



AGENDA

Meeting of the
Scotts Valley City Council
In-Person and Remote Access
Date: October 1, 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	Agenda posted on 9-26-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at: www.scottsvally.gov
ELECTED OFFICIALS		CITY STAFF MEMBERS
Derek Timm, Mayor Donna Lind, Vice Mayor Steve Clark, Council Member Krista Jett, Council Member VACANT, Council Member		Mali LaGoe, City Manager Kirsten Powell, City Attorney Cathie Simonovich, City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS

Notice regarding City Council Meetings:

The City Council meets regularly on the 1st and 3rd Wednesday of each month at 6:00 PM in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066, and via Zoom Webinar remote access.

Agenda and Agenda Packet Materials:

The City Council agenda and the complete agenda packet are available for review by 5:00 PM the Friday before the Wednesday meeting on the Internet at the City's website:

www.scottsvally.gov and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA.

Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvally.gov.

Public Participation:

The meeting will be available on Zoom and livestreamed to the City of Scotts Valley's YouTube channel: <https://www.youtube.com/@cityofscottsvally>

For those wishing to participate via Zoom you can join the following ways:

Zoom Webinar meeting link: <https://us02web.zoom.us/j/83295730901>

Or dial one of these numbers: (669) 900-9128 or (669) 444-9171

Webinar ID: 832 9573 0901

Whether attendance is in-person or remote, you will be given opportunities to provide public comment at the appropriate times throughout the meeting. The time limit is up to 3 minutes for an individual, or 5 minutes for someone who is representing a group of three or more, at the discretion of the Mayor. Please note that this is not a question-and-answer time, but simply a time to provide comments to the Council. At the appropriate times during the meeting for public comment, on items not on the agenda, and on specific agenda items, the Mayor will announce that public comment will be accepted.

How to comment via in-person attendance:

Please proceed to the public comment podium when the Mayor opens the item for public comment.

How to comment via Zoom Webinar:

Use the webinar attendee option to “raise hand” when the Mayor opens the item for public comment. The Clerk will unmute you when it is your turn. If you have joined via Zoom phone call, dial *9 or your phone to “raise your hand”, and the Clerk will unmute you when it is your turn.

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

SPECIAL SET MATTER

1. Appoint City Council Member to vacant seat

COMMITTEE REPORTS

Council members are appointed to committees which are either City committees or committees dealing with other jurisdictions. This portion of the agenda allows the committee member to present oral or written reports to the Council regarding their committee assignments. It also allows the Council to make comments and give the committee member direction, as required.

CITY MANAGER REPORT

PUBLIC COMMENT TIME

This is the opportunity for individuals attending in person to make oral comments to the Council on any items within the purview of the Council, which are NOT part of the Agenda. No action on the item may be taken, but the Council may request the matter be placed on a future agenda. Written public comment may be emailed to the City Clerk by 5:00 PM on the day of the meeting at csimonovich@scottsvally.gov.

ALTERATIONS TO CONSENT AGENDA

Council can remove or add items to the Consent Agenda.

CONSENT AGENDA

The Consent Agenda is comprised of items which are intended to be non-controversial and are approved without discussion. Persons wishing to speak on any item may request the item be moved to the Regular Agenda by raising their hand to be recognized by the Mayor. An item will only be moved from the Consent Agenda to the Regular Agenda if a City Council Member requests it to be moved and a majority of the Council agrees.

1. Approve City Council minutes of 09-17-2025
2. Approve check register dated 09-13-2025 through 09-26-2025
3. Appoint Scotts Valley Senior Center Advisory Commission at-large member
4. Award contract for Copier Fleet Lease and Maintenance Agreements
5. Approve salary schedule for a Chief Wastewater Plant Operator job classification
6. Approve purchase of replacement dump truck for Wastewater Division in amount of \$242,711.68 and authorize the City Manager to execute any documents necessary to effectuate the purchase
7. Approve contract amendment for David J. Powers & Associates for Environmental Impact Report for the Updated Town Center Specific Plan

PUBLIC HEARINGS

1. Public Hearing to consider adopting new and updated User Fee Schedule and Charges to be effective 01-01-2026

ALTERATIONS TO REGULAR AGENDA

Council can remove or add items to the Regular Agenda.

REGULAR AGENDA

Persons wishing to speak on any item may do so by raising their hand to be recognized by the Mayor.

1. Future Council Agenda Items

ADJOURNMENT

ADA NOTICE

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's office at (831) 440-5600 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

PROCEDURAL INFORMATION FOR THE PUBLIC

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN APPROVAL OF A RESOLUTION:

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN INTRODUCTION/ADOPTION OF AN ORDINANCE:

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN PUBLIC COMMENT/PUBLIC HEARINGS:

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.



The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's office at (831) 440-5602 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000; or, from or to Speech-to-Speech, English & Spanish 1-800-854-7787), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Appoint City Council Member to vacant seat**

SUMMARY OF ISSUE

On September 4th, 2025, Vice Mayor Allan Timms officially resigned from the City Council. Mr. Timms' resignation results in the vacancy of his City Council seat for the remainder of his term, which expires December 2026. In accordance with Government Code section 36512, within 60 days of the resignation, the City Council must fill the vacancy either by appointment or by calling for a special election. On September 10th, 2025, the City Council took action to fill the vacancy by appointment. The person appointed to fill the vacancy shall serve out the unexpired term of Vice Mayor Timms' seat, until December 2026, pursuant to Government Code Section 36512(b)(2)(B).

Application Process

An application was released on September 11th, and made available on the City's website and in person at City Hall. The application period closed on September 24th at 5pm and nine applications were received. The applications were reviewed by the City Clerk and eight were determined to be qualified to fill the Council seat. The criteria for qualification under state law includes being 18 years or older, a resident of Scotts Valley, and registered to vote in Scotts Valley. Each qualifying applicant's completed application is attached to this item. The qualified applicants are:

- Kassandra Flores
- Garnett Lee Jaeger
- John Peter Lewis
- Charles Mafia
- Orenda Randuch
- Alexander Titus
- Greg Wimp
- Michael Zeller

Appointment Process

At tonight's council meeting, the City Council may select, by majority vote, which applicant to appoint to fill the vacancy. As discussed at the September 11th Council Meeting, the selection

process is as follows:

Following a brief staff presentation and council questions regarding the application process, public comment will be heard on this item, during which applicants as well as non-applicants may speak to the Council regarding this item. After public comment is concluded, the Council will deliberate or ask clarifying questions. The Council Members will then be asked to individually rank their top 3 applicants on the voting form. When all Council Members have completed their silent voting, the Mayor will ask each Council Member to identify only their top choice. If a majority (3+) of Council Members choose the same applicant as their top choice, the Mayor could call for a motion to appoint that applicant to fill the vacancy. If no majority is identified, the Council Members would then be asked to identify their second choice. If an applicant is then identified with majority support, the Mayor could call for a motion to appoint that applicant to fill the vacancy. If no majority is identified, this process would continue with the third choice. If no majority vote is reached, the Council would need to direct staff regarding next steps which could include reopening the application period, bringing the appointment decision back to a future council meeting, or calling for a special election.

Seating of New Council Member

Assuming the Council votes to appoint one of the applicants, the new Council Member is not seated until they are sworn in by the City Clerk. The swearing-in could occur at the next City Council Meeting on October 15th, or at another time, as it is not required to occur during a public meeting. The new Council Member is expected to join the Council to fully participate at the October 15th meeting.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends the City Council follow the process described in this staff report to select a new Council Member to fill the vacant seat for the remainder of the term which ends December 2026.

TABLE OF CONTENTS

1. Kassandra Flores_Redacted
2. Garnett Lee Jaeger_Redacted
3. John Lewis_Redacted
4. Chuck Maffia_Redacted
5. Orenda Randuch_Redacted
6. Alexander Titus_Redacted
7. Greg Wimp - with resume_Redacted
8. Michael Zeller - with resume_Redacted

View results



General Information

1. Full Name: *

Kassandra Flores

2. Address: *

[REDACTED] Scotts Valley Ca 95066

3. Date of Birth: *

[REDACTED]



4. Phone Number: *

[REDACTED]

5. Email Address: *

[REDACTED]

6. Occupation: *

Director of Supportive Services

7. Length of residency in Scotts Valley: *

3 years

8. Previously held elected or appointed governmental positions: *

Latino Affair Commissioner

9. Education *

B.S. Business Management and Economics - University of California Santa Cruz (2018)

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

Yes, I have voted every year and have volunteered with local organizations.

Questions for Candidates

11. Why do you want to be on the City Council? *

Having lived in Santa Cruz County for the past 10 years and worked in the nonprofit sector, I've had the opportunity to witness firsthand the important role City Councils play in shaping the future of our communities. These experiences have deepened my commitment to civic engagement and inspired me to take a more active role in creating positive change.

Through my professional and community involvement, I've developed a strong understanding of the needs and challenges facing our area. I've also had the opportunity to attend City Council meetings as a community member, which has given me a deeper appreciation for the collaborative work that goes into driving meaningful progress. I believe that serving on the Scotts Valley City Council would allow me to bring my skills, passion, and experience to the table in a more impactful way.

I am particularly interested in helping Scotts Valley and surrounding areas grow thoughtfully, balancing economic development with community well-being. I want to help create spaces and opportunities that allow all residents to thrive, while ensuring our city remains a vibrant, inclusive, and sustainable place to live.

I'm excited about the opportunity to work alongside a team of dedicated and forward-thinking individuals to address our city's challenges and help shape a stronger future for everyone.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

I bring a strong commitment to community well-being, along with a set of skills and experiences that make me well-prepared to contribute meaningfully as a City Councilmember. I am an innovative thinker who is always seeking ways to make our work more efficient, effective, and sustainable. I look for connections between challenges and solutions that will have a lasting, positive impact on both community members and local programs.

Currently, I serve on the Latino Affairs Commission, where I've gained valuable insight into the policymaking process and the importance of inclusive civic engagement. As my term comes to an end, I am eager to continue contributing to the civic life of our community in a new capacity through the City Council.

Through my nonprofit work and community involvement, I have firsthand knowledge of some of the most pressing issues facing our area, including housing insecurity and disaster recovery. I understand the complexity of these challenges and the importance of thoughtful, community-centered solutions.

Additionally, I am a fast learner, a collaborative team member, and someone who genuinely enjoys supporting others. I am driven by a desire to serve, to learn, and to help create a community where everyone has the opportunity to thrive.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

I do not have any conflicts.

14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

My only commitment is my job M-F 8am-5pm.

15. What do you view as the most important issues in Scotts Valley? *

Three of the most important issues I see in Scotts Valley are affordable housing, disaster recovery, and strengthening community resilience.

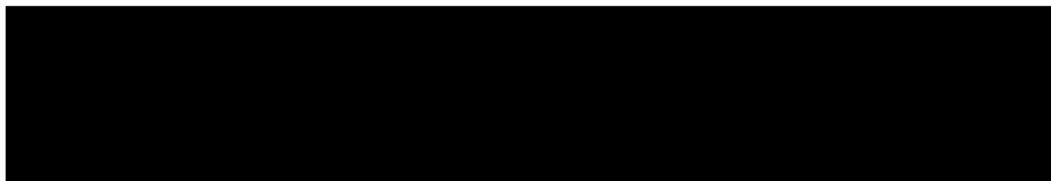
First and foremost, housing affordability is a critical issue. I believe everyone deserves access to safe and stable housing, and no one should have to choose between paying rent or buying food. We need to expand housing options that are truly accessible to working families, older adults, and individuals with fixed incomes. Affordable housing isn't just about buildings; it's about dignity and opportunity for all members of our community.

Disaster recovery is another area I care deeply about. Through my work at United Way, I've supported families and individuals impacted by recent storms, helping distribute relief funds where they were needed most. I was also actively involved in response efforts during the CZU fires, providing essentials like backpacks, clothing, and critical recovery information to survivors. These experiences have shown me how vital it is for cities to be prepared, coordinated, and compassionate in the face of emergencies.

Lastly, I believe that community resilience is rooted in unity. Strong neighborhoods are built not just on infrastructure, but on human connection. That's why I support creating more public spaces and local events that bring people together. When residents know their neighbors, feel heard, and are involved in shaping their city, our entire community becomes stronger and more resilient.

These three issues, affordable housing, disaster recovery, and community connection are deeply linked, and I'm committed to supporting solutions that help all of us move forward together.

View results



General Information

1. Full Name: *

Garnett Lee Jaeger

2. Address: *

[Redacted]

3. Date of Birth: *

[Redacted]



4. Phone Number: *

[Redacted]

5. Email Address: *

[Redacted]

6. Occupation: *

Retired

7. Length of residency in Scotts Valley: *

43

8. Previously held elected or appointed governmental positions: *

No

9. Education *

Some college

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

No

Questions for Candidates

11. Why do you want to be on the City Council? *

To better our community

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

I'm a retired realtor, appraiser, and loan officer.
I've have experience in retail, customer service, and have financial experience and accounting

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

No, I'm retired

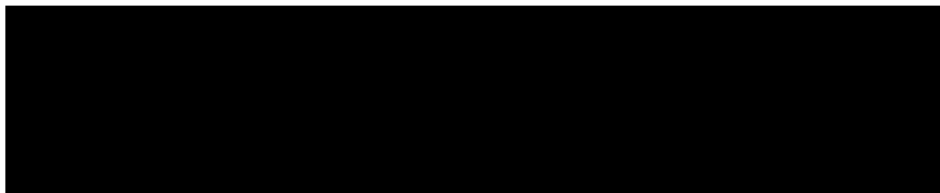
14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

None

15. What do you view as the most important issues in Scotts Valley? *

infrastructure is the most pressing issue I see. Bringing quality businesses in to fill our empty commercial buildings.

View results



General Information

1. Full Name: *

John Peter Lewis

2. Address: *

[REDACTED] Scotts Valley CA 95066

3. Date of Birth: *

[REDACTED]



4. Phone Number: *

[REDACTED]

5. Email Address: *

[REDACTED]

6. Occupation: *

Technology Consultant

7. Length of residency in Scotts Valley: *

About 6 years.

8. Previously held elected or appointed governmental positions: *

None

9. Education *

Some College

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

Yes.

Questions for Candidates

11. Why do you want to be on the City Council? *

I am pro housing and it would be nice to build enough new housing to keep local control over permitting, having a pro housing voice on the city council might help keep more local control.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

I used to help groups agree on technical solutions to problems, the most technical person on city council just left and it might be good to have someone has a detailed understanding of computers, systems, and deploying technology solutions on council.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

none.

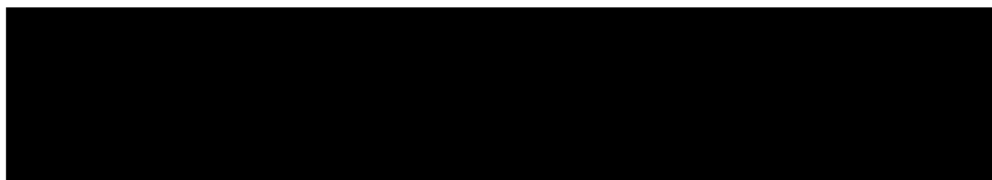
14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

vine hill pta 3rd tuesday of the month.

15. What do you view as the most important issues in Scotts Valley? *

Addressing the lack of affordable and market rate housing to meet the needs of our own children as well as workers who commute into town.
Generating more tax revenues to help the city afford its civic budget so the city can; maintain its roadways, afford to make progress on the active transportation plan, pay employees a fair wage..
More grant writing to help lower our costs wherever possible.

View results



General Information

1. Full Name: *

Chuck Maffia

2. Address: *

[Redacted] Scotts Valley, Ca 95066

3. Date of Birth: *

[Redacted]



4. Phone Number: *

[Redacted]

5. Email Address: *

[Redacted]

6. Occupation: *

Retired Community Banker

7. Length of residency in Scotts Valley: *

Since 1982

8. Previously held elected or appointed governmental positions: *

Scotts Valley Planning Commission
Scotts Valley Traffic Committee

9. Education *

BA Business Administration CSU Humboldt

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

Served as treasurer for 2 bond issues (Fire Department), 5 SV City Council races and 1 County Supervisors race. 17 years as a member of SV Lions. 14 years as a member of SV Rotary. 12 years board member and served as chair of Dominion Hospital Foundation.ca

Questions for Candidates

11. Why do you want to be on the City Council? *

Two council seats will be up for election in 2026. One incumbent term will end in addition to the remainder of the former Vice Mayors term. I believe Scotts Valley needs a robust and competitive election cycle in 2026. One that has a number of qualified candidates capable of giving the voters a clear understanding of their vision for Scotts Valley. Already, in just a few days. I have become aware of three qualified individuals expressing interest in serving on the council. I suspect there are others. However, incumbency is a powerful advantage and discourages many qualified individuals from running for council. I believe incumbency should be earned at the ballot box and not the result of the best efforts of our current council to select the right person. I would suggest the council consider appointing a place holder for the remainder of the term of vacant council position. A place holder with a commitment not to be on the ballot for council in 2026. The advantages are numerous. Potentially a number of well qualified candidates seeing a level playing. The incentive of at least one open seat. A year for interested parties to develop a campaign and present options to the voters of Scotts Valley in 2026. Given I have no interest or intent to be on the 2026 ballot for Scotts Valley City Council. I am expressing my interest of being that place holder. Hopefully, you see the benefit in selecting a place holder for the remaining months of the vacant term. The potential of several well qualified candidates engaged in active dialog as to the direction of the city can make the 2026 council race a positive for the City of Scotts Valley.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

My 47 years career in the corporate world has given me analytical and problem solving skills. I understand the need and responsibility to make difficult decisions and respect others viewpoints. I can agree to disagree and move on to the next issue. As a 40 plus years resident of Scotts Valley I have watched Scotts Valley evolve into the challenges we face today. 31 years as a bank manager in Scotts Valley has given me an understanding of the needs of the business community. From years with service organizations and volunteering with my neighbors I believe I have a good understanding the values of our community.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

No conflicts. Attendance would be a priority.

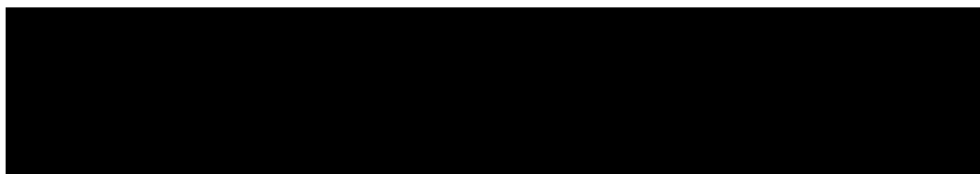
14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

I have no current commitments that would prevent me from attending additional meetings.

15. What do you view as the most important issues in Scotts Valley? *

Increased revenue stream, manage housing growth, a balance budget and full funding of the Police Department.

View results



General Information

1. Full Name: *

Orenda Randuch

2. Address: *

██████████ Scotts Valley, CA 95066

3. Date of Birth: *

██████████



4. Phone Number: *

██████████

5. Email Address: *

██████████

6. Occupation: *

Conservation Photographer

7. Length of residency in Scotts Valley: *

11 years

8. Previously held elected or appointed governmental positions: *

I have not previously held any elected or appointed governmental positions.

9. Education *

B.A. Psychology
Certified California Naturalist

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

I have voted in past elections. I am a State Park volunteer, Stewardship Ambassador with Sempervirens Fund, and iNaturalist Ambassador

Questions for Candidates

11. Why do you want to be on the City Council? *

I seek to serve on the Scotts Valley City Council to contribute an informed, ecological perspective to local governance. My background as a conservation photographer, California Certified Naturalist, and community volunteer has given me experience building partnerships across schools, nonprofits, and civic organizations. I am committed to supporting policies that balance responsible growth with environmental stewardship, strengthen community resilience, and expand opportunities for youth and families to actively engage in shaping our city's future.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

I bring financial literacy from seven years of experience in the financial industry, ecological knowledge as a California Certified Naturalist, and the perspective of a parent with two children in Scotts Valley schools. I am also an active community volunteer.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

I do not have any conflicts on these dates.

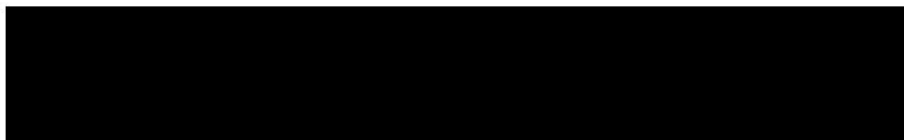
14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

I do not have any current commitments that would limit my availability on weekdays.

15. What do you view as the most important issues in Scotts Valley? *

Infrastructure, budget, environmental risks, maintaining a small-town feel while managing growth, and our local economy.

