



MINUTES

Meeting of the
Scotts Valley City Council
Date: March 19, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference https://us02web.zoom.us/j/83295730901	The agenda was posted on 3-14-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The City Council meeting was called to order at 6:00 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Derek Timm, Mayor
Allan Timms, Vice Mayor
Steve Clark, Council Member
Krista Jett, Council Member
Donna Lind, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager (virtual)
Kirsten Powell, City Attorney
Rodolfo Onchi, Public Works Director
Scott Garner, Police Captain
Taylor Bateman, Community Development Director
Sarah Wickle, Senior Planner
Cathie Simonovich, City Clerk

COMMITTEE REPORTS

CM Lind attended a Santa Cruz Metropolitan Transit District (METRO) finance meeting and reported that sales tax is down 1% and projected to be down 4% next quarter.

CM Lind attended the Transit Employee Appreciation event.

CM Lind attended the Scotts Valley Chamber of Commerce gala planning for the "Passport Around the World" event, which will be on May 9, 2025. They are looking for volunteers and sponsors for this event.

CM Lind participated in the Scotts Valley Chamber of Commerce awards committee meeting.

CM Lind announced that there will be a ribbon-cutting ceremony for Earthwise Pets on March 20.

CM Lind noted that she attended the Hitchcock Festival, which was very well attended over the three-day event.

VM Timms attended the Santa Cruz Integrated Waste Management Local Task Force meeting.

CM Jett attended the Youth Action Network (YAN) meeting where they are finalizing the details of the Leaders Unite event, which is on Saturday, March 29 from 11 AM to 3 PM. Interested individuals, 14-18 years old, can register on the YAN website.

CM Jett attended the Town Center Subcommittee meeting. CM Jett, along with City Manager LaGoe will attend the ICSC conference next week in Monterey for the purpose of getting retailers interested in the Town Center project.

CM Clark attended a Seniors Council meeting, and they completed the recommendation for a service provider grant for congregate dining, home delivery meals, and family caregivers. This recommendation was sent to the Seniors Council Board.

CM Clark reported that the Regional Transportation Commission (RTC) released the initial costs to repair all bridges in the county, and the cost for the railroad bridges is \$900 million. This item is on the agenda for tomorrow's RTC meeting. CM Clark will appoint Bill Arnold, a Scotts Valley resident, to the RTC's Bicycle Commission.

CM Clark attended the Scotts Valley Chamber of Commerce Economic Development meeting.

CM Clark congratulated CM Lind for being named the Chamber's Ambassador of the Year.

Mayor Timm attended the Central Coast Community Energy (3CE) Policy Board meeting where they discussed battery safety, and they also adopted an adjustment to the electricity generation rates.

Mayor Timm attended the Association of Monterey Bay Area Governments (AMBAG) meeting where they reviewed the overall budget, and he reported that they are not expecting any significant impacts resulting from the federal government cuts. They also reviewed the Metropolitan Transportation Strategy, which includes all transportation projects for the tri-county region, including Scotts Valley.

Mayor Timm attended the Town Center Subcommittee meeting and reported that they are looking extensively at the timelines to ensure that they stay on track.

Mayor Timm attended a Visit Santa Cruz County (VSCC) meeting, and he thanked CM Jett and CM Lind for attending the release of the new Visitor's Guide.

CITY MANAGER REPORT

Drug Abuse Resistance Education (DARE) Graduation: City Manager LaGoe thanked the Council Members who attended the DARE graduations this week.

Junior Police Academy: The Police Department is now accepting applications to the Junior Police Academy which will have 2 sessions this summer, July 7-11 and July 28-August 1. More information is available on the Police Department website.

Police Department Staffing: The Police Dispatch center is fully staffed, plus one. The lead time for training for both dispatchers and police officers is very long, so it is extremely helpful to have these positions overfilled by one position to stay on top of being fully staffed. This was accomplished in Dispatch with the recent swearing in of new Dispatcher Chris Breeden, and on the Consent Agenda is a request to overfill the police officer position by 1 FTE.

Skate Park Fence: The fence at the skate park is being replaced this week.

Lodato Park Trail Work: Trail improvement work is being completed at Lodato Park.

