



AGENDA

Meeting of the
Scotts Valley City Council
In-Person and Remote Access
Date: January 21, 2026
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 01-16-2026 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at: www.scottsvally.gov
ELECTED OFFICIALS		CITY STAFF MEMBERS
Donna Lind, Mayor Steve Clark, Vice Mayor Krista Jett, Council Member Derek Timm, Council Member Greg Wimp, 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. Mayor's Proclamation recognizing January 2026 as Human Trafficking Prevention Month
2. "Holiday Shop Local Win Local" drawing

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 12-17-2025
2. Adopt Resolution No. 2079.1 continuing the proclamation of a local emergency for the Glenwood Drive slide
3. Approve the 2026 Scotts Valley Interjurisdictional Committee, Commission, Board and Council appointments, Standing Committee and Liaison appointments and adopt resolutions establishing project specific subcommittees
4. Adopt Resolution No. 2083 giving authority to add one Police Officer overfill position

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. FY 2025-26 Budget Review and Proposed Budget Amendment
2. Future Council Agenda Items
3. Resolution declaring certain parcels as Exempt Surplus Land in the Town Center Core

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) 440-5608 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.



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City of Scotts Valley Mayor's Proclamation

Recognizing January 2026 as Human Trafficking Prevention Month

WHEREAS, human trafficking is a public health issue and crime that harms the health and well-being of individuals, families, and communities, often across generations; and

WHEREAS, nearly 25 years after the passing of the Trafficking Victims Protection Act, an estimated 27.6 million people are subjected to human trafficking globally, with cases reported in every U.S. state and territory; and

WHEREAS, human trafficking affects communities as a whole and can impact anyone. Every person—regardless of age, gender, background, or circumstance—is at risk, making awareness, prevention, and community action essential to protecting one another; and

WHEREAS, human trafficking is connected to many other forms of violence and exploitation, and often shares common risk and protective factors—such as lack of resources and unsafe environments; and

WHEREAS, the Administration for Children and Families (ACF), created the “Connecting the Dots. Strengthening Communities. Preventing Trafficking.” campaign in 2025 to underscore the need to understand how human trafficking relates to other forms of violence and how we can prevent it by strengthening protective factors at the individual, relational, community, and societal levels; and

WHEREAS, strengthening communities requires collective action to reduce the conditions that contribute to exploitation, build resilience, and create environments where people are protected from human trafficking and other forms of violence; and

WHEREAS, the City of Scotts Valley is committed to ensuring that those impacted by human trafficking receive services that are trauma-informed and responsive to their individual needs; and

WHEREAS, a successful response to human trafficking requires a coordinated, community-wide effort that includes collaboration across sectors and with those who have experienced human trafficking firsthand, to ensure that services and programs are effective and meet the needs of all survivors; and

WHEREAS, every individual, family, community, and organization can help raise awareness, prevent trafficking, and support survivors by learning how to take action at <https://acf.gov.otip>.

NOW, THEREFORE, I, Donna Lind, as Mayor of the City of Scotts Valley, on behalf of the entire City Council, do hereby proclaim January 2026 as Human Trafficking Prevention Month.



Donna Lind, Mayor

Signed and sealed this 21st day of January 2026



MINUTES

Meeting of the
Scotts Valley City Council
Date: December 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 12-12-2025 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 6:04 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Derek Timm, Mayor
Donna Lind, Vice Mayor
Steve Clark, Council Member
Krista Jett, Council Member
Greg Wimp, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney
Jayson Rutherford, Interim Police Chief
Rodolfo Onchi, Public Works Director
Taylor Bateman, Community Development
Director
Stephanie Hill, Administrative Services Director
Cathie Simonovich, City Clerk

COMMITTEE REPORTS

CM Clark attended a joint meeting of the Senior Council Board and the Area Agency for Aging where they received updates from the service providers from both Santa Cruz County and San Benito County.

CM Clark attended the Economic Development subcommittee meeting where they discussed the upcoming plans for the FIFA World Cup and the Superbowl. The City's

Recreation Department is also engaged in the planning and has some exciting events planned.

CM Clark attended a Regional Transportation Commission (RTC) meeting and noted that he was selected as Vice Chair for 2026. The Commission adopted the Santa Cruz County Transportation Equity Action Plan, which documents transportation disparities in the county and updates the regional definition of disadvantaged communities and equity priority communities. Additionally, the Commission accepted the final project concept report for the Zero Emissions Passenger Rail Trail, and voted in favor of developing the interim trail in place of the existing tracks on Segments 9 through 11 (between the San Lorenzo River in Santa Cruz and State Park Drive).

CM Jett, as part of the Youth Action Network, attended the Pathways to Possibilities end of year listening session. The students shared what they learned, what they liked, and what they are hoping to accomplish in the future. They also discussed CM Jett's role and determined that she will be more involved in the future.

CM Jett attended a Town Center subcommittee meeting where they discussed the Town Center Environmental Impact Report, and changes to the Town Center Specific Plan based on the input at the Planning Commission meeting and from other public comments.

VM Lind attended the RTC meeting, as a representative of the Santa Cruz Metropolitan Transit District (METRO), with CM Clark.

VM Lind attended the Kumon of Scotts Valley student awards event, and she noted that CM Clark received an award for being accessible and supporting their program.

VM Lind was involved in the planning of the Light up the Night event along with CM Wimp. She thanked the Police Officers Association (POA) for their hard work on the toy drive.

VM Lind represented the City at the retirement event for Carlos Palacios, the outgoing Santa Cruz County Chief Executive Officer.

CM Wimp attended a Santa Cruz County Integrated Waste Management meeting and learned about the California Redemption Value (CRV) program. They also received an update on SB 1053 which establishes the ban on plastic bags at grocery stores and large retailers, and they learned about SB 1215 regarding embedded battery recycling.

CM Wimp attended the Children's Network of Santa Cruz County meeting where they presented the Santa Cruz County Strategic Plan for 2026-2032. He noted that the Children's Network Symposium will be held in March 2026.

CM Wimp attended the Kumon of Scotts Valley student awards ceremony.

CM Wimp attended the Light up the Night event.

CM Wimp attended the Leadership Santa Cruz Health and Human Services day where they learned about the issues facing Watsonville Community Hospital.

Mayor Timm attended the Economic Development subcommittee meeting, and he is excited about how our county is engaging in the economic development surrounding the FIFA World Cup and also the upcoming Superbowl. He also met with volunteers who want to help with Scotts Valley's brand.

Mayor Timm encouraged everyone to shop locally in Scotts Valley and to frequent the restaurants as well.

Mayor Timm attended a Central Coast Community Energy (3CE) board meeting, and he noted that Pacific Gas and Electric (PG&E) has been lobbying for things that will negatively impact consumer rates. Mayor Timm encouraged community members to take advantage of the rebate programs that are available through 3CE, such as switching from gas appliances to electric appliances, fully electric new construction, and battery backup power incentives.

Mayor Timm attended the Town Center subcommittee meeting and noted that we will hear more about the EIR and the Specific Plan this evening during the public hearing.

CITY MANAGER REPORT

Holiday Staff Potluck: The annual Staff Potluck and toy drive for Valley Churches United was held last week in the Council Chambers. Along with the other toy drive events, the Police Officers Association raised a total of \$800 in donations and 3 pickup truck loads full of toys.

New Police Officer: The City's newest Police Officer, Fred Yoon, was sworn in last week. Officer Yoon has experience with both the Santa Cruz PD and the Santa Clara PD, and we're excited to welcome him to our team.

New Drug Abuse Resistance Education (DARE) Instructor: Officer King completed his two-week DARE instructor training and will begin a new assignment as the School Resource Officer (SRO) in January.

Interviews for Lieutenant and Sergeant: Interviews are underway for internal promotions in the Police Department for Lieutenant and Sergeant.

RING Master Governance Agreement: All Cities and Santa Cruz County have officially approved the RING master governance agreement, so the project is ready to move forward.