View results



General Information

1. Full Name: *

Alexander Titus

2. Address: *

[Redacted]

3. Date of Birth: *

[Redacted]



4. Phone Number: *

[Redacted]

5. Email Address: *

[Redacted]

6. Occupation: *

Senior Business Planner, for monetization at Microsoft

7. Length of residency in Scotts Valley: *

10.5 years

8. Previously held elected or appointed governmental positions: *

None governmental. I was elected to a 3 year term as president of the Cove HOA

9. Education *

Bachelors in Science Atmospheric Science/Meteorology. SUNY Stony Brook University 2009

Masters in Business Administration (M.B.A.) Santa Clara University 2020

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

Yes- to voting. Yes to volunteering: 1.) volunteered and elected to the position of president of the Cove HOA since 2022. Served as principle on budget creation, analysis, landscaping upkeep, community service to the HOA and more. 2.) co-hosted a series of Scotts Valley Temple Beth El Jewish community events. 3.) active participant with St.Philips Episcopal Church. 4.) volunteered my time and knowledge to Chief of Scotts Valley Police Department Jan 2025 on hazardous weather preparedness tools for the police force and city 5.) active bagpiping volunteer with the Silicon Valley Pipe Band promoting Scottish highland music and culture.

Questions for Candidates

11. Why do you want to be on the City Council? *

To ensure constant principled leadership with empathy, as we go through sensitive times with this city. And to ensure every voice is heard, considered, and rationed over with. I love this city, and it is with my passion that we continue to preserve what small town feel we can while also ensuring an appropriate amount of development takes place. With my unique backgrounds in both meteorology and business I have an opportunity to help prepare the city for natural disasters and mitigate risks while also helping to offset budgetary woes with new monetization levers to ensure the city continues to meet the needs of its residents.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

As a meteorologist, I have intricate knowledge of both weather patterns and its detrimental effects to our local community. This weather perspective can be used proactively to help the city prepare for natural disasters, as well as take an environmental angle in development reviews to ensure the correct buildings will succeed in our changing environment.

The second major experience I bring is my business knowledge. I have been in big tech for the past 5 years, almost 3 of which at Microsoft - all in business strategy and monetization. As Jack Dillis says 'I'm a numbers guy' - which is true. I like to dive into financial reports, understand 'what' is the root cause of some issue, and find a solution. Not just by myself, but with others (stakeholders or in this case-the council). I bring 5 years of experience working with a wide set of stakeholders with competing interests and perspectives all of which need to be balanced before a problem can be finally solved- much like how the City council has to balance different perspectives on issues at large. I have deep cross collaboration experience, and deep problem solving analysis experience. Lastly, my positions in the past 5 years have been focused on monetization. The types of projects I typically work on are bringing new products to market, or adjustments to existing business strategies for a multi-billion dollar portfolio of Data Security and Compliance products at Microsoft today.

I would love to apply this monetization knowledge specifically and identify what new or modified levers can be tapped to increase funding to the city, and grow our budget out of the red. I have already begun brainstorming a number of ideas, and with the help of the council and city manager perhaps one or two may succeed!

Lastly, I have previous experience running a local community oriented HOA at the Cove here on Cove Lane, which is a 25 unit newer townhome development. It was here I worked on creating budgets from scratch, ensuring Davis Act compliance, and listening to homeowner concerns- and deciding with the board whether they should or should not be acted on. In this, I learned evidence and feedback from others was an indicator that something was not right and a new action was required for the HOA. I feel this is what will be on tap in the city council, as community members voice their support or concerns on a variety of issues. To me, I serve the people- and if I do serve, it would be in the interests of what the community has voiced.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

No conflicts, this would be a priority to attend.

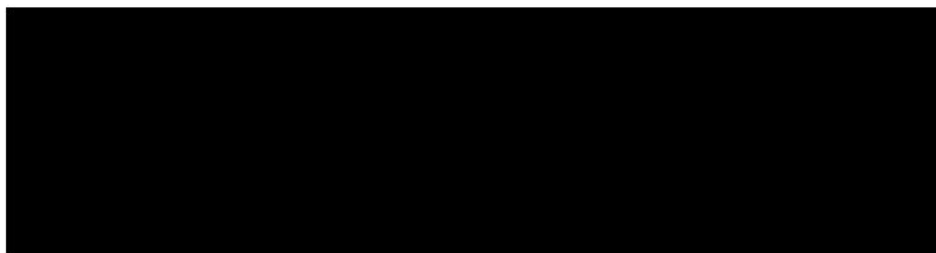
14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

I work 9-5 Monday-Friday. I may be able to do noon-1pm meetings Monday and Friday only. I am generally free after 5pm. Weekends are open provided there is no family obligation going on, however with notice I would prioritize the regional board meetings

15. What do you view as the most important issues in Scotts Valley? *

- 1.) Complete the town center project (you guys have done a great job!). And by this I mean help attract developers and business to the area (like you have done with Target!). Ensure the center is family friendly and has enough parking (a growing concern in the city).
- 2.) State Housing Mandate. While 1200 homes have to go in, how can we ensure that the small town feel remains in Scotts Valley? My goal would be to tackle this and ensure developers stay within our community confines (3 stories or less is my preference). Parking as it relates to these new developments is a tangential issue which will also need to be addressed.
- 3.) the Budget. Scotts Valley City Budget continues to be in the red. I think we need to get crafty and try out some additional ideas to bring this to margin positive. Not many discuss the budget concerns, but as a business person I think it requires a bit of TLC so we can continue to all enjoy our amazing parks, community centers, water treatment, police (I love our Police!) and more.
- 4.) Extreme weather. The city has experienced heavy flooding, mud slides, wind storms, tornadoes, and fire evacuations almost consistently since I moved here over 10 years ago. While we can't stop the weather, we have knowledge and ways to mitigate its effects on our citizens, their property, and this town. Increased flood control, environmental reviews, updated public works/police hazard training are areas I can see improvement that will help every citizen. Close collaboration with the Fire District is a priority and a must to help harden our defensive spots. I look forward to tackling these issues for the good of the city if elected
- 5.) Safety. Ensure the city is safe by continuing to support our police department, remove unsafe people from the streets (DUIs), and ensure great public awareness of safety and drug programs in our community continues. Continue to keep the city safe through new city ordinances such as e-bikes which have become an up-coming concern in town.

View results



General Information

1. Full Name: *

Greg Wimp

2. Address: *

[Redacted]

3. Date of Birth: *

[Redacted]



4. Phone Number: *

[Redacted]

5. Email Address: *

[Redacted]

6. Occupation: *

Small Business Owner

7. Length of residency in Scotts Valley: *

25 years

8. Previously held elected or appointed governmental positions: *

none

9. Education *

Computer Science/General Business - Cabrillo/Mt San Jacinto

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

Have voted consistently and have volunteered with various local organizations.

Questions for Candidates

11. Why do you want to be on the City Council? *

Serve the community and help people. Love and care about the community of Scotts Valley. Feel that I have good experience to bring to the team.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

Managing teams, community building, business development, problem solver and collaborator. Have a calm and balanced approach to leadership.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

I am available for council meetings.

14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

I am available for committees and can adjust schedule as needed.

15. What do you view as the most important issues in Scotts Valley? *

Development: commercial and residential. Retain and attract companies to Scotts Valley.

Selection committee,

I am the highly motivated, hard working, creative problem solver you are looking for. My experience and qualifications are well suited for this leadership position. I have over 25 years of experience managing projects and teams. I am a proven leader and team player ready to serve the community. I have lived in and raised my family in Scotts Valley for the past 25 years. I love the community and am passionate about helping others succeed.

Look forward to the opportunity,
Greg Wimp



Greg Wimp

Extensive experience working in the tech, financial industry and small business space. Looking to help build and develop a team of amazing and talented people.

Skills

- Team building and management
- Operations management and business development
- Innovative thinking and creative problem solving
- Understand technical language and communicate clearly to non technical clients and coworkers
- Collaboration and relationship building

Community Involvement

- Scotts Valley Economic Development Committee (formerly Recovery Committee)
- Scotts Valley Parcel Tax Oversight Committees
- Multiple Scotts Valley Parcel Tax and Bond Measure Committees
- Member and actively participate in Santa Cruz County Chamber, Scotts Valley Chamber, Capitola-Soquel Chamber, Pajaro Chamber, Santa Cruz Works, Think Local First and Exchange Club of Scotts Valley
- Partner/Support many organizations like Scotts Valley Schools, Scotts Valley Community Theater Guild, Scotts Valley Educational Foundation, Scotts Valley Multicultural Fair, Scotts Valley Churches/Camps, Scotts Valley Youth Sports, Boys & Girls Club, Second Harvest, United Way, Walnut Avenue Family & Women's Center, Digital Nest, Santa Cruz MAH, United Way, Red Cross, Santa Cruz Warriors and many others
- Organized, fundraised and implemented food donations for evacuees and first responders of CZU fire
- Leadership Santa Cruz Class 39

Community Awards

- 2023 Rotary Paul Harris Award
- 2021 Organization of the Year (Scotts Valley Economic Recovery)
- 2020 Santa Cruz Hometown Hero
- 2018 Scotts Valley Man of the Year
- 2018 Togo's Rookie of the Year

Employment

2017-Current	Togo's	Santa Cruz County, Ca
Owner		
▪ Business Development, Budget & Finance		

- Marketing and Community Outreach
- Staff Recruitment/Development
- Manage New Build of New Location and Remodels
- Togo's Corporate Brand Advisory Committee

2008-2017 Evans Data Corp. Santa Cruz, Ca

Chief Operating Officer

- Staff recruiting, interviewing and hiring
- Developed staff incentive programs
- Managed production and marketing teams
- Managed multiple moves of corporate offices regarding all Facilities, Operations and IT
- Office network setup, management and support
- Windows/Linux server setup and administration
- Database and web development

2006-2008 Vault Solutions & Services Scotts Valley, Ca

Chief Executive Officer / Chief Technology Officer

- Contract negotiation and resource management / allocation
- Employee benefits management / setup
- Managed web development team
- Server and network setup / administration

2000-2006 Stanford FCU / Cyberbranch / CGI / OSI Palo Alto, Ca

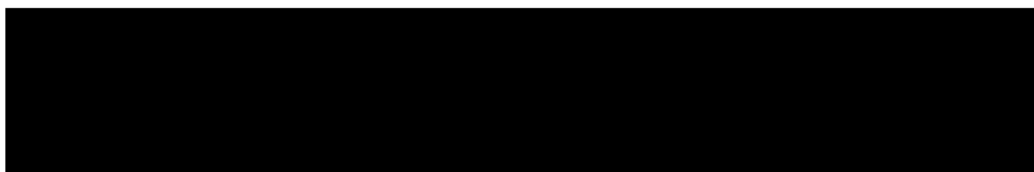
Lead Web Developer

- Managed small development team and projects
- Home banking, estate management, emarketing and loan decision system development
- Website development, management and support for clients
- Server administration

References

- Shaz Roth - President/CEO, Pajaro Valley Chamber of Commerce and Agriculture
- Danny Reber - Executive Director, Scotts Valley Chamber of Commerce
- Derek Timm - Mayor, City of Scotts Valley / Montalvo Homes & Estates
- Chris Maffia - Santa Cruz County Bank / Santa Cruz County Chamber of Commerce
- Patty Winters - Senior Vice President, Bay Federal Credit Union
- Brenda George - Associate Chief Administrative Officer, Kaiser Permanente
- Steve Bennett - Director of Operations, Santa Cruz Sentinel
- Victor Alejandro - Program Manager, Cisco / President, Exchange Club of Scotts Valley

View results



General Information

1. Full Name: *

Michael Zeller

2. Address: *

[Redacted], Scotts Valley

3. Date of Birth: *

[Redacted]



4. Phone Number: *

[Redacted]

5. Email Address: *

[Redacted]

6. Occupation: *

Director of Programming & Project Delivery for the Transportation Agency for Monterey County

7. Length of residency in Scotts Valley: *

10 years

8. Previously held elected or appointed governmental positions: *

Not as an elected official for a city or county, but I have been elected to serve for the Rural Counties Task Force. Please see my resume, emailed separately, for more information.

9. Education *

Dual Master degrees - Master of Business Administration, and Master of International Environmental Policy from the Middlebury Institute of International Studies.

10. Have you participated in civic or community activities, such as voting in past elections or volunteering with local organizations? *

Please note: We are only asking whether you have participated, such as by voting, not how you voted.

Yes, I've voted in recent elections as well as engaged civically. Please see my resume.

Questions for Candidates

11. Why do you want to be on the City Council? *

I want to serve on the Scotts Valley City Council because this is my home and the community where I am raising my family. I care deeply about preserving Scotts Valley's unique character while ensuring we remain financially responsible and well-prepared for the challenges ahead.

What motivates me is seeing the real impact City Council decisions have on daily life—whether it's the condition of our streets, the safety of our neighborhoods, the availability of housing for families and seniors, or the future of the Town Center as a vibrant gathering place. I want to be part of shaping those decisions so they reflect both the needs of today and the vision for tomorrow.

My goal is to contribute immediately and constructively by working collaboratively with fellow councilmembers, city staff, and residents to advance key priorities such as fiscal sustainability, thoughtful growth including the Town Center, affordable housing, safe and well-maintained infrastructure, and high-quality public services. Serving on City Council is an opportunity to give back to the community that has given so much to my family, and to help ensure Scotts Valley remains a vibrant, welcoming place for generations to come.

12. What skills, experience or interests would you bring to a role as a City Councilmember? *

I bring nearly 20 years of executive leadership experience in public service, where I have managed multimillion-dollar budgets, developed policy recommendations, and overseen the delivery of complex infrastructure projects. In my current role as Director of Programming and Project Delivery for the Transportation Agency for Monterey County, I have gained expertise in fiscal oversight, intergovernmental collaboration, and transparent community engagement—all skills directly applicable to serving as a councilmember.

My experience leading the successful passage and implementation of a \$600 million transportation sales tax measure demonstrates my ability to build consensus, earn public trust, and ensure accountability in the use of public funds. I also serve as Secretary of the California Rural Counties Task Force, where I work to ensure small jurisdictions like Scotts Valley have a voice in statewide policy and funding decisions.

Equally important, I am a long-time Scotts Valley resident raising my family here, which grounds my decisions in the lived experience of our community. My interests include supporting thoughtful growth through projects like the Town Center, maintaining fiscal sustainability, expanding affordable housing opportunities, and investing in public safety, mobility, and quality of life. These skills, experiences, and commitments will allow me to contribute immediately and constructively as a member of the City Council.

13. City Council meetings are held on the 1st and 3rd Wednesday of each month at 6pm. Do you have any conflicts that would prevent you from attending City Council Meetings? *

No.

14. City Councilmembers also represent the City on committees, regional boards and commissions. Please list your current commitments that would limit your availability during weekdays to participate in additional meetings: *

My current employment is Monday through Friday, 8am - 5pm. However, I do have flexibility to adjust my schedule to meet Council commitments.

15. What do you view as the most important issues in Scotts Valley? *

I believe Scotts Valley is facing several interconnected challenges that will shape the city's future:

1. Fiscal Sustainability – The city's structural budget gap requires careful stewardship to ensure we can maintain high-quality services, protect reserves, and invest in long-term needs without overburdening residents.
2. Town Center and Thoughtful Growth – Advancing the Town Center project as a vibrant, mixed-use hub is critical for economic vitality, community identity, and meeting housing needs. At the same time, growth must be balanced with preserving Scotts Valley's small-town character and quality of life.
3. Housing Affordability and Diversity – Providing more affordable housing options for families, seniors, and the workforce—including teachers, first responders, and young professionals—while meeting state requirements is essential to maintaining a thriving and inclusive community.
4. Infrastructure and Mobility – Repairing and maintaining our streets, sidewalks, and storm-damaged infrastructure, along with expanding bike and pedestrian safety projects, are important for both quality of life and community safety.
5. Public Safety and Community Resilience – Supporting our police, fire, and emergency services, while also preparing for regional challenges like wildfire, drought, and storm impacts, is a top priority.
6. Community Engagement and Trust – Continuing to strengthen transparency, communication, and public involvement in decision-making is key to building trust and ensuring residents feel represented.

Together, these issues require both immediate attention and long-term planning, and I believe my experience in fiscal oversight, policy development, and collaborative leadership will allow me to contribute constructively to addressing them.



Michael Zeller



Scotts Valley, California 95066

Commitment to Scotts Valley

Scotts Valley resident with over 20 years of public sector leadership in transportation, finance, and community engagement. I seek appointment to the Scotts Valley City Council to drive thoughtful growth, ensure strong fiscal stewardship, and deepen community trust. My commitment is to help preserve Scotts Valley's small-town character while advancing key priorities: completing the Town Center as a walkable mixed-use downtown, supporting affordable housing projects, enhancing mobility and safety for all users, maintaining high-quality public safety, infrastructure, and parks, and ensuring transparent, inclusive governance that reflects the voice of our neighborhoods.

Experience

Transportation Agency for Monterey County (TAMC)

Director of Programming & Project Delivery

Salinas, California | June 2005 to current (20 years, 3 months)

Primary Areas of Responsibility:

In my role at TAMC, I serve as part of the executive leadership team, offering strategic guidance and implementing Board policy while managing staff teams. I administer multi-million dollar budgets, including the Agency's annual work program, and led the development of the expenditure plan for the voter approval of Measure X, a 30-year, \$600M transportation sales tax initiative. I manage and program over \$578M in state, federal, and local transportation funds, and supervise planning, engineering, and outreach staff while mentoring their professional growth. My responsibilities also include overseeing public engagement to ensure transparent communication and consensus-building, as well as coordinating with Caltrans, the California Transportation Commission, regional councils, and local jurisdictions to deliver major infrastructure improvements.

Relevance to City Council:

- Fiscal Oversight: Decades of experience managing complex budgets prepares me to contribute towards Scotts Valley's financial stability and responsible spending.
- Policy Development: Drafted ordinances developed policy recommendations, managed ballot measures, and created funding strategies—skills directly applicable to shaping city policies.
- Community Engagement: Organized multilingual outreach, incorporating innovative engagement tools to address concerns, build consensus, and strengthen trust between residents and government.
- Collaboration: Strong record of working with state, regional, and local governments equips me to advocate for Scotts Valley and ensure its interests are recognized.
- Infrastructure & Growth: Deep experience in transportation and land use planning positions me to guide decisions on development, public safety, and sustainability.
- Leadership & Teamwork: Proven ability to lead teams and work constructively with diverse stakeholders, directly reflecting the collaborative role required on the City Council.

Professional & Civic Achievements

- Secretary, California Rural Counties Task Force (RCTF): Elected Secretary for a statewide coalition of 26 rural county transportation agencies; coordinate with Caltrans and the California Transportation Commission to ensure rural and small jurisdictions have a strong voice in state policy and funding decisions.
- Regional Leadership Development: Participant and mentor in the California Academy for Regional Leaders (CARL) program, guiding emerging leaders on civic responsibility. Participants learn to identify their personal leadership style, leverage their strengths, improve strategic thinking, and gain insight into the complex structure and functions of regional government.
- Public Engagement Presenter: Delivered presentations at regional and national conferences highlighting best practices in community engagement, transparency, and infrastructure planning, including strategies to address public concerns, build trust, and guide complex projects from planning through delivery.

Community Involvement

- Youth Soccer Coach: Coached youth soccer in Scotts Valley, building teamwork, sportsmanship, and community connections among children and families.
- Scouting: Actively involved with my daughter's Scout pack, supporting youth development through outdoor activities, service projects, and community events such as trail clean-ups and food drives.
- Bethany Drive Neighborhood Group Member: Worked with neighbors to organize and communicate with city staff to address issues related safety, beautification, traffic, and quality-of-life.

Education

Middlebury Institute of International Studies

Monterey, California | Summer 2004 to Spring 2006

Dual degree recipient:

- Master of Arts in International Environmental Policy
- Master of Business Administration

Arizona State University

Tempe, Arizona | Fall 1996 to Spring 2000

- Bachelor of Science in Marketing



MINUTES

Meeting of the
Scotts Valley City Council
Date: September 17, 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 9-12-2025 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 (virtual attendance — pursuant to AB 2449-traveling on City business)
Donna Lind, Vice Mayor
Steve Clark, Council Member
Krista Jett, Council Member
VACANT, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager (virtual attendance)
Kirsten Powell, City Attorney
Cathie Simonovich, City Clerk
Rodolfo Onchi, Public Works Director
Stephanie Hill, Administrative Services Director
Steve Walpole, Police Chief
Allison Pfefferkorn, Recreation Division Manager

Mayor Timm announced during roll call that he is attending this meeting virtually while traveling on City business, and he noted that he is alone in the room.

SPECIAL SET MATTER

1. Mayor's Proclamation recognizing September 29—October 5 as the "Week Without Driving" in Scotts Valley

Vice Mayor Lind presented the proclamation and Rebecca Downing, Board Member and current Chair for the Santa Cruz Metropolitan Transit District (METRO), accepted the proclamation.

2. Lockhart Fuel Break project presentation

Laurel Bard with the Resource Conservation District of Santa Cruz County presented this item and responded to questions from the Council Members.

Matthew Hakimi, a resident of Scotts Valley, inquired if there was any relationship between this fuel break work and homeowner insurance premiums.

COMMITTEE REPORTS

CM Clark attended a Regional Transportation Commission (RTC) meeting where they discussed the Measure D active transportation expenses.

