



**CITY COUNCIL STUDY SESSION ON
THE COYOTE VALLEY SPECIFIC PLAN
DRAFT FISCAL IMPACT ANALYSIS
APRIL 28, 2006**

Present: Council Members - Campos, Chavez, Chirco, Cortese, Nguyen, Pyle, Reed, Williams, Yeager; and Gonzales.

Absent: Council Members - LeZotte.

Staff: Interim City Manager Les White, City Attorney Richard Doyle, Deputy City Manager Paul Krutko, Acting Planning, Building and Code Enforcement Director Joseph Horwedel, Planning, Building and Code Enforcement Deputy Director Laurel Prevetti, City Clerk Lee Price, Legislative Secretary Susan Davis.

Documents filed: (1) Memorandum from Acting Planning, Building and Code Enforcement Director Horwedel, dated April 20, 2006, transmitting the final Study Session Agenda and Coyote Valley Specific Plan Progress Report #7: Draft Fiscal Impact Analysis; (2) Planning Department Staff hard copy of slide presentation entitled "Draft Fiscal Impact Analysis" dated April 28, 2006; (3) Planning Department community outreach bulletin entitled "Coyote Valley Vision" dated November 2005; and (4) Petitions from concerned property owners entitled "Petition Concerning the Proposed Coyote Valley Specific Plan" presented to the City Clerk by John Luk during Open Forum.

1. Opening remarks

Mayor Gonzales called the meeting to order at 9:10 a.m. indicating that this study session was for the purpose of reviewing the fiscal impacts of the Coyote Valley Specific Plan and added that Council action would not be taken at this session.

Access the video, the agenda and related reports for this meeting by visiting the City's website at www.sanjoseca.gov/clerk/MeetingArchive.asp

2. Introduction

Deputy Director Prevetti presented an overview of the Coyote Valley Specific Plan draft fiscal impact analysis and introduced Consultant Jim Musbach, Economic and Planning Systems, to give a presentation on the fiscal impact analysis and explain how it was developed.

Council questions followed.

3. Overview of Methodology and Assumptions

Consultant Ty Evans, Economic and Planning Systems, presented an overview of service delivery models and cost assumptions based on extensive collaboration with City departments, and then detailed how the revenue assumptions were developed. Consultant Musbach concluded with a summary of the results of the analysis.

Council questions followed each presentation.

4. Key Findings, Implications, and Next Steps

Deputy Director Prevetti stated that based upon input received at today's session, the administration will prepare an informational memorandum with answers to some of the questions Council posed, schedule a May study session to piece together the overall financial capital cost as well as the fiscal, and a community meeting will be scheduled for May to allow public input on the draft report which will also be available on-line.

5. Public Comments

John Luk (Bay Area Chrysanthemum Association) asked that the task force address opportunities for an aging population of flower growers who are barely able to make a decent living. Mr. Luk also submitted petitions from fellow flower growers.

Eric Chan stated that he was forced to quit a 25 year career in the flower growing business because of tough competition and asks that farming be part of the greenbelt plan.

Wing Mok expressed the difficulty flower growers have in making a living and obtaining seasonal workers.

Wayland Tam stated he is a retired flower grower who worked hard for low income with many expenses and thinks that is why no one wants to do this for a living.

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Richard DeSmet (President of Coyote Valley Alliance) stated he is a property owner in the green belt, farming is failing in this region, and requested that a green belt property owner be represented on the task force to provide input into the process.

6. Adjourn

The Council of the City of San José adjourned the Study Session at 11:10 a.m. Mayor Gonzales reminded that Deputy Director Prevetti mentioned that there will be another Coyote Valley Specific Plan Study Session in May.

ATTEST:

LEE PRICE, MMC, CITY CLERK