Check Received from the Federal Highway Administration (FHWA): The City received a \$1.2M check from the FHWA to reimburse the City for the 2023 winter storm emergency repairs to Bean Creek road. In November, the City received a check for just over \$900K for the Green Hills road repairs. We are grateful for support from Congressional Representative Panetta's office as well as the staff at Caltrans who helped expedite our reimbursements.

Glenwood Drive Emergency Repair Work: Work on the emergency repair of the Glenwood slide began this week. City staff has been coordinating with Anderson Pacific on the design and construction of a retaining wall to stabilize the roadway. A temporary one-lane traffic configuration with stop control is in place to allow safe construction access and maintain vehicle safety. We ask that residents drive cautiously and follow all temporary traffic control measures.

Countywide Safety Action Plan: The countywide Safety Action Plan draft will be completed this week. City staff will review the draft and provide comments over the next few weeks, and all comments will be addressed in the final version of the plan.

Al Shugart Park Design Concept: Last night, the Parks and Recreation Commission unanimously recommended approval of the Al Shugart park concept design. The next steps will include completing the environmental review and finalizing the design to bring to Council for final approval.

New Recreation Employee: A new employee in the Recreation Department started today. Claire McKinney will provide part-time temporary support to the Senior Center as a receptionist as well as other administrative help to the Recreation team.

Recreation Activity Management Software: Recreation also launched their new activity management software this week. This has been a yearlong process to select a more modern vendor, set up the system, and transition records. They also plan to launch a new app in January which residents can use to sign up for classes, make reservations and more.

Master Plan on Aging Policy Board Meeting: City Manager LaGoe attended a Master Plan on Aging Policy Board meeting today where they discussed collaboration in working toward the identified goals of the plan.

Housing for Health Partnership Board Meeting: City Manager LaGoe attended her last meeting on the Housing for Health Partnership Board today. Scotts Valley shares a seat on the board with Capitola, and Scotts Valley has had that seat for the last two years. The seat rotates back to Capitola in January. At the meeting, they received an update on the County's Strategic Plan, homeless services funding changes at the federal level, and they discussed a needs and gaps analysis.

Library Facilities Financing Authority and Joint Powers Authority Board

Meetings: City Manager LaGoe will attend the Library Facilities Financing Authority and Joint Powers Authority Board meetings tomorrow. This is the last meeting of 2025, and City Manager LaGoe noted that she is expecting to be named chair of those boards starting next year.

DUI Checkpoint: Tomorrow evening our Police Department will be conducting a DUI Checkpoint on Mount Hermon Road between 7:00 AM and 11:00 PM.

Shop Local Win Local Campaign: Our Shop Local Win Local campaign continues through the end of the month. Please shop at Scotts Valley businesses and turn in receipts to City Hall to be entered for a chance to win prizes. More information is available on the City's website and social media channels, and at the Chamber of Commerce office.

Baby Boom: We're experiencing a bit of a baby boom among our staff! This is exciting but will also stretch our resources thin over the next six months as various staff take maternity and paternity leave.

City Office Closure for Holidays: City offices will be closed to walk-in visitors between Christmas Eve and New Year's Day, with limited staffing. Please call ahead if you need assistance.

January City Council Meeting: There will be no City Council meeting the first Wednesday of January, so the next City Council Meeting will be January 21st.

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

M/S: Lind/Clark

To approve the Consent Agenda with no alterations.

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

CONSENT AGENDA

1. Approve City Council special meeting minutes of 11-19-2025 and 11-26-2025, and regular meeting minutes of 12-3-2025
2. Monthly Treasurer's Report - September 2025

3. Adopt Resolution No. 2077 to Ratify the 2025 California Fire Code with amendments, as adopted by the Scotts Valley Fire Protection District
4. Local Agency Special Tax and Bond Accountability Act for Fiscal Year 2024-25 - CFD 97-1
5. Adopt Resolution Accepting the FY 2024-25 Annual AB 1600 Development Impact Fee Report
6. Update on Emergency Actions Taken for the Glenwood Road Embankment Failure Project
7. Second reading and adoption of Ordinance No. 16.143 amending the Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review.

PUBLIC HEARINGS

1. A public hearing to adopt a resolution certifying the 2025 Town Center Specific Plan Final Environmental Impact Report and Adopting a Statement of Overriding Considerations with respect to significant and unavoidable impacts identified in the EIR, and to adopt a resolution approving the 2025 Town Center Specific Plan

CM Wimp recused himself due to the proximity of his business to the Town Center Plan area.

City Manager LaGoe introduced this item, and Consultants Troy Reinhalter from Good City Company and Akoni Danielsen from David J. Powers & Associates presented this item.

In the presentation it was noted that there was a typo in Exhibit B to Resolution No. 2081.1. The number of low-income units should be 427, not 497.

Mayor Timm opened the public hearing at 7:35 PM.

Comments were received from M. Thompson, D. Alvarez, R. Aldana, S. Draper, and D. Jones.

Mayor Timm closed the public hearing at 7:44 PM.

Staff and consultants responded to questions and comments from the public.

M/S: Clark/Jett

To Adopt Resolution No. 2081 certifying the 2025 Town Center Specific Plan

Final Environmental Impact Report, rejecting the environmentally superior alternative, adopting a statement of overriding considerations with respect to significant and unavoidable impacts identified in the DEIR, supported by substantial evidence in the record to move forward with the 2025 Plan, and adopting a Mitigation Monitoring and Reporting Program to implement the mitigation measures required for those impacts that were found to be less than significant with mitigation measures.

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

M/S: Jett/Lind

To Adopt Resolution No. 2081.1 approving the 2025 Town Center Specific Plan and accepting potential LOS D at the Kings Village Road & Mt. Hermon Road intersection.

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

ALTERATIONS TO REGULAR AGENDA

None.

REGULAR AGENDA

1. Nomination/Motion of Mayor/Chair (conducted by City Manager)

City Manager LaGoe opened the nomination period for the position of Mayor/Chair.

Council Member Clark nominated Council Member Lind for the position of Mayor/Chair, seconded by Council Member Jett.

Vote to approve the appointment of Council Member Donna Lind for the position of Mayor/Chair: Carried 5/0 (AYES: Timm, Lind, Clark, Jett, Wimp)

2. Nomination/Motion of Vice Mayor/Vice Chair (conducted by newly appointed Mayor)

Mayor Lind opened the nomination period for the position of Vice Mayor/Vice Chair.

Mayor Lind nominated Council Member Clark for the position of Vice Mayor/Vice Chair, second by Council Member Wimp.

Vote to approve the appointment of Council Member Steve Clark for the position of Vice Mayor/Vice Chair: Carried 5/0 (AYES: Lind, Clark, Jett, Timm, Wimp)

3. Future Council Agenda Items

None.

ADJOURNMENT

The meeting adjourned at 8:12 PM.

Approved: _____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/21/2026
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Adopt Resolution No. 2079.1 continuing the proclamation of a local emergency for the Glenwood Drive slide**

SUMMARY OF ISSUE

On Wednesday, November 12, 2025, a significant storm event associated with an atmospheric river system produced nearly three inches of rainfall within 24 hours, resulting in a mudslide on Glenwood Drive. The storm undermined approximately 30 linear feet of roadway edge and a mudslide gave way sliding approximately 17 feet downslope. This mudslide exposed an eight-inch asbestos-cement water main which could fail with additional road subsidence. The storm created a significant and immediate threat to public health, safety, and property. Rapid emergency action is required to stabilize the site and implement repairs.

On November 19, 2025, the City Manager, acting as the Director of Civil Defense and Disaster, proclaimed a local emergency in accordance with Scotts Valley Municipal Code Chapter 2.48. On November 26, 2025 the City Council ratified the proclamation with Resolution No. 2079. The proclamation was sent to the California Office of Emergency Services (CalOES), which has confirmed receipt. Pursuant to Government Code Section 8630, the City Council must review the need for continuing the local emergency at least every sixty (60) days. The proposed resolution continues the proclamation of local emergency for the next 60 days or until terminated by the City Council.

