

# City of Capitola

## City Council Meeting Minutes

### Thursday, March 27, 2025 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

**Mayor:** Joe Clarke

**Vice Mayor:** Alexander Pedersen

**Council Members:** Gerry Jensen, Margaux Morgan, Melinda Orbach

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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 6:00 PM. In attendance: Council Members Jensen, Morgan, Orbach, Vice Mayor Pedersen, and Mayor Clarke.*

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

**3. Presentations**

A. *Moriah Roberts, Dan Haifley, and Brenda Gutierrez, the Friends of Santa Cruz County Parks, provided a presentation on the Treasure Cove Playground Fundraising Campaign.*

**4. Additional Materials**

A. *Item 3A – 10 Emails received after publication of the agenda packet.*

B. *Item 8B - 31 Emails received after publication of the agenda packet.*

C. *Item 8C - 1 Email received after publication of the agenda packet.*

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

- *Heidy Kellison*
- *Rich Hamlin*
- *Nelson Crandall*
- *Doug Deaver*
- *Tina Andrietta*
- *Goran Klepic*
- *Charlotte Linck*
- *Speaker*
- *Justin Maffia*
- *Marilyn Garrett*
- *Dave Fox*
- *Kevin Maguire*
- *Cathy Howard*

**6. Staff / City Council Comments**

- *City Manager Goldstein reminded the public that the City Clerk's office is currently recruiting for City advisory bodies.*
- *Council Member Morgan thanked the fundraisers for the Treasure Cove Playground, requested that staff work with the Cabrillo Mobile Home Estates residents to address their rent increase, and announced that she would be absent from the April 2<sup>nd</sup> Town Hall meeting.*

City Council Meeting Minutes – March 27, 2025

- ▯ *Community Development Director Herlihy provided a brief update on the Cabrillo Mobile Home Estates rent increase process.*
- ▯ *Vice Mayor Pedersen thanked those who have donated to the Treasure Cove Playground Project.*
- ▯ *Council Member Jensen thanked those who have donated to the Treasure Cove Playground Project and recognized former Council Member Brooks for her efforts. He also provided updates on local events he has attended recently.*
- ▯ *Council Member Orbach thanked the fundraisers for the Treasure Cove Playground Project. She also provided updates on local events she has attended recently. She also requested that staff support families during the enrollment process for summer camps. She responded to comments provided during Oral Communications.*
- ▯ *Mayor Clarke thanked the fundraisers for the Treasure Cove Playground Project and recognized the retirement of Cathy Howard.*

## 7. Consent Items

- A. City Council Meeting Minutes  
Recommended Action: Approve minutes from the regular meeting on March 13, 2025.
- B. City Check Registers  
Recommended Action: Approve check registers dated January 17, 2025, January 31, 2025, February 14, 2025, February 28, 2025, and March 7, 2025.
- C. Surplus Vehicle  
Recommended Action: Adopt a resolution to declare one Police Department vehicle as surplus property and authorize its transfer to the San Benito County Sheriff's Office as a donation, in accordance with Administrative Policy III-8 - Surplus Property. **(Resolution No. 4422)**
- D. Consultant Contract - 41<sup>st</sup> Avenue Corridor Plan  
Recommended Action: Authorize the City Manager to execute an agreement with SWA Group for preparation of a 41<sup>st</sup> Avenue Corridor Plan in an amount not to exceed \$105,000, subject to City Attorney review and approval. **(Item pulled for discussion by Council Member Pedersen)**
- E. Library Facilities Financing Authority Joint Powers Agreement Amendment  
Recommended Action: Approve the second amendment to the Library Facility Financing Authority Joint Powers Agreement (JPA) to increase member allocations, and authorize the City Manager to allocate Capitola's additional debt service coverage to support Santa Cruz City bonding capacity
- F. CDBG Program Income Funds  
Recommended Action: Adopt a resolution amending Resolution No. 4420. **(Resolution No. 4423)**

***Council Member Pedersen requested to pull Item 7D for discussion.***

- D. Consultant Contract - 41<sup>st</sup> Avenue Corridor Plan  
Recommended Action: Authorize the City Manager to execute an agreement with SWA Group for preparation of a 41<sup>st</sup> Avenue Corridor Plan in an amount not to exceed \$105,000, subject to City Attorney review and approval.