Siltanen/Glenwood East Fence: The new fence and retaining wall between Siltanen Park and the Glenwood East Preserve is almost complete.

Park Maintenance: Mulch has been added to the ground around the play structures at both Siltanen Park and Hocus Pocus Park.

Countywide Radio Infrastructure Project Governance Meeting: Administrative Services Director Hill attended the Countywide Radio Infrastructure Project Governance meeting. This is an important project which coordinates all agencies to upgrade the law enforcement and first responder radio communication infrastructure across the county. The project has made great progress with identifying a vendor and keeping costs less than projected.

Countywide Comprehensive Economic Development Strategy (CEDS): This is a 5-year plan that looks at the economic situation across the county. The draft review meeting was held this week for the updated CEDS.

Opioid Settlement Funds Review Meeting: Chief Walpole attended the annual Opioid Settlement Funds review meeting. The County administers Scotts Valley's settlement funds, along with the other jurisdictions, and this meeting serves as a review of how the funds have been used and gives the jurisdictions opportunities to ask questions or express concerns.

Redevelopment Agency Loan: The State Department of Finance has finally approved the \$2.4 million Scotts Valley Redevelopment Agency loan, so this money will come back to the City's Wastewater Enterprise Fund. This money is critical for the wastewater plant improvement projects that are planned. City Manager LaGoe thanked Director Hill, City Attorney Powell, and Finance Manager Kendra Reed for their hard work and tenacity in getting this approved.

Autism Certification: Staff have begun training for the City's Autism Certification. All public-facing staff will complete the training in the next couple of months.

Bocce Courts Roof Request: The Council Members have received several letters requesting that money for a roof over the bocce courts be included in the next budget cycle. City Manager LaGoe explained that the City is working toward creating a Skypark Master Plan which will look holistically at the entire park, and public input will be part of this process. The City is looking at budgeting for additional shade around the bocce courts. For example, around the picnic tables or other areas where the players rest when they are not playing.

Funding Request: Last week the City submitted a funding request for congressional earmark funding for the next round of the federal budget. This request went to Representative Jimmy Panetta and was for \$2.5 million to supplement the RTC grant funds for the Granite Creek Overcrossing Safety Improvement Project.

Beverly Gardens Affordable Housing Project (4444 Scotts Valley Drive): This project was awarded Community Development Block Grant (CDBG) Disaster Recovery Funding in the amount of \$7 million. The Scotts Valley City Council submitted a letter of support for this project last fall.

PUBLIC COMMENT TIME

Cynthia Dzendzel, a resident of Scotts Valley, spoke in favor of adding a \$50K placeholder to the Capital Improvement Plan (CIP) for a roof over the Bocce Court at Skypark. Ms. Dzendzel also submitted a letter (see attached).

David Alreck, a resident of Scotts Valley, spoke in opposition to the housing project located at 4575 Scotts Valley Drive.

WRITTEN COMMUNICATIONS

1. Health Services Agency Reports on Expansion of Cannabis Access

Mayor Timm asked Police Captain Garner about the Police Department's point

of view on the issue of cannabis lounges, and the Council Members discussed the arguments for and against the proposed County ordinance.

M/S: Clark/Lind

To direct the Mayor to work with staff to submit a letter in opposition to the County's proposed ordinance to permit cannabis lounges in unincorporated Santa Cruz County.

Carried 4/0/0/1 (AYES: Timm, Clark, Jett, Lind; NOES: None; ABSENT: None; ABSTAIN: Timms)

ALTERATIONS TO CONSENT AGENDA

M/S: Lind/Timms

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

CONSENT AGENDA

1. Approve City Council minutes of 03-05-2025
2. Approve check register dated 03-01-2025 through 03-14-2025
3. Town Center Land Purchase Supplemental Agreement
4. Approve Second Supplement to Amended and Restated Joint Exercise of Powers Agreement (JPA) for the Santa Cruz Libraries Facilities Financing Authority to increase the member allocations
5. Approve a resolution to give authority to add one Police Officer Trainee

ALTERATIONS TO REGULAR AGENDA

M/S: Lind/Clark

To approve the Regular Agenda with no alterations.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

REGULAR AGENDA

1. Consider approval of the Housing Element Annual Progress Report and authorize submittal of the Annual Progress Report to the Department of Housing and Community Development (HCD) Department

Senior Planner Sarah Wikle presented this item and responded to questions and comments from the Council Members.