The City entered into an emergency contract with Anderson Pacific to complete emergency repairs to the roadway and slide area on December 12, 2025. Initial work to stabilize the road has been completed; however, continued rain in the second half of December has delayed completion of necessary repairs. As the weather cleared in January, work is continuing to complete the emergency repairs to make the road safe for vehicles and bicycle travelers.

FISCAL IMPACT

Cost estimates to repair the road are \$300,000 - \$400,000. This expense is not budgeted and cannot be absorbed by the City's general fund budget. Staff are working with Santa Cruz County Office of Response, Recovery and Resiliency as well as CalOES to pursue disaster assistance funding. Continuing the emergency proclamation is critical to accessing funding assistance.

STAFF RECOMMENDATION

Staff recommends the City Council approve Resolution No. 2079.1 continuing the proclamation of a local emergency declared by the City Manager on November 19, 2025, for the Glenwood Drive slide for an additional 60 days.

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1. Resolution No. 2079.1 Emergency Proclamation Continuationkp
2. Resolution No. 2079 Emergency Proclamation Ratification
3. Nov 2025 Emergency Declaration- Glenwood Drive 1

RESOLUTION NO. 2079.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY CONTINUING THE PROCLAMATION OF A LOCAL EMERGENCY RELATED TO THE GLENWOOD DRIVE SLIDE

WHEREAS, on November 12, 2025, the City of Scotts Valley experienced a significant storm event associated with an atmospheric river system that produced approximately three inches of rainfall within a 24-hour period; and

WHEREAS, the intensity and duration of this storm event exceeded the capacity of local drainage systems, causing rapid debris accumulation and blockage of roadside drainage inlets, which prevented proper stormwater conveyance along the east edge of Upper Glenwood Drive; and

WHEREAS, this caused excessive soil saturation under the roadway undermining approximately 30 linear feet of roadway edge and a mudslide gave way sliding approximately 17 feet downslope; and

WHEREAS, rain continued after the initial storm and despite the City's emergency measures to prevent further damage, a linear crack formed in the travel lane of the northbound lane causing further concerns for the stability of the roadway and potential for severe damage, and

WHEREAS, an eight-inch AC water main became exposed during the slide, forcing the Scotts Valley Water District to isolate the line to prevent further damage; and

WHEREAS, these conditions pose a continuing and immediate threat to public health, safety, and property, and require rapid emergency action to stabilize the site and implement temporary and permanent repairs; and

WHEREAS, on November 19, 2025, the City Manager, acting as the Director of Civil Defense and Disaster, proclaimed a local emergency pursuant to Scotts Valley Municipal Code Chapter 2.48 in response to these conditions; and

WHEREAS, the proclamation of local emergency was transmitted to the California Office of Emergency Services (CalOES), which has confirmed receipt; and

WHEREAS, Government Code Section 8630 requires that a proclamation of local emergency be ratified by the City Council within seven (7) days in order to remain in effect, and further requires the City Council to review the need for continuing the local emergency at least every sixty (60) days until the emergency is terminated; and

WHEREAS, the damage caused by the storm event is estimated to exceed \$300,000, although the true extent of the damage, and cost to repair the undermined roadway has yet to be ascertained and the remedial work is beyond the control of the services,

personnel, equipment, and facilities of the City and may require the combined forces of other political subdivisions to combat; and,

WHEREAS, the City Council ratified the proclamation of a local emergency with Resolution No. 2079 on November 26, 2025; and,

WHEREAS, on December 12, 2025, the City Manager entered into an agreement with Anderson Pacific to repair the roadway; however, due to inclement weather, the roadway repair is not complete and the conditions giving rise to the emergency still exist.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby:

1. Continues the proclamation of local emergency made by the City Council on November 26, 2025 related to the Glenwood Drive slide due to the fact that until the roadway work is complete, the emergency still exists.
2. Determines that the local emergency shall remain in effect until the City Council finds that the conditions warranting the emergency no longer exist.
3. Directs that the City Council shall review the need for continuing the local emergency at least every sixty (60) days, as required by Government Code Section 8630.
4. Directs the City Clerk to forward a copy of this resolution to California Governor's Office of Emergency Services (CalOES.)

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 21th day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

RESOLUTION NO. 2079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY RATIFYING THE PROCLAMATION OF A LOCAL EMERGENCY BY THE DIRECTOR OF CIVIL DEFENSE AND DISASTER RELATED TO THE GLENWOOD DRIVE SLIDE

WHEREAS, on November 12, 2025, the City of Scotts Valley experienced a significant storm event associated with an atmospheric river system that produced approximately three inches of rainfall within a 24-hour period; and

WHEREAS, the intensity and duration of this storm event exceeded the capacity of local drainage systems, causing rapid debris accumulation and blockage of roadside drainage inlets, which prevented proper stormwater conveyance along the east edge of Upper Glenwood Drive; and

WHEREAS, this caused excessive soil saturation under the roadway undermining approximately 30 linear feet of roadway edge and a mudslide gave way sliding approximately 17 feet downslope; and

WHEREAS, rain continued after the initial storm and despite the City's emergency measures to prevent further damage, a linear crack formed in the travel lane of the northbound lane causing further concerns for the stability of the roadway and potential for severe damage, and

WHEREAS, an eight-inch AC water main became exposed during the slide, forcing the Scotts Valley Water District to isolate the line to prevent further damage; and

WHEREAS, these conditions pose a continuing and immediate threat to public health, safety, and property, and require rapid emergency action to stabilize the site and implement temporary and permanent repairs; and

WHEREAS, on November 19, 2025, the City Manager, acting as the Director of Civil Defense and Disaster, proclaimed a local emergency pursuant to Scotts Valley Municipal Code Chapter 2.48 in response to these conditions; and

WHEREAS, the proclamation of local emergency was transmitted to the California Office of Emergency Services (CalOES), which has confirmed receipt; and

WHEREAS, Government Code Section 8630 requires that a proclamation of local emergency be ratified by the City Council within seven (7) days in order to remain in effect, and further requires the City Council to review the need for continuing the local emergency at least every sixty (60) days until the emergency is terminated; and

WHEREAS, the damage caused by the storm event is estimated to exceed \$300,000, although the true extent of the damage, and cost to repair the undermined roadway has yet to be ascertained and the remedial work is beyond the control of the services,

personnel, equipment, and facilities of the City and may require the combined forces of other political subdivisions to combat.

WHEREAS, the conditions giving rise to the emergency still exist, and the City continues to require emergency authority and resources to respond effectively to the Glenwood Drive slide.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby:

1. Ratifies the proclamation of local emergency made by the City Manager, acting as the Director of Civil Defense and Disaster, on November 19, 2025, related to the Glenwood Drive slide.
2. Confirms that the event giving rise to this event occurred on November 12, 2025, not November 13, 2025, as erroneously stated in the City Manager's proclamation.
3. Determines that the local emergency shall remain in effect until the City Council finds that the conditions warranting the emergency no longer exist.
4. Directs that the City Council shall review the need for continuing the local emergency at least every sixty (60) days, as required by Government Code Section 8630.
5. Directs the City Clerk to forward a copy of this resolution to California Governor's Office of Emergency Services (CalOES.)

