

# City of Capitola

## City Council Meeting Minutes

### Thursday, May 11, 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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#### Closed Session – 5 PM

- i. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (§ 54957(b))  
City Council's Performance Evaluation of the City Manager

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

### 1. Roll Call and Pledge of Allegiance

*The Regular Meeting was called to order at 6:00 PM. In attendance: Council Members Clarke, Pedersen, Brown, and Mayor Keiser.*

### 2. Additions and Deletions to the Agenda – None

### 3. Report on Closed Session – *The City Council met and discussed one item on the Closed Session Agenda and took no reportable action.*

### 4. Additional Materials

- A. Item 7A - Updated 5/3/2023 Minutes

### 5. Oral Communications by Members of the Public

- *Susan Gibbs Bennett, resident, spoke about cliff erosion on Grand Avenue.*
- *Goran Klepsik, Santa Cruz County resident, commended the Capitola Police Department for their response to a recent call for service.*
- *John Haken, resident, spoke about the Cabrillo Mobile Estates Park rent increase.*

### 6. Staff / City Council Comments

- *Recreation Division Manager Bryant LeBlond spoke about seasonal Recreation Division vacancies.*
- *Community Development Director Herlihy provided an update on the draft Housing Element Update.*

### 7. Consent Items

- A. Consider and Approve 4/27/2023 & 5/3/2023 City Council Meeting Minutes
- B. Lifeguard Service Policy & Procedures  
Recommended Action: Authorize staff to submit the Capitola Seasonal Lifeguard Policy and Procedure Manual as a part of the City's application for USLA Open Water Lifeguard Agency Certification.
- C. Administrative Policy III-1: Investment Policy

**Recommended Action:** Approve the City's Investment Policy, as recommended by the Finance Advisory Committee.

D. Annual Military Equipment Use Report

**Recommended Action:** Adopt a resolution renewing Chapter 2.60 of the Capitola Municipal Code, Capitola Military Equipment Use Policy 709, and finding that the annual Military Equipment Report complies with the standards of approval outlined in Government Code Section 7071(d).

**Motion to approve the Consent Calendar: Vice Mayor Brown**

**Seconded: Council Member Clarke**

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

**Absent: Council Member Brooks**

## 8. General Government / Public Hearings

A. Capitola Wharf Resiliency and Public Access Improvement Project

**Recommended Action:** 1) Approve the plans, specifications, and estimate for construction for the Capitola Wharf Resiliency and Public Access Improvement Project, Phase 2, and authorize Public Works staff to advertise for construction bids; and 2) authorize Amendment 3 to the Professional Services Agreement with Moffatt & Nichol in the amount of \$133,000 for concept design and engineering for the Wharf Rehabilitation Project, Phase 2.

**Public Works Director Kahn and Public Works Project Manager Kailash Mozumder presented the staff report.**

**Public Comments:**

- **Greg Tidasco, resident, spoke about the initial construction of the wharf and recommended buttressing the head of the wharf.**
- **Willie, business owner, thanked staff for their efforts and expressed his excitement for the project.**
- **Steven Woodside, resident, spoke about the magnitude of the wave force on the Wharf and commended Capitola staff.**

**Motion to approve the plans, specifications, and estimate for construction; authorize staff to advertise for bids; and approve Amendment 3 to the Agreement with Moffatt & Nichol: Vice Mayor Brown**

**Seconded: Council Member Pedersen**

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

**Absent: Council Member Brooks**

B. 930 Rosedale Avenue Cabrillo Mobile Home Park Update

**Recommended Action:** Receive staff presentation.

**Community Development Director Herlihy presented the staff report.**

**Public Comments:**

- **John Haken, resident, thanked staff for their efforts and spoke in favor of rent control.**
- **Charlotte, resident, spoke against the rent increase at Cabrillo Mobile Estates Park.**
- **Douglas Castle, resident, spoke in favor of the City enacting rent control.**
- **Dave Denice, resident, spoke in favor of government intervention in the case of the Cabrillo Mobile Estates Park rent increase.**
- **Santa Cruz County resident spoke in favor of affordable housing.**
- **Ginger, resident, thanked staff for their efforts and spoke in favor of rent control.**

- **Kayla, resident, spoke in favor of rent control.**
- **Laura Tucker, resident, thanked the City Council and staff for their efforts.**
- **Connor, community member, spoke in support of the Cabrillo Mobile Estates Park residents.**

**Council Member comments included an overview of the City’s history with rent control, the potential implications of the adoption of a new rent control ordinance, and the involvement of a third-party mediator.**

**Vice Mayor Brown requested that the City Attorney draft and present an urgency ordinance enacting mobile home park space rent control (10% increase or 5% + CPI, whichever is less) at the May 25<sup>th</sup> City Council meeting. Council Member Pedersen and Mayor Keiser expressed support for this direction.**

C. City Hall Needs Assessment and Alternatives Analysis

**Recommended Action:** Authorize staff to issue a Request for Proposals for a City Hall Needs Assessment and Alternatives Analysis Report.

**Community Development Director Herlihy presented the staff report.**

**Public Comments:**

- **Dave Fox, resident, spoke against the hiring of a consultant for this project.**

**Council Member comments included a discussion of the 2010 study.**

**Motion to authorize staff to issue an RFP: Council Member Pedersen**

**Seconded: Council Member Clarke**

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

**Absent: Council Member Brooks**

**9. Adjournment – Adjourned at 7:43 PM to a Special Meeting on May 18, 2023, at 6:00 PM.**