CM Clark, along with City Manager LaGoe, attended the Santa Cruz Area Chamber's community leadership visit to San Jose and Santa Clara County, to collaborate on upcoming economic opportunities such as Superbowl LX and the 2026 FIFA World Cup.

CM Clark continues to be involved in the meetings with the developer of the proposed Residence Inn.

CM Clark continues his outreach to business owners as part of the Economic Development Committee and noted that he met with four additional business owners.

CM Clark noted that the Senior Council is navigating SB 1249, which restructures the Area Agency on Aging, and will likely penalize the smaller agencies. Advocacy efforts are underway so that this will not happen.

CM Clark urged residents to complete the broadband survey located on the County's website at santacruzcountyca.gov.

CM Jett, along with Mayor Timm and City Manager LaGoe, attended the Joint City/School District meeting where they discussed the Measure O project plans and the Multicultural Fair.

Mayor Timm added that at the Joint City/School District meeting they also discussed a potential joint facilities use agreement between the City and the School District, and funding options for the School Resource Officer (SRO).

Mayor Timm is currently attending the 2-day Central Coast Community Energy (3CE) annual meeting in San Luis Obispo. The 3CE serves 30 cities and 5 counties, and at the annual meeting they are diving deep into the intricacies of the power they are supplying and their strategies for sourcing renewable energy.

Mayor Timm attended the Association of Monterey Bay Area Governments (AMBAG) Executive Board Meeting where they received an update on the 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy. They also administered a performance evaluation for the Executive Director.

Mayor Timm thanked everyone who attended the State of the City at The Landing on September 16.

VM Lind attended the 9/11 Memorial Stair Climb at Seacliff, which was sponsored by the Central Fire District benefits the Fallen Officers Foundation and the San Jose Burn Center.

VM Lind attended the Multicultural Fair and noted that it is an all-volunteer effort and to please consider volunteering next year.

VM Lind noted that the Santa Cruz Metropolitan Transit District (METRO) received the 2025 AdWheel Grand Award for best marketing and communications educational initiative for the *One Ride at a Time* campaign.

VM Lind attended the celebration of life for Mike Rotkin, who had served on the Santa Cruz City Council and many different commissions and committees.

CITY MANAGER REPORT

City Council Vacancy: The application for the City Council vacancy is posted to the City's website, and the applications are due September 24 at 5:00 PM. Interested residents can apply online or obtain a paper copy from the City Clerk.

Pavement Project: Next week the pavement contractor will begin striping removal work on several roads (including Glenwood, Hacienda, Navarra, El Pueblo, Mt. Hermon, and a few other areas) in preparation for the slurry seal work that is scheduled to begin in October. Similarly, the City's Maintenance team members have been restriping parking lots, including the Senior Center, Skypark, and the Police Department, and also refreshing the red curbs in many parts of the City.

Rain Delays for Infrastructure Projects: While we welcome the rain, it has caused some delays in projects, particularly the tennis/pickleball court resurfacing at Skypark which should now be completed this Friday; however, it may need to continue into the weekend depending on the weather.

Police Department Annual Inspection: The Scotts Valley Police Department's Annual Inspection will be on Wednesday, September 24 at 8:00 AM. The guest inspector this year is Santa Cruz County Sheriff Chris Clark.

Family Campout: City Manager LaGoe congratulated and thanked the Recreation Team for a successful Second Annual Family Campout last weekend.

State of the City Address: If you missed the State of the City Address last night, it is

available to watch on the [City's YouTube Channel](#)

Reminders:

- Sign up for the City's newsletter
- Follow the City on social media

PUBLIC COMMENT TIME

Matthew Hakimi, a resident of Scotts Valley, noted that he is urging his neighbors to write letters to the Council, and he expressed concern about alcohol use in City parks.

ALTERATIONS TO CONSENT AGENDA

M/S: Clark/Jett

To approve the Consent Agenda with no alterations.

Carried 4/0 (AYES: Timm, Clark, Jett, Lind)

CONSENT AGENDA

1. Approve City Council regular meeting minutes of 09-04-2025 and special meeting minutes of 09-10-2025
2. Approve check register dated 08-30-2025 through 09-12-2025
3. Approve the design of the Skypark 6-12 year old playground replacement and authorize the City Manager to enter into an Agreement with Ross Recreation Equipment, Inc. for the Skypark 6-12 year old play structure installation
4. Contract Award for Development of Wastewater Treatment Plant Master Plan in Amount of \$392,165

ALTERATIONS TO REGULAR AGENDA

M/S: Clark/Jett

To approve the Regular Agenda with no alterations.

Carried 4/0 (AYES: Timm, Clark, Jett, Lind)

REGULAR AGENDA

1. Contract Award for Al Shugart Park Design in Amount of \$443,854

Recreation Division Manager Pfefferkorn presented this item and responded to questions from the Council Members.

Matthew Hakimi, a resident of Scotts Valley, suggested installing pickleball courts instead of creating a dog park, and he expressed concern over what he considers “rubber stamping” projects.

M/S: Clark/Jett

To adopt Resolution No. 2069 authorizing the contract award of the Al Shugart Park Design to Verde Design, Inc. and authorizing the City Manager to execute the contract.

Carried 4/0 (AYES: Timm, Clark, Jett, Lind)

2. Future Council Agenda Items

None.

ADJOURNMENT

The meeting adjourned at 7:07 PM.

Approved: _____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
Cash Account: 999-10100-000-000-000000					
134738	09/19/25	ACCENT CLEAN & SWEEP INC	2,739.00	0	Regular
134739	09/19/25	ALVAREZ IND INC CLEAN BLDG	615.00	0	Regular
134740	09/19/25	ASSOCIATED SERVICES CO.	82.24	0	Regular
134741	09/19/25	AT&T	87.39	0	Regular
134742	09/19/25	AT&T MOBILITY	1,681.46	0	Regular
134743	09/19/25	BLUETRITON BRANDS INC	311.38	0	Regular
134744	09/19/25	BUSINESS WITH PLEASURE	54.87	0	Regular
134745	09/19/25	CALIFORNIA MUNICIPAL	600.00	0	Regular
134746	09/19/25	COMCAST	777.08	0	Payment Manager
134747	09/19/25	CSG CONSULTANTS, INC	1,283.50	0	Regular
134748	09/19/25	DUNCAN AUTO TECH	247.50	0	Payment Manager
134749	09/19/25	INTERWEST CONSULTING GROUP	16,338.00	0	Regular
134750	09/19/25	KIMLEY-HORN & ASSOCIATES INC	1,289.20	0	Regular
134751	09/19/25	LOGAN & POWELL, LLP	18,417.77	0	Regular
134752	09/19/25	MAR-KEN INTERNATIONAL POLICE	7,200.00	0	Regular
134753	09/19/25	NBS GOVERNMENT FINANCE GROUP	825.00	0	Regular
134754	09/19/25	PHILLIP D NEUMAN	1,107.50	0	Regular
134755	09/19/25	PHOENIX GROUP	345.36	0	Regular
134756	09/19/25	PITNEY BOWES GLOBAL	527.84	0	Payment Manager
134757	09/19/25	SANTA CRUZ CO ENVIRONMENTAL	341.00	0	Regular
134758	09/19/25	SANTA CRUZ COUNTY SHERIFF	23,975.00	0	Regular
134759	09/19/25	SCARBOROUGH LUMBER	877.69	0	Regular
134760	09/19/25	SCOTTS VALLEY CAR WASH	269.82	0	Regular
134761	09/19/25	STERICYCLE INC	265.39	0	Regular
134762	09/19/25	TALLEN CALIFORNIA, LLC	2,187.50	0	Regular
134763	09/19/25	THE PIED PIPER INC.	70.50	0	Payment Manager
134764	09/19/25	WIZIX TECHNOLOGY GROUP, INC	853.50	0	Payment Manager
134765	09/26/25	831 TACOS	680.00	0	Regular
134766	09/26/25	ACC BUSINESS	1,838.87	0	Regular
134767	09/26/25	AFLAC-FLEX ONE	688.11	0	Regular
134768	09/26/25	ALLIANT	621.00	0	Regular
134769	09/26/25	ALVAREZ IND INC CLEAN BLDG	451.00	0	Regular
134770	09/26/25	BATTERIES + BULBS #314	24.09	0	Regular
134771	09/26/25	BKF ENGINEERS	19,856.50	0	Regular
134772	09/26/25	BKF ENGINEERS	2,824.00	0	Regular
134773	09/26/25	CENTRAL COAST SYSTEMS	635.00	0	Regular
134774	09/26/25	COMCAST	301.08	0	Payment Manager
134775	09/26/25	COUNTY OF SANTA CRUZ	39.00	0	Regular
134776	09/26/25	DARSHANA CROSKREY	73.84	0	Regular
134777	09/26/25	DEPT OF JUSTICE	96.00	0	Regular
134778	09/26/25	DIXON & SON TIRE	848.70	0	Regular
134779	09/26/25	ENVIRONMENTAL INNOVATIONS	9,676.87	0	Regular
134780	09/26/25	KOSMONT COMPANIES, INC	1,580.00	0	Regular
134781	09/26/25	LEO'S U-SAVE LIQUORS	51.58	0	Regular

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
134782	09/26/25	MISSION UNIFORM SERVICE	1,530.45	0	Payment Manager
134783	09/26/25	MONTEREY BAY ANALYTICAL SVCS	2,877.55	0	Regular
134784	09/26/25	MONTEREY REGIONAL	9,583.80	0	Payment Manager
134785	09/26/25	MUTUAL OF OMAHA	1,278.95	0	Regular
134786	09/26/25	PETE'S OUTFLOW TECHNICIANS	3,850.00	0	Regular
134787	09/26/25	PETERSON POWER SYSTEMS, INC.	1,287.93	0	Regular
134788	09/26/25	PETTY CASH - LAUREN LAMBERT	100.00	0	Regular
134789	09/26/25	PHILLIP D NEUMAN	72,083.03	0	Regular
134790	09/26/25	PRINICPAL LIFE INSURANCE CO	7,931.86	0	Regular
134791	09/26/25	S.V. WATER DISTRICT - BULK	347.36	0	Regular
134792	09/26/25	SCARBOROUGH LUMBER	190.34	0	Regular
134793	09/26/25	SCOTTS VALLEY CAR WASH	35.98	0	Regular
134794	09/26/25	STATE WATER RESOURCES CONTROL	220.00	0	Regular
134795	09/26/25	TORO PETROLEUM CORP	7,223.01	0	Regular
134796	09/26/25	URBAN FIELD STUDIO OAKLAND	3,367.50	0	Regular
134797	09/26/25	USA BLUE BOOK	486.15	0	Payment Manager
134798	09/26/25	WEBER,HAYES, & ASSOCIATES	4,000.00	0	Regular

52	Checks total:	225,672.14
0	ACH total:	
0	EFTPS total:	
0	Wire transfer total:	
9	Payment Manager total:	14,377.90
61	GRAND TOTALS	240,050.04

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Allison Pfefferkorn, Recreation Division Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Appoint Scotts Valley Senior Center Advisory Commission at-large member**

SUMMARY OF ISSUE

The Senior Center Board consists of seven members: five appointed by the City Council in accordance with the Scotts Valley Municipal Code, and two at-large members voted upon by the Senior Center members in accordance with the Senior Center Bylaws and appointed by the City Council for four-year terms.

Currently, there is one at-large vacancy due to the resignation of Board Member Lisa Bustichi.

On September 16, 2025, a special election was held for all Senior Center members to hear from interested candidates. Of the three candidates on the ballot, the membership voted to recommend Ms. Lois Santero to fill the vacancy for the remainder of the term, October 1, 2025 through November 1, 2027.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Staff recommend the City Council appoint Ms. Lois Santero to serve as the at-large member on the Scotts Valley Senior Center Advisory Commission effective October 1, 2025 through November 1, 2027.

TABLE OF CONTENTS

1. L.Santero Sr Center at-large application



City of Scotts Valley
Application for Senior Center Advisory Commission
At-Large Member Position

Contact Information

Name	Lois Santero
Street Address	[REDACTED]
City / ST/ ZIP Code	Scotts Valley, CA 95066
Phone – Primary	[REDACTED] ☒ Cell ☐ Work ☐ Home
Phone – Secondary	[REDACTED] ☐ Cell ☐ Work ☐ Home
E-Mail Address	[REDACTED]

Background Information

Years residing in Scotts Valley	9
Employer	retired
Occupation/Profession	teacher
Education	UC Davis - Credential program

Summarize your interests, education, and/or experience as they relate to this position.

I have served on several boards in the past, so I have experience. I am involved in the Senior Center activities in mahjong and bocce. I was a teacher mostly at high school level which taught me how to work with various personalities.

Describe the ways in which you can contribute to the success and support of the Senior Center as a board member.

I have served on other boards and have enjoyed my time. I was on the Petaluma Education Board and served as chair for 8 years on the Mentor Me Petaluma Board. I have been on Site Councils at various schools in Petaluma where my children were attending.

Summarize your participation in civic or community activities.

I play mahjong at the Senior Center on Mondays. On Thursdays I play bocce at the Sky Park courts. I have worked in the classrooms of my grandkids at Brook Knoll since we moved here. I was a docent at Wilder Ranch State Park for 6 years.

How did you hear about this vacancy?

friends.

APPLICANT SIGNATURE

DATE

X

8/26/25

Return application:

OFFICE USE ONLY – DATE RECEIVED

By email to:

csmironovich@scottsvally.gov

In person or by mail to:

City Clerk's Office

1 Civic Center Drive

Scotts Valley, CA 95066



City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Cathie Simonovich, City Clerk
APPROVED: Mali LaGoe, City Manager
SUBJECT: Award contract for Copier Fleet Lease and Maintenance Agreements

SUMMARY OF ISSUE

The City's current lease agreement for the fleet of copiers will expire at the end of October. On August 8, 2025, the City issued a Request for Proposals from qualified vendors for replacing and maintaining its fleet of copiers through a five-year lease and maintenance service contract. The deadline for submissions ended on September 5, 2025, with a total of six proposals received. After a thorough review of the six proposals, City staff selected WiZiX Technology Group, Inc. as the awardee of the copier replacement and maintenance contract.

The following table lists the projected monthly expense for each vendor based on the monthly lease payment plus the average monthly copy volumes of 6,731 for black and white copies and 11,540 for color copies.

Rank	Vendor	Monthly Payment for 5-year Lease	Monthly Copy Expense	Total Projected Monthly Expense
1	WiZiX-Toshiba	734.89	434.19	1169.08
2	Ricoh	749.44	559.88	1309.32
3 (tie)	Xerox	855.37	549.59	1404.96
3 (tie)	Sharp	995.00	430.15	1425.15
	ubeo-Canon	1157.16	687.87	1845.03
	Smile-Sharp	1470.31	664.60	2134.91

FISCAL IMPACT

The fiscal impact associated with the copier lease/maintenance is approximately \$14,000 annually and will continue to be funded by the general fund.

STAFF RECOMMENDATION

Staff recommends the City Council award the contract and authorize the City Manager to enter into a five-year lease agreement and maintenance agreement with Wizix Technology Group, Inc. for the City's fleet of copiers, in a form approved by the City Attorney.

TABLE OF CONTENTS

None

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Amanda Armstrong, Human Resources Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve salary schedule for a Chief Wastewater Plant Operator job classification**

SUMMARY OF ISSUE

The City of Scotts Valley continuously evaluates its operations to ensure optimal staffing levels and to identify how best to provide high-quality service to the community while managing deferred maintenance. As part of this evaluation, staff considers current and future operational needs, service complexities, the need for highly skilled personnel, and how these factors relate to regional labor market conditions in comparable agencies.

Based on this analysis, staff recommends that the City Council approve the creation of the Chief Wastewater Plant Operator position and related salary schedule.

This position will be represented by the Mid-Management bargaining unit and will report directly to the Wastewater Division Manager. The Chief Wastewater Plant Operator will provide direct supervision to Wastewater Operators and create an additional promotional opportunity within the division, strengthening succession planning. Regulatory requirements for laboratory certification exceed the needed use for City operations and will be eliminated, including the related laboratory classifications. Establishing this position will also allow the City to realign and streamline certain operational functions, ensuring that resources are focused on maintaining regulatory compliance, addressing deferred maintenance needs, and supporting efficient long-term plant operations.

The salary schedule was based on a study of comparable agencies and with consideration for internal compaction. The proposed salary schedule is shown below:

Chief Wastewater Plant Operator (Proposed)

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
\$8,498	\$8,923	\$9,369	\$9,837	\$10,329	\$10,845	\$11,387

FISCAL IMPACT

The costs associated with the Chief Wastewater Plant Operator position have been included in the adopted FY 2025-26 Budget through reallocation of funding from a current vacancy. Future costs will be incorporated into subsequent budgets and will remain subject to City Council consideration and approval during the annual budget process.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution No. 1955.31, approving the salary schedule for the Chief Wastewater Plant Operator position.

TABLE OF CONTENTS

1. Resolution No. 1955.31 Chief WW Plant Operator
2. Chief Wastewater Plant Operator - Job Description

RESOLUTION NO. 1955.31.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY
APPROVING THE SALARY SCHEDULE AND CLASSIFICATION FOR THE
CHIEF WASTEWATER PLANT OPERATOR**

WHEREAS, City staff has evaluated the operation to analyze optimal staffing levels and to fully understand how to provide the best level of service to the community;

WHEREAS, through this analysis staff have identified the Chief Wastewater Plant Operator job classification as a key position to perform duties that include monitoring plant operation, regulating flows, performing chemical analysis, supervising and training staff, budgeting and planning, responding to inquiries and complaints, documentation and accurate record keeping; and

WHEREAS, approving the salary schedule for this position will provide the City Manager with the appropriate and necessary position to respond to the community's needs; and

WHEREAS, approving the salary schedule for this position is in the best interest of the City to recruit and retain top-tier talent; and

WHEREAS, City Council approval is needed to amend a Salary Schedule.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Scotts Valley that the Salary Schedule for the Chief Wastewater Plant Operator job classification is hereby approved as follows:

CHIEF WASTEWATER PLANT OPERATOR

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Proposed	\$8,498	\$8,923	\$9,369	\$9,837	\$10,329	\$10,845	\$11,387

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a meeting held on the 1st day of October, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Derek Timm,
Mayor

Attest: _____
Cathie Simonovich,
City Clerk

CITY OF SCOTTS VALLEY CLASS SPECIFICATION

CHIEF PLANT OPERATOR

JOB PURPOSE

The Chief Plant Operator (CPO) is responsible for leading and overseeing the day-to-day operations, maintenance, compliance, and administration of the City of Scotts Valley's water reclamation facility and sewer collection system. This position ensures efficient treatment processes, adherence to regulatory standards, staff leadership, and long-term strategic planning. The CPO provides highly responsible and complex staff assistance to the Wastewater Division Manager, serves as the Chief Plant Operator as defined by State Water Resources Control Board (SWRCB) regulations, and is responsible for certifying compliance reports and serving as one of the Legally Responsible Officials (LRO). The CPO plays a key role in safeguarding public health, environmental protection, and regulatory compliance.

EXAMPLE OF DUTIES

Leadership & Supervision

- Plan, schedule, supervise, and evaluate the work of operations staff in the treatment of wastewater and solids handling equipment.
- Develops, updates, and maintains standard operating procedures (SOPs) and training programs for operators, including mentoring Operators-in-Training (OITs) and ensuring compliance with certification supervision requirements.
- Select, train, mentor, and evaluate personnel; implement disciplinary actions as necessary.
- Promote a positive, safety-first workplace culture aligned with City/Department goals.

Operations & Compliance

- Direct all operational aspects of the facility, including treatment processes, pump stations, sewer collection systems, biosolids management, laboratory operations, and SCADA/data systems.
- Serves as the Designated Operator-In-Charge (DOIC) as needed, ensuring compliance with Title 23 operational regulations.
- Approve and oversee plant flows, process modifications, and emergency responses to ensure safety, efficiency, and effectiveness.
- Ensure compliance with all applicable regulatory requirements, including SWRCB, Regional Water Quality Control Board, U.S. EPA, NPDES permits, and MBARD standards.
- Additional responsibilities include collection system management (manhole inspections, I&I reduction, SSMP compliance), and coordination with the Scotts Valley Water District or City Public Works Department on cross-functional projects.

Planning & Administration

- Assist the Wastewater Division Manager in developing and managing the facility budget, including forecasting and monitoring expenditures.
- Prepare technical and administrative reports, records, and correspondence for City Council, regulators, and community stakeholders.
- Participate in capital improvement planning and coordinate with the Wastewater Division Manager, engineering staff, and contractors on construction or major maintenance projects.
- Participate in public communication/outreach regarding odor control, spills, and other community concerns.

Process Control & Data Analysis

- Analyze operational and performance data; troubleshoot and resolve process issues.
- Implement process improvements and recommend technology upgrades to enhance safety, efficiency, and compliance.
- Oversee the use of SCADA and computerized data systems for facility operations and reporting. For example, Computerized Maintenance Management Systems (CMMS) to assign Work Orders, and Wastewater Information Management System (WIMS) to monitor plant data.