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a special meeting held on the 26th day of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk

**PROCLAMATION OF EXISTENCE OF LOCAL EMERGENCY ISSUED BY THE CITY OF
SCOTTS VALLEY DIRECTOR OF CIVIL DEFENSE AND DISASTER**

WHEREAS, Scotts Valley Municipal Code Section 2.48.050 designates the City Manager as the Director of Civil Defense and Disaster and enables such director to proclaim the existence or threatened existence of a local emergency when the City is affected by a "disaster" which is defined as actual or threatened enemy attack, sabotage, extraordinary fire, flood, storm, epidemic, riot, earthquake or other similar public calamity; and

WHEREAS, on November 13, 2025, the City of Scotts Valley experienced a significant storm event associated with an atmospheric river system that produced approximately three inches of rainfall within a 24-hour period; and

WHEREAS, the intensity and duration of this storm event exceeded the capacity of local drainage systems, causing rapid debris accumulation and blockage of roadside drainage inlets, which prevented proper stormwater conveyance along the east edge of Upper Glenwood Drive; and

WHEREAS, this caused excessive soil saturation under the roadway undermining approximately 30 linear feet of roadway edge and a mudslide gave way sliding approximately 17 feet downslope; and

WHEREAS, rain continued after the initial storm and despite the City's emergency measures to prevent further damage, a linear crack formed in the travel lane of the northbound lane causing further concerns for the stability of the roadway and potential for severe damage, and

WHEREAS, an eight-inch AC water main became exposed during the slide, forcing the Scotts Valley Water District to isolate the line to prevent further damage; and

WHEREAS, on November 19, 2025, the Scotts Valley City Council declared an emergency for the Glenwood Drive slide pursuant to Public Contract Code Section 1102 and authorized the City Manager to cause the repair of the slide pursuant to Public Contract Code Sections 22035 and 22050; and

WHEREAS, the damage caused by the storm event is estimated to exceed \$300,000, although the true extent of the damage, and cost to repair the undermined roadway has yet to be ascertained and the remedial work is beyond the control of the services, personnel, equipment, and facilities of the City and may require the combined forces of other political subdivisions to combat.

NOW, THEREFORE, IT IS PROCLAIMED AS FOLLOWS:

1. The City of Scotts Valley is currently in a state of local emergency, and such conditions have existed since November 13, 2025. A local emergency, as defined in Government Code Section 8558(c), Public Contract Code Section 1102, and Scotts

Valley Municipal Code Section 2.48.020, now exists in the City of Scotts Valley.

2. During the existence of said local emergency the City Manager, as the Director of Civil Defense and Disaster, will use those powers, functions, and duties as permitted by Federal, State, and local law, including Scotts Valley Municipal Code Chapter 2.48, in order to mitigate the effects of the local emergency.

3. Pursuant to Scotts Valley Municipal Code Section 2.48.010, any expenditures made in connection with such civil defense and disaster activities, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the City.

4. Pursuant to Government Code Section 8630, the local emergency shall be deemed to continue to exist for a period of up to seven (7) days, and thereafter by ratification and extension by the City Council until it is terminated by the City Council.

November 21, 2025


Mali LaGoe, City Manager

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/21/2026
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve the 2026 Scotts Valley Interjurisdictional Committee, Commission, Board and Council appointments, Standing Committee and Liaison appointments and adopt resolutions establishing project specific subcommittees**

SUMMARY OF ISSUE

Each year, the newly appointed Mayor nominates individual Council Members to serve on Interjurisdictional Committees, Commissions, Boards and Councils and Standing Local Committees. As a reminder, standing local committees are publicly noticed committee meetings that fall under the Brown Act (open government laws) and are open to the public. The 2026 Council Member Committee/Subcommittee appointments as proposed by Mayor Lind are attached for your information. The list includes one Designated Liaison assignment to clarify communication and coordination roles between the City and the California League of Cities. The list also includes representatives assigned by the Santa Cruz County City Selection Committee where Scotts Valley is represented by a member of another City due to shared or rotating representation assignments.

To compliment the City Council's consideration of appointments to interjurisdictional committees and standing local committees, staff recommends that the City Council establish and appoint Council Members to three temporary, project specific Council subcommittees: the (1) FY 26/27 Budget Subcommittee; (2) Town Center Planning Subcommittee; and (3) City Facilities Subcommittee.

The attached resolutions, summarized below, clarify the three temporary, project specific Council subcommittees' purpose, duration, and Council representation.

PROJECT SPECIFIC COUNCIL FY 26/27 BUDGET SUBCOMMITTEE

- **Term:** The Council FY 26/27 Budget Subcommittee shall be effective January 21, 2026 through January 21, 2027.
- **Representation:** The Council FY 26/27 Budget Subcommittee is recommended to be comprised of Mayor Lind and Vice Mayor Clark.
- **Purpose:** The purpose of the Council FY 26/27 Budget Subcommittee is to monitor the City's ongoing economic situation and make recommendations for the FY 2026/27 City

Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.

PROJECT SPECIFIC COUNCIL TOWN CENTER DEVELOPMENT SUBCOMMITTEE

- Term: The Town Center Development Subcommittee will be effective January 21, 2026 through January 21, 2027.
- Representation: The Town Center Development Subcommittee is recommended to be comprised of Councilmember Timm and Councilmember Jett.
- Purpose: The purpose of the Town Center Development Subcommittee is to oversee the Request for Qualifications process, including soliciting and selecting a development partner and to participate in development agreement negotiations for the future Town Center.

PROJECT SPECIFIC COUNCIL CITY FACILITIES SUBCOMMITTEE

- Term: The City Facilities Subcommittee will be effective January 21, 2026 through January 21, 2027.
- Representation: The City Facilities Subcommittee is recommended to be comprised of Mayor Lind and Vice Mayor Clark.
- Purpose: The purpose of the City Facilities Subcommittee is to assess the need for a Facilities Master Plan and assist staff with solving facility challenges for future City Facility needs.

The City Manager and pertinent staff will work directly with all subcommittees to prepare information and craft recommendations for Council consideration.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STAFF RECOMMENDATION

It is recommended that the Council (1) approve Mayor Lind's proposed 2026 Interjurisdictional Committee, Commission, Board and Council appointments, Standing Committee and Liaison appointment, and (2) adopt the attached three resolutions establishing the following temporary project specific subcommittees.

Resolution No. 1959.15, Council FY 26/27 Budget Subcommittee

Resolution No. 1960.7, Town Center Development Subcommittee

Resolution No. 2059.1 City Facilities Subcommittee

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1. Interjurisdictional Committee Meeting Assignments - 2026
2. Resolution No. 1959.15 Budget Subcommittee 01-21-2026
3. Resolution No. 2059.1 City Facilities Subcommittee 1-21-2026

4. Resolution No. 1960.7 Town Center Development Subcommittee 01-21-2026

2026 SCOTTS VALLEY COMMITTEE, COMMISSION and BOARD APPOINTMENTS

INTERJURISDICTIONAL COMMITTEES/BOARDS/COUNCILS				
COMMITTEE	REPRESENTATIVE/ ALTERNATE	MEETING DAYS	MEETING TIME	MEETING LOCATION
Association of Monterey Bay Area Governments Board of Directors http://www.ambag.org/	R: Timm A: Wimp	2 nd Wednesday	6:00 pm	Monterey
Arts Council of Santa Cruz County Board of Directors http://www.artscouncilsc.org/	R: Wimp	Quarterly		Tannery Arts Center
Santa Cruz City Selection Committee	R: Mayor A: Vice Mayor	Varies	Varies	Varies
City/School District Joint Committee	R: Jett and Timm	As needed	Varies	Alternates: City / School District
Housing for Health Partnership Policy Board https://homelessactionpartnership.org/About/HousingforHealthPartnershipPolicyBoard.aspx	R: Capitola Rep (2026- 2027 term)	3 rd Wednesday Bi-monthly	3:00pm	Capitola
Interagency Advisory Task Force Subcommittee (Water, School, Fire, City)	R: Mayor and Vice Mayor	As needed	Varies	Varies
Library Advisory Commission https://www.santacruzpl.org/library_boards/LAC/	R: Pamela Woll, Community Member	1/12, 4/20, 5/18, 8/17, and 10/19	Mondays 6:30 – 8:00 pm	Varies
Library Financing Authority	R: Clark and Lind	January / July		Santa Cruz

