

City of Capitola

City Council Meeting Minutes

Thursday, January 25, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Kristen Brown

Vice Mayor: Yvette Brooks

Council Members: Joe Clarke, Margaux Morgan, Alexander Pedersen

Closed Session – 5 PM

- i. CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)
Negotiator: Mark Wilson, Labor and Employment Practice, Burke, Williams, & Sorensen, LLP
Employee Organizations: Association of Capitola Employees, Police Officers Association, Mid-Management Employees, Confidential Employees, Police Captains, and Management

Regular Meeting of the Capitola City Council – 6 PM

- 1. Roll Call and Pledge of Allegiance** – *The meeting was called to order at 6:03 PM. In attendance: Council Members Clarke, Morgan, Pedersen, Brooks, and Mayor Brown.*
- 2. Additions and Deletions to the Agenda** – *None*
- 3. Presentations**
 - A. *Amber Rowland, General Manager of the Santa Cruz County Animal Services Authority, provided a presentation on the Santa Cruz County Animal Services Authority.*
- 4. Report on Closed Session** – *The City Council met and discussed one item on the Closed Session agenda. No reportable action was taken.*
- 5. Additional Materials**
 - A. *Item 9B – 7 emails were received & staff corrected Attachments 1 and 3 in the agenda packet.*
- 6. Oral Communications by Members of the Public**
 - *James Whitman, resident, spoke about elections and civil unrest.*
- 7. Staff / City Council Comments**
 - *City Manager Goldstein provided updated information on the state funding for Items 8C, 8D, and 8E.*
 - *Community Development Director Herlihy provided an update on the Housing Element submission.*
 - *Council Member Pedersen inquired about the possibility of including bicycle/pedestrian access enhancements within the proposed Stockton Bridge agreement in Item 8E. City Manager Goldstein confirmed that it was possible to include that in the scope of work.*
 - *Council Member Clarke thanked the Public Works Department for their efforts to improve pedestrian safety at the Bay Avenue/Hill Street intersection.*
- 8. Consent Items**

- A. City Council Meeting Minutes
Recommended Action: Approved minutes from the regular meeting on January 11, 2024.
- B. City Check Registers
Recommended Action: Approved check registers dated December 22, 2023, January 5, 2024, and January 12, 2024.
- C. Capitola Wharf Resiliency Project Funding
Recommended Action: Adopted Resolution No. 4355 authorizing the acceptance of grant funds from the California Natural Resources Agency for the Capitola Wharf Resiliency and Public Access Project, authorizing the City Manager to execute the grant agreement on behalf of the City, and amending the FY 2023-24 Adopted Budget.
- D. Community Center Renovation Project Funding
Recommended Action: Adopted Resolution No. 4356 authorizing the acceptance of grant funds from the California Natural Resources Agency (CNRA) for the Community Center Renovation Project, authorizing the City Manager to execute the grant agreement on behalf of the City, and amending the FY 2023-24 Adopted Budget.
- E. Stockton Bridge Debris Mitigation Project Design
Recommended Action: Authorized the City Manager to execute a Professional Services Agreement with CSW/Stuber-Stroeh Engineering Group, Inc. in an amount not to exceed \$125,343 to conduct a comprehensive feasibility study and create design documents for mitigating debris on Stockton Bridge in substantially similar form, as approved by the City Attorney, as the attached agreement.

Motion to approve the Consent Calendar: Vice Mayor Brooks

Seconded: Council Member Morgan

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

9. General Government / Public Hearings

- A. New Brighton Middle School Field Restoration Project
Recommended Action: Received presentation regarding New Brighton Middle School Field Restoration Project.
Scott Turnbull, Superintendent of the Soquel Unified Elementary School District, presented the staff report.
- B. Conceptual Review for Senior Living Facility at 3720 Capitola Road and 1610 Bulb Avenue
Recommended Action: 1) Provided feedback on the conceptual plans for a 93-unit senior assisted-living facility and assessed the community benefits of the project pursuant to Capitola Municipal Code Chapter 17.88; and 2) considered authorizing the Mayor to sign a letter of support for the annexation of 1610 Bulb Avenue into Capitola City limits to the Local Agency Formation Commission.

Brian Froelich, Senior Planner, presented the staff report.

Council Member Pedersen requested that the tree planting mitigation program be brought back before the City Council for discussion at a later date.

Public Comments:

- ***Shalom Compost, resident, requested that the large trees be maintained in the project.***
- ***The project applicant spoke about why Capitola needs senior living.***

- **Caroline Cuspa, Bulb Avenue resident, voiced concerns about the proposed project and the lack of representation from the Santa Cruz County Board of Supervisors.**
- **Speaker shared concerns about lack of “local hire” labor requirements for this project.**
- **Jennifer Gallagher, Bulb Avenue resident, voiced concerns about the project.**
- **Kim Friedland, Bulb Avenue resident, voiced concerns about the project.**
- **Mikey Price, Bulb Avenue resident, voiced concerns about the project and opposed the annexation of the Bulb Avenue property.**
- **James Whitman, resident, voiced concerns about the cell tower energy at the project location.**
- **Vic Klauser, Bulb Avenue resident, voiced concerns about the project.**
- **Jason Wagermarsh, Bulb Avenue resident, voiced concerns about the project.**
- **Melissa Pence, project architect, provided clarification about the parking calculations for the project.**
- **Bulb Avenue resident voiced concerns about the impact of the project on residents.**
- **Don Mosgard, Bulb Avenue resident, voiced concerns about the project.**
- **Ron Goad, Bulb Avenue resident, voiced concerns about the project.**

City Council conceptual design feedback included comments on size of the structure, parking concerns, affordability of the services offered, lack of community benefit, and a request for the application to create a more welcoming environment for senior residents.

C. **Transient Occupancy Tax Audit Update**

Recommended Action: Received report and provided direction to staff.

Finance Director Malberg presented the staff report.

City Council discussion included deliberation on the merit of assessing penalties on the outstanding taxes and the importance of educating hotel operators of the applicable ordinances.

Motion to direct staff to waive outstanding transient occupancy taxes and work with hotel operators regarding future collections: Vice Mayor Brooks

Seconded: Council Member Clarke

Voting Yea: Council Members Clarke, Morgan, Vice Mayor Brooks, Mayor Brown

Voting Against: Council Member Pedersen

10. Adjournment – Adjourned at 8:22 PM to the next regularly scheduled City Council meeting on February 8, 2024, at 6:00 PM.

ATTEST:

Kristen Brown, Mayor

Julia Gautho, City Clerk