Safety & Emergency Response

- Enforce safety protocols and regulatory standards across all facility operations.
- Serve as a key responder for after-hours emergencies, holidays, and disaster conditions as needed.
- Develop and maintain emergency response procedures.
- Must maintain residency within 30–45 minutes of the facility to respond to emergencies and participate in on-call duty rotation.

General

- Performs other related duties as required to support the effective operation, maintenance, compliance, and administration of the wastewater treatment facility and collection system.

EMPLOYMENT STANDARDS

Education & Experience:

Graduation from high school or equivalent; and possession of an associate's degree in public health, chemistry, biology, environmental science, or a closely related field; and

At least 5 years of progressively responsible experience in wastewater treatment facility operations, including 2 years in a supervisory or leadership role;

OR, 7 years of experience in the operation of a California Grade 3 classified wastewater treatment facility incorporating preliminary, secondary (activated sludge), and tertiary treatment;

Certificates:

Valid California Wastewater Treatment Plant Operator Certificate, Grade III (required at or within established timelines).

California Water Environment Association (CWEA) Collection System Maintenance Certificate,
Grade II or higher, desirable.

Valid California Class C Driver's License.

Knowledge of:

- Modern wastewater treatment principles, practices, equipment, materials, and tools used in the operation, cleaning, and preventive maintenance of wastewater treatment and disposal facilities and equipment.
- Safety codes, regulations, and occupational hazards in wastewater facilities.
- Basic mechanical, electrical, and hydraulic principles.
- Basic chemical and physical tests of wastewater, sludge, and related materials.
- Budgeting, procurement, and organizational practices.
- Applicable Federal and State laws; District, Department, and Division regulations, codes, policies, and procedures
- SCADA and process control technology.
- Modern office practices, methods, and computer equipment, including a computer and applicable databases.
- Principles of supervision, training, and performance evaluation.
- Familiarity with asset management practices to support long-term planning of treatment and collection system infrastructure.

Ability to:

- Analyze operational data and troubleshoot complex process systems.
- Plan, direct, and coordinate staff and facility operations.
- Communicate clearly and effectively, both orally and in writing.
- Prepare and present comprehensive reports.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Establish and maintain effective working relationships with staff, regulators, contractors, and the public.

Working Conditions:

- Mix of office and field-based duties; frequent standing, walking, bending, and lifting up to 50 lbs.
- Work involves exposure to noise, chemicals, confined spaces, hazardous conditions, and wastewater.
- Must be able to work under moderate to high stress, respond to emergencies, and serve as a disaster service worker under California law.
- Must be able to climb ladders, enter confined spaces, and wear SCBA equipment as part of essential duties. Must meet Cal/OSHA physical standards for respirator use, including fit testing and training.

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Rodolfo Onchi, Public Works Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve purchase of replacement dump truck for Wastewater Division in amount of \$242,711.68 and authorize the City Manager to execute any documents necessary to effectuate the purchase**

SUMMARY OF ISSUE

The Wastewater Division requests authorization to purchase a new 10-wheel dump truck to replace the existing unit currently in service.

The existing truck no longer meets current emissions standards and will become increasingly difficult and costly to maintain in compliance with evolving state and federal air quality regulations. Over the past 12 months, more than \$20,000 has been spent on repairs to keep the vehicle operational. Given its age and condition, repair costs are expected to continue rising, making further investment in this truck inefficient and unsustainable.

The dump truck is essential to daily Wastewater Division operations, including hauling biosolids, debris, and materials. Frequent mechanical failures have caused service interruptions, project delays, and operational inefficiencies. Replacing the vehicle will improve reliability, reduce liability exposure, and support the City's environmental and sustainability goals.

While the option of a used truck was considered, the risk of unforeseen mechanical issues, limited warranty coverage, and reduced reliability make this option less viable. A new truck includes a full manufacturer's warranty, which reduces near-term maintenance expenses and provides predictable operational costs.

With an expected service life of 10–15 years, the purchase of a new dump truck represents a sound long-term investment that will ensure dependable service, improved safety for staff, and continued support of essential operations.

The City received a purchase proposal for the replacement dump truck through Sourcewell, a national cooperative purchasing program, which is an approved source for procurement of City goods in accordance with Scotts Valley Municipal Code section 2.70.060A. Sourcewell competitively solicits and awards contracts on behalf of its members, which allows local governments to purchase vehicles and equipment at pre-negotiated prices that comply with public procurement requirements. By using Sourcewell, the City benefits from cost savings, efficiency in the procurement process, and assurance that the purchase meets competitive bidding standards without the need to conduct a separate solicitation.

FISCAL IMPACT

The purchase of the Wastewater Dump Truck was included in the FY25/26 Adopted Budget under Fund 14, Capital Replacement. The proposal amount came in \$42,711.68 higher than originally estimated; however, savings from spreading out the Effluent Pump Replacements within the same fund allow the expenditure to be fully absorbed without requiring any increase in the total appropriations this fiscal year. Per City policy, the City Manager is authorized to approve technical adjustments within a fund.

This item requires Council approval due to the dollar amount of the proposal. The purchase will be made through Sourcewell, ensuring the City is obtaining the vehicle through a competitively awarded contract that meets all procurement requirements while also providing cost savings and efficiency.

STAFF RECOMMENDATION

Staff recommends City Council approve Resolution No. 2072 authorizing the purchase of the new replacement dump truck at the quoted price of \$242,711.68 and authorize the City Manager to execute any documents necessary to effectuate the purchase.

TABLE OF CONTENTS

1. Sourcewell Proposal
2. Resolution 2072_Authorization to Purchase Replacement Dump Truck for Wastewater Division



SINCE 1949

COAST COUNTIES TRUCK & EQUIPMENT CO.

DBA: COAST COUNTIES PETERBILT



MAIN OFFICE
1740 N. 4TH, SAN JOSE CA 95112
P.O. BOX 757, SAN JOSE, CA 95106
PHONE (408) 453-5510 FAX (408) 453-7637

www.coastcounties.com

August 14, 2025

Jeremy Long

City of Scotts Valley -Waste Water Division

700 Lundy Ln

Scotts Valley, CA 95066

Dear Jeremy,

Thank you for your recent interest in Coast Counties Truck & Equipment and our line of Peterbilt conventional trucks. In accordance to Sourcewell Contract #032824-PMC, we are pleased to provide our proposal for (Qty. 1) 2025 model year Peterbilt 548 10 wheel dump truck for your consideration. **PRICE PENDING CARB COMPLIANT STOCK AVAILABILITY.**

2025 Peterbilt 548 3 Axle Chassis

Total Peterbilt List Price	\$187,056.00
15.0% Sourcewell Contract Discount	<\$28,058.00>
Sourcewell Price for Peterbilt 548 Chassis	\$158,998.00
Sourced Items	
15' Western Construction Dump Box	\$44,850.00
Height Modifications (Fabrication)	\$3,497.00
DMV Doc Fee	\$85.00
Extra Pre-Delivery Inspection	\$1,000.00
Truck Detail	\$500.00
CARB State of Registration	\$9,000.00
Freight from Body Manufacturer to Dealer	\$1,650.00*
CARB Emissions Warranty	\$1,866.00*
CA Tire Tax	\$17.50*
Sales Tax @9.75%	\$21,248.18
Total Sourced Items (includes sales tax)	\$83,713.68
Total Price per Unit	\$242,711.68

*Items not subject to sales tax

FOB COAST COUNTIES PETERBILT, SALINAS, CA

Thanks again for considering Coast Counties Truck and Equipment under the Sourcewell Contract, and please let me know if I can be of further assistance.

Sincerely,

Dane Lamanna

96890

Western Construction Components, Inc.

10477 S Avenue 4E

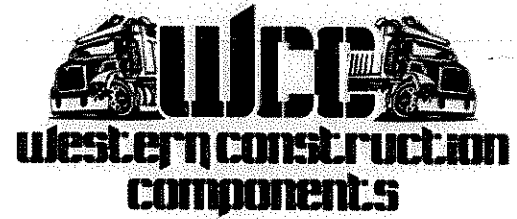
Yuma, AZ 85365

928-726-5555

westernconco@gmail.com

www.westernconstructioncomponents.com

Invoice



BILL TO

BARRY LAMANNA

COAST COUNTIES

DESCRIPTION

BODY LENGTH: 15 (foot) x BODY SIDE
HEIGHT: 42 (inch) APPROXIMATELY
BODY STYLE: - BATHTUB-
BODY SIDE MATERIAL: 1/4 (inch) AR 450 HARDOX
BODY FLOOR MATERIAL: 1/4 (inch) AR 450 HARDOX
TAILGATE MATERIAL: 1/4 (inch) AR 450
HARDOX
TAILGATE DESIGN: YES HIGH-LIFT
TOOLBOX: YES FRAME MOUNTED
18X18X36
DITCH GATE: YES
CHAINS: YES
SPREADER APRON: YES
SUB-FRAME: YES
CAB-SHIELD: YES
HYDRAULIC TANK: YES
HYDRAULIC HOIST: YES SIZE: 135
(inch) TYPE: PIN TO PIN
HEADBOARD DESIGN: YES -
BALEMOUNT
HITCH PLATE: NO
PLUMP FOR PUP: NO
TARP SYSTEM: YES - ELECTRIC
PTO: YES TYPE: ALLISON
PUMP TYPE: YES
INSTALLED: YES
PAINT: YES COLOR: WHIE
PRIME: YES
OTHER OPTIONS:
SERIAL NUMBER 1115240943
ALUMINUM OVERLAYS

DESCRIPTION

FRAME MOUNTED TOOL BOX 18 X 18X 36
CENTER DITCH GATE
SHOVEL HOLDER & BROM HOLDER
ALLISON AUTO PTO -HOT SHIFT
PAINT FRAME COMPLETE FRAME BLACK
(CURRENTLY GREEN)
DELIVERYT TO SALINAS

APPROVED

By adozier at 10:42 am, Nov 14, 2024

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 001
AS OF 03/20/24

UNIT TYPE 2

DEALER CODE - C500

CUSTOMER NO - CGZ9

DATES

NAME AND ADDRESS

STOCK

REQ DELV 02/28/24

COAST COUNTIES PB - SAN JOSE

DELIVERY 03/20/24

1740 N 4TH ST

548 10 WHEEL DUMP

PRIC EFF 03/20/24

SAN JOSE CA 95112-4514

PREVIOUS CHASSIS NO.

THE FOLLOWING LIST DESCRIBES ALL COMPONENTS USED FOR THIS CHASSIS
DIMENSIONS AND WEIGHTS FOR THE ENTIRE ORDER ARE STATED IN CUSTOMARY.

APPLICATION

COMMODITY HAULED 0091070 CONSTRUCTION MATERIALS

INTENDED SERVICE 0093060 CONSTRUCTION DUMP - ON/OFF HIGHWAY

BODY

BODY TYPE 0095170 END DUMP

BODY LENGTH 240.00 IN BODY HEIGHT 120.00 IN
MAX LADEN WEIGHT 7500.00 LBS

TRAILER

TRAILER TYPE

TRAILER LENGTH .00 FT TRAILER HEIGHT .00 FT
KINGPIN .00 IN CTR LINE AXLE GRP .00 IN
CORNER RADIUS .00 IN NO TRAILER AXLES 00

OPERATING AREA RESTRICTIONS

LENGTH 40.00 FT WIDTH 102.00 IN HEIGHT 13.50 FT

**** DEALER ASSIGNED:

CHASSIS

FRONT AXLE LOAD 14600.00 LBS REAR AXLE LOAD 40000.00 LBS GCW 62000.00 LBS
WHEELBASE 202.00 IN FAX/BOC 69.50 IN CAB/AXLE 132.50 IN
CAB/EOF 192.50 IN MAXIMUM GRADE 06 PERCENT HIGHWAY 100 % CLASS B 000
% CLASS C 000
% CLASS D 000

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 002
AS OF 03/20/24

UNIT TYPE 2

SPECIAL REQUIREMENTS

SPECIAL RESTRICTIONS 0098010 CALIFORNIA REGISTRY

ENGINEERING ASSIGNED RATINGS

GAWR FRONT: 14,600.00 LBS
GAWR FIRST INTER 20,000.00 LBS SECOND INTER 20,000.00 LBS
GAWR REAR: 0.00 LBS
GVWR: 54,600.00 LBS

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT

BASE MODEL				
0005481	MODEL 548 MEDIUM DUTY	P	123,296	10,860
0200700	NOT APPLICABLE	P	0	0
SECONDARY MANUFACTURER				
FRAME AND EQUIPMENT				
0514000	10-3/4" STEEL RAILS TO 354"	P	499	400
	3/8" RAIL THICKNESS			
0611300	HD 5-PIECE CROSSMEMBER BOC IPO STANDARD	P	0	0
	CLASS 5, 6, 7			
0611790	ALUMINUM FRAME RAIL CROSSMEMBERS	P	0	0
	EXCLUDES SUSPENSION			
0612230	CUSTOM WHEELBASE OR OVERHANG	P	350	0
0620500	FRAME COMPONENTS BOLTED IPO HUCK FASTEN	P	1	0
0622100	FRAME RAKE EXCEEDS RECOMMENDED	U	0	0
	CONTACT APPLICATIONS IF UNACCEPTABLE			
0644090	EOF SQUARE WITHOUT CROSSMEMBER	P	0	0
	USE WITH BODY BUILDER INSTALLED XMBR			
0651090	OMIT REAR MUDFLAPS & HANGERS	P	77-	25-
FRONT AXLE AND EQUIPMENT				
1011350	DANA SPICER E1462I 14,600 LB, 3.5" DROP	P	506	20
1112150	TAPER LEAF SPRINGS, SHOCKS 14,600 LBS.	P	1	56
1243060	POWER STEERING SHEPPARD SD110	P	400	44
1250180	POWER STEERING RESERVOIR, FRAME MOUNTED	P	0	0
1354840	PHP10 IRON PRESET+ HUBS	P	0	0
1380070	GREASABLE FRONT SPRING PINS	P	130	0
1380240	DANA SPICER WIDE TRACK IPO STD	P	56	15
	FRONT AXLE(S)			
1380260	BENDIX AIR CAM FRONT DRUM BRAKES 16.5X5	P	0	0
	10,000-14,600 LB STEER AXLES			
1390630	80 MM FRONT SPRING SPACER BLOCKS	U	0	0
1391410	GUSSETED CAM BRACKETS, STEER AXLE	P	0	0
1391500	TRUTURN LITE BRAKE DRUMS IPO STANDARD	P	15	15-
	STEER AXLE			
REAR AXLE AND EQUIPMENT				
1523310	DANA SPICER DSH40 40,000 LBS.	P	12,437	1,979
	HIGH PERFORMANCE 40			
1616300	PHP10 IRON PRESET+ HUBS	P	0	0
1680420	X30 BRAKE DRUMS IPO STANDARD	P	175	80-
	DRIVE AXLE(S)			
1680450	REAR BRAKE CAMSHAFT REINFORCEMENT	P	11	9
1680490	GUSSETED CAM BRACKETS, DRIVE AXLE(S)	P	30	2
1680500	SBM VALVE	P	0	0
1680950	STABILITY SYSTEM NOT SELECTED	P	0	0
	OR NOT AVAILABLE			
1682430	ANTI-LOCK BRAKING SYSTEM (ABS) 4S4M	P	0	0
1684200	SYNTHETIC AXLE LUBRICANT ALL AXLES	P	0	0
1687010	BENDIX AIR CAM REAR DRUM BRAKES 16.5X7	P	0	0

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 003
AS OF 03/20/24

CODE	UNIT TYPE 2 DESCRIPTION	PUB CD	PRICE	WEIGHT
1687090	DIFF LOCK TANDEM AXLES WITH SPEED INTERLOCK	P	1,950	60
1688110	HEAVY DUTY CAM BUSHINGS, DRIVE AXLE(S)	P	86	0
1705570	RATIO 5.57 REAR AXLE	P	0	0
1821800	PETERBILT AIR TRAC 40,000 LBS., 52" AS LIGHT WEIGHT	P	3,465	550
1920385	AIR SPRINGS, INTERNAL BUMPERS AIR TRAC/AIR LEAF SUSPENSIONS	P	56	0
1922260	DASH MTD DUMP SWITCH WITH INDICATOR LIGHT FOR SUSPENSION	P	31	2
ENGINE AND ENGINE EQUIPMENT				
2074809	PACCAR PX-9 370@1900 GOV@2100 1250@1200 PERFORMANCE (2024 EMISSIONS)	P	8,442	0
2091130	VMUX ELECTRONICS ARCHITECTURE	P	0	0
2091310	ENGINE IDLE SHUTDOWN TIMER DISABLED	P	0	0
2091315	ENABLE EIST AMBIENT TEMP OVERRULE	P	0	0
2091372	EFF EIST NA EXPIRATION MILES	U	0	0
2091640	EFFECTIVE VSL SETTING NA	U	0	0
2092016	TYPICAL OPERATING SPEED 62 MPH	P	0	0
2092033	POWERTRAIN OPTIMIZED FOR BALANCE SERVICE INCLUDES FREQUENT START AND STOP CYCLES	P	0	0
2140200	CARB ENGINE IDLING COMPLIANCE	P	0	0
2140450	REMOTE PTO/THROTTLE, 12-PIN, ENG BAY REMOTE CONTROL PROVISION	P	58	0
2140660	CARB EMISSION WARRANTY	P	0	0
2140700	EPA ENGINE IDLING COMPLIANCE	P	0	0
2141990	OMIT CHEVRON ENGINE OIL STICKER (DELO)	P	6-	0
N2132	C399 120...STANDARD MAXIMUM SPEED LIMIT			
N2133	C402 0....EXPIRATION DISTANCE (N207)			
N2134	C209 120...HARD MAXIMUM SPEED LIMIT (P1			
N2135	C121 65....MAXIMUM ACCELERATOR PEDAL VE			
N2137	C128 65....MAXIMUM CRUISE SPEED (P059)			
N2140	C400 252...RESERVE SPEED FUNCTION RESET			
N2141	C334 0....MAXIMUM CYCLE DISTANCE (N202			
N2142	C401 10....MAXIMUM ACTIVE DISTANCE (N20			
N2143	C333 0....RESERVE SPEED LIMIT OFFSET (			
N2144	C234 YES...ENGINE PROTECTION SHUTDOWN (			
N2145	C231 NO....GEAR DOWN PROTECTION (P026)			
N2146	C132 1400..MAX PTO SPEED (P046)			
N2147	C239 YES...CRUISE CONTROL AUTO RESUME (			
N2148	C238 YES...AUTO ENGINE BRAKE IN CRUISE			
N2150	C395 0....EXPIRATION DISTANCE (N209)			
N2151	C225 YES...ENABLE IDLE SHUTDOWN PARK BR			
N2152	C133 5....TIMER SETTING (P030)			
N2153	C396 YES...ENABLE IMPENDING SHUTDOWN WA			
N2154	C397 60....TIMER FOR IMPENDING SHUTDOWN			
N2155	C206 35....ENGINE LOAD THRESHOLD (P516)			
N2157	C233 NO....IDLE SHUTDOWN MANUAL OVERRUL			
N2159	C382 YES...ENABLE HOT AMBIENT AUTOMATIC			
N2161	C188 39....LOW AMBIENT TEMPERATURE THRE			
N2162	C189 60....INTERMEDIATE AMBIENT TEMPERA			
N2163	C190 80....HIGH AMBIENT TEMPERATURE THR			
2513060	PACCAR 160 AMP ALTERNATOR, BRUSHED	P	0	0