COMMITTEE	REPRESENTATIVE/ ALTERNATE	MEETING DAYS	MEETING TIME	MEETING LOCATION
Library Facilities Financing Authority https://www.santacruzpl.org/library_boards/LFFA/ Library Joint Powers Authority Board https://www.santacruzpl.org/library_boards/LJPB/	R: City Manager A: Administrative Services Director	1 st Thursday Feb / May / June / Sep / Nov	Thursdays 9:00 - 11:00 am	Varies
Santa Cruz County Integrated Waste Management Local Task Force http://dpw.co.santa-cruz.us/Home/RecyclingSolidWaste/Recycling/LocalTaskForce.aspx	R: Wimp or Public Works Director A: Public Works Analyst	1 st Thursday Feb / June / Sep / Dec	3:00 - 5:00 pm	Santa Cruz
Santa Cruz County Regional Transportation Commission (RTC) http://sccrtc.org/meetings/commission/agendas/	R: Clark A: Gine Johnson, Community Member	1 st Thursdays Monthly, No meeting in July	9:00 am	Varies
Santa Cruz County Youth Action Network Jurisdictional Representatives Team http://www.sccyan.org/	R: Jett	As Needed	Varies	Varies
Children's Network Cabinet united4youth@unitedwaysc.org	R: Jett	February, April, June, August, October, December	Varies	Zoom
Santa Cruz METRO https://www.scmtd.com/en/agency-info/board/board-meeting-schedule	R: Lind	4 th Friday Jan / Feb / Mar / Apr / June / Aug / Sep / Oct 3 rd Friday May / Nov / Dec	9:00 am	Varies
Santa Margarita Groundwater Agency Joint Powers Authority http://smgwa.org/meetings/	R: Wimp A: Jett	4 th Thursday Jan / Mar / May / Oct	6:00 – 8:00 pm	Santa Margarita Comm. Room
Seniors Advisory Council http://www.seniorscouncil.org/	R: Clark	3 rd Thursday Monthly	10:00 am - Noon	Varies

SANTA CRUZ CITY SELECTION COMMITTEE APPOINTMENTS		
BOARD/COMMISSION	REPRESENTATIVES	MEETING DATE
Central Coast Community Energy Policy Board Central Coast Community Energy Operations Board (Appointed by the City Selection Committee 1/27/2025) https://3cenergy.org/about-us/leadership/	Policy R: Timm Operations R: City Manager	https://3cenergy.org/news/vents/
Santa Cruz County Consolidated Oversight Board (Appointed by the City Selection Committee 11/4/24 – Open Ended) https://www.co.santa-cruz.ca.us/Departments/RedevelopmentSuccessorAgency(RSA)/ConsolidatedOversightBoard.aspx	R: Wimp	As Needed
Santa Cruz County Local Agency Formation Commission (LAFCO) (Appointed by the City Selection Committee 1/27/25) http://www.santacruzlafco.org/	R: Capitola Rep Ex-officio: Wimp	1 st Wednesday Monthly 10 am - Noon
Visit Santa Cruz County (VSCC) Board of Directors Representative - Scotts Valley and Capitola (Appointed by City Selection Committee per VSCC Bylaws on 7/1/2023) https://www.santacruz.org/partners/board-meeting-agendas	R: Capitola Rep	3 rd Wednesday Bi Monthly

STANDING CITY COUNCIL COMMITTEES		
COMMITTEE	MEMBERS	MEETING DATE
Traffic Safety Committee <i>The purpose of the Traffic Safety Committee is to review and analyze traffic safety issues and concerns raised by residents, and if necessary make recommendations to the City Council.</i>	Wimp and Jett	As needed
Economic Development Committee <i>The purpose of the Economic Development Committee is to provide guidance on matters specifically related to business attraction, retention, and expansion, and commercial development within the City. The Committee's recommendations are subject to confirmation by the City Council.</i>	Timm and Wimp	As needed

Affordable Housing Committee <i>The purpose of the Affordable Housing Committee is to discuss the City's terms and requirements for affordable housing per the Scotts Valley Municipal Code (SVMC) Section 14.01.030 as it relates to new residential development. The Committee's recommended terms are subject to confirmation by the City Council. In accordance with Resolution No. 1940, adopted 2-21-2018, in addition to those duties outlined in SVMC Title 14, the Scotts Valley Affordable Housing Subcommittee shall: (1) Provide a recommendation on the expansion of the affordable housing requirements City wide; (2) Formulate and recommend amendments to Title 14 to ensure the City is implementing best practices; and, (3) Research and make recommendations on alternative ways to make housing more affordable in Scotts Valley.</i>	Jett and Timm	As needed
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PROJECT SPECIFIC CITY COUNCIL SUBCOMMITTEES Limited Duration – One Year (updated 1-21-2026)		
SUBCOMMITTEES	MEMBERS	MEETING DATE
Town Center Development Subcommittee Established by Resolution No. 1960.7, Adopted 1-21-2026 and effective through 1-21-2027 <i>The purpose of the Town Center Development Subcommittee is to oversee the Request for Qualifications process including soliciting and selecting a development partner and to participate in development agreement negotiations for the future Town Center.</i>	Jett and Timm	As needed
FY 26/27 Budget Subcommittee Resolution No. 1959.15, Adopted 1-21-2026 and effective through 1-21-2027 <i>The purpose of the Council FY 26/27 Budget Subcommittee is to monitor the City's ongoing economic situation and make recommendations for the FY 2026/27 City Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.</i>	Mayor Lind and Vice Mayor Clark	As needed
City Facilities Subcommittee Resolution No. 2059.1 Adopted 1-21-26 and effective through 1-21-2027 <i>The purpose of the City Facilities Subcommittee is to assess the need for a Facilities Master Plan and assist staff with solving facility challenges for future City Facility needs.</i>	Lind and Clark	As needed

DESIGNATED CITY LIAISONS <i>For communication and coordination purposes only.</i>	
ORGANIZATION	DESIGNATED LIAISON
League of California Cities http://www.cacities.org/	Mayor Lind A: Vice Mayor Clark

RESOLUTION NO. 1959.15

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SCOTTS VALLEY ESTABLISHING A TEMPORARY
PROJECT SPECIFIC COUNCIL FY 26/27 BUDGET SUBCOMMITTEE**

WHEREAS, the City Council may establish project specific Council subcommittees to address an explicit purpose or need; and

WHEREAS, project specific Council subcommittees are of a limited duration and should be active for no more than one year; and

WHEREAS, the Council desires to establish a project specific Council FY 26/27 Budget Subcommittee effective January 21, 2026 through January 21, 2027; and

WHEREAS, the Council FY 26/27 Budget Subcommittee will be comprised of Mayor Lind and Vice Mayor Clark; and

WHEREAS, the purpose of the Council FY 26/27 Budget Subcommittee is to monitor the City's ongoing economic situation and make recommendations for the FY 2026/27 City Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby establishes a Temporary Project Specific Council FY 26/27 Budget Subcommittee.

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 21st day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

RESOLUTION NO. 2059.1

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SCOTTS VALLEY ESTABLISHING A TEMPORARY
PROJECT SPECIFIC CITY FACILITIES SUBCOMMITTEE**

WHEREAS, the City Council may establish project specific Council subcommittees to address an explicit purpose or need; and

WHEREAS, project specific Council subcommittees are of a limited duration and should be active for no more than one year; and

WHEREAS, the Council desires to establish a Project Specific City Facilities Subcommittee effective January 21, 2026, through January 21, 2027; and

WHEREAS, the City Facilities Subcommittee will be comprised of Mayor Lind and Vice Mayor Clark; and

WHEREAS, the purpose of the City Facilities Subcommittee is to assess the need for a Facilities Master Plan and assist staff with solving facility challenges for future City Facility needs.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby establishes a Temporary Project Specific City Facilities Subcommittee and hereby appoints Mayor Lind and Vice Mayor Clark to this subcommittee.

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 21st day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

RESOLUTION NO. 1960.7

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SCOTTS VALLEY ESTABLISHING A TEMPORARY
PROJECT SPECIFIC TOWN CENTER DEVELOPMENT
SUBCOMMITTEE**

WHEREAS, the City Council may establish project specific Council subcommittees to address an explicit purpose or need; and

WHEREAS, project specific Council subcommittees are of a limited duration and should be active for no more than one year; and

WHEREAS, the Council desires to establish a Project Specific Town Center Development Subcommittee effective January 21, 2026 through January 21, 2027; and

WHEREAS, the Town Center Development Subcommittee will be comprised of Council Member Jett and Council Member Timm; and

WHEREAS, the purpose of the Council Town Center Development Subcommittee is to oversee the Request for Qualifications process including soliciting and selecting a development partner and to participate in development agreement negotiations for the future Town Center.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby establishes a Temporary Project Specific Town Center Development Subcommittee as described above and hereby appoints Council Member Jett and Council Member Timm to serve on this subcommittee.

