

**MINUTES OF THE TOWN COUNCIL STUDY SESSION
FEBRUARY 12, 2007**

The Town Council of the Town of Los Gatos conducted a Regular Meeting on Monday, February 12, 2007 at 7:00 P.M.

ROLL CALL

Present: Mayor Joe Pirzynski, Vice Mayor Barbara Spector, Council Member Steve Gickman, Council Member Diane McNutt, and Council Member Mike Wasserman.

Absent: None.

Council Member Steve Glickman was present via a conference call during tonight's Study Session.

CLOSED SESSION REPORT

CONFERENCE WITH REAL NEGOTIATOR

(Government Code Section 54956.8)

Property: 15900 Los Gatos Boulevard (Verizon)

Negotiating parties: Town of Los Gatos (Negotiator: Debra Figone, Town Manager)

Owner's Representative, Jeff Hardy, CB Richard Ellis Under negotiation: Price and terms of payment

Mr. Korb stated direction was given and no action was taken.

VERBAL COMMUNICATIONS

Mr. Davis

- Commented regarding the building of oversized homes in Los Gatos.

PRESENTATION - CIVIC CENTER/LIBRARY MASTER PLAN

Study Session and direction on the vision, conceptual costs, funding sources, and phasing options for the Civic Center/Library Master Plan.

Mayor Joe Pirzynski

- Commented regarding tonight's study session on the vision of the Civic Center/Library Master Plan (CCMP).

Presentation Continued

Debra Figone, Town Manager

- Commented regarding:
 - The great work produced by staff and the consulting team.
 - The history of the CCMP dating from the early 1980s.
 - Why planning for the future is valuable.
 - The elements of the CCMP to-date.
 - The key principles shaping the CCMP.
 - That space estimates are based on the services desired by the community and technical analyses, and that the targeted square footage represent basic space needs.

Pamela Anderson-Brule, Brule Architects

- Commented regarding the vision for the Civic Center site, including:
 - A police facility on the west side of the site, with a parking garage (one level underground).
 - A library/community center on the east side, with an underground parking garage.
 - A one-floor library with views to Pageant Park.
 - The realignment of Fiesta Way to the eastern edge of the site.
 - Renovations to the existing Town Hall with a one stop shop Community Development Center.
 - The extensive amount of green spaces.
 - Public assembly spaces and conference spaces
 - Protection of the majority of significant trees on the site.
- Commented on a phased vision for the Civic Center site, allowing phased build-out of the CCMP through a separate two-story Library and separate two-story Community Center.

Ms. Figone

- Commented on the highlights of the conceptual cost model to implement the CCMP, including:
 - Estimates based on concepts, not actual buildings.
 - The high cost of underground parking.
 - The parking analysis which is still being developed.
 - Escalation over time will increase cost estimates.
 - The cost for furniture, fixtures and equipment not included in the conceptual cost model.
- Commented regarding potential financing sources for the CCMP, including reserve accounts, capital campaigns/fundraising, property sales, joint partnerships, Redevelopment Agency bonds, or General Obligation bonds.

Presentation Continued

Pamela Jacobs, Assistant Town Manager

- Commented regarding a public opinion poll conducted to obtain benchmark information about voters opinions related to public facilities and potential support for a bond measure, including:
 - Voters feel positively about Town services
 - 61% had not heard anything about the CCMP
 - Support for a bond measure fell below 2/3 majority needed
 - Support for a new library was slightly higher than support for other facilities.
 - Public outreach and education is needed before undertaking a bond measure.
 - The Library should be a central focus of any potential bond measure.

Ms. Figone

- Commented regarding deficiencies pertaining to the facilities of the current Civic Center.
- Suggested Council feedback relating to the site vision and phasing and financing options for the proposed CCMP.
- Commented regarding direction and next steps for the Civic Center/Master plan.

Council Comments

- Clarification regarding the vision for the Civic Center site.

Ms. Anderson-Brule

- Clarified the elements in the site vision, the phasing possible, and the uses of the existing pods.

Council Comments

- Questioned if the garage on the west side and the library could be built without affecting the existing facilities.
- Clarification regarding the phasing option relating to Fiesta Way.
- Questioned the use of the existing buildings for administrative services.
- Questioned the option of adding new buildings versus utilizing the existing buildings.
- Questioned the cost impacts to property taxes for the residents.
- Questioned the funding options if the project were phased.

Ms. Figone

- Commented on the costs associated with bonds relating to property taxes on assessed values.

Public Comment

Mr. Davis

- Commented on supporting an off-site police facility.
- Commented that he feels that the Town is built out, and there is no need for a new Civic Center.

Ms. Baum

- Commented regarding the critical needs for the library.
- Commented regarding the green spaces and the areas for community gatherings.
- Commented that the library has outgrown the current space and would benefit with a larger space to accommodate all the needs of the community who use the library.

Ms. Olsen

- Suggested extending the bond measure to the residents in the county pockets.
- Questioned if the green space in the proposed plan is smaller than the current green space.

Ms. Figone

- Commented on the options for bonds reaching to the unincorporated areas.
- Clarified that the green space is larger in the site vision than current green space.

Closed Public Comment

Council Discussion

- Commented regarding the preservation of the current structure.
- Commented regarding the deficient library and police facilities.
- Commented regarding more green areas and parking in the proposed plan.
- Commented regarding phasing the project to accomplish what can be done.
- Commented that the option to move police off-site is worth pursuing.
- Commented that the plan has had significant community input.
- Commented that the vision for the CCMP is a sensible plan.
- Commented that the library should be the first phase.
- Commented that the police facility should be the first phase.
- Commented that the facilities should be pursued concurrently.

Presentation Continued
Council Discussion – Continued

- Would like to see more creative options to meet the needs of parking.
- Would like to explore an off-site police facility.
- Commented regarding lower parking demand if the police department is located off-site.
- Commented that downtown merchants may be concerned if a new garage is built at the Civic Center.
- Suggested expanding the library after the police department has moved off-site.
- Commented regarding the higher costs for adding on or retrofitting existing Town Hall for the library relative to building a new facility.
- Commented regarding the lack of support from the community relating to a bond measure in the initial public opinion poll.
- Commented regarding the 70% support in the public poll relating to the need for a new police facility.
- Commented regarding the 70% support in the public poll relating to the need for a new Library.
- Suggested supporting these needs with Redevelopment Agency bonding and the “pay as you go” option.
- Commented regarding the community support needed to fund a new Library.
- Commented regarding the vision for the CCMP as a very appropriate look into the future.
- Supports the idea of phasing and community education relating to the next steps for the CCMP.
- Supports the idea of a bond measure to fund facilities rather than using Town reserves.
- Commented regarding Council majority to move forward to the next steps with the direction given tonight.

ADJOURNMENT

Attest:

Jackie D. Rose, Clerk Administrator