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 004
AS OF 03/20/24

UNIT TYPE 2				
CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
2522110	PACCAR 12V STARTER	P	0	0
	N/A PACCAR MX ENGINES			
2538040	3 PACCAR PREMIUM 12V DUAL PURPOSE BATTERIES, 2190 CCA	P	238	62
2539410	BATTERY JUMPER TERMINAL	P	139	4
	MTD UNDER HOOD LH FRAME RAIL			
2539720	LOW VOLTAGE DISCONNECT SYSTEM	P	0	0
2539840	MD - BATTERY DISCONNECT SWITCH	P	530	9
	MOUNTED ON BATTERY BOX			
2621130	VARIABLE SPEED BELT DRIVEN FAN CLUTCH	P	828	0
	PX7/PX9/L9N			
2723210	18.7 CFM AIR COMPRESSOR	P	0	0
	N/A X15			
2812140	C-BRAKE BY JACOBS, PX-9	P	2,446	90
2921110	PACCAR FUEL/WATER SEPARATOR STANDARD	P	0	0
	SERVICE INTERVAL			
2921210	NO FLUID HEAT OPTION FOR FUEL FILTER	P	0	0
2921310	NO ELECTRIC HEAT OPTION FOR FUEL FILTER	P	0	0
3010400	ENGINE PROTECTION SHUTDOWN	P	6	0
	W/ LABEL			
3114270	HIGH EFFICIENCY COOLING SYSTEM	P	0	0
3211140	(1) AIR CLEANER ENGINE MOUNTED	P	0	0
3367160	EXHAUST SINGLE RH SOC	P	1,035	0
	DPF/SCR RH UNDER CAB, SINGLE MODULE			
3381770	CURVED TIP STANDPIPE(S)	P	42	1
3387870	24" HT, 5" DIA STANDPIPE(S)	P	268	0
	CHROME WITH CLEAR COAT			
	TRANSMISSION AND CLUTCH			
4052920	ALLISON 3000 RDS-P TRANSMISSION, GEN 6	P	7,667	0
	RUGGED DUTY SERIES			
4211000	SPL170 HD-XL DRIVELINE, 1 MIDSHIP BRG	P	432	20
4216330	SPL170 XL DRIVELINE INTERAXLE	P	340	110-
	FOR TANDEM REAR AXLES			
4219990	DRIVELINE APPROVED	U	0	0
4230080	PTO F/O CHELSEA	P	0	0
4233910	(1) DASH MTD SINGLE ACTING EOH PTO CTRL	P	107	1
	ELECTRIC OVER HYDRAULIC			
4240010	ALLISON TRANSMISSION OIL COOLER	P	534	13
	AERO W/ALLISON 4000 OR HI TORQ PX-9			
4250160	ALLISON WORLD TRANS PRIMARY SHIFT	U	0	0
	SCHEDULE 1			
4250420	ALLISON HS/RDS, PKG 223	U	0	0
	3000, 3500, 4000, 4500, 4700 TRANS			
4251020	TC-421 TORQUE CONVERTER	U	0	0
	ALLISON TRANSMISSION			
4252890	ALLISON FUELSENSE NOT DESIRED	P	0	0
	DYNAMIC SHIFT SENSING			
4252940	ALLISON NEUTRAL AT STOP	P	0	0
4253090	SEVERE SERVICE REAR TRANSMISSION	P	24	0
	SUPPORT SPRING			
4256640	ALLISON 6-SPEED CONFIGURATION	P	0	0
	3000 SERIES TRANS, CLOSE RATIO GEARS			
4256920	DASH MOUNTED PUSH BUTTON SHIFTER	P	592	3
4257110	LH MOUNTED TRANS PTO PROVISIONS	P	37	0

AIR AND TRAILER EQUIPMENT

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 005
AS OF 03/20/24

CODE	UNIT TYPE 2 DESCRIPTION	PUB CD	PRICE	WEIGHT
4510210	BENDIX AD-HF EP AIR DRYER, HEATER COALESCING FILTER, EXTENDED PURGE	P	251	0
4519130	MOUNT AIR DRYER INSIDE RAIL LH	P	0	0
4520420	PULL CORDS ALL AIR TANKS	P	5	0
4540420	NYLON CHASSIS HOSE	P	0	0
4543340	ALUMINUM PAINTED AIR TANKS	P	98	45-
4610925	NON-SELF RETURNING BRAKE HAND VALVE DASH MOUNTED CONTROLS	P	176	0
4612780	AE CONNECTION EOF, 7-WAY SOCKET 4' ADDL LINES, COILED & STRAPPED TO	P	347	0
TIRES AND WHEELS				
5004430	FF: CN 20PLY 315/80R22.5 HSC3 INCLUDES TPMS SENSOR PART: CN05652480000 FET: 122	P	1,064	96
5104080	RR: CN 16PLY 11R22.5 HDC3 INCLUDES TPMS SENSOR PART: CN05652410000 FET: 232	P	2,900	0
5190008	Code-rear Tire Qty 08		0	0
5220520	FF: ALCOA 89U637 22.5X9.00 HIGH POLISH ALM	P	512	30-
5320770	RR: ALCOA ULA187 22.5X8.25 HIGH POLISH ALM	P	1,700	0
5390008	Code-rear Rim Qty 08		0	0
5407640	FF: MIRROR POLISH WHEELS, OUTER SURFACE SGL OR TDM STEER, W/O CHROME WHEEL NUTS	P	66	0
5407660	RR: MIRROR POLISH WHEELS, OUTER SURFACE TANDEM DRIVE, W/O CHROME WHEEL NUTS	P	507	0
FUEL TANKS				
5582040	D-SHAPED ALUM 50 GAL FUEL TANK RH BOC	P	0	0
5587070	D-SHAPE ALUM 60 GAL FUEL TANK LH BOC ADD	P	1,334	5
5603050	LOCATION RH BEHIND CAB 50 GAL	U		
5604060	LOCATION LH BEHIND CAB 60 GAL			
5650820	POLISH (2) ALUMINUM FUEL TANKS	P	401	0
5652830	POLISH ALL FUEL / HYDRAULIC TANK STRAPS	P	12	0
5652890	DEF TANK MOUNTED LH BOC	P	0	0
5652990	DEF TO FUEL RATIO 2:1 OR GREATER	P	0	0
5653000	POLISHED SS COVER FOR DEF TANK	P	194	0
5653270	FUEL TANK DRAIN PLUG	P	0	0
5655019	DEF TANK SMALL, HD 14GAL 2.1M MD 5.5GAL	P	0	0
BATTERY BOX AND BUMPER				
6020030	MD BATTERY BOX, NON-SLIP STEP LH U/C	P	0	0
6030150	RUBBER BATTERY PAD IN BOTTOM (1) BATTERY BOX	P	13	4
6030630	ALUMINUM BATTERY BOX COVER	P	184	4
6030650	DIAMOND PLATE COVER FOR DPF/SCR BOX	P	302	5
6040550	AFTERTREATMENT RH U/C ALUM NON-SLIP CAB ENTRY STEP	P	0	0
6112840	STEEL BUMPER TAPERED CHROMED 2 TOW POINTS	P	491	115
CAB AND EQUIPMENT				
6510190	PETERBILT AERO 109" BBC SMC HOOD W/MOLDED CHARCOAL CROWN & ALUM CAB	P	1,814	15
6540160	THERMAL INSULATION PACKAGE IN CAB	P	68	2
6540440	KEY ALL UNITS ALIKE	P	259	0
6542351	KEY P0002	U	0	0

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 006
AS OF 03/20/24

UNIT TYPE 2

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
6800180	HOOD CROWN - BRIGHT FINISH IPO MOLDED GRAY	P	89	0
6800340	FENDER LIPS 4" EXTRA WIDE	P	221	8
6914180	SEARS DRIVER SEAT	P	0	0
6924180	SEARS PASSENGER SEAT	P	0	0
6930230	SEAT SKIRT - ALL ELIGIBLE AIR SEATS	P	61	2
6930500	DRIVERS ARMREST - RH ONLY	P	28	2
6930800	BLACK SEAT COLOR IPO STD COLOR	P	0	0
6939110	TOOLBOX UNDER PASSENGER SEAT NON-SUSPENSION SEAT	P	0	0
6939125	RECORD HOLDER INBOARD PASSENGER SEAT MOUNTED	P	33	1
6939400	AIR RIDE DRIVER	P	0	0
6939420	HIGH BACK DRIVER	P	40	0
6939470	VINYL DRIVER	P	0	0
6939510	NON-AIR RIDE PASSENGER	P	0	0
6939530	MID BACK PASSENGER	P	0	0
6939570	VINYL PASSENGER	P	0	0
7000065	METAL INTERIOR DOOR PANEL KICK PLATES	P	47	2
7001520	ADJUSTABLE STEERING COLUMN TILT/TELESCOPE	P	0	0
7001620	STEERING WHEEL WITH PETERBILT LOGO	P	0	0
7036130	PROBILT INT CHARCOAL GRAY-CURVED ROOF	P	170	0
7110680	EXTERIOR CAB ENTRY GRABHANDLE TEXTURED; NFPA COMPLIANT	P	179	0
7210420	DARK WINDOW TINT IPO STD - DAY CAB	P	22	0
7210510	3-PIECE GLASS REAR CAB WINDOW ALL PIECES FIXED	P	153	12
7210540	DAY CAB REAR WINDOW	P	0	0
7230060	ONE-PIECE CURVED WINDSHIELD	P	0	0
7230360	POWER DOOR LOCKS AND POWER WINDOW LIFTS STANDARD	P	0	0
7322010	COMBO FRESH AIR HEATER/AIR CONDITIONER	P	0	0
7410040	OUTSIDE SUNVISOR - STAINLESS STEEL N/A W/ 2.1M HR SLEEPER	P	866	4
7510060	AERO REAR VIEW MIRROR HOUSING BRIGHT FINISH	P	171	3
7514010	PETERBILT AERO REAR VIEW MIRROR MOTORIZED & HEATED W/INTEGRATED CONVEX	P	336	3
7514050	LOOK DOWN MIRROR OVER PASSENGER DOOR WITH BLACK HOUSING	P	0	0
7620040	(2) AIR HORNS ROUND, 26" LENGTH ROOF MTD, ROUND HORN SHIELD	P	253	8
7722120	CONCERTCLASS, AM/FM, WB, 3.5 AUX	P	353	11
7725710	STANDARD SPEAKER PACKAGE FOR CAB (2) SPEAKERS	P	51	4
7728040	BLUETOOTH PHONE & AUDIO REQUIRES USB PORT	P	44	0
7728050	USB PORT	P	38	0
7743030	CB ANTENNA MOUNTING, DUAL LH/RH MIRROR	P	104	2
7748145	CB TERMINALS/WIRING MTD UNDER HEADER WITH MOUNTING BRACKET	P	192	2
7788055	SmartLINQ REMOTE DIAGNOSTICS	P	0	0
7850015	REAR WALL DEEP RECORD/MAP POCKET	P	127	2
7851480	PB ELEC WINDSHIELD WIPERS W/INTERMITTENT FEATURE	P	0	0

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 007
AS OF 03/20/24

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
7852020	CAB AIR SUSPENSION	P	190	15
7852050	AUTO RESET CIRCUIT PROTECTION	P	19	0
	DAYCAB AND SLEEPER			
7900025	FIRE EXTINGUISHER, PASSENGER, INBOARD	P	53	9
	AIR SEAT BASE			
7900090	TRIANGLE REFLECTOR KIT	P	33	13
	SHIP LOOSE			
7900520	HEADLAMPS TO TURN ON WHEN WIPERS ON	P	0	0
7901130	BACKUP ALARM (107 DB)	P	35	3
8011850	TRANSMISSION OIL TEMPERATURE (MAIN)	P	30	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8021380	AIR RESTRICTION INDICATOR MTD ON AIR	P	0	0
	CLEANER, INTAKE PIPING, OR FIREWALL			
8021530	AIR SUSPENSION PRESSURE 1 GAUGE	P	125	0
	52MM ROUND, BACKLIT			
8021810	BRAKE APPLICATION AIR PRESSURE (TRACTOR)	P	0	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8022160	FUEL FILTER RESTRICTION GAUGE	P	217	0
	52MM ROUND, BACKLIT			
8041200	DUAL SCALE SPEEDOMETER MPH OVER KPH	P	0	0
8070000	DISABLE BRAKE LIGHT WITH ENGINE BRAKE	P	0	0
8070200	TRACTOR BRAKE APPLICATION GAUGE	P	157	0
	52MM ROUND, BACKLIT			
8070390	ENGINE HOURMETER GAUGE	P	0	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8070450	ENGINE PTO HOURMETER GAUGE	P	0	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8070810	ENGINE MANIFOLD PRESSURE (TURBO BOOST)	P	0	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8070820	ENGINE PERCENT TORQUE	P	0	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8070860	MAIN INSTRUMENTATION PANEL	P	0	0
	DIGITAL CLUSTER 7" DISPLAY			
8070940	VOLTMETER GAUGE (MD/520 ONLY)	P	0	0
	LOCATED IN DIGITAL CLUSTER DISPLAY			
8071900	MANIFOLD PRESSURE GAUGE	P	53	2
	52MM ROUND, BACKLIT			
8076130	(2) ADDITIONAL DASH SWITCHES, WIRING	P	207	1
	AT EOF			
8111110	HEADLIGHTS COMPOSITE FENDER MOUNTED	P	0	0
	INTEGRAL DRL/PARK, TURN, & SIDE MARKER			
8121210	(5) MARKER LIGHTS, CHROME HOUSING	P	63	0
	AERO LED			
8133110	SWITCH & WIRING F/O AUXILIARY LIGHT	P	64	2
	UNDER CAB/SLEEPER (15A MAX)			
8133470	SWITCH & WIRING FOR F/O BEACON/STROBE	P	89	2
	10' WIRE BOC/BOS AT REAR SILL			
8134160	SELF-CANCELING TURN SIGNAL	P	0	0
8134180	DAYTIME RUNNING LIGHTS, MTD IN BUMPER	P	194	0
	DRIVEN BY CHASSIS HEIGHT			
8140080	LED STOP/TURN/TAIL/BACKUP	P	0	0
	BRACKET MOUNTED LH/RH EOF			
8140850	MOVEABLE EOF XMBR FOR MTG TAILLIGHTS	P	0	0
	WITH OR WITHOUT EOF XMBR & SQUARE EOF			
8141150	ADDITIONAL LED TURN SIGNALS	P	195	7
	MOUNTED LOWER REAR CORNERS BOC/BOS			

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 2NP8LJ9X7SM697634

PAGE 008
AS OF 03/20/24

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
8151190	(2) LOAD LIGHTS, LED, FLUSH MTD LOW INBD BOC/BOS	P	353	4
PAINT				
8500440	CHASSIS PAINTED OTHER THAN BLACK	P	1,726	0
8500710	STANDARD PAINT COLOR SELECTION	P	200-	0
8530770	(1) COLOR AXALTA TWO STAGE PAINT CAB/HOOD	P	0	0
N8502	A - L0006EY WHITE			
N8520	FRAME N5550EA GREEN			
N8530	FENDER L0006EY WHITE			
N8540	HOOD TOP L0006EY WHITE			
N8550	CAB ROOF L0006EY WHITE			
MISCELLANEOUS				
9409045	AERO HOOD (MODEL 548)	P	0	0
9409055	STATE REGISTRY: CALIFORNIA	P	0	0
9409749	2024 SERIES EMISSIONS ENGINE WARRANTY ONLY	U	0	0
9490107	APPLICATIONS CONTACT: JOHN CHILCOAT (940) 315-2616	U	0	0
N9994	EMAIL: JFRANKLIN@COASTCOUNTIES.COM			
N9995	CELL PHONE:			
N9996	SALESPERSON ID: BARRY LAMANNA			
N9997	DEALER CONTACT			
N9998	NAME: JORDON FRANKLIN PH:			
N9999	JMC 10/10/23 OC006			
** TOTAL ESTIMATED WEIGHT			14,265	
TOTAL LIST PRICE			187,056	
BELOW CHARGES NOT INCLUDED IN TOTAL LIST PRICE				
ADJUSTED LIST PRICE			187,056	
PROMOTION PROGRAM CODE	0001378	@	0.00 %	0

SURCHARGE/OPTIONS NO DISC		
9408632 - SMARTLINQ RD - 3YR SUB		499
PACCAR PX ENGINES		
9408640 - ENGINE CARB STATE OF REGISTRATION		9,000
9408701 - BASE WARR: EMISSIONS (CARB OPERATION)		1,866
5YR/150K MI - PX-9 Engine		
TOTAL SURCHARGE/OPTIONS NOT SUBJECT TO DISC		11,365
OPTIONAL EXT WTY & PRV MNT		
9400091 - PETERBILT CLASS 7 STANDARD COVERAGE		0
1 YEAR/UNLIMITED MILES/KM		
9400094 - PACCAR PX-9 STANDARD COVERAGE		0
2 YRS/250,000 MI (402,336 KM)/6,250 HRS		
TOTAL OPTIONAL EXT WTY & PRV MNT		0
TOTAL TIRE FET INCLUDED -- AS PRODUCED		354
MRKTG PROGS, PROMOS, SERVICE & TECHNOLOGY		1,395

** WEIGHT SHOWN HERE IS AN ENGINEERING ESTIMATE AND DOES NOT INCLUDE
UNPUBLISHED OPTIONS. ACTUAL "SHIPPING" WEIGHT MAY VARY.

SHIP CD : ISD0001

DLR/BUS : NONE

ADDRESS1 :

ADDRESS2 :

CITY : ST: ZIP/PSTL:

CONTACT : ISD0001-NONE

PH :

RESOLUTION NO. 2072

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY
AUTHORIZING THE PURCHASE OF REPLACEMENT DUMP TRUCK FOR
WASTEWATER DIVISION**

WHEREAS, the Wastewater Division desires to purchase a new 10-wheel dump truck to replace the existing unit currently in service which no longer meets current emissions standards and has become costly to maintain in compliance with evolving state and federal air quality regulations; and

WHEREAS, the dump truck is essential to daily Wastewater Division operations, including hauling biosolids, debris, and materials. Replacing the vehicle will improve reliability, reduce liability exposure, and support the City's environmental and sustainability goals; and

WHEREAS, in accordance with Scotts Valley Municipal Code section 2.70.060A, the City received a purchase proposal for the replacement dump truck through Sourcewell, a national cooperative purchasing program. By using Sourcewell, the City benefits from cost savings, efficiency in the procurement process, and assurance that the purchase meets competitive bidding standards without the need to conduct a separate solicitation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley that the purchase of a new replacement dump truck for the Wastewater Division is hereby authorized and the City Manager to authorized to execute any documents necessary to effectuate the purchase.

The above and foregoing Resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 1st day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve contract amendment for David J. Powers & Associates for Environmental Impact Report for the Updated Town Center Specific Plan**

SUMMARY OF ISSUE

In 2024, the City, with assistance from Good City Company, issued an RFP for Environmental Consultants to complete the updated Town Center Specific Plan EIR. The City received four responses and upon review, selected David J Powers and Associates as the preferred consultant. At the February 5, 2025 City Council Meeting, the Council approved the contract with DJPA to complete the EIR.

The update to the Specific Plan requires an updated EIR due to a reduction in the planned commercial square footage, an increase in the planned residential square footage and residential density(consistent with the City's 6th Cycle Housing Element), an increase in residential building height, objective design and development standards, development review process, circulation plan and phasing plan. The City's Adopted Housing Element includes the update to the Town Center Specific Plan and EIR adoption to be completed by the end of 2025. To that end, a project schedule is included in the scope of work including mandated circulation, public review, and public hearing milestones.

At this time, DJPA is on track to complete the EIR by the end of 2025. However, additional work has been identified by staff as necessary for completion. The additional work is detailed in the attached contract amendment and includes analysis of additional traffic impacts, additional meeting with staff and consultants, and further review and refinement of draft documents to ensure alignment with the City's General Plan and Specific Plan. The necessary additional work requires a contract amendment to increase the total cost by \$58,701.

FISCAL IMPACT

The total cost of the EIR, including this amendment, is \$299,368 and is included in the adopted FY25/26 budget. A portion of the contract amount will be paid using Permanent Local Housing Allocation (PLHA) funds, in an amount to be determined by the City Manager.

STAFF RECOMMENDATION

Staff recommend Council approve the contract amendment for David J. Powers & Associates for \$58,701, which brings the total contract amount to \$299,368 for the Environmental Impact Report for the Updated Town Center Specific Plan.

TABLE OF CONTENTS

1. David J. Powers amendment 10-1-2025
2. Scotts Valley Town Center Specific Plan- Budget Amendment Request - 9.18.25

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This First Amendment to Professional Services Agreement (the “Amendment”) is entered into by and between the City of Scotts Valley, a municipal corporation, hereinafter referred to as “CITY” and David J. Powers & Associates, Inc., hereinafter referred to as “CONSULTANT”.

RECITALS

WHEREAS, on January 27, 2025, the CITY and CONSULTANT entered into that certain Agreement for Professional Services (the “Agreement”); and

WHEREAS, the parties desire to amend the Agreement to authorize an update to Item 3 Scope of Work and Item 5 Compensation; and

WHEREAS, Section 14 of the said Agreement authorizes the Agreement to be amended, modified, or changed by the parties, provided that modifications or changes are in writing and approved by authorized representatives of the parties.

NOW, THEREFORE, in consideration of the recitals and the mutual promises contained herein, City and Consultant agree as follows:

AGREEMENT

1. The following sections of the Agreement are hereby amended to read as follows:

Section 3 Scope of Work is hereby amended to add the additional services outlined in the Budget Amendment Request, a copy of which is attached hereto and incorporated herein by reference (the “Request”).

Section 5 Compensation is hereby amended to be increased by \$58,701 as specified in the Request.

2. Except as specifically provided in this Amendment, all terms of the Agreement shall remain unchanged, in full force and effect. In the event of a conflict between the terms of the Agreement and the Amendment, the terms of the Amendment shall control.

IN WITNESS WHEREOF, this Amendment is executed by the CITY and by the CONSULTANT on the 1st day of October 2025, at Scotts Valley, California.

CONSULTANT:
DAVID J. POWERS & ASSOCIATES, INC.

CITY:
CITY OF SCOTTS VALLEY

By: Akoni Danielsen, President

Mali LaGoe, City Manager

APPROVED AS TO FORM:

ATTEST:

Kirsten M. Powell, City Attorney

Cathie Simonovich, City Clerk



September 18, 2025

Mali LaGoe
City Manager
1 Civic Center Drive
Scotts Valley
mlagoe@scottsvalley.gov

CC: kgardiner@goodcityco.com, aoconnell@goodcityco.com, and treinhalter@goodcityco.com

RE: Scotts Valley Town Center Specific Plan – Budget Amendment Request

Dear Mali LaGoe,

Completion of the Environmental Impact Report for the Scotts Valley Town Center Specific Plan has required and will require additional work that was not anticipated or included in our executed scope of work dated January 27, 2025 (Exhibit A, referred to here on out as “contract”), as described in further detail below.