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 21st day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/21/2026
TO: Honorable Mayor and City Council
FROM: Stephanie Hill, Administrative Services Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Adopt Resolution No. 2083 giving authority to add one Police Officer overfill position**

SUMMARY OF ISSUE

The Scotts Valley Police Department, consistent with statewide trends in law enforcement, continues to face ongoing staffing challenges related to recruitment, retention, and operational uncertainty. Unlike many other employers, police departments operate under strict hiring requirements established by the State of California. Applicants must complete a comprehensive and time-intensive process that includes pre-screening, oral board examinations, background investigations, polygraph testing, and medical and psychological evaluations. Upon successful completion, candidates must graduate from a six-month police academy and subsequently complete an approximately five-month Field Training Officer (FTO) program before being eligible to serve as a solo patrol officer. At any point during this process, a candidate may be disqualified. As a result, the full hiring and training process for a single police officer typically exceeds one year.

Historically, the Department has experienced periods of anticipated turnover without sufficient flexibility to proactively maintain staffing levels, resulting in extended periods of understaffing while new hires progress through the training pipeline. While turnover remains a factor, the Department is currently experiencing heightened uncertainty due primarily to multiple protected medical leaves. These leaves limit the Department's ability to backfill positions, despite the continued operational need to maintain adequate patrol staffing levels. Prior to these, the Department was already operating below authorized staffing, further compounding service and workload impacts.

The Police Department continues to actively recruit both lateral officers and new trainees. At present, one new hire is scheduled to attend the police academy in February, and one lateral candidate is in the final stages of the background process. However, given the length of the hiring and training timeline, combined with the uncertain duration and outcome of the leaves, staffing levels are expected to remain constrained for the remainder of the fiscal year.

To address near-term service impacts while maintaining fiscal oversight, it is recommended that the City Council authorize the City Manager to overfill the Police Officer/Trainee

classification by one position through the end of the current fiscal year, June 30, 2026. This limited authorization would allow the Department to continue advancing qualified candidates through the hiring and training pipeline while managing current uncertainty. Any request to extend or modify this authority beyond the current fiscal year would be evaluated as part of the FY 2026-27 budget development process and brought forward for Council consideration.

FISCAL IMPACT

Assuming a 5-month duration, the FY 2025-26 fiscal impact of one Police Officer fully burdened position is approximately \$52,000. This cost will be absorbed within the current General Fund fiscal year budget.

STAFF RECOMMENDATION

It is recommended the City Council adopt Resolution No. 2083, approving the City Manager's authority to overfill one Police Officer Trainee position for FY 2025-26.

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1. Resolution No. 2083 - PD Officer Overfill FY25-26

RESOLUTION NO. 2083

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY
APPROVING THE CITY MANAGER AUTHORITY TO OVER HIRE
ONE POLICE OFFICER POSITION IN FISCAL YEAR 2025-26**

WHEREAS, City staff continue to analyze the organization's evolving needs; and

WHEREAS, staff have identified the need to overfill one Police Officer position; and

WHEREAS, staff have identified the need in Fiscal Year 2025-26 to ensure continuity of operations; and

WHEREAS, the current Fiscal Year budget can absorb the estimated cost of \$52,000 to add this additional position due to other General Fund savings; and

WHEREAS, the City manager has the appointing authority for the City; and

WHEREAS, City Council approval is needed to authorize the over hire in the Police Department.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Scotts Valley that the City Manager has the authority to overfill one Police Officer position for Fiscal Year 2025-26.

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 21st day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/21/2026
TO: Honorable Mayor and City Council
FROM: Stephanie Hill, Administrative Services Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **FY 2025-26 Budget Review and Proposed Budget Amendment**

SUMMARY OF ISSUE

This report provides an update on the City's current financial performance, including the Mid-Year Financial Review for Fiscal Year 2025-26. The review covers the six-month period from July 1, 2025, through December 31, 2025, and evaluates revenue and expenditure trends across all City funds. The report also presents a proposed budget amendment for adoption. As part of this analysis, staff reviewed the audited financial results for the prior fiscal year, FY 2024-25.

FY 2025-26 Mid-Year Financial Review

Staff analyzed revenues and expenditures for all City funds during the first half of the fiscal year. Overall, expenditures are tracking consistent with the adopted budget. Revenues are also tracking close to budgeted levels; however, several one-time revenue sources were received earlier or in higher amounts than originally anticipated.

The City Council's adoption of the FY 2025-26 budget emphasized the City's overall financial condition, with particular focus on the General Fund. The adopted budget incorporated negotiated labor agreements and funding for capital projects. Key items impacting the mid-year review are summarized below.

General Fund

General Fund operating expenditures are projected to remain within the adopted budget. However, during the first half of the fiscal year, the City experienced storm damage along Glenwood Drive, resulting in an estimated \$500,000 repair cost that was not budgeted. The City declared a local emergency and is pursuing financial assistance; however, reimbursement is not yet assured. A budget amendment is proposed to appropriate \$500,000 for this unanticipated expense.

Recurring General Fund revenues are generally tracking to budget. Sales tax revenues remain stable compared to the prior year and are not experiencing the declines seen previously. Several one-time revenues were received during the first half of the fiscal year:

- A Federal Highway Administration reimbursement related to prior-year storm damage was received earlier than anticipated. The full \$2.4 million reimbursement will replenish

the General Fund for amounts advanced in previous fiscal years.

- Development activity exceeded projections, generating an additional \$335,000 in development fee revenues.
- The Police Department was awarded a \$100,000 grant.

A budget amendment totaling \$2.8 million is proposed to reflect these one-time revenue sources.

Collectively, the proposed General Fund amendments result in a net favorable change of approximately \$2.3 million for FY 2025-26.

Revenue and Expense Amendments	Adopted Budget	Amended Budget	Changes for FY25/26
Revenue:			
Federal Grants	70,000	2,420,000	2,350,000
Police Grants	5,000	105,000	100,000
Development Fees	1,100,000	1,435,000	335,000
			2,785,000
Expenses:			
Glenwood Slide	-	500,000	500,000

Other Major Funds

The Wastewater Fund operates as an enterprise fund and is intended to be self-supporting through user fees. Revenues and expenditures are tracking consistent with the adopted budget, and no amendments are proposed at mid-year. While certain capital costs are exceeding initial estimates, these impacts are expected to be offset through project timing adjustments. Long-term capital needs remain unchanged and are anticipated to require future debt financing.

Special Revenue Funds

During the prior fiscal year review, staff identified minor banking and administrative costs in certain Special Revenue Funds that were not included in the adopted budget. A total of \$24,475 in additional expenditures is proposed. These costs are supported by existing revenues within the respective funds.

FY 2025-26 GENERAL FUND YEAR-END FUND BALANCE PROJECTION AND PROPOSED BUDGET AMENDMENT

The table below summarizes the projected FY 2025-26 year-end General Fund balance, incorporating updated revenue and expenditure projections. The beginning fund balance increased by \$481,830 based on the audited FY 2024-25 results. Combined with the proposed mid-year amendments, the General Fund balance is projected to increase by approximately \$2.8 million.

General Fund	Adopted FY25/26 Budget	Amended FY25/26 Budget	Increase (Decrease)	Notes
Beg. Bal. 7/1/25	3,553,447	4,035,277	481,830	Adjusted per final FY24/25 audited results

Revenues	20,073,376	22,858,376	2,785,000	FHWA, PD grant, Dev fees
Expenditures	21,512,768	22,012,768	500,000	Glennwood Slide
Transfers In (Out)	360,500	360,500	-	
Balance Sheet Adj.	-	-	-	
Net Surplus (Deficit)	(1,078,892)	1,206,108	2,285,000	
End. Bal. 6/30/26	2,474,555	5,241,385	2,766,830	

PRIOR FISCAL YEAR REVIEW FOR FY 2024-25

Overall, the FY 2024-25 fiscal year closed approximately \$1.1 million better than the budget. Revenues exceeded projections by approximately \$1.0 million, primarily due to increased development activity, stronger than anticipated franchise revenues, and higher investment earnings resulting from elevated interest rates throughout the year. Expenditures also came in slightly below budget. Because budget development is an iterative process, several of these favorable trends were identified during the preparation of the FY 2025-26 budget. As a result, the adopted FY 2025-26 budget already incorporated a higher projected beginning fund balance reflecting these anticipated outcomes.