Public Comment:

Evan Siroky expressed his disappointment with the City's efforts to build affordable housing.

Vivian Skripek spoke in support of the project located at 4575 Scotts Valley Drive.

Santa Cruz Yes in my Backyard (YIMBY) submitted a letter (see attached).

M/S: Lind/Clark

To accept the 2024 Annual Progress Report and authorize the submittal of the 2024 Annual Progress Report (APR) to the Department of Housing and Community Development (HCD) and State Office of Planning and Research (OPR).

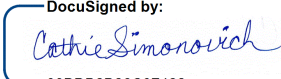
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

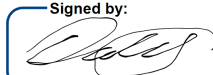
2. Future Council Agenda Items

None.

ADJOURNMENT

The meeting adjourned at 7:15 PM.

Attest: 
Cathie Simonovich, City Clerk

Approved: 
Derek Timm, Mayor

My name is Cynthia Dzendzel. I am a member of the Senior Center and a Senior League Bocce player since 2012, except for the Covid years.

Thank you for allowing me to speak.

The Senior Bocce League is the activity that accounts for most new memberships in the Senior Center, and draws people from all over the County, including Aptos, Corralitos, Bonny Doon and the Summit. Those players come for bocce and stay for coffee or shopping or gas. It is everything you want for a Town Center.

The Skypark bocce courts were built and maintained by volunteers, and volunteers run the leagues. The Recreation Division collects the money now. Many of those who built the courts are no longer with us, but some are still playing. It was a great gift to the community.

Seniors use the courts in the weekday morning leagues, working people use them in the evenings after work in the summer, and I see families bringing their kids on weekends. Special Olympics teams practice at Skypark, and a tournament we held a few years ago raised funds for the Boys and Girls Club. Players are on the City Council, the Parks and Recreation Commission, and the Senior Center Advisory Board.

Computer memories and emails are deleted every few months. I learned that each time there was a personnel change in the Recreation Division and the new person did not have access to the information I had previously submitted. I have also learned that what I submit to one person does not necessarily get passed up or sideways, so I persist in repeating the reasons why a roof over the bocce courts is necessary for the health and safety of seniors, as well as the general public. If Council Member Steve Clark has not shared with you the information I gave to him, please ask him or me to give you a copy.

Seniors may have short term memory problems, but long-term memory is the last to go. We remember the survey of April 2023, in which we had to write in the roof over the bocce courts under "other", and some seniors had difficulty figuring out how to do that online. We showed up to make a presentation and talk about skin cancer and the growing demand for bocce. The Senior Center Advisory Board passed a motion to recommend that a roof over the bocce courts be pursued.

Every time I talk to bocce players, they thank me for advocating for a roof that will protect them from skin cancer and heat stroke, and protect the court from rain, which damages the court surface every winter. A roof would allow more league play in the afternoon and extend the playing season into the winter.

Instead of a "roof", the wording in the Parks Master Plan is "shade structure", but since the roofs over the BBQ's at Skypark are shade structures, why wouldn't a roof over the bocce courts qualify as a shade structure? Lattice and shade cloths don't provide enough protection.

Each person I speak to about the need for a roof over the bocce courts gets excited about the possibility and wants to support the effort. No one says they are against the roof, they come up with more suggestions for what seniors should do, without any guarantee that we will get to "yes".

If you really care about seniors (your parents, grandparents, neighbors, friends, and yourself sooner than you think), make a commitment to mentor us and help us through the political process. We are aging and need your younger brains and political savvy. We have heard all the excuses...lack of money, lack of staff, etc., but see other projects being funded by grants and donations. The reality is that we are aging. We need you to see us for what we are, mostly good people who want to help each other and you to pursue happiness by volunteering our time, donating our money and sharing our knowledge. We just need you to help us do that, by making the process transparent and easy.

We do not have many years left. We have a hard time attending meetings at night, and I have personally experienced the frustration of not being able to access the audio in the zoom meetings.