DJP&A – Work Already Completed

Preparation of Project Description

Our contract assumed DJP&A would prepare a project description based off project information that would be provided by the City, and that would undergo one round of City review. Development of the project description involved multiple rounds of internal revisions based off the evolving development of Plan parameters, including density, land use, and zoning assumptions. DJP&A reviewed multiple iterations of the Plan parameters in order to accurately update the project description to match the most updated Plan assumptions. This process involved various revisions to figures, such as the circulation figure.

Preparation of Notice of Preparation

Our contract assumed DJP&A would prepare a Notice of Preparation that would undergo one round of City review. In May 2025, DJP&A completed and filed the NOP after completing multiple sets of edits per the City’s request, including figure updates.

Additional Noticing Efforts – Mail Notice to Agencies

Our contract assumed DJP&A would submit the NOP for posting to the County Recorder’s Office and State Clearinghouse (SCH). Per the City’s request, DJP&A provided additional noticing services

outside of our contract, including the printing and mailing of a notice regarding the completion of the NOP to 24 public agencies.

Additional Meetings Attended

Our contract assumed up to 23 hours of DJP&A's time for attendance of meetings. To date, DJP&A has attended 55 hours of meetings for the project, per the request of Good City and the City.

Project Management Completed

Project management required for this project has exceeded our scoping assumptions in our contract. Additional project management was necessary to manage timelines, ensure analysis was updated with accurate Plan assumptions for an evolving Plan, and coordinate across multiple parties, including with various City departments, subconsultants, and Kimley Horn. As a result, DJP&A staff time has been required in excess of what was scoped to effectively administer the EIR. A few specific examples of project management efforts are summarized below.

DJP&A provided coordination between Hexagon Transportation Consultants, Inc. ("Hexagon"), the City, and Good City Company to adequately determine which intersections to analyze as part of the Plan. This coordination resulted in the conclusion that additional intersection analysis not scoped for as part of our original contract was required. DJP&A provided additional services to coordinate these conversations and conclusions via email, phone, and virtual meetings, as well as administering contract revisions with Hexagon and preparing this budget amendment request.

DJP&A has provided guidance and expertise for the drafting of the Water Supply Assessment, for which we did not scope coordination for. Our contract assumed a Water Supply Assessment would be provided to DJP&A by the City for our incorporation within the EIR and that no coordination on DJP&A's part was required.

Since the drafting of the project description, ongoing coordination has been provided by DJP&A to determine the scope of the Specific Plan. The Specific Plan has undergone multiple iterations, which has required ongoing communication to determine the scope of the project for DJP&A's CEQA analysis purposes. DJP&A reviewed multiple Plans and provided multiple rounds of figure edits. Furthermore, scheduling pressures necessitated that certain processes be completed out of sequence, while key information was provided later than expected. These factors increased the complexity of managing the project, requiring additional oversight, staff time, and resources, and thereby budget, to maintain progress, coordinate across parties, resolve issues, maintain project momentum, and ensure accurate Plan information was incorporated in the EIR.

Additional Draft Revision Coordination

Our contract assumed DJP&A would revise the 1st DEIR based on consolidated comments provided by the City in order to produce the 2nd DEIR. DJP&A attended a meeting with the City to discuss the City's preliminary comments on the 1st DEIR and began drafting the 2nd DEIR accordingly. The City commissioned a peer review of our work by Kimley Horn, thereby producing an additional set of comments, and requested that we coordinate closely with Kimley Horn when drafting the 2nd DEIR.

This coordination required significantly more effort than anticipated in our contract, including additional meetings, review of feedback, internal discussions on CEQA approach, and integration of revisions into the 2nd DEIR. The peer review process introduced a few conflicting expert opinions, formatting approaches, and terminology preferences, which required additional time to reconcile and incorporate into our draft. Reconciling these differing approaches involved extended discussions, careful review of technical input, and multiple iterations of revisions to ensure the document met the City's expectations.

DJP&A also facilitated data requests for the Fire Department and received a separate set of comments from the Department.

DJP&A – Work to be Completed

Future Meetings

As mentioned above, DJP&A's meeting attendance budget has been exhausted. However, we understand DJP&A's presence at future meetings for the project will be requested. Therefore, this budget amendment request assumes an additional 20 hours of meeting attendance between DJP&A staff members, including ten hours of Principal Project Manager attendance and ten hours of Project Manager attendance for the remainder of the EIR process up to certification.

Future Project Management

To ensure successful completion of the EIR, additional budget is required to support project management. The increased need for coordination, scheduling considerations, and oversight described previously has exceeded the original project management budget allocation. Additional budget for project management moving forward will provide the capacity necessary to address ongoing complexities, such as finalization of technical reports and confirmation of approaches to key concepts within the EIR, maintain alignment across all parties, and complete the project in a timely manner, as close to the City's timing goal as possible.

Hexagon – Work Already Completed

Analysis of Three Additional Intersections

Per our contract, Hexagon completed a Local Transportation Analysis under contract with DJP&A. Our contract assumed that data collection and analysis of future level-of-service of peak-hour turning movement would be completed at six selected intersection (see page 13 of our scope, page 20 of the overall contract). Based on email correspondence with the City as of April 11th, 2025, the City requested an additional three intersections analyzed for a total of nine intersections. The intersections to be analyzed are circled in blue in Exhibit B. With this revision, the updated scope of transportation analysis completed on behalf of the project would be as follows (the update to the scope of work is shown in bold font on the following page):

Hexagon Transportation Consultants, Inc., (Hexagon) under contract to DJP&A, will complete a Transportation Impact Analysis for the Plan Update. As part of their analysis, Hexagon will

develop a VMT estimate for the Plan Update using Santa Cruz County VMT data. If a significant VMT impact is identified, Hexagon will identify appropriate mitigation measures.

Hexagon will review any documents/maps provided by the City for the Plan Update to determine the adequacy of site access, on-site circulation and emergency vehicle access and to identify any access or circulation issues that should be approved. This will include a quantitative analysis of the anticipated traffic volumes. Hexagon will also qualitatively analyze the Plan Update's effect on transit service and bicycle/pedestrian circulation in the area. This proposal includes coordination with the fire department and sheriffs' office to determine how the City's evacuation plans will be affected by the project.

A Local Transportation Analysis will also be completed by Hexagon to determine the traffic impacts of the Plan Update on key intersections in the vicinity of the site. This will include the following:

- Hexagon's analysis of up to six intersections
- A site reconnaissance to identify existing conditions
- Data collection of peak-hour turning movement at the **nine selected intersections**
- Project trip generation, distribution, and assignment
- Evaluation of existing plus project conditions
- Evaluation of existing plus approved project conditions
- Evaluation of cumulative conditions
- Roundabout analysis and signal warrant analysis
- Evaluation of vehicle queueing
- Description of deficiencies and recommendations

This scope of work includes Hexagon's attendance of one meeting.

Sensitivity Analysis

Per the City's request, Hexagon will complete a Sensitivity Analysis for the project as an additional service not originally included in our contract. As concluded in Hexagon's initial analysis, the project would cause the Kings Village Road/Mt. Hermon Road intersection to drop from LOS C to LOS D. Hexagon will determine at what point throughout Plan buildout, i.e. the amount of trip generation, that intersection improvements would be needed to prevent the LOS degradation. The Sensitivity Analysis will determine the number of project-generated trips that would cause the intersection of Kings Village Road/Mt. Hermon Road to drop from LOS C to LOS D during the PM peak hour.

Budget Amendment Request

As a result of the factors discussed above, we are requesting additional budget for Hexagon and DJP&A's work. A breakdown of the additional requested budget is included below.

Budget Requested

Hexagon Transportation Consultants* - Work Already Completed

- Analysis of three additional intersections \$6,900

Hexagon Transportation Consultants* - Work to be Completed

- Sensitivity Analysis \$1,725

Subtotal A - Hexagon ***\$8,625***

David J. Powers & Associates – Work Already Completed

- Completion of project description (11 additional hours) \$2,263
- Completion of NOP (10 additional hours) \$1,957
- Completion of additional noticing efforts (4 additional hours) \$710
- Reimbursable – mail cost \$370
- Revision of DEIR/preparation of 2nd DEIR/peer review coordination (47 additional hours) \$11,831
- Meetings attended out of scope (22 additional hours) \$9,200
- Project management provided out of scope (50 additional hours) \$10,850

Subtotal B – DJP&A Work Already Completed ***\$37,181***

David J. Powers & Associates – Work to be Completed

- Future meetings to be attended (20 additional hours) \$5,300
- Future project management required (35 additional hours) \$7,595

Subtotal C – DJP&A Work to be Completed ***\$12,895***

TOTAL (A + B + C) ***\$58,701***

*Subconsultant expenses include our standard 15 percent administrative fees.

The addition of this budget would increase our overall budget for Environmental Impact Report preparation from \$240,667 to \$299,368, as reflected in the revised project budget below.

David J. Powers & Associates, Inc.	
• Task 1: Kickoff Meeting, Site Visit, Project Description, NOP Development	\$5,887
○ Budget Amendment – NOP/Noticing	\$5,300
• Task 2: Draft EIR Preparation	\$54,811
○ Budget Amendment – Revision of DEIR/preparation of 2nd DEIR/peer review coordination	\$11,831
• Task 3: Response to Public Comments and Preparation of Final EIR	\$21,446
• Task 4: Public Noticing, Statement of Facts and Findings	\$4,923
• Task 5: Attendance of Meetings and Hearings (23 hours for virtual meetings and 27 hours for preparation and attendance of public hearings)	\$10,149
○ Budget Amendment – Previous Meetings Attended Out of Scope	\$9,200
○ Budget Amendment – Future Meetings to be Attended	\$5,300
• Task 6: Project Management and Contract Administration	\$16,882
○ Budget Amendment - Project Management Provided out of Scope	\$10,850
○ Budget Amendment - Future Project Management Required	\$7,595
• Reimbursables (travel, printing, etc.)	\$779
DJP&A Total	\$164,953
Subconsultants¹	
• Chronicle Heritage, Inc. - (Cultural Resources Assessment Report and Paleontological Resources Assessment)	\$26,660
• Hexagon Transportation Consultants, Inc. (Transportation Impact Analysis and Local Transportation Analysis)	\$68,425
• Illingworth & Rodkin, Inc. (Air Quality and GHG Assessment)	\$22,770
• Illingworth & Rodkin, Inc. (Noise Analysis Assessment)	\$16,560
Subconsultant Total	134,415
Total	\$299,368

The remainder of the scope and budget terms disclosed in our contract dated January 27, 2025 (Exhibit A) remain unchanged. We appreciate your consideration of this request. Please feel free to call Desiree Dei Rossi at 510.902.5853 if you have any questions or need any additional information. Work related to the additional services described above will commence upon written approval in accordance with the terms of our January 27, 2025 contract.

Sincerely,

Akoni Danielsen

Akoni Danielsen
President

¹ Subconsultant and reimbursable expenses include our standard 15 percent administrative fee.



EXHIBIT A

Executed Scope of Work dated January 27, 2025

Exhibit A

Proposal to Complete an Environmental Impact Report

for the

Scotts Valley Town Center Specific Plan Update

Submitted by:



On Behalf of:





Cover Letter	1
Relevant Experience and Resumes.....	3
Project Understanding	9
Scope of Work and Timeline	9
Scope of Services.....	10
Project Schedule	16
Cost Estimate	18
Charge Rate Schedule – DJP&A	20



January 29, 2024

City of Scotts Valley and Good City Company
Attention: Dara Sanders, Project Manager
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

SUBJECT: CEQA Analysis of the Town Center Specific Plan Update

Dear Dara Sanders,

David J. Powers & Associates, Inc. (DJP&A) is excited to hear of the City of Scotts Valley's (City) plans to update the Town Center Specific Plan. Since 1972, DJP&A has proudly provided professional consulting services to public agencies and private developers in all areas of environmental planning in the Bay Area and Northern California. DJP&A provides each client with objective and thorough research, accurate identification of project impacts, and a carefully written analysis of those impacts with appropriate mitigation. Past and current clients of DJP&A speak highly of our work, as evident by the extensive amount of letters of praise submitted to the Association of Environmental Professionals (AEP), which resulted in DJP&A being awarded a Certificate of Achievement Merit Award in 2023 recognizing 50 years of quality environmental review provided by our company. The AEP also just awarded DJP&A the 2023 Outstanding Document Award for our work on the North Bayshore Master Plan Subsequent EIR, which is further evidence of DJP&A's history of completing quality environmental review. We believe that *quality environmental review makes a difference* and that our expertise would be a strong asset to the planning efforts for the Town Center Update.

DJP&A is consistently selected by lead agencies and developers to work on controversial and complicated projects. In the past five years, three projects for which DJP&A prepared environmental documents received opposition that ultimately resulted in a lawsuit against the Lead Agency. In all cases, the courts found in favor of the Lead Agency, upholding the adequacy of our documents. No lawsuit has ever been filed against DJP&A and there is no pending litigation against DJP&A. This demonstrates DJP&A's reputation for quality, legally defensible environmental review.

Based on our review of the City's Request for Proposals (RFP), we understand that the City is seeking a consultant to provide environmental analysis services for the Scotts Valley Town Center Specific Plan Update, which will include updates to the 2008 Specific Plan such as an increase in residential density and a decrease in commercial spaces. Based on the potential for significant impacts due to vehicle miles traveled and cumulatively considerable net increases in criteria air quality pollutants, DJP&A believes an Environmental Impact Report (EIR) is the appropriate CEQA document to analyze the project, given that, as explained more fully in our proposal that follows, the planned residential growth was not evaluated in the General Plan EIR, nor as part of the recently adopted Housing Element.

DJP&A has completed the environmental review for numerous relevant long-range planning projects, including the San José Downtown Strategy 2040 FEIR, South San Francisco Lindenville Specific Plan Amendment, and Watsonville Airport. With our experience, we are confident that we will be able to successfully provide the requested consulting services for the proposed Town Center Specific Plan Update in an efficient and thorough manner. As such, we are pleased to submit this proposal in response to the City's RFP for Environmental Review under the California Environmental Quality Act (CEQA).

Please do not hesitate to contact me or Desiree Dei Rossi at ddeirossi@davidjpowers.com or (510) 902-5853 if you have any questions regarding this proposal or if there is any additional information you need. We look forward to the opportunity to work with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Akoni Daniels".

Akoni Daniels
President/Principal Project Manager
David J. Powers & Associates, Inc.
1871 The Alameda, Suite 200, San José, CA 95126
Direct: (408) 454-3406
Email: adanielsen@davidjpowers.com



Relevant Experience and Resumes

DJP&A has extensive experience evaluating environmental impacts associated with long-term planning and mixed-use projects. Below are brief descriptions of relevant projects from the past seven years completed by DJP&A:

Lindenville Specific Plan Addendum - South San Francisco

In 2023, DJP&A prepared an addendum to the General Plan EIR for the Lindenville Specific Plan on behalf of the City of South San Francisco. Lindenville is one of the City's 11 sub-areas that spans approximately 400 acres and while primarily comprised of industrial space, Lindenville was identified as an opportunity area that would help the City meet its regional housing goals in the City's 2040 General Plan. Overall, the Lindenville Specific Plan aimed to create a vibrant, mixed-use area via a detailed discussion of land uses and development standards.

The Lindenville Specific Plan resulted in increases for certain land uses in comparison to the 2040 General Plan. Four character areas were proposed within the Specific Plan; the Mixed Use Neighborhood, South Spruce Avenue Corridor, Employment Area, and South Linden Avenue Arts and Makers District.

The Specific Plan also developed multimodal transportation, creating a multimodal transportation network to increase connectivity. The Plan emphasized creating a safer pedestrian and cyclist experience through the creation of a layered street network that includes pedestrian priority streets and bicycle priority streets.

Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report and Supplemental Program Environmental Impact Report (Envision San José General Plan Four-Year Review) 2021

In 2021, DJP&A prepared an Addendum to the Envision San José 2040 General Plan to address text amendments, including removal of the North Coyote Valley Employment Lands Growth Area and Coyote Valley Urban Reserve; addition of a policy allowing planned residential and jobs growth within the Urban Villages to be shared in a common pool of development capacity while maintaining the existing growth capacity of 382,000 jobs and 120,000 residential units; elimination of the growth horizons for Urban Villages; revisions to the Neighborhood Business Districts to allow residential development; and retirement of the Evergreen-East Hills Area Development Policy. DJP&A met the City of San Jose's schedule and completed the work within budget.

CityView Plaza Office Project Supplemental EIR

The CityView Plaza Office Project consisted of the construction of three, 19-story office buildings with ground floor retail, totaling approximately 3.8 million square feet. The project was the largest office development approved in Downtown San José at the time of its approval in 2020. DJP&A completed the Supplemental Environmental Impact Report (SEIR) for the project, which was unanimously approved by the San José City Council. The location

and size of the project brought unique challenges that were addressed through the environmental review process, including issues related to historic resources and construction. DJP&A identified a significant unavoidable impact to historic resources due to demolition of the historic CityView Plaza and developed 11 alternatives, eight of which were ultimately analyzed to provide decision-makers with multiple options and to ensure all consideration was given to the historic significance of the site. Construction impacts were also a major component of the analysis due to the size of the project, the length of construction (69 months), and because the project will have extended construction hours resulting in a 24-hour construction schedule, seven days a week, over the entire construction period. Additionally, a comprehensive public outreach program was implemented during the environmental analysis due to the highly controversial nature of the project. DJP&A's knowledge of the Downtown and often daily coordination with the project team allowed us to identify and address the complex issues of the project efficiently, completing the environmental review in nine just months!

Downtown Specific Plan Amendment EIR - Sunnyvale

In 2020, DJP&A prepared an Environmental Impact Report (EIR) for the Sunnyvale Downtown Specific Plan (DSP) that covered plan level amendments to the adopted DSP, as well as specific project level review for six proposed development projects. The proposed DSP amendments allowed for the development of a total of 843 residential units, 260,063 square feet of commercial uses, and 860,624 square feet of office uses. The six specific development proposals consisted of a total of 793 residential units, 164,906 square feet of commercial uses, and 856,199 square feet of office uses. Major environmental concerns addressed in the EIR included preserving a grove of redwood trees, cleanup of hazardous materials, traffic, and improvements to the City's sanitary sewer system. DJP&A worked closely with City staff and the three applicants to ensure consistency between the proposed DSP amendments and six development projects. The DSP project was approved by Sunnyvale City Council on August 11, 2020.

Watsonville Airport – EIR Addendum

In 2019, DJP&A prepared an EIR addendum for the Watsonville Municipal Airport Master Plan (2003 EIR). The purpose of the Airport Master Plan Update was to foster the long-term operational sustainability of the project by guiding its development for the next 20 years. Specific components of the airport will be modified in compliance with updated FAA regulations. Additionally, the project included various airfield configuration changes and adjusted multiple airport facilities to prepare for the projected demand. DJP&A's attention to detail and regulatory framework created a cohesive environmental review process.

San José Downtown Strategy Plan 2040 EIR

In 2018, DJP&A prepared an EIR for the Downtown Strategy 2040 for San José which allowed for the development of up to 14,360 residential units, 14.2 million square feet of office, 1.4 million square feet of retail, and 3,600 hotel rooms, and also established an Employment Priority Area overlay near the planned Downtown San José Bay Area Rapid Transit (BART) station. The Downtown Strategy transferred residential and office development capacity from other Growth Areas or Urban Villages outside of Downtown such that overall development anticipated within the City did not change. DJP&A worked closely with the City of San José's staff and developed an effective streamlining approach to the analysis under CEQA, creating a programmatic EIR that featured project-level

environmental review for certain operational impacts (traffic, air quality, noise, GHGs, utilities, energy, etc.) for full buildout of the Strategy through 2040. Since certification of the Downtown Strategy EIR, DJP&A has prepared dozens of tiered documents for individual development projects in the Downtown area. The Final EIR completed by DJP&A is available on the City of San José's website at the following link: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/completed-eirs/downtown-strategy-2040>

Akoni Danielsen

President/Principal Project Manager



Office: (408) 248-3500 x106
Direct: (408) 454-3406
Email: Adanielsen@davidjpowers.com

1871 The Alameda, Suite 200
San José, CA 95126
www.davidjpowers.com



Akoni Danielsen is a Principal Project Manager with over 27 years of experience in planning and preparing environmental documents. Prior to joining David J. Powers & Associates in 2010 he worked for the City of San José, most recently as Principal Planner. During his time as a Principal Planner at the City of San José, Mr. Danielsen managed multiple Planning Division development work programs and coordinated with all City departments on CEQA and NEPA processes and procedures.