COMMUNITY GRANT PROGRAM

During adoption of the FY 2025-26 Budget, the City Council directed staff to defer release of the \$50,000 Community Grant Program pending completion of the Mid-Year Financial Review. Based on the financial results outlined above and the City's overall fiscal position, it is recommended that the City Council authorize staff to proceed with releasing the Request for Proposals for the Community Grant Program.

The current format for the Community Grants includes City's intent to fund 4-8 organizations for a grant amount between \$5,000 and \$15,000 each. Last year, based on the recommendation from the Economic Development Subcommittee, Council directed staff to allocate a portion of the funding to assist businesses and organizations in Scotts Valley to obtain Autism Certification from the International Board of Credentialing and Continuing Education Standards (IBCCES). IBCCES offers Autism Certification programming to various sectors including schools, health care providers, travel and entertainment, public safety, and workforce for businesses. If enough sector representatives from a single City become certified, the City, as a community, can earn certification. The certification process mainly entails staff training, however larger facilities may also consider physical space modifications or other accessibility enhancements.

This year, the Economic Development Subcommittee is again recommending that a portion of the funding be allocated for businesses and organizations in Scotts Valley to obtain Autism Certification. Of the \$50,000 that is included in the 2025/2026 budget, they are recommending that up to \$5,000 be allocated for the autism certifications. In the event that the full \$5,000 is not utilized for autism certifications, the unused portion will be allocated to the community grants.

With Council's direction, staff is prepared to release the RFP immediately and will follow the same process to evaluate responses by a review panel. The panel's recommendations will be brought back to the City Council for final approval of awards to selected recipients.

FISCAL IMPACT

Adoption of the proposed FY 2025-26 budget amendment will increase General Fund revenues by \$2,785,000 and General Fund expenditures by \$500,000. Special Revenue Funds will experience a combined expenditure increase of \$24,475. These amendments align the budget with current and anticipated financial conditions and provide a more accurate baseline for the upcoming budget development process.

Funding in the amount of \$50,000 is already included in the FY25/26 budget, therefore directing staff to proceed with issuing the RFP will not impact the General Fund budget.

STAFF RECOMMENDATION

It is recommended that the City Council takes the following actions:

1. Accept FY 2025-26 Mid-Year Financial Report through December 31, 2025.
2. Approve Resolution No. 630.46 Amending the FY 2025-26 Annual Budget.
3. Direct staff to proceed with the FY 2025/26 Community Grant program including allocating up to \$5,000 for Autism Certification.

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1. Resolution No. 630.46 Amended Budget FY2526 630.46

RESOLUTION NO. 630.46

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY AMENDING THE FY 2025-26 ADOPTED BUDGET

WHEREAS, the City Council approved the Fiscal Year (FY) 2025-26 Annual Budget for the City of Scotts Valley on June 4, 2025, by Resolution 630.45; and

WHEREAS, staff conducted financial analysis using data from the FY 2024-25 Annual Comprehensive Financial Report (ACFR) and other financial performance measures, including year-to-date information about FY 2025-26 actual revenues and actual expenditures; and

WHEREAS, staff identified amendments to the General Fund for variations to the adopted budget and minor additional expenditures to Special Revenue Funds; and

WHEREAS, staff is recommending the City Council amend the FY 2025-26 Adopted Budget to provide a more accurate reflection of the City's financial activities and overall financial position; and

WHEREAS, City Council approval is needed to amend the FY 2025-26 Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Scotts Valley that the FY 2025-26 Adopted Budget is amended in the manner described below:

General Fund Budget Amendment:

General Fund (001, 006, Rec)	Adopted FY25/26 Budget	Amended FY25/26 Budget	Increase (Decrease)
Beginning Fund Balance	3,553,447	4,035,277	481,830
Revenues	21,382,211	24,167,211	2,785,000
Expenses	22,461,103	22,961,103	500,000
Projected Ending Fund Balance	2,474,555	5,241,385	2,766,830

Special Revenue Fund Additional Expenditure Amendment:

Fund	Fund Name	Amount
2	Recycling/Environmental	\$ 40
3	Gas Tax - Special State Trst	\$ 540
5	SMIP	\$ 7,000
7	Drainage Construction	\$ 65
8	Streets & Thoroughfares	\$ 532
9	Parks & Rec Facilities	\$ 808

17	Home Grant Program	\$ 50
19	Affordable Housing	\$ 1,598
21	General Facility	\$ 4
27	Police Facility Building	\$ 185
35	Green Building Funding	\$ 4,037
36	Disability Compliance Fund	\$ 840
51	Mt.Hermon Traffic Mitigation	\$ 73
78	Skypark Maint - Insurance	\$ 253
86	Library	\$ 97
88	Library Facilities-Meas "S"	\$ 79
89	Library-Cty Moe Excess Dstrb	\$ 212
115	Section 115 Set-Aside	\$ 6,700
155	Transportation Funds-Meas D	\$ 458
156	SB-1 (RMRA)	\$ 529
200	Quimby Act Fees	\$ 92
306	Suppl Law Enforcement Srvs	\$ 71
317	Community & Economic Grants	\$ 212
Total	Expense Increase	\$ 24,475

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 21st day of January, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Donna Lind, Mayor

ATTEST: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/21/2026
TO: Honorable Mayor and City Council
FROM: Kirsten Powell, City Attorney
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Resolution declaring certain parcels as Exempt Surplus Land in the Town Center Core**

SUMMARY OF ISSUE

For decades, the City of Scotts Valley has pursued a dream to build a Town Center on the vacant land formerly occupied by the Skypark Airport. During this time, several developers have looked at the site, conducted charrette exercises, and ultimately walked away from the project. In 2008, the City adopted its first Town Center Specific Plan based around a vision dominated by new commercial and civic uses. In the almost two decades that have passed since that Plan was adopted, several changes necessitated that a new Plan be developed. In 2025, the City Council adopted a responsive Town Center Specific Plan to address current market conditions, state regulatory requirements and the need for new housing opportunities.

In addition, since 2022, the City has taken a proactive approach to removing barriers that prevented the Town Center from being developed in the past. These efforts include:

- Acquiring eight acres of vacant land from the City of Santa Cruz to assemble the full, contiguous 12+ acres of the “Town Center Core” area under City of Scotts Valley ownership.
- Surface level environmental clean-up on these vacant Core parcels resulting in a closed case with County Environmental Health.
- Conducting an updated retail analysis and engagement with a consultant to identify potential commercial tenants.
- Securing \$1,000,000 in Federal funding to assist with the acquisition of the Santa Cruz-owned land (the former airport).
- Conducting extensive community and stakeholder outreach to develop a modern preferred vision that emphasizes human scale connectivity and a walkable retail environment.
- Hiring consultants specialized in architecture, planning, and real estate development with a background working for private developers to ensure the updated vision is buildable in today’s market and economy.

The City is now ready to move ahead with selecting a development partner for the Town

Center Core project. In order to engage with potential developers, the City must comply with the Surplus Land Act.

