

November 4, 2009
 Capitola, California

CAPITOLA CITY COUNCIL

MINUTES OF A SPECIAL JOINT MEETING OF THE CAPITOLA CITY COUNCIL AND REDEVELOPMENT AGENCY

Mayor/Chairperson Begun called the Special Joint Meeting of the Capitola City Council and the Redevelopment Agency to order at 6:03 p.m. on Wednesday, November 4, 2009, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

PRESENT: Council Members/Directors Ron Graves, Sam Storey, Kirby Nicol, and Mayor/Chairperson Robert "Bob" Begun

ABSENT: Council Member/Director Dennis Norton

STAFF: City Manager/Executive Director Richard Hill, Deputy City Attorney/Agency Counsel Celestial Cassman, Community Development Director/Deputy Executive Director Jamie Goldstein, and City Clerk/Secretary Pamela Greeninger

2. ORAL COMMUNICATIONS – None

3. PUBLIC HEARING

A. Public Hearing to Consider Options for a Site/Location for a Future 7,000 Square Foot Library Building. Presentation: City Manager's Department. [230-10]

City Manager/Executive Director Hill provided a brief staff report advising that the City Council asked for this hearing to obtain public input regarding a site for a future Capitola Branch Library. He said there has been a citizen's committee reviewing various sites and that staff has, at the direction of the Council/RDA Directors, looked into a building for sale at 4140 Jade Street. He said the recommended action is for the City Council/Redevelopment Agency to conduct a hearing to receive comments from the public and to provide direction to staff regarding a site for a new library. City Manager/Executive Director Hill then responded to questions/comments of Council Members/Redevelopment Agency Directors pertaining to: the \$2,640,000 cost for construction of a library; what would happen if the construction costs were much higher than the \$2,640,000 and the county took over the construction of the library (could the County build it outside the City of Capitola?); the City's/Agency's liability should it pre-fund a portion of the \$2,640,000 for the library; and the interest involved.

At 6:12 p.m., Mayor/Chairperson Begun asked for a report of the citizen's Ad Hoc Library Committee.

Committee Member Michael Termini identified the following members of the Ad Hoc Library Committee: Barbara Gorson, Kathryn Gualtieri, Tony Gualtieri, Dennis Norton, Gayle Ortiz, Susan Westman, Sam Storey, and himself.

Using the overhead projector, Mr. Termini displayed two charts showing percentages of "What Branches do Capitola Residents Use?" and "Who Uses the Capitola Branch Library?" He then discussed the criteria for selecting a site based upon the assessment matrix included in the agenda report. The committee was more concerned with proximity of branches close to Capitola, rather than too far from Capitola. He commented on the committee's consideration of the former Office of Education at Nob Hill Center (would require a lease – not in RDA), Jade Street Community Center (School District property – not in RDA), 4140 Jade Street (available for purchase – not in RDA), Rispin Property (serious drawbacks, limited vehicular access - in RDA), existing library site (in RDA).

3. A. PUBLIC HEARING (Continued)

Mr. Termini also commented on other properties that were in the RDA but were discounted for various reasons, including Coast Commercial Bank, Blockbuster, and Capitola Mall sites. He said the committee members scored the current site and the Rispin property high. They encourage more meetings and informal workshop-type gatherings in the community room with some council members and members of the community to discuss this matter.

Mr. Termini then commented on two other important points: First, the most important criterion at the town hall meeting was "having a comfortable place; having physical and virtual space that is comfortable to gather in." Secondly, he said there is no more important aspect to siting a library than its location. He said anything can be done with a building over the next 50 years; however, the location will never be able to change.

Mr. Termini said the committee also looked into the funding of an actual construction project. He said libraries have been built for under \$300 a square foot. In closing, he reminded the City Council/Redevelopment Agency Directors that according to the agreement with the County, the RDA has been paying the County \$25,000 a year; however, in 2010/11 that amount goes up substantially, to \$163,000 year.

Council Member/Director Nicol asked if the committee were looking for a library for Capitola residents or a regional library. Michael Termini said it would be a Capitola branch library – not a regional library.

Council Member/Director Nicol said it appear the Capitola library would be more of a regional library, based on the statistics of usage. He thinks the City should talk to Supervisors Leopold and Pirie to see if they might have RDA funds to contribute to the library, because residents from the County use and benefit from a library in Capitola. He also said it was important to know if the library would include a meeting room when selecting a site.

Council Member/Director Graves discussed the comments made by Mr. Termini pertaining to limited vehicular access on the Rispin property. He does not see restrictions for parking on the Rispin site, since there is no longer an LDA.

Mayor/Chairperson Begun then invited the Director of Libraries to address the City Council/ Redevelopment Agency Directors on this item.

Teresa Landers, Director of Libraries, Santa Cruz Public Libraries, clarified concerns she expressed to the press about the 4140 Jade Street property as a potential library site and stated that she does not recommend that site for a library.

She said libraries are a destination – not an impulse. Libraries must be easy to find, have adequate parking, be close to bus lines, etc. Ms. Landers expressed concern about having parking across the street if the library were located on the Rispin site, and she believes the current site is a good one. She also commented on the regional aspect of libraries, the results of the town hall meeting, and her interest in having meeting rooms in all libraries that would be available when the library was closed.

