however, it must be revised and voted on no later than August 12, 2005.

Joyce Norquist, resident of Scotts Valley since 1989, representing WomenCARE, spoke against cutting the human care funding.

Don Deitrich, 904 Lockewood Lane, spoke in favor of the sales tax and thanked City Manager Comstock for his fiscal responsibility. He stated that the City of Scotts Valley has an excellent City staff and police department that are diligent and professional.

Lisa Berkowitz, Community Bridges and Meals on Wheels, spoke in favor of the sales tax measure in order to ensure services for residents and seniors. She read a letter from a recipient of Meals on Wheels thanking them for their volunteer efforts and stating that many seniors would not have access to healthy food if this program was not available.

Charlene Ashfield, 17 year employee with the City of Scotts Valley, thanked the Council, CM Comstock, CDD Kuhn, and FD Ando for everything they have done over the years to balance the budget with increasing expenses and declining revenues, which have been out of our control. She spoke in favor of the sales tax measure and stated that the employees are asking that the Council take the sales tax measure to the residents of Scotts Valley to ask for help to keep our City the way it is and to keep from cutting services.

Walt George, City employee, spoke in favor of the sales tax measure and stated that he feels the City of Scotts Valley is the most efficient and well run City he has every worked for.

Diane Bianconi-McNeil, Scotts Valley resident, spoke in favor of the sales tax and thanked the City and their employees for their hard work and volunteer support at special events.

CM Barrett, budget subcommittee member, stated that the City has done everything we can to keep the City afloat. He stated that he feels the sales tax is the most fair and reasonable option. He also stated that the proposal for the sales tax is 3 years at .50% and 2 years at .25%.

CM Johnson thanked everyone for coming to the meeting. He stated that we are close to reaching a point of diminishing returns and he would like to keep the City running safely and efficiently.

VM Aguilar spoke regarding the State take-aways that have occurred over the last 13 years. She stated that she is in favor of the sales tax measure. She thanked the many volunteers and staff who have worked so hard to make this community what it is today. She stated that Scotts Valley is a safe, healthy, and well cared for community and commended staff for their commitment and support of this community.

CM Bustichi stated that he is in favor of the sales tax measure. He stated that he has been here for forty years and he appreciates all of the advancements that have been made over the years. He stated that he feels the five year plan is viable as opposed to the eight year plan. He stated that the City will

have to work very hard on economic development over the next five years to make the City financially viable again.

Mayor Marigonda stated that he is very impressed by the way the City Manager, City Council, and City staff have worked to maintain strong reserves. He stated that while the population has gone up, City staff has gone down, and the City has been able to get through the down economic times with the reserves that were built up. However, there is nothing left to fill the gap anymore. He stated that economic development is very important to the City, especially the Town Center. He stated that this sales tax measure will be a bridge to get us through the tough times. He stated that Scotts Valley only receives 4% of property tax dollars that are paid in the City. He stated that state take-aways have been very difficult on the City's budget and have caused us to rely more heavily on sales tax. He stated that the Budget Subcommittee feels strongly that a sales tax measure is necessary and they feel it is important to go to the voters to ask for their support in maintaining the quality of life in Scotts Valley. He stated that he would like to see the dollars received from the sale of City property to go into reserve for future needs. He also stated that he is very impressed with the caliber of people who work for the City.

VM Aguilar requested a minor modification to Resolution No. 1768. She stated that she would like to see wording added under the first *Now, Therefore, Be It Resolved and Ordered*, as follows: *The property shall be sold for 100% affordable housing, with a maximum of 7 units, subject to the additional terms to be established by the City Council.*

CM Johnson stated that he is concerned that the property be sold to produce the highest amount of revenue, and if we place this stipulation on the property it will reduce the sale price.

CM Bustichi stated that he believes this will decrease the value of the land.

CA Powell stated that as outlined in the staff report, State law requires the City to first offer surplus property to any city, county, redevelopment agency, or housing authority, and any state agency, public district or other political subdivision of the state which provides affordable housing, within whose jurisdiction the land is located, and those entities have 60 days to respond to the offer. She stated that at the end of the 60 day period, if no one accepts our offer, we could sell it to a developer. She stated that without going through the planning process with a developer, it would be difficult to restrict the property to all affordable housing.

VM Aguilar stated she would like to be sure that any agencies who respond within the 60 days be required to construct affordable housing, because of the need in the community, and after that it will be open market. Because there is no guarantee that we will get 100% affordable housing, she asked the Council to consider changing the resolution to only sell the property if the sales tax measure does not pass.

CA Powell stated that we could offer the property to the other agencies for the 60 day period, and then bring it back to the Council for further consideration if no offers are received. *Council concurred with this recommendation.*

Mayor Marigonda recommended that any money received from the sale of this property be placed in reserve.

***M/S: Barrett/Aguilar***  
***To approve Resolution No. 1768 regarding disposition of property.***  
***Carried 5/0***

***M/S: Barrett/Aguilar***  
***To approve Resolution No. 1769 declaring a fiscal emergency in order to place a general purpose tax measure on the November 2005 ballot as amended above.***  
***Carried 5/0***

***M/S: Barrett/Aguilar***  
***To approve Resolution No. 1770 ordering a special election and requesting consolidation of such election on November 8, 2005 as amended to bring back the ballot language for clarification prior to August 12, 2005.***  
***Carried 5/0***

Mayor Marigonda requested that Council forward their recommendations for the ballot measure language to the City Manager.

**2. Discussion: Approve request for qualifications for community center marketing**

RDM Sudduth presented the written staff report and responded to questions from Council.

Diane Bianconi-McNeil, stated that she has been an events coordinator for a number of years, and gave the Council a scenario and history of the events center she assisted in marketing in downtown Stockton. She stated that it takes a huge effort to market these facilities. She stated that the City needs a viable person and she recommended not using an intern for this type of position. She recommended that more ambiance be created outside to make this facility more marketable for weddings and special events. She stated that she does not feel the City can run this business because of the marketing, referrals, service, and experience that are necessary. She stated that she is always available to the City for guidance and questions. She recommended that the City decide exactly what the facility will be used for and then move forward.

***M/S: Aguilar/Barrett***  
***To direct staff to conduct an RFQ process for a contractual marketing***

**person for the Community Center, and to reevaluate the fee structure for the center.  
Carried 5/0**

## **PUBLIC HEARINGS**

### **3. Skypark Open Space Maintenance Assessment District No. 1: Resolution No. 1555-SP-16; Annual Engineer's Report Skypark**

PWD Anderson presented the written staff report and responded to questions from Council.

PUBLIC HEARING OPENED - 7:39 PM

PUBLIC HEARING CLOSED - 7:39 PM

**M/S: Aguilar/Barrett**

**To approve Resolution No. 1555-SP-016 ordering and authorizing the levy and collection of assessments therein pursuant to the Landscaping and Lighting Act of 1972 for the Skypark Open Space Maintenance District and approve the Engineer's Report for Skypark Open Space Maintenance Assessment District No. 1, Tract No. 1380 for fiscal year 2005-2006.**

**Carried 5/0**

### **4. Pinewood Estates Landscape Maintenance Assessment District: Resolution No. 1213.18; Annual Engineer's Report Pinewood**

PWD Anderson presented the written staff report and responded to questions from Council.

PUBLIC HEARING OPENED - 7:40 PM

PUBLIC HEARING CLOSED - 7:40PM

**M/S: Barrett/Aguilar**

**To approve Resolution No. 1213.18 ordering and authorizing the levy and collection of assessments therein pursuant to the Landscaping and Lighting Act of 1972 for the Pinewood Estates Landscape Maintenance District and approve the Annual Engineer's Report for Fiscal Year 2005-2006, Pinewood Estates Landscaping Maintenance District, Tract No. 1121 .**

**Carried 5/0**

**REGULAR AGENDA**      5. **Future Council/RDA agenda items**  
(Resumed)

None.

**ADJOURNMENT**      The meeting adjourned at 7:43 p.m.

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

Paul Marigonda  
Mayor / Chair

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

Tracy A. Ferrara  
City Clerk / Secretary