Education

Master of City and Regional Planning

University of California, Berkeley, 1996

B.S. Geological and Environmental Sciences

Stanford University, 1994

Experience

Principal Project Manager

David J. Powers & Associates, 2010 - Present

Principal Planner; 2003 - 2009

Senior Planner; 2000 - 2003

Planner I/II; 1997 - 2000

City of San Jose

Professional Organizations

Association of Environmental Professionals

As a Principal Project Manager, Mr. Danielsen:

- Provides management and oversight in preparation of environmental documents by others, ensuring defensibility and consistency. Mr. Danielsen ensures that all documents reflect the best available technical expertise.
- Researches and prepares environmental documents required under Federal and California laws including Environmental Impact Reports and Environmental Impact Statements, Environmental Assessments, and Initial Studies. Mr. Danielsen is responsible for the entire project life cycle, from proposal development through report delivery and client support.

Relevant Project Experience

- Lindenville Specific Plan Addendum - South San Francisco
- San Jose Downtown Strategy 2040 Program EIR (San José)
- Silicon Valley Clean Water Conveyance System and Treatment Plant Reliability Improvement Project EIR
- Curtner Rd Booster Station Improvements IS/MND (Alameda County Flood Control)
- SCRWA Sewer Trunk Project IS/MND (Morgan Hill)
- Fisher Creek Detention Basin IS/MND (Morgan Hill)
- Eastside Retention Basin Improvements IS/MND (City of San Clara)
- Morgan Hill East Side Water Tank IS/MND (Morgan Hill)
- SJWC Phase III Recycled Water Project IS/MND (San Jose)

Desiree Dei Rossi

Project Manager

Direct: (510) 902-5803

Email: Ddeirossi@davidjpowers.com



DAVID J. POWERS
& ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS & PLANNERS

1871 The Alameda, Suite 200

San José, CA 94126

www.davidjpowers.com



Education

B.S. Environmental Management and Protection

California Polytechnic State University
San Luis Obispo (2017)

Experience

Project Manager

David J. Powers & Associates, Inc.
August 2022 – Present

Associate Project Manager

David J. Powers & Associates, Inc.
October 2020 – August 2022

Assistant Project Manager

David J. Powers & Associates, Inc.
July 2018 – October 2020

Watershed Protection Intern

City of Palo Alto
Summer 2016

Environmental Science Teacher

United Nations, Rome
2015

Professional Organizations

Association of Environmental Professionals

Desiree Dei Rossi is a Project Manager for the company. She works closely with other members of the staff researching and preparing documents for both private and public sector projects. Her experience includes CEQA compliance for commercial, mixed-use, residential, industrial development, public facilities and parks projects.

As a Project Manager, Ms. Dei Rossi:

- Prepares environmental documents including: Environmental Impact Reports (EIRs), Initial Studies (ISs), Categorical Exemptions (CEs) and Environmental Assessments (EAs), in conformance with the requirements of CEQA and NEPA.
- Provides detailed analysis of potential environmental impacts, identifies mitigation measures, and develops alternative solutions.
- Provides project coordination including maintaining close communication with client and/or agency staff, gathering and compiling project and site information, managing subconsultants, and project scheduling.
- Assists in final report production and quality assurance.

Relevant Project Experience

- San Jose Downtown Strategy 2040 Program EIR
- San Jose International Airport Master Plan Update EIR
- 505 East Bayshore Residential EIR (Redwood City)
- 557 East Bayshore Mixed-Use EIR (Redwood City)
- Alviso Hotel IS (San José)
- St James Park Capital Vision and Performing Arts Pavilion (San José)
- Veterans Memorial Senior Center/YMCA (Redwood City)
- Graniterock Capitol Site Modernization EIR (San José)
- Trade Zone Park Data Center and Advance Manufacturing SPPE Application (San José)

Kish Rai

Researcher

Office: (408) 454-3439 x139
Email: krai@davidjpowers.com



1871 The Alameda, Suite 200
San José, CA 95126
www.davidjpowers.com



Kish Rai is a Researcher for the company. She works closely with other members of the staff preparing documents in compliance with CEQA and NEPA. Her educational background and eagerness to learn make her an asset to DJP&A.

As a Researcher, Ms. Rai:

Masters of Urban Planning
University of Southern California,
2023

Graduate Certificate of Sustainable Policy and Planning
University of Southern California,
December 2022

B.S. Environmental Studies and English
Santa Clara University, 2021

- Prepares Environmental Impact Reports (EIRs), Initial Studies (ISs), Categorical Exemptions (CEs), Environmental Assessments (EAs), Categorical Exclusions (CEs), and various CEQA and NEPA forms, in conformance with the requirements of CEQA and NEPA; provides detailed analysis of potential environmental impacts, identifies mitigation measures, and develops alternative solutions; and provides project coordination including maintaining close communication with client and/or agency staff, gathering and compiling project and site information, managing subconsultants, and project scheduling.

Experience

Researcher
David J. Powers & Associates,
September 2023 - Present

Research Assistant
METRANS Transportation
Consortium,
February 2022 – November 2022

User Experience Researcher
Santa Clara University: The Lab,
September 2019 – January 2021

Santa Clara BUG Intern
Santa Clara University: Forge
Garden,
June 2019 – September 2019

Professional Organizations

Association of Environmental
Professionals



Based on our review of the City's RFP, we understand that the City is seeking a consultant to provide environmental analysis services for the Scotts Valley Town Center Specific Plan Update (Plan Update), which was initiated in Fall 2023. The plan area consists of approximately 58 acres bounded by Mt. Hermon Road, Skypark Drive, Blue Bonnet Lane, and a residential neighborhood west of Scotts Valley Drive. A portion of the Plan Update area consists of vacant land from the former Santa Cruz airport site.

While a Town Center Specific Plan was completed by the City in 2008, recent studies completed by the City have shifted the City's vision and understanding of the local needs within the plan area. In comparison to the 2008 Town Center Specific Plan, the Plan Update will include "a preferred land use plan and illustrative master plan, a reduction in the planned commercial square footage, an increase in the planned residential square footage and residential density, an increase in residential building height, objective design and development standards, development review process, circulation plan, and phasing plan." Based on the findings of the retail feasibility analysis completed by Gibbs Planning Group in 2021, the City can accommodate up to 82,000 additional square feet of retail and restaurant development *city-wide*. This scope of work conservatively assumes that all 82,000 square feet of commercial uses will be developed within the Town Center plan area. Based on the Housing Element update and description within the RFP, DJP&A assumes that the Plan Update will include 657 residential units, which reflects an increase of 403 units above the 254 units included within the Town Center as part of the recently adopted General Plan.

Scope of Work and Timeline

DJP&A will prepare an Environmental Impact Report (EIR) that evaluates the environmental impacts associated with implementation of the Plan Update. The EIR will be prepared in accordance with CEQA and the City of Scotts Valley (City) standards. The Housing Element adopted by the City in December 2023 included approximately 657 future residential units in the Town Center, however, the Housing Element was found exempt from CEQA. The City's General Plan, also adopted in December and the subject of an EIR, allowed 254 units within the Town Center Plan Area and, therefore, the GP EIR did not evaluate the increase of residential units in the Town Center proposed by the Plan Update. Therefore, given the magnitude of the increase in housing planned within the Town Center Plan, tiering off the GP EIR does not appear to be feasible for this analysis, as the 657 proposed residential units within the Town Center would be expected to potentially result in new significant impacts and/or a substantial increase in the severity of the impacts disclosed in the GP EIR.

Scope of Services

DJP&A will prepare an EIR consistent with the requirements of CEQA and the City of Scotts Valley. No part of this proposal is considered proprietary. Below is a detailed description of the tasks DJP&A will complete under this proposal.

Task 1: Kickoff Meeting, Site Visit, Project Description Development, Notice of Preparation

DJP&A will attend a kickoff meeting with the Town Center Plan Update team to introduce the project team members, confirm the scope of the environmental analysis and methodologies, discuss initial data requests, confirm the key schedule dates related to preparation, circulation, and certification of the EIR, and establish a solid foundation of communication between all parties.¹

DJP&A will complete an Administrative Draft project description based on project information to be provided by the City. The project description will provide an overview of the project and pertinent information relevant for the environmental analysis. The project description will also include a list of the project objectives, necessary discretionary actions, and decision-making agencies. Maps and graphics will be provided to illustrate the text. To obtain a better understanding of the project area, DJP&A will conduct a site visit. The Administrative Draft project description will be submitted 1.5 weeks after receipt of requested project information. This scope of work assumes one round of City review for the project description. DJP&A will make edits to the Administrative Draft project description accordingly in track changes.

Upon completion of the Project Description, DJP&A will prepare an Administrative Draft Notice of Preparation (NOP) pursuant to CEQA Guidelines Section 15082, which will include a project description, project location, and probable environmental effects. This scope of work assumes one round of City review. DJP&A will make edits to the Administrative Draft NOP accordingly in track changes. A final version of the NOP will be provided to the City in PDF for posting on the City's website. DJP&A will submit the NOP for posting to the County Recorder's Office and State Clearinghouse (SCH) and notify staff once the documents have been posted and accepted by the County and SCH. DJP&A will also participate in the public scoping meeting.

Task 2: Draft EIR Preparation

Administrative Draft EIR

Background and Project Description

As described above under Task 1, DJP&A will prepare a project description to be included at the beginning of the Draft EIR.

Environmental Setting, Impacts and Mitigation Measures

DJP&A will prepare an EIR that describes the environmental impacts from the proposed Plan Update. The document will include a cover sheet, table of contents, preface/introduction, a description of the project and brief overview of the environmental setting, and an analysis of environmental impact criteria under CEQA.

¹ The proposal assumes no subconsultants will be in attendance for this meeting

Based upon our current understanding of the project and knowledge of regulatory changes which have occurred since certification of the 2008 Town Center Specific Plan, we anticipate the key environmental issues for this project will include the following:

Aesthetics

The Plan Update will include changes to the allowed building height, allowed residential density, development review process, circulation plan, and objective design and development standards within the plan area, which could result in impacts to aesthetic resources. Therefore, the EIR will analyze the potential for future development allowed under the Plan Update to result in aesthetics impacts, and will include mitigation measures as appropriate.

Air Quality

Implementation of the Plan Update would lead to temporary construction emissions and long-term operation emissions. Illingworth & Rodkin, Inc., under contract to DJP&A, will prepare an Air Quality Analysis for the plan area. Construction air quality impacts will be addressed qualitatively since future construction activity cannot be reasonably predicted until individual projects are proposed. Operational emissions of air quality pollutants will be computed for Plan buildout using CalEEMod and daily trip generation rates and vehicle miles traveled data from Hexagon Transportation Consultants, Inc. This will serve to streamline the reviews for future individual projects within the plan area, as their operational criteria air pollutant impacts will have been disclosed in the Plan Update EIR. Health risk impacts from build-out of the plan will be qualitatively addressed. A discussion of the population projections with plan land uses will be included to address Monterey Bay Air Resources Board (MBARD) guidelines for Clean Air Plan consistency. Reasonable and feasible conditions of approval for future individual projects to reduce any significant air quality impacts will be identified and evaluated. A list of reasonable and feasible dust control measures will be developed to reduce construction air quality impacts and, if necessary, measures to reduce construction community risk or air emissions to acceptable levels. Overlays of health risks across the plan area will be developed based on traffic information and stationary source information provided by MBARD. This scope of work includes Illingworth & Rodkin, Inc.'s attendance of two meetings and two public hearings.

Cultural and Tribal Cultural Resources

The Plan Update is subject to tribal consultation requirements under SB 18 and AB 52. To facilitate those processes, Chronicle Heritage, Inc., under contract to DJP&A, will provide archaeological and paleontological services in support of the Plan Update. This support will include the following tasks:

NAHC Outreach – Chronicle Heritage will contact the Native American Heritage Commission (NAHC) to request a search of their Sacred Lands File (SLF) and a list of local, interested Native American representatives who may have information on traditional or cultural lands within the plan area and vicinity.

Records Search and Desktop Review – Chronicle Heritage will submit a request for California Historical Resources Information System records to the Northwest Information Center, which will

identify all formally recorded cultural and historical built environment resources and previous investigations completed within the plan area and a one-mile buffer.

Cultural Resources Assessment Report – Chronicle Heritage will prepare a Cultural Resources Assessment Report, which will include a description of the planning area, record search results and archival review results, Native American consultation, historic contexts, and archaeological and built environment desktop review.

AB 52 and SB 18 Consultation Assistance – Chronicle Heritage will utilize the list of tribes that have requested AB 52 notification from the City and the most current SB 18 tribal consultation list furnished by the NAHC with the SLF results. From this list, Chronicle Heritage will draft notification letters and maps for submission to each Tribal government contact. In addition, Chronicle Heritage will provide the City with recommendations for successful AB 52 and SB 18 consultation. This scope of work includes Chronicle Heritage’s attendance of up to three consultation meetings with the City and interested tribal groups.

Paleontological Resources Assessment – As part of the scoping process, Chronicle Heritage reviewed existing geologic maps and determined that portions of the western Plan Update area are underlain by the Miocene Santa Margarita Formation, a geologic unit with high probability of sensitivity to paleontological resources. Therefore, Chronicle Heritage will prepare a Paleontological Resources Assessment consisting of a fossil locality record search, a review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the planning area vicinity and region. The assessment will provide management recommendations for avoiding or reducing adverse project effects to paleontological resources.

Greenhouse Gas Emissions

Implementation of the Plan Update would lead to changes in the build-out of the Plan area that would increase greenhouse gas emissions. Illingworth & Rodkin, Inc., under contract to DJP&A, will analyze greenhouse gas emission impacts as part of their Air Quality Analysis. MBARD does not have adopted thresholds for evaluating GHG emissions, therefore, goals contained in the latest scoping plan adopted by the California Air Resources Board will be used.

Hazards and Hazardous Materials

The EIR will describe the existing, recorded hazardous materials sites and potential sources of soil, soil vapor, and groundwater contamination, based upon the DTSC EnviroStor database, 2008 Town Center Specific Plan, 2023 General Plan Update, and other information provided to DJP&A by the City. The EIR will describe the potential for future development allowed under the Plan Update to result in hazardous materials impacts, and will include mitigation measures, as appropriate.

Noise and Vibration

Illingworth & Rodkin, Inc., under contract to DJP&A, will complete a Noise Assessment for the plan area. Existing noise conditions will be documented via a noise monitoring survey specific to the plan area and nearest sensitive land uses. Future noise levels affecting the planning area will be calculated based on future traffic volumes along area roadways. Areas of concern regarding noise conflicts with existing or proposed uses in the vicinity will be evaluated. The potential noise impacts

resulting from the Plan Update over a temporary or permanent basis and the potential for any offsite noise impacts associated with the project (for example, construction noise impacts on existing residences or the potential for increased traffic noise levels along the common streets serving the Plan area) will be evaluated. The EIR will serve to cover the future roadway noise impacts for all future development occurring within the Plan, thereby streamlining the review of future projects. Noise impacts will be assessed with respect to applicable City policies and appropriate CEQA significance criteria and mitigation measures will be presented to reduce potentially significant noise impacts.

Transportation

Hexagon Transportation Consultants, Inc., (Hexagon) under contract to DJP&A, will complete a Transportation Impact Analysis for the Plan Update. As part of their analysis, Hexagon will develop a VMT estimate for the Plan Update using Santa Cruz County VMT data. If a significant VMT impact is identified, Hexagon will identify appropriate mitigation measures.

Hexagon will review any documents/maps provided by the City for the Plan Update to determine the adequacy of site access, on-site circulation and emergency vehicle access and to identify any access or circulation issues that should be approved. This will include a quantitative analysis of the anticipated traffic volumes. Hexagon will also qualitatively analyze the Plan Update's effect on transit service and bicycle/pedestrian circulation in the area. This proposal includes coordination with the fire department and sheriffs' office to determine how the City's evacuation plans will be affected by the project.

A Local Transportation Analysis will also be completed by Hexagon to determine the traffic impacts of the Plan Update on key intersections in the vicinity of the site. This will include the following:

- Hexagon's analysis of up to six intersections
- A site reconnaissance to identify existing conditions
- Data collection of peak-hour turning movement at the six selected intersections
- Project trip generation, distribution, and assignment
- Evaluation of existing plus project conditions
- Evaluation of existing plus approved project conditions
- Evaluation of cumulative conditions
- Roundabout analysis and signal warrant analysis
- Evaluation of vehicle queueing
- Description of deficiencies and recommendations

This scope of work includes Hexagon's attendance of one meeting.

Other Environmental Areas of Analysis

The EIR will also consider the Plan Update's agricultural and forestry resources, biological resources, energy, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire impacts. These discussions will be based upon existing available information from other projects in

or near the Plan area (as relevant) and the General Plan. This scope of work assumes the City will provide a Water Supply Assessment, as applicable.

This scope of work assumes three rounds of City review (1st, 2nd, and Screencheck Administrative Drafts). DJP&A will make edits to the draft accordingly in Word using track changes. The first submittal will include a word file and a PDF with all graphics, along with copies of the technical appendices. Subsequent submittals will be submitted in track changes, along with any revised figures and/or technical reports. A clean word file will also be provided. This scope of work assumes that DJP&A will provide the City with five hard copies of the EIR upon City request. DJP&A will raise questions, concerns, and needs for clarification pertaining to the City's comments prior to submitting the subsequent Administrative Drafts for review.

Mitigation Monitoring Report Plan

DJP&A will prepare the Mitigation Monitoring Report. This scope of work assumes that the City will provide edits and comments to the MMRP in track changes.

Task 3: Response to Comments and Preparation of Final EIR

Following the close of the public circulation period, DJP&A will respond to comments in accordance with CEQA.² The City is expected to coordinate with DJP&A to assist in this process, as necessary. DJP&A will incorporate the response to comments within the Final EIR and provide the City with a PDF version of the Final EIR via email. The final EIR will be filed by DJP&A at the State Clearinghouse (SCH). This scope of work assumes two rounds of City review of the Final EIR and that DJP&A will provide the City with five hard copies of the FEIR upon City request.

Task 4: Public Noticing, Statement of Facts and Findings, and Statement of Overriding Considerations

This proposal assumes that DP&A will prepare and file the necessary CEQA notices, including the Notice of Availability (NOA), Notice of Completion (NOC) and Notice of Determination (NOD). This scope of work assumes one round of City review for each notice prepared. DJP&A will make edits to the notice accordingly in track changes. A final version of each notice will be provided to the City in PDF. DJP&A will submit the notices for posting to the County Recorder's Office and State Clearinghouse (SCH) as appropriate and notify staff once the documents have been posted and accepted by the County and SCH. DJP&A can assist the City with other notices on a time and materials basis (if requested), upon authorization by the City.

A Statement of Facts and Findings will also be prepared by DJP&A as required by CEQA Guidelines Section 15091. This scope of work assumes one round of City review. DJP&A will make edits to the Statement of Facts and Findings accordingly in track changes. A final version of the Statement of Facts and Findings will be provided to the City in PDF. This scope of work does not include a Statement of Overriding Considerations, as such statements are justifications for approving a project, and so as to remain objective in our role as environmental consultants, we do not advocate

² This scope of work assumes 25 hours of a DJP&A Project Manager's time to respond to comments.

for the projects we evaluate, and rather we would expect the Specific Plan Update team to draft the Statement of Overriding Considerations articulating how the project benefits outweigh the unavoidable impacts disclosed in the EIR.

Task 5: Attendance of Meetings and Hearings

This proposal includes up to 23 hours of DJP&A time for attendance of virtual meetings (including one kick-off meeting with the City) and 27 hours of DJP&A's time to prepare for and attend public hearings (one Scoping Meeting, one Planning Commission hearing, and one City Council hearing) on the project. DJP&A can attend additional meetings or hearings on a time and materials basis. This scope of work includes Illingworth & Rodkin, Inc.'s attendance of two virtual public hearings, and does not include Hexagon's or Chronicle Heritage's attendance of public hearings.

Task 6: Project Management and Contract Administration

DJP&A will provide general project management, contract administration, and coordination with the City throughout the EIR process. The DJP&A Project Manager will coordinate with the City on a regular basis using email, virtual meetings, and telephone communications.

Project Schedule

DJP&A proposes the following optimum schedule for preparation of the EIR. DJP&A can commit to maintaining the schedule in the areas that are within our control. Completion of the EIR, as outlined in the schedule below, is based upon receipt of project information listed on the following page in accordance with the schedule and standard City staff review times. Delays in receiving requested information or responses by others will result in at least day-for-day delays in the overall schedule.