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

***Public Comment: None***

***Motion to approve Consent Items 7A-7F: Council Member Morgan***

***Second: Council Member Orbach***

City Council Meeting Minutes – March 27, 2025

***Voting Yea: Council Members Jensen, Morgan, Orbach, Pedersen, and Mayor Clarke***

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

### **A. 2025-2029 Strategic Plan**

**Recommended Action:** Adopt the City of Capitola Strategic Plan.

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

***Public Comment:***

- ☐ ***Marilyn Garrett***
- ☐ ***Cathy Howard***
- ☐ ***Dave Fox***

***The City Council requested a one-year review of the Strategic Plan.***

***Motion to adopt the City of Capitola Strategic Plan: Council Member Orbach***

***Second: Council Member Jensen***

***Voting Yea: Council Members Jensen, Morgan, Orbach, Pedersen, and Mayor Clarke***

### **B. Stockton Bridge Replacement Project Design Amendment**

**Recommended Action:** Staff recommends the City Council approve an amendment to the Professional Services Agreement with CSWST2 in the amount of \$715,000, for a total contract value of \$840,398, to complete all tasks outlined in the Scope of Work (SOW), excluding final engineering, for the Stockton Avenue Bridge Replacement Project.

***Public Works Department Director Kahn presented the staff report.***

***Public Comment:***

- ☐ ***Speaker***
- ☐ ***Speaker***
- ☐ ***Eric Coatney***
- ☐ ***Speaker***
- ☐ ***Dave Fox***
- ☐ ***Kevin Maguire***
- ☐ ***Keith Cahalen***
- ☐ ***Cathy Howard***
- ☐ ***Marilyn Garrett***

***The City Council discussed the need for public engagement with this project and thanked the public for their participation and comments. The Council requested that this item go to the Planning Commission and the Commission on the Environment for information and input.***

***Motion to utilize \$30,000 of grant funding to conduct an internal analysis of the Stockton Bridge, followed by additional public outreach, and research into historic preservation: Council Member Morgan***

***Second: Council Member Orbach***

***Friendly amendment proposed to include additional tasks into the scope of work of the amendment: Council Member Orbach***

***Amendment Rescinded: Council Member Orbach***

***Motion amended to remove dollar amount from original motion: Council Member Jensen***

***Amendment accepted: Council Member Morgan***

***Voting Yea: Council Members Jensen, Morgan, Orbach, Pedersen, and Mayor Clarke***

City Council Meeting Minutes – March 27, 2025

***The City Council took a brief recess at 8:27 PM and reconvened at 8:30 PM. The Mayor switched the order of Items 8C and 8D.***

**D. Housing Rehabilitation Assistance Program**

**Recommended Action:** Adopt a resolution approving the City of Capitola Housing Rehabilitation Assistance Program for Owner-Occupied Deed-Restricted-Affordable Units with Resale Price Restrictions (“Program”), adopting associated Program Guidelines, approving an agreement with Habitat for Humanity Monterey Bay for the administration and operation of the Program in the amount of \$22,500, authorizing the City Manager to execute same on behalf of the City, and directing staff to oversee the Program implementation.

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

***Public Comment: None***

***The City Council expressed a desire to invite the community to participate as volunteers with the program, and discussed how applicants will be prioritized in the application review process.***

***Motion to adopt Resolution No. 4424: Council Member Orbach***

***Second: Vice Mayor Pedersen***

***Voting Yea: Council Members Jensen, Morgan, Orbach, Pedersen, and Mayor Clarke***

**C. Housing Element Annual Progress Report 2024**

**Recommended Action:** Accept the presentation and direct staff to submit the annual report to the California Department of Housing and Community Development (HCD) by April 1, 2025.

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

***Public Comment:***

***□ Cathy Howard***

***The City Council discussed objective standards for setbacks for residential buildings, requested that when staff return with the next annual report that it includes a comparison to neighboring communities’ progress.***

***Motion to direct staff to submit the report to HCD: Council Member Morgan***

***Second: Vice Mayor Pedersen***

***Voting Yea: Council Members Jensen, Morgan, Orbach, Pedersen, and Mayor Clarke***

**9. Adjournment – The meeting adjourned at 9:07 PM. The next regularly scheduled City Council meeting is on April 10, 2025, at 6:00 PM.**

**ATTEST:**

Signed by:  
  
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Julia Gautho, City Clerk

Signed by:



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Joe Clarke, Mayor