



You're Invited!

FRIDAY—SATURDAY—SUNDAY

August 4, 5 and 6

# SCOTT'S VALLEY DAYS

## Scotts Valley Started On Borrowed Money

Six years old yesterday, Scotts Valley has grown from a town living its first year on borrowed money to a vigorous growing community which budgets \$385,150 this fiscal year.

And the young city has done it without levying a property tax.

Back in 1966, on Aug. 2, Scotts Valley became a city and because it began its legal cityhood after the fiscal year began, the newly elected city council borrowed \$20,000 from the bank to live on.

The election to incorporate the city was in 1964, and a court trial to test the small plurality of votes (327 to 302) which made it a city held incorporation off for two years.

At the 1964 election, Councilmen Bill Graham, M. W. Lotts, C. R. Roberson, Dave Alford and Ken Stacey were

elected. However, before the council could seat, Alford moved away and Stacey moved into the Pasatiempo Pines area, thinking mistakenly it would be inside the city limits when incorporation passed its court test.

Paul Couchman and Jim Kennedy were appointed to the council at the first council meeting on Aug. 2, 1966.

Interestingly, the first mayor, Bill Graham was elected by losing the toss of a coin to Roberson. It was explained that each of the councilmen wanted the other to have the honor of being mayor — and the loser won the toss.

Graham, while on the council, often quipped, "I'm probably the only man who ever became mayor by losing."

With a portion of the money

borrowed to stave off the wolves the first year, the city council hired Friend Stone as its chief, and only, city administrator.

Stone was at that time manager of the Scotts Valley County Water District.

The first city offices were in the water district's building on Scotts Valley Drive, and the first job of the new city manager was to create a functioning municipal government based upon some 10 ordinances adopted by the city council at its first meeting.

Stone says of those early days, "During the first 120 days we could and did use existing county ordinances. Others had to be set up to do the job people expected us to do, that is, to run the city and provide protection and preserve our rural character, all without taxes."

"But we knew in general where we were going because the county's general development plan for this area had to a large extent been drawn up by members of the property association and other local residents."

Stone solved some of the problems by becoming city clerk, city planning director and police commissioner — at no extra cost — to fill positions that were legally required by law.

Stone's work was under direction of the city council, the policy-making arm of city government, which in the early days, was the planning commission of Scotts Valley, also.

But within broad directives, it was, and is, Friend Stone who has been charged with making the city the type of city the voters want.

The second major position filled was that of police chief, and Gerald Pittenger was appointed deputy police chief during the first year of city government.

They wanted someone with a small-town background, someone who was completely honest, someone who lived here and knew a lot of people, someone who had kids and understood their problems, someone who would provide police protection on the basis of handling people as neighbors. The council felt that this sort of police department would have the help of people of the city. It was worked out well.

Also at this time, Mrs. Elmer Lewis was appointed city treasurer, a post she still holds.

Stone has often said the first years of the city was "a time when it flew by the seat of its pants" to avoid incurring a large city debt.

"There are misconceptions about this money we get back from the state," Stone says. "The sales tax can be spent any way we want, but much of the other money must be spent only in specific ways. We can't use the gas tax money for instance, to repair just any road in Scotts Valley. This money can be spent only on selected streets that act as main arteries or traffic collection streets."

He adds, "But the money received back from the different taxes our people pay to the state is money enough if you run the city like a business and if the city is a business and balanced in terms of retail and industrial developments. I can't see any reason, frankly, why we can't go along indefinitely without a city property tax if we keep expenditures down and don't demand a lot of luxuries."

In 1967 the city acquired its own city hall through trade of some property on the corner of Scotts Valley Drive for a five-acre site and an old farmhouse on Mt. Hermon Road.

"It may look a little rustic."

Wastewater Facilities," produced by John Carollo Engineers of Lafayette.

This reflects a growth of 789 residents during the past 2½ years, and this growth has occurred in part in three high-quality mobile home parks, two of which the city has approved since its incorporation.

All three parks, Spring Lakes, Vista Del Lago and Montevalle, acclaimed by the city planners to be of high quality, and Montevalle, which sells lots to its residents, is considered to be the finest mobile home park in the nation by Planning Consultant Lee.

Recently the residents of Spring Lakes purchased their own park to insure that it will remain a mobile park during the foreseeable future.

Scotts Valley has been asked in the recent past to approve (or at least take a preliminary look at) plans by developers which combined have shown as many housing units as the city presently has and which could amount to over \$50 million.

City planners and councilmen have stated they will take a long, hard look at all and any of these plans.

The commercial development of Scotts Valley has seen plastics firm and a brassiere manufacturing plant come in the recent past to settle in the commercial area east of Scotts Valley Drive, an area already developed with lumber and hardware companies.

New restaurants and gas stations have come to Scotts Valley Drive to attract freeway travel and last Wednesday a Holiday

hicles.

Along Scotts Valley Drive, new and well-designed buildings are being constructed along the guidelines of the city planners.

The city government and its people at this time are close to completing the Scotts Valley General Plan which seeks a way to combine the desired retention of the "rural atmosphere" of the present five-mile area of Scotts Valley and the necessity of a tax-base which comes from a balanced industrial-commercial-residential community. Inn Trav-L-Park opened for stop-over use of recreational ve-

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Pittenger was named deputy chief owing to the necessity of remaining under the protection of the county sheriff's office during the first year of incorporation owing to lack of funds.

Pittenger's appointment reflected the city council's determination to back the "home rule" concept that had led to the founding of the city, Stone comments.

"The council was more interested in public safety than in other police matters. They weren't looking for a chief with a lot of experience in a big

then-Mayor Bill Graham declared the first night the city council met in the building, "But our people aren't stuck with a big mortgage, like they've got on the county governmental center. It's ours free and clear."

The city treasury has shown a balance each and every year since.

In 1968, the city hired an assistant city administrator, Jun Lee, who later became the city planning consultant, a post he fills today.

Lee has stressed that every effort is being made to reserve areas for industrial and commercial development in spite of pressure to use flat land for residential purposes.

"What we're aiming at is a balanced community," Lee says, "a community for people to live in and work in, as opposed to a bedroom type of community."

"The United States is one of the few countries in the world that is unconcerned about using flat land for low-density residential purposes. In the old countries," he adds, "they build in the hills and use flat land for farming. We'll use flat land for high-density residential apartment complexes, but the hillsides are being reserved for home sites for low-density population."

Today, the Scotts Valley City government has a an employe force of 18 persons, including five patrolmen and the police chief.

The development of the city is changing from its three successful luxury mobile home parks to high-quality permanent homes in large residential-commercial projects.

These are being met with some resistance by some members of the community and are drawing a split-vote support from planners and city councilmen.

Today sitting on the city council are Mayor Paul Couchman, Councilmen C. R. Roberson (both of these men were on the original council), Walt Schulte, John McBain and John Abbott.

Also today, the city has its own planning commission, begun in 1970. Its members are Doug Foster, Elmer Kirsch, Randy Trueblood, Walter Young and Mrs. Cita Emmons.

During the decade from 1960-70, Scotts Valley's population increased by only 474 residents, from 3,437 to 3,911, according to census figures.

From 1970 to today, the population has climbed to 4,700 according the Scotts Valley "Report and Master Plan of

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