Task	Duration of Task (weeks)	Time Elapsed (weeks)
Error! Reference source not found.		
DJP&A receives authorization from City to proceed and requested project information and attends Kick-off meeting with City	--	
DJP&A drafts Project Description and submits to City for review	1.5 weeks	1.5 weeks
City reviews Project Description and provides comments and land use datafiles to DJP&A	1 week	2.5 weeks
DJP&A revises Project Description and drafts NOP and kicks off subconsultants on technical reports (reports will take 12 weeks for completion)	0.5 week	3 weeks
City completes review of draft NOP and provides comments to DJP&A	1 week	4 weeks
DJP&A revises NOP and submits for circulation	1 week	5 weeks
30-day circulation of NOP	4.5 weeks	9.5 weeks
DJP&A subconsultants complete technical reports	12 weeks, happens concurrent to NOP process	15 weeks
Error! Reference source not found.		
DJP&A completes 1 st Draft EIR and submits to the City for review	3 weeks	18 weeks
City staff reviews 1 st Draft EIR and provides DJP&A with a set of consolidated comments via track changes	3 weeks	21 weeks
DJP&A revises 1 st Draft EIR and submits Screencheck Draft EIR to City and MMRP to the City for review and comment	2 weeks	23 weeks
City staff reviews Screencheck Draft EIR and provides comments to DJP&A and MMRP and provides DJP&A with a consolidated set of comments in track changes	2 weeks	25 weeks
DJP&A revises, finalizes, and sends PDF of Draft EIR, MMRP, and pre-determined CEQA notices	1 week	26 weeks
45-day Circulation period	6.5 weeks	32.5 weeks
Error! Reference source not found. and Final EIR		
DJP&A responds to public comments received on the Draft EIR and submits the 1 st Draft Final EIR to the City for review*	2 weeks	34.5 weeks
City staff completes review of 1 st Draft Final EIR and provides DJP&A with a consolidated set of comments in track changes	2 weeks	36.5 weeks

DJP&A revises 1 st Draft Final EIR and provides City with Screencheck Final EIR	1 weeks	37.5 weeks
City staff completes review of Screencheck Final EIR and provides DJP&A with a consolidated set of comments in track changes	1 weeks	38.5 weeks
DJP&A revises, finalizes, and sends PDF of Final EIR to City	1 week	39.5 weeks
10-day Circulation period	1.5 weeks	41 weeks
Error! Reference source not found.		
Public Hearings and filling of NOD	TBD	---
Total Duration		+/- 41 weeks

*This timeline is depended on the level of public interest and complexity of public comments.

Cost Estimate

Based on our understanding of the project and technical reports required, the cost for preparation of the EIR is estimated not to exceed **\$240,667**. Payment will be due on a monthly basis. A breakdown of the cost estimate is provided below. Costs will be charged on a time and materials basis, commensurate with work completed, in accordance with the charge rate schedule outlined on the following page. If DJP&A does not need all the time that has been budgeted, we will only bill for the time actually spent completing the work.

This scope is valid for 90 days and assumes that no issues arise that would require any additional technical analysis or documentation. In the event additional technical analysis is required, we can complete that work on a time and materials basis, upon your authorization. Project description changes after our notice to proceed is received may have schedule and budget implications. This scope and estimated budget assumes the project will proceed in accordance with the proposed schedule. If the schedule extends beyond the anticipated timeframe due to factors outside of DJP&A's control, and/or if the project includes multiple stops and starts, the budget will need to be increased to account for the additional time spent.

David J. Powers & Associates, Inc.

• Task 1: Kickoff Meeting, Site Visit, Project Description, NOP Development	\$5,887
• Task 2: Draft EIR Preparation	\$54,811
• Task 3: Response to Public Comments and Preparation of Final EIR	\$21,446
• Task 4: Public Noticing, Statement of Facts and Findings	\$4,923
• Task 5: Attendance of Meetings and Hearings (23 hours for virtual meetings and 27 hours for preparation and attendance of public hearings)	\$10,149
• Task 6: Project Management and Contract Administration	\$16,882
• Reimbursables (travel, printing, etc.)	\$779
DJP&A Total	\$114,877

Subconsultants⁴

• Chronicle Heritage, Inc. - (Cultural Resources Assessment Report and Paleontological Resources Assessment)	\$26,660
• Hexagon Transportation Consultants, Inc. (Transportation Impact Analysis and Local Transportation Analysis)	\$59,800
• Illingworth & Rodkin, Inc. (Air Quality and GHG Assessment)	\$22,770
• Illingworth & Rodkin, Inc. (Noise Analysis Assessment)	\$16,560

⁴ Subconsultant and reimbursable expenses include our standard 15 percent administrative fee.

Subconsultant Total	125,790
----------------------------	---------

Total	\$240,667
--------------	------------------



Charge Rate Schedule – DJP&A⁵

<u>Title</u>	<u>Hourly Rate</u>
Senior Principal	\$ 340.00
Principal Project Manager	\$ 313.00
Senior Environmental Specialist	\$ 266.00
Senior Project Manager	\$ 244.00
Environmental Specialist	\$ 228.00
Project Manager	\$ 217.00
Associate Project Manager	\$ 191.00
Assistant Project Manager	\$ 160.00
Researcher	\$ 138.00
Graphic Artist	\$ 128.00

Materials, outside services and subconsultants include a 15% administration fee.

Mileage will be charged per the current IRS standard mileage rate at the time costs occur.

⁵ David J. Powers & Associates, Inc. (DJP&A) provides regular, clear, and accurate invoices, in accordance with normal company billing procedures. The cost estimate prepared for this project does not include special accounting or bookkeeping procedures, nor does it include preparation of extraordinary or unique statements or invoices. If a special invoice or accounting process is requested, the service can be provided on a time and materials basis. Any fees charged to DJP&A for Client's third-party services related to invoicing, insurance certificate maintenance, or other administrative functions will be billed as a reimbursable expense.

Charge Rate Schedule – Subconsultants

CHARGE RATE– Chronicle Heritage, Inc.

Our fees are based on the following schedule of hourly rates:

Principal	\$225/hour
Principal Investigator/Tech Lead	\$205/hour
Senior Level	\$170/hour
Associate Level	\$150/hour
Staff Level	\$115/hour
GIS Specialist	\$125/hour
Editor/Processing	\$120/hour

CHARGE RATE– Hexagon Transportation Consultants, Inc.

Our fees are based on the following schedule of hourly rates:

President	\$335/hour
Principal	\$290/hour
Senior Associate II	\$270/hour
Senior Associate I	\$250/hour
Associate II	\$225/hour
Associate I	\$200/hour
Planner/Engineer II	\$170/hour
Planner/Engineer I	\$140/hour
Admin/Graphics	\$120/hour
Assistant Planner/Engineer	\$115/hour
Technician	\$85/hour

CHARGE RATE– Illingworth & Rodkin, Inc.

Our fees are based on the following schedule of hourly rates:

Principal	\$240/hour
Senior Consultant	\$215/hour
Consultant	\$195/hour
Staff Consultant	\$175/hour
Technical/Admin Support	\$125/hour



EXHIBIT B

Map of Intersections to be Analyzed

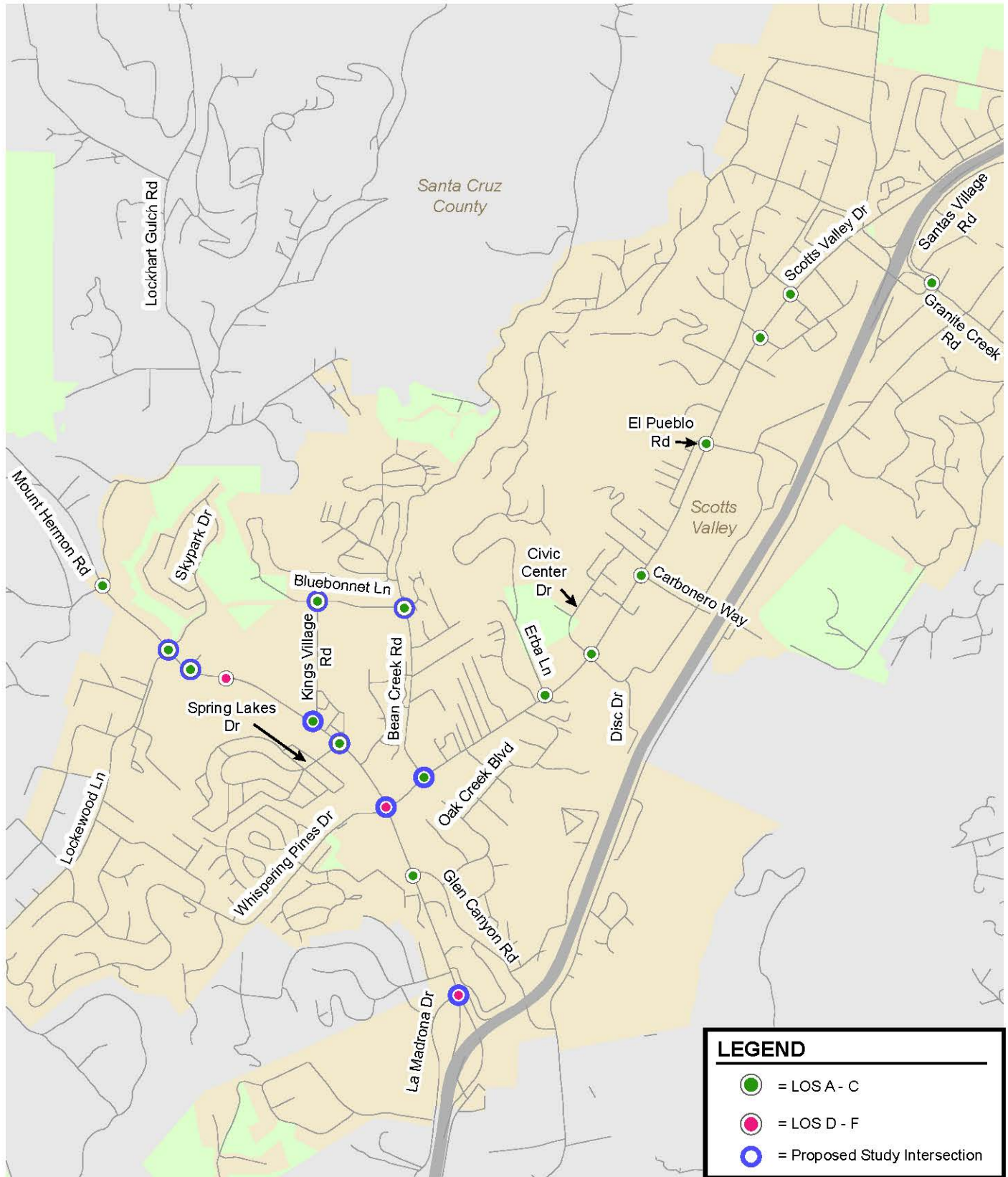


Figure X
Buildout Intersection Levels of Service

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 10/1/2025
TO: Honorable Mayor and City Council
FROM: Stephanie Hill, Administrative Services Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Public Hearing to consider adopting new and updated User Fee Schedule and Charges to be effective 01-01-2026**

SUMMARY OF ISSUE

The City periodically engages an independent third-party to conduct a comprehensive review of its cost-based User Fees and charges. This analysis covers planning, building, public works, police, and administrative services. The study evaluates current service delivery methods, staffing, and costs to determine appropriate fee structures and the cost of providing each service.

Each year, generally as part of the budget process, staff also reviews User Fees to ensure they remain clear, appropriate, and reflective of actual service costs. Proposed updates incorporate local cost drivers as well as broader inflationary trends, including changes in the Consumer Price Index (CPI). Fees are updated annually, or as needed throughout the year.

Building, Police, Public Works, and Administrative Services Fees are generally set at or near full cost recovery. Planning cost recovery levels are based on broader policy considerations, such as economic development priorities, the amount of undeveloped or potentially redeveloped property in the City, and regional market conditions. These fees are typically updated in alignment with the July 1 fiscal year.

Recreation fees are established using a combination of market comparisons and a beneficiary of service philosophy. The City Council has emphasized balancing cost recovery with accessibility for both individual and community-based programs. The first major post-pandemic update occurred in January 2025. Most fees remain unchanged this cycle and will continue to be evaluated as participation in newer programs increases. Recreation fees are typically updated at the beginning of the calendar year to maintain consistency for peak summer usage.

Key Changes Proposed

- Additional layers of business license application fees to address varied types of applications and routine changes.

- Clarifying credit card processing fees, requiring that processing company charges be paid by the individual making the payment.
- Creation of a police service fee to reflect the standard hourly rate.
- Reduction of the home occupation review fee.
- Annual update of selected parks and recreation fees, with the majority remaining unchanged.

The User Fee Schedule is subject to a public hearing before adoption. Following tonight's public hearing, and subject to any modifications, the City Council may adopt the schedule by approving the attached resolution.

Under California Government Code §66017(a), fees related to development applications and permits may not take effect until 60 days after final Council action. Other fees may become effective immediately. To avoid implementing fees on staggered dates, staff recommends that all updates in the User Fee Schedule take effect uniformly on January 1, 2026.

FISCAL IMPACT

It is estimated that there will be little impact on the respective budgets.

STAFF RECOMMENDATION

It is recommended the City Council approve Resolution 1198.80 adopting the proposed changes to the User Fee Schedule and Charges.

TABLE OF CONTENTS

1. Exhibit A User Fees_01.2026
2. Resolution No. 1198.80 User Fees and Charges 1.1.2026

Fee Name	Fee Type / Unit	Notes	Current Amount	Proposed Amount
----------	-----------------	-------	----------------	-----------------

Administrative / Miscellaneous Fees

Business License Application Related:				
New application fee - Local business	per license	[6]	\$ 302	\$ 261
New application fee - Non-local business	per license	[6]	New	\$ 60
Location change fee (same business)	per license	[6]	New	\$ 146
Name change fee (no substantive business change)	per license	[6]	New	\$ 41
Duplicate business license fee	each		New	\$ 10
Credit Card Processing Fees	per transaction	[8]	New	Actual Cost

[Notes]

- [6] Non-refundable. Separate fees from Police may apply for massage, tobacco, and second hand dealer permits.
- [8] Pursuant to California Government Code Section 6159, the City is authorized to accept credit or debit card payments and may assess an administrative fee to cover costs incurred for processing the payment. This fee will not exceed the actual cost to the City.

Police Department Fees

Post Storage Hearings	per hour		New	\$ 118
-----------------------	----------	--	-----	--------

Planning Department Fees

Home Occupation Review	flat		\$ 306	\$ 136
------------------------	------	--	--------	--------

Parks and Recreation Fees

Administrative Fees:				
Administrative Fee: <i>applies per rental or reservation for any facility, and per instructor class/program contract.</i>				
Gazebo / Garden Plot / Class	per reservation		\$ 9	No change
Facility Rental	per reservation		\$ 33	No change
Reservation Change Processing Fee	per request		\$ 20	No change
Cleaning Fee	per rental	[1]	Actual Cost per Cleaning Contract	No change
Damage Deposit	deposit	[2]	\$ 500	\$ 520
FACILITY RENTALS:				
Community Center	3 hour minimum			
Weekday- Hourly (3hr min.)	per hour	[2] [3]	\$ 165	No change
Weekday- Daily	daily	[2] [3]	\$ 1,320	No change
Weekend- Hourly (3hr min.)	per hour	[2] [3]	\$ 215	No change
Weekend- Daily	daily	[2] [3]	\$ 1,720	No change
Kitchen Rental	daily	[2] [3]	\$ 45	No change
Patio/Backyard	daily	[2] [3]	\$ 45	No change
Senior Center	3 hour minimum			
Weekday- Hourly (3hr min.)	per hour	[2] [3]	\$ 115	No change
Weekday- Daily	daily	[2] [3]	\$ 920	No change
Weekend- Hourly (3hr min.)	per hour	[2] [3]	\$ 145	No change
Weekend- Daily	daily	[2] [3]	\$ 1,160	No change
Kitchen Rental	daily	[2] [3]	\$ 45	No change
Patio/Backyard	daily	[2] [3]	\$ 45	No change

Fee Name	Fee Type / Unit	Notes	Current Amount	Proposed Amount
Parks and Recreation Fees				
OUTDOOR PARKS - Siltanen, Skypark, Hocus Pocus, MacDorsa, Skypark Outdoor Classroom:	Events with less than 50 attendees			
Hocus Pocus & Skypark Playground Gazebo	2 hour minimum			
Weekday- Hourly	per hour	[2] [3]	\$ 35	No change
Weekend- Hourly	per hour	[2] [3]	\$ 40	No change
Siltanen, Skypark Large Gazebo, MacDorsa Gazebo	2 hour minimum			
Weekday- Hourly	per hour	[2] [3]	\$ 45	No change
Weekend- Hourly	per hour	[2] [3]	\$ 50	No change
FIELDS / COURTS/ GARDEN:				
Skypark				
Single Field	per field, per hour	[2] [3]	\$ 30	No change
Siltanen				
Single Fields #1 - 4	per field, per hour	[2] [3]	\$ 30	No change
Majors Field	per field, per hour	[2] [3]	\$ 30	No change
Athletic Field Lights	per day	[2]	\$ 22	No change
Snack Shack Concessions Room	per day	[2]	\$ 33	No change
Outdoor Court Rental				
Bocce Ball Court	per hour	[2]	\$ 8	\$ 9
Tennis Court	per hour	[2]	\$ 12	\$ 13
Pickleball Court	per hour	[2]	\$ 7	\$ 8
Basketball Court	per hour	[2]	\$ 12	\$ 13
Skatepark Rental	per hour	[2]	\$ 33	\$ 35
Garden Plot Rental Fee	per sqft	[2]	\$ 1.00	\$ 1.50
OTHER RENTALS / USE:				
Permitted Use of NON SPECIFIED Outdoor spaces/parks for classes. Teaching in outdoor spaces.	per year permit	[2]	\$ 50	\$ 52
Per class/use	per class/use	[2]	\$ 18	\$ 19
Permitted Use of Inflatables in Outdoor Spaces	per permit	[2]	\$ 18	\$ 19
Sports leagues and clubs, or other long term use	per agreement	[5]	Established through separate agreement	No change
Entertainment Permit / Special Events In City Parks:				
Events of 50+ attendees or with sound or entertainment	50+ attendees	[5]		
Application Review	per application	[2]	\$ 275	No change
Special Permits for Sound, Inflatables, etc.	per permit	[4]	Based on permits required.	No change

Fee Name	Fee Type / Unit	Notes	Current Amount	Proposed Amount
Parks and Recreation Fees				
Senior Center Annual Membership Fee				
Annual Membership	per year	[2]	\$ 35	No change
Activities- Non member	per activity	[2]	\$ 4	No change
Activities- Member	per activity	[2]	\$ 3	No change
Classes- Non member	per class	[7]	\$ 7	Set based on individual class and program needs.
Classes- Member	per class	[7]	\$ 5	Set based on individual class and program needs.
Senior Center Sponsorship				
Senior Center Small Ad	per year	[2]	\$ 75	No change
Senior Center Medium Ad	per year	[2]	\$ 150	No change
Senior Center Large Ad	per year	[2]	\$ 500	No change
Ad Placement in Activity Guide				
City Activity Guide	per guide	[2]	\$ 75	No change
Recreation Classes and Programs:		[5]	Set based on individual class and program needs.	No change
Fees for recreational classes and programs offered by the City shall be set at the discretion of the Parks				
Hourly rate for City Staff services				
Hourly rate for City Staff services	per hour	[6]	Actual cost	No change

[Notes]

- | | |
|-----|---|
| [1] | Cleaning Fees are charged separately at actual cost, in addition to staff time; |
| [2] | Set by City Policy; |
| [3] | Discounts: 1) Residents may receive a 15% discount, where applicable. Proof of Scotts Valley residency is required. 2) Non-profits may receive a 25% discount, where applicable. Proof of non-profit status in a form accepted by City Staff required. 3) Cannot combine multiple discounts. 4) Discounts do not apply to instructor led or pay to participate programs; |
| [4] | Additional fees may apply for special permits for sound, inflatables etc.; |
| [5] | Recreation Division Manager may set fees via a separate agreement, approved by the City Manager, for special events, sports leagues/clubs, or other programming that require longer term use and/or considerable staff resources or planning. Fees shall follow a similar structure based on the facilities, resources, and permits being utilized, but allow for pricing based on continuous use, other benefits of service to the community, or other factors based on the program. |
| [6] | For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application. |
| [7] | Set by Recreation Division Manager based on individual class and program needs. |

RESOLUTION NO. 1198.80

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING THE USER FEES AND CHARGES UPDATES FOR JANUARY 1, 2026

WHEREAS, Resolution No. 1198.10 establishing a schedule of fees and charges (“Fees and Charges Schedule”) for city services was adopted by the City Council of the City of Scotts Valley on June 6, 1990; and

WHEREAS, the City Council has amended the Fees and Charges Schedule for city service by resolution from time to time since its original adoption; and

WHEREAS, the City desires to amend the Fees and Charges schedule to reflect the services provided and updated costs of providing those service to the community; and

WHEREAS, pursuant to Section 3.40.040(a) of the City’s Municipal Code, rates of fees and charges to be charged and collected in order to recover the percentage of costs reasonably borne in providing services shall be set by resolution, and pursuant to Section 3.40.050 and 3.40.060 of the Municipal Code, any new or increased charges are to be set after public hearing and notice as required; and

WHEREAS, notice of time and place of public hearing, including a general explanation of the matter to be considered, has been provided in compliance with the provisions of that ordinance; and

WHEREAS, the City Council has held a public hearing concerning the adoption of the proposed changes to the Fees and Charges Schedule that is proposed to go into effect not earlier than December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED as follows:

1. The Fees and Charges Schedule changes are hereby amended as stated in Exhibit A to this Resolution.
2. The resolution shall take effect 60 days following its adoption, with an effective date of January 1, 2026.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a meeting held on the 1st day of October, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk