

# City of Capitola

## City Council Meeting Minutes

### Thursday, May 25, 2023 – 6:00 PM



City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Mayor:** Margaux Keiser  
**Vice Mayor:** Kristen Brown  
**Council Members:** Yvette Brooks, Joe Clarke, Alexander Pedersen

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#### Regular Meeting of the Capitola City Council – 6 PM

1. **Roll Call and Pledge of Allegiance** – *The meeting was called to order at 6:01 PM. In attendance: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser.*
2. **Additions and Deletions to the Agenda** – *None*
3. **Presentations** – *None*
4. **Additional Materials**
  - A. *131 comments were received relating to Item 8A.*
5. **Oral Communications by Members of the Public**
  - *Gerry Jensen, resident, advised the public and City Council of a Community Meeting taking place June 7<sup>th</sup> 6-7:30 at New Brighton Middle School regarding the Wharf Enhancement Project.*
  - *Paz Padilla of Community Action Agency spoke about Community Action Month in May and thanked Vice Mayor Brown for her partnership.*
6. **Staff / City Council Comments**
  - *Community Development Director Herlihy advised the public that the draft Housing Element was available for public review and comment online.*
  - *Council Member Clarke thanked Public Works staff for their work on the Capitola Beach and acknowledged them during National Public Works Week.*
7. **Consent Items**
  - A. *Consider and Approve 5/11/2023 & 5/18/2023 City Council Meeting Minutes*
  - B. *Approval of City Check Registers Dated April 28, 2023, and May 12, 2023*  
Recommended Action: *Approve check registers.*
  - C. *PG&E Proposed Monterey Park Gas Facility*  
Recommended Action: *Authorize staff to develop an easement agreement with Pacific Gas and Electric for the installation of a district regulator station in Monterey Park.*
  - D. *GreenWaste Annual Rate Adjustment*  
Recommended Action: *Adopt a resolution approving the contractual rate increase for collection and disposal of garbage, recycling, organics, food waste, yard waste, and construction and demolition debris, effective July 1, 2023, according to the Service Rate Schedule formula of the Franchise Agreement with GreenWaste Recovery, Inc.*

- E. Business Improvement Assessments for Fiscal Year 2023-24  
Recommended Action: Adopt a resolution providing notification of the City's intent to levy business improvement assessments for Fiscal Year (FY) 2023-24; receiving the annual report and proposed budget of the Capitola Village and Wharf Business Improvement Area (CVWBIA); setting the date for a public hearing to be held on Thursday, June 22, 2023; and outlining noticing requirements.
- F. Mid-Management Employees Bargaining Group and Updated Salary Schedule  
Recommended Action: 1) Authorize the City Manager to execute a side letter agreement to the existing Memorandum of Understanding with the Mid-Management Employees Bargaining Unit; and 2) Adopt a resolution approving the updated salary schedule, effective May 28, 2023.

***Motion to approve the Consent Calendar: Council Member Brooks***

***Seconded: Council Member Pedersen***

***Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser***

## **8. General Government / Public Hearings**

- A. Mobile Home Rent Stabilization  
Recommended Action: 1) Consider adoption of an urgency ordinance adding Chapter 2.18 to the Capitola Municipal Code establishing mobile home park rent stabilization; and 2) Consider introducing, for first reading only, waiving full reading of the text, an ordinance adding Chapter 2.18 to the Capitola Municipal Code establishing mobile home park rent stabilization.

***Mayor Keiser recused herself due to a conflict of interest.***

***City Attorney Zutler presented the staff report.***

***Public Comments:***

- ***Michael Smith, Santa Cruz County resident, spoke in support of the ordinances.***
- ***Randy Rubakava, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances and thanked staff and the City Attorney for their efforts.***
- ***David Perez, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.***
- ***Lindsey, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.***
- ***Cabrillo Mobile Home Estates resident spoke in support of the ordinances.***
- ***John Haken, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances and thanked staff and the City Attorney for their efforts.***
- ***Diane Delye, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.***
- ***Cabrillo Mobile Home Estates resident spoke in support of the ordinances.***
- ***Miriam, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances and thanked staff and community members for the resources provided to the residents.***
- ***Santa Cruz County resident spoke in support of the ordinances.***
- ***Ria Medina, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.***
- ***Maria, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.***
- ***Adam requested information about how many spaces this ordinance would impact.***
- ***Bodie Shargel, Member of Student Housing Coalition for UCSC, spoke in support of the ordinances.***

- **Mark Alpert, Surf and Sand Mobile Home Park representative, spoke in opposition to the ordinances.**
- **John Mulry, resident, spoke in support of the ordinances.**
- **Jean Brocklebank, Live Oak resident, spoke in support of the ordinances.**
- **Bruce Stanton, Representative for the Golden State Mobile Home Owners League, spoke in support of the ordinances.**
- **Linda Vierira, Cabrillo Mobile Home Estates Park owner, spoke in opposition to the ordinances.**
- **Saulo Londono, Western Manufactured Housing Community Association, spoke in favor of cooperation between park owners and the City staff, rather than the adoption of an ordinance.**
- **Sandy Denize, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Jonathan spoke in support of the ordinances.**
- **Vicki Winters, Santa Cruz County resident, spoke in support of the ordinances.**
- **Charlene Garza spoke in opposition to the ordinances and encouraged an MOU be adopted with park owners.**
- **Nicolas Robles, UCSC Student Housing Coalition member, spoke in support of the ordinances.**

**Council Member commentary included a request for staff to increase community engagement and availability of agenda materials in Spanish, an inquiry on staff efforts to negotiate with or notify the park owners, clarification on the potential enactment of an administrative fee, and thanks to the members of the public for their comments.**

**Motion to adopt an urgency ordinance establishing mobile home park rent stabilization with the changes read into the record during the City Attorney’s staff presentation: Council Member Brooks**

**Seconded: Vice Mayor Brown**

**Voting Yea: Council Members Brooks, Clarke, Pedersen, and Vice Mayor Brown**

**Abstained: Mayor Keiser**

**Motion to introduce an ordinance establishing mobile home park rent stabilization with the changes read into the record during the City Attorney’s staff presentation: Council Member Brooks**

**Seconded: Vice Mayor Brown**

**Voting Yea: Council Members Brooks, Clarke, Pedersen, and Vice Mayor Brown**

**Abstained: Mayor Keiser**

**B. Public Art Proposal**

**Recommended Action:** Approve the Tree Stump Public Art Project and Contract with artist Anthony Heinz May in the amount of \$5,500.

**Recreation Division Manager Bryant LeBlond and Anthony Heinz, artist, presented the staff report.**

**Motion to approve the Tree Stump Public Art Project and Contract: Vice Mayor Brown**

**Seconded: Council Member Clarke**

**Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser**

**C. Extra-Help Limited Duration Retired Annuitant**

**Recommended Action:** Adopt a resolution for exception to the 180-day wait period per Government Code Section 7522.56 & 21224 and approve the appointment of Robin Woodman as an extra-help-limited-duration retired annuitant.

**Assistant to the City Manager Chloe Woodmansee presented the staff report.**

***Motion to adopt the resolution: Council Member Clarke***

***Seconded: Vice Mayor Brown***

***Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser***

- 9. Adjournment** – *Adjourned at 8:07 to the next regularly scheduled meeting at 6:00 PM on June 8, 2023.*