Following her comments, Director of Libraries Landers responded to questions of Council Members/Redevelopment Agency Directors.

Mayor/Chairperson Begun opened the public hearing at 7:09 p.m.

3. A. PUBLIC HEARING (Continued)

Ron Skelton, Capitola resident, said he was delighted to be at tonight's hearing to address a library site. He believes that by far the existing site is the best site for a permanent library, as does his wife, who is a library volunteer. Mr. Skelton does not support a library building on the Rispin property where the garden was located, as the city needs to maintain open space there.

Glenn Hanna first wished to commend the new Director of Libraries, Teresa Landers. Mr. Hanna commented on paragraph H on page 9 of the agreement with the County pertaining to the deadline for commencing construction, and he provided his observations and comments on information provided in the staff report. He said Redevelopment Agency law does not allow cities to fund projects outside the redevelopment project area without making specific findings, explained his understanding of the stipulated agreement, and also commented on the Redevelopment Agency funding earmarked for the Rispin Hotel project. Mr. Hanna said he prefers the Rispin site for the library so that the entire site could be cleaned up as part of the project. He believes the Redevelopment Agency's \$3 million dollars could be used for the project, and it could begin soon. He urged the Council/RDA Directors to discuss a potential library on the Rispin site with the county, and to get them to agree to staffing, hours of operation, etc., when the library building is complete.

Tony Gualtieri, member of the Ad Hoc Library Committee, commented on the Rispin Project and noted that after 12 years, the Rispin property is once again available. He said that tonight the council and agency is to give direction to staff to choose a library site, and he would suggest the Rispin ruins site and the existing library site which are both in the RDA. Mr. Gualtieri commented on other properties that were considered as potential library sites. He said both sides of Wharf Road are feasible and urged the Council/Directors to keep in mind both sides of the road; perhaps the library on the current site and a community center on the Rispin property. He also recommended that they consider and take into account the potential parking on the ruins site as mentioned by Council Member/Director Graves.

Kathryn Gualtieri said she is a faithful library user. She commented on the inadequacy of the children's area at the Live Oak Library and urged the Council/Directors to take that into account when designing Capitola's library. She noted that in Carmel they have a library for adults in a 1920 building, and a well-functioning children's library across the street.

Mayor Begun closed the public hearing at 7:40 p.m.

There was considerable Council/Director discussion regarding the comments received from Ad Hoc Committee members, the Director of Libraries, and from the public.

A motion was made by Council Member/Director Storey to direct staff to look at the current site and the Rispin property as potential locations for the new Capitola library; to direct staff to begin negotiations with the County on the feasibility of constructing a library at those sites and their ability to fulfill their parts of the agreement; to begin preliminary work on design; and to get input from the public as to where the actual library should be sited on either the current site or the Rispin property site.

Council Member/Director Graves seconded the motion.

Council Member/Director Nicol said he cannot support a motion tonight as he would like to wait until staff can explore the issues he raised about potential funding from the County for a more regional library.

Council Member/Director Storey commented on the number of years the City/Agency has spent considering the Rispin property, and the fact that it has not been available to the community because there was a Lease and Development Agreement for a project on the property.

3. A. PUBLIC HEARING (Continued)

Council Member/Director Storey said he appreciates Council Member/Director Nicol's interest in looking at something larger; however, he does not believe this is the time to build a larger library due to the present economy.

Council Member/Director Nicol pointed out that the Live Oak Library was a \$5 million project. If the Capitola Library were to build on the Rispin site, it would cost an additional \$2 million to demolish the mansion.

Council Member/Director Graves said he understands Council Member/Director Nicol's concerns; however, there are only two sites in the motion, and they are both in the RDA. He expressed his interest in putting the money available in the RDA to use. He believes the motion offers staff the ability to explore both sites, either separately or jointly. He also said there is the possibility for an I-Bank loan at a good rate, if additional monies are needed.

Mayor/Chairperson Begun said he believes it is important to get the viewpoints of all five council members on this matter.

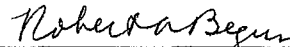
Council Member/Director Graves said there was a motion on the floor.

Following Council Member/Director discussion of the motion, the motion failed on the following vote: AYES: Council Members/Directors Graves and Storey. NOES: Council Member/Director Nicol and Mayor/Chairperson Begun. ABSENT: Council Member/Director Norton. ABSTAIN: None.

Mayor/Chairperson Begun announced that the Joint Public Hearing would be continued to the next Regular Meetings of the City Council/Redevelopment Agency on November 12, 2009.

4. ADJOURNMENT

The City Council/Redevelopment Agency adjourned at 8:05 p.m. to their next Regular Meetings to be held on Thursday, November 12, 2009, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.



Robert A. Begun, Mayor
Redevelopment Agency Chairperson

ATTEST:



Pamela Greeninger, City Clerk
Redevelopment Agency Secretary

MMC

**MINUTES WERE APPROVED BY THE CITY COUNCIL AS SUBMITTED ON 11/24/09
WITH COUNCIL MEMBER/DIRECTOR NORTON ABSTAINING**