In spite of canceled and delayed meetings and staff preventing us from circulating petitions to tell you what we need, you have received some petitions from those persistent enough to overcome the obstacles.

Please come to the Senior Center Advisory Board meetings and listen to us and advocate for us. You may be surprised by the friends you make.

Thank you for listening. Cynthia Dzendzel cyndzen@earthlink.net



To: Scotts Valley City Council
 Date: March 18, 2025
 Re: Scotts Valley Housing Element 2024 Annual Progress Report
 March 19, 2025 Agenda item #5.1

The Housing Element process requires California jurisdictions to follow through on their commitments and actively implement programs that produce housing over the eight-year cycle. We appreciate the submission of the 2024 Annual Progress Report (APR) and the opportunity to provide feedback.

Scotts Valley has made some procedural progress, but actual housing production remains dangerously low, and vague language in the APR does not instill confidence in the city's commitment to meeting its obligations. The City must take decisive action to address pipeline project delays, accelerate permitting, and ensure that zoning reforms translate into real housing production.

We urge the City to adopt a greater sense of urgency and commit to transparent tracking of housing progress to ensure that Scotts Valley is on a path toward meeting its state-mandated housing goals.

Ordinance Updates

We recognize the city's progress in implementing housing programs through three key ordinances:

- Ordinance 16.140 (November 2023) – Established objective design standards (H-2.2).
- Ordinance 16.141 (May 2024) – Addressed SB 9 implementation and fair housing programs (H-3.2).
- Ordinance 16.142 (December 2024) – Updated regulations on By-Right Development (H-1.2), ADUs/JADUs (H-1.5), Density Bonuses (H-3.10), and supportive housing in mixed-use zones (H-3.15).

Housing Production – Limited Progress

While these ordinance changes are important, actual housing production remains concerningly low. Scotts Valley has:

- Entitled only 9 single-family homes
- Permitted just 3 single-family homes and 6 ADUs
- Completed only 16 condominiums at 4104 Scotts Valley Drive alongside 3 single-family homes and 2 ADUs

By 2045, the city is forecasted to experience over 14% job growth and has been clear about further business expansion. Where will these people and their families live? Without a significant shift in housing production, Scotts Valley risks exacerbating displacement pressures, increasing commute times, and further deepening the housing crisis.

Lack of Specificity in the APR

The 2024 APR repeatedly uses vague phrases like “The City is on track” (49 times) and “The City continued” (42 times) without providing clear milestones or descriptions of progress. This lack of specificity makes it difficult to assess whether the city is truly making meaningful progress toward its housing goals.

Pipeline Projects – Urgent Need for Action

Pipeline projects are critical for Scotts Valley to meet its RHNA goals. Yet we see little evidence of continued progress in either public hearings or the APR. The Housing Element stated that the city anticipated progress “within the next six months” for several projects, which would have meant progress by June 2024. However, there is little indication that significant movement has occurred:

- Erba Lane (10 homes) – “The City anticipates submission of a Final Map within the next 6 months.” The time-extension approved in 2023 expires in June 2025.
- Oak Creek Park (52 homes) – “The City anticipates submission of a Final Map within the next 6 months.” No visible movement has been made.
- Valley Gardens (171 homes) – “The City anticipates completion of the EIR within the next 6 months.” This was mentioned in the City Manager’s report at a February 2025 Council meeting, but there is no clear next step.
- La Madrona (184 homes) – “The City anticipates completion of the EIR within the next year.” In addition to missing this deadline, we note that this project is outside the Scotts Valley Water District. With the recent prohibition on private wells (Resolution 1119.36, November 2024), it will require expansion of a water district, a discretionary process requiring LAFCO approval.

Given that these pipeline projects represent a major portion of the city’s housing strategy (34% of the RHNA), Scotts Valley must prioritize overcoming barriers—whether related to environmental approvals, permitting processes, or infrastructure constraints—to ensure these homes actually get built during the 6th cycle.

Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County. We support sustainable growth, especially along transportation corridors and activity centers, and a commitment to reducing Vehicle Miles Traveled by housing people near services and jobs.

Thank you for the opportunity to provide comments.

Janine Roeth
Rafa Sonnenfeld
Gavin Roth
Hope Armstrong
Leads, Santa Cruz YIMBY