

MINUTES

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

Date: December 16, 2009

POSTING:

The agenda was posted on 12-11-09 at City Hall, the SV Senior Center, and the SV Library by the City Clerk.

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 Lind

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

Absent:

Council Member Johnson

SPECIAL SET MATTER Mayor Reed presented a Mayor's Proclamation to Rotary Club of Scotts Valley for End Polio Now Day

COMMITTEE REPORTS VM Bustichi reported that the Santa Cruz Metropolitan Transit District (SCMTD) has moved into its new facility (remodel of an existing building) at 101 Vernon Street, which will allow them to save \$550,000 in rent and combine two facilities into one. He reported that this purchase and remodel was completed with all grant funding and stimulus funding.

VM Bustichi reported that the special ad hoc SB 211 Subcommittee has met with the Scotts Valley Water District two times, and will be holding one more meeting, which should conclude their work on this Subcommittee.

CM Lind reported that the Seniors Advisory Council meeting and discussed Governor's refusal to sign AB1456, which is a bill that would have closed a loophole and protected mobile home park residents, so that the residents would have had the first opportunity to purchase a mobile home park. They are working to gain support to have this bill brought back.

CM Lind reported that the Integrated Waste Management Local Task Force met and is considering a ban on single use bags for grocery stores and a fee for paper bags.

CM Aguilar reported that AMBAG met and discussed two main items. One was the sale of AMBAG property that was to be used for a new building, which sold to Marina Coast Water District. She reported that AMBAG is also working with the Air Resource Board on green house gas reductions and modeling for the Monterey Bay.

PUBLIC COMMENT

Todd Thieman, SV resident, spoke regarding bee keeping in Scotts Valley and requested clarification from the City as to whether bee keeping is or is not allowed. He stated that if it is not allowed, he would like the Council to consider amending the Scotts Valley Municipal Code to allow it.

VM Bustichi stated that the Holiday Christmas Tree Lighting and Canned Food Drive raised \$15,000 for Valley Churches United this year and the total that this event has raised throughout the years is \$159,000. He stated that Valley Churches United contributions go directly to the people of Scotts Valley and San Lorenzo Valley.

CM Aguilar requested a future agenda item regarding bee keeping.

**ALTERATIONS TO
CONSENT AGENDA**

***M/S: Bustichi/Lind
To approve the Consent Agenda.
Carried 4/0 (Absent: Johnson)***

Consent Agenda:

- A. Approve Joint City Council/RDA meeting minutes of 12-2-09
- B. Approve check register – 11-24-09
- C. Approve and accept the Redevelopment Agency Annual Report for the fiscal year ended June 30, 2009
- D. Approve Resolution No. 1833.1 approving the final map for Green Hills Business Center, APN 024-261-07, 1300 & 1350 Green Hills Road
- E. Approval of Change Order No. 1 to the construction contract with Granite Company, DBA Pavex Construction Division for the Bean Creek Road Bike Lanes Construction project in the amount of \$131,343.85

**ALTERATIONS TO
REGULAR AGENDA**

***M/S: Bustichi/Aguilar
To approve the Regular Agenda.
Carried 4/0 (Absent: Johnson)***

REGULAR AGENDA

1. **Oral presentation of annual report for the Santa Cruz City/County Library System by the Library Director**

Teresa Landers, Director of Libraries for the Santa Cruz City/County Library System, gave an oral presentation of the fiscal year 2008-2009 Annual Statistical Report for the Library System, described her vision for the Library

System, and responded to questions from the Council. She stated that a Town Hall Strategic Planning meeting will be held in Scotts Valley on January 7, 2010 at the Scotts Valley Community Center from 6:30 to 9:00 pm. She stated that more detailed information is available on the Library System website at: www.santacruzpl.org.

2. Presentation from Group 4 Architects on the schematic design for the future Scotts Valley Library

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

David Robison, Strategic Construction Management, provided history on the library project and responded to questions from Council.

David Schnay, Architect representing Group 4, gave a Power Point presentation on the schematic design for the future Scotts Valley library and responded to questions from Council.

Elizabeth Walch, SV resident and member of Scotts Valley Friends of the Library, spoke in favor of the future Scotts Valley Library. She stated that they are working to raise the funds needed to make this a successful project.

Paul Bach, Scotts Valley Responsible Local Development Political Action Committee (SVLRDPAC), recommended building the jacket around the entire building and stated that he is concerned about the children's section being near the front of the building. He stated that he is disappointed about the scope of the library that they are getting. He believes that the costs are too high for the library and expressed concerns about where this money is coming from.

Darshna Croskrey, SV resident and member of Scotts Valley Friends of the Library, spoke in favor of the future Scotts Valley Library. She stated that she feels there is a tremendous amount of misinformation regarding this project and she would like to see an article published that is clearly written with all the correct information, and endorsed by the Scotts Valley City Council, Scotts Valley City staff, Santa Cruz County Public Library Board, and the Scotts Valley Library staff, to show that all of these groups are working together to make this a successful project.

Breen Kerr, Los Altos Hills Council Member, spoke regarding the sustainability of the project. He stated that he would like to see the building LEED Silver certified and stated that the California Energy Commission may have loans available at approximately 3% interest.

Deborah Van Bruggen, member of Friends of the Scotts Valley Library, spoke in favor of the future Scotts Valley Library.

VM Bustichi responded to comments made by Paul Bach regarding costs for the library and commented regarding the project. He stated that he would like to see a more natural wood-type look on the exterior. He also stated that he

would like to see additional add alternates for flexibility in awarding the contract. He would prefer to see the skylights changed to an add alternate due to his concerns about the integrity of the roof. He recommended the following items be add alternates: six light monitors (skylights); twenty-six solar tubes; demolition of roof; new five-foot sidewalk in front and at the side of the building; the trees in front; suspended lanterns with metal frames; he feels it would be more efficient to use a vinyl window rather than extruded aluminum storefront windows; substituting concrete infill with a foam, with a wood frame and insulation; kitchenette in conference room; group study rooms; paving existing gravel area. He recommended eliminating the shower, the solar electronic faucets, and replacing the recommended urinals with waterless urinals. He stated that he would like to see tight and realistic numbers on the engineer's estimate, and he would also like to see sustainable materials incorporated where it is feasible.

CM Lind stated that she was also concerned about the skylights and the roof integrity.

CM Aguilar stated that she is concerned about the seismic stability and structural integrity of the building and she feels that adding weight capacity to the roof will impact the stability of building. She stated that she is concerned about the weight of solar panels and she would be inclined to reduce the amount of skylights to save installing a support beam. She would like the canopy to be part of the project and not an alternate. She also expressed concerns about waterless urinals in a public place as she feels the clean-up issues would be better served by low flush. She also stated that she does not like the use of vinyl windows.

Mayor Reed questioned whether the City's newly adopted ordinance requires the use of waterless urinals in commercial buildings and questioned if the library would be exempt.

ICDD Westman responded that it is a requirement to use waterless urinals and the library is not exempt from this requirement.

Mayor Reed addressed comments made by Paul Bach regarding funding and costs for the library. He also requested that the consultants respond to the questions and concerns regarding the skylights.

David Robison, Strategic Construction Management, responded to questions regarding the skylights, and the structural impacts and effects.

David Schnay, Library Architect, responded to questions regarding skylights, their energy efficiency, and the structural analysis that will be prepared so that the skylights will not have an impact on the structural integrity.

Mayor Reed questioned when some specific costs may be available, so that the Scotts Valley Friends of the Library has the opportunity to maximize private dollars.

David Robison responded that some of the specific costs for things such as the Teen Center, Children's Area, or exterior opportunities such as the canopy, etc. should be available right away.

VM Bustichi stated that he is also concerned about lost heating and air conditioning costs due to skylight issues, and he wonders if we are saving in the long term or not.

Teresa Landers stated that in her opinion the kitchenette and group study rooms are necessary, not add ons or extras, because of their varied uses and functions. She also stated that she feels the solar tubes are more energy and cost efficient, because in a twenty foot ceiling it costs approximately \$1,000 to rent a crane to change lightbulbs. She also stated that the children's area is designed so that the only way in an out is past the service desk and there is no accessibility directly adjacent to the entrance.

ICDD Westman stated that according to the City's current time schedule, the library plan will be going to the Planning Commission in March and it would then come to the City Council on April 7, 2010.

3. Consideration of appeal of Planning Commission denial of Design Review application to amend the Planned Sign Program for Scotts Valley Corners Shopping Center, 6004 and 6006 La Madrona Drive, DR05-021.3

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

Corbett Wright, appellant and applicant, reviewed their proposed sign and reasons for their request, and responded to questions from Council. He requested that Council amend the ordinance to allow this type of sign.

CM Aguilar stated that she does not want to see banners at this shopping center if this sign were to be approved.

VM Bustichi questioned if staff can craft an ordinance that says the standard is 100 square feet, but with Council approval we can increase that up to 200 square feet.

ICDD Westman stated that would be possible to amend the ordinance.

Tom Houso, spoke in favor of approving the increased sign size.

Mayor Reed stated that he would like to see more thought put into this. He questioned how the City's sign ordinance compares with other jurisdictions and what input merchants have. He stated that he would like to see a specific proposal from the Sign Subcommittee updating the entire sign ordinance.

M/S: Bustichi/Aguilar

To draft an amendment to the section of the sign ordinance that deals with center identification signs that would keep the 100 sq ft maximum as the sign approval through Planning Commission, and that the sign can increase up to 200 sq ft with a recommendation of the Planning Commission and approval by the City Council, with the sign including the center name and/or the tenants names.

Carried 3/1/0 (Noes: Reed / Absent: Johnson)

4. **Consideration of approval of waste disposal agreement by and between the Monterey Regional Waste Management District and the City of Scotts Valley**

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

William Merry, General Manager of the Monterey Regional Waste Management District (MRWMD), gave some history and information regarding the MRWMD and responded to questions from Council.

M/S: Aguilar/Bustichi

To approve the Waste Disposal Agreement by and between the Monterey Regional Waste Management District and the City of Scotts Valley.

Carried 4/0 (Absent: Johnson)

5. **Consideration of approval of refuse, recycling, yard waste, and construction and demolition material franchise agreement with Green Waste Recovery, Inc.**

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

M/S: Bustichi/Aguilar

To approve the Refuse, Recycling, Yard Waste, and Construction & Demolition Material Franchise Agreement between the City of Scotts Valley and Green Waste Recovery.

Carried 4/0 (Absent: Johnson)

6. **Consideration of first reading and introduction of Ordinance No. 12.6 amending Section 2.28.080 of Chapter 2.28, Title 2 of the Scotts Valley Municipal Code**

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

Paul Bach, Scotts Valley Responsible Local Development Political Action Committee (SVLRDPAC), spoke in opposition to the City Council introducing and approving this ordinance.

M/S: Bustichi/Aguilar

To approve the first reading and introduction of Ordinance No. 12.6 amending Section 2.28.080 of Chapter 2.28 of Title 2 of the Scotts Valley Municipal Code, and waive the reading thereof.

Carried 4/0 (Absent: Johnson)

7. Future Council/RDA agenda items

CM Aguilar requested a future agenda item regarding bee keeping in Scotts Valley.

Mayor Reed requested a future agenda item regarding audio tape recordings of Council meetings.

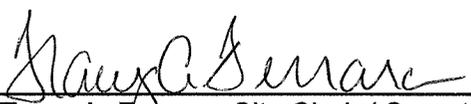
ADJOURNMENT

The meeting adjourned at 9:35 p.m.

Approved: _____


Jim Reed, Mayor / Chair

Attest: _____


Tracy A. Ferrara, City Clerk / Secretary