The Surplus Land Act

Because the parcels are not required for public use but rather intended to be developed in accordance with the Town Center Specific Plan, Government Code Section 54220 et seq. (the Surplus Land Act") requires the City to declare the Town Center parcels to be either "Surplus Land" or "Exempt Surplus Land" before the City Council may sell or lease the Town Center parcels to a private party. In this case, the City intends to declare the parcels "Exempt Surplus Land" in order to pursue a mixed-use development as contemplated by the Town Center Specific Plan. Government Code Section 54221(f)(1)(H) defines "Exempt Surplus Land" as land totaling 10 or more acres, consisting of either a single parcel, or two or more adjacent or non-adjacent parcels combined for disposition to one or more buyers pursuant to a plan or ordinance adopted by the legislative body of the local agency, or a state statute. That surplus land shall be subject to a local agency's open, competitive solicitation process or put out to open, competitive bid by a local agency, provided that all entities identified in Subdivision (a) of Section 54222 will be invited to participate in the process for a housing or mixed-use development. The development shall include the following:

- The greater of not less than 300 residential units or a number of residential units equal to 10 times the number of acres of the surplus land or 10,000 residential units, whichever is less.
- At least 25 percent of the residential units shall be restricted to lower-income households for a minimum of 55 years for rental housing or 45 years for ownership housing unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability.

The City Council must take formal action in a regular public meeting to declare that the Town Center Parcels are Exempt Surplus Land, as supported by written findings which are included in the attached resolution. This action is subject to review by the California Department of Housing and Community Development (HCD) before the City can proceed with disposition of the land.

Next Step

Following Council's action to declare the Town Center parcels as Exempt Surplus Land, and HCD's review and approval of that action, the City will issue a Request for Qualifications for interested private developers to build the Town Center mixed-use project. Staff anticipate issuing that RFQ in late February. The RFQ will describe the City's preferred vision, reference the 2025 Town Center Specific Plan for additional details and technical requirements and include the requirements of the Surplus Lands Act. It will also detail selection criteria and the City's anticipated process to negotiate a development agreement with the selected development partner. During those negotiations, it may be determined that one or more of the parcels declared as surplus are not needed to meet the vision for the Town Center Specific Plan. If that were to occur, those parcels would not be included in the development agreement or sold/leased to the selected developer.

FISCAL IMPACT

There is no fiscal impact from declaring the Town Center parcels exempt surplus at this time.

STAFF RECOMMENDATION

Adopt Resolution No. 2084, declaring certain parcels, as listed in the resolution and collectively known as the Town Center Core, as Exempt Surplus Land pursuant to Government Code Section 54221(f)(1)(H) and authorize the City Manager to issue an RFQ for developers of the Town Center Core in accordance with the terms of the Town Center Specific Plan and the Surplus Lands Act.

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1. Resolution No. 2084 Declaring Exempt Surplus Land

RESOLUTION NO. 2084

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY DECLARING THE PROPERTY DESIGNATED AS ASSESSOR'S PARCEL NUMBERS 022-721-07, 022-721-08, 022-721-09, 022-601-01, 022-212-19, 022-212- 21, 022-212-22, 022-721-06 AND A PORTION OF 022-721-02 AS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(H)

WHEREAS, the City of Scotts Valley ("City") owns that certain real property located at the northwest corner of Mount Hermon Road and Kings Village Road in the City of Scotts Valley, County of Santa Cruz, California, commonly referred to as Assessor's Parcel Numbers 022-721-07, 022-721-08, 022-721-09, 022-601-01, 022-212-19, 022-212-21, 022-212-22, 022-721-06 and a portion of 022-721-02 totaling approximately 18.56 acres as depicted on Exhibit A attached hereto and incorporated herein by reference ("Town Center Parcels"); and

WHEREAS, the Town Center Parcels are not necessary for the City's use; and

WHEREAS, pursuant to Government Code Section 54220 et seq. (the "Surplus Land Act"), the City Council must declare the Town Center Parcels to be "Surplus Land" or "Exempt Surplus Land" before the City Council may act to dispose of the Town Center Parcels; and

WHEREAS, Government Code Section 54221(f)(1)(H) defines "Exempt Surplus Land" Surplus as land totaling 10 or more acres, consisting of either a single parcel, or two or more adjacent or non-adjacent parcels combined for disposition to one or more buyers pursuant to a plan or ordinance adopted by the legislative body of the local agency, or a state statute. That surplus land shall be subject to a local agency's open, competitive solicitation process or put out to open, competitive bid by a local agency, provided that all entities identified in subdivision (a) of Section 54222 will be invited to participate in the process for a housing or mixed-use development. The development shall include the following:

The greater of not less than 300 residential units or a number of residential units equal to 10 times the number of acres of the surplus land or 10,000 residential units, whichever is less.

At least 25 percent of the residential units shall be restricted to lower income households for a minimum of 55 years for rental housing or 45 years for ownership housing unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability; and

WHEREAS, on December 17, 2025, the City Council certified an EIR and approved the Scotts Valley Town Center Specific Plan ("TCSP") which designates the Town Center

Parcels for Mixed Use- Town Center Use which allows residential, retail and mixed use development; and

WHEREAS, the TCSP requires the development of at least 300 residential units on the Town Center Parcels, 25 percent of which are restricted for lower income households; and

WHEREAS, in view of the City Council's priorities for redevelopment of the Town Center Parcels to prioritize residential development and maximize affordable housing, staff intends to prepare a request for qualifications/request for proposals ("RFQ/RFP") which will establish minimum requirements of 300 residential units and 25 percent of proposed units as affordable to lower income households for the Town Center Parcels and require at least 25 percent of the total planned units affordable to lower income households shall be made available for lease or sale and permitted for use and occupancy before or at the same time with every 25 percent of nonresidential development made available for lease or sale and permitted for use and occupancy; and

WHEREAS, the RFQ/RFP will be circulated to all entities identified in subdivision (a) of Government Code Section 54222, and interested developers inviting proposals for the redevelopment of the Town Center Parcels; and

WHEREAS, pursuant to the Surplus Land Act, the City Council must take formal action in a regular public meeting to declare that the Town Center Parcels are exempt surplus as supported by written findings; and

WHEREAS, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development ("HCD"), any determination by a local agency that its surplus lands are exempt from the Surplus Land Act must be provided to HCD for its review at least 30 days prior to disposition.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Scotts Valley hereby finds that the above recitals are true and correct and are a substantive part of this Resolution; and

BE IT FURTHER RESOLVED, that the City Council of the City of Scotts Valley hereby declares, pursuant to Government Code Sections 54221(b) and 54221(f)(1)(H) that the Town Center Parcels is exempt surplus land because they are no longer necessary for City use and because (1) the Town Center Parcels consistent of more than 10 acres consisting of two or more adjacent or non-adjacent parcels combined for disposition to one or more buyers pursuant to the TCSP; (2) the sale or lease of the surplus land shall be subject to the City's open, competitive solicitation process or put out to open, competitive bid by the City to all entities identified in subdivision (a) of Section 54222 and other potential developers inviting proposals for the redevelopment of the Town Center Parcels; (3) the development shall include the greater of not less

than 300 residential units or a number of residential units equal to 10 times the number of acres of the surplus land or 10,000 residential units, whichever is less, at least 25 percent of which shall be restricted to lower income households, as defined in Section 50079.5 of the California Health and Safety Code, with an affordable sales price or an affordable rent pursuant to Sections 50052.5 and 50053 of the California Health and Safety Code, for a minimum of 55 years for rental housing, 45 years for ownership housing, and 50 years for rental or ownership housing located on tribal trust lands, unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability; and

BE IT FURTHER RESOLVED, that the City Council of the City of Scotts Valley intends to partner with one or more qualified developers to construct the development at the Town Center Parcels, with the understanding that the multi-phase development project could take multiple years to complete, and that the selected developer(s) or its/their successor(s) will be required to develop the Town Center Parcels in accordance with the requirements of Government Code Section 54221(f)(1)(H), including requirements pertaining to affordable housing, timing of development and a covenant or restriction recorded against the Town Center Parcels at the time of sale; and

BE IT FURTHER RESOLVED, the requirements of clauses (i) to (v), inclusive, of Government Code Section 54221(f)(1)(H) shall be contained in a covenant or restriction recorded against the Town Center Parcels at the time of sale that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation and a violation of those clauses is subject to the penalties described in Government Code Section 54230.5. Those penalties are in addition to any remedy a court may order for violation of this subparagraph; and

BE IT FURTHER RESOLVED, the City shall only dispose of the Town Center Parcels pursuant to the requirements of Government Code section 54221(f)(1)(H) through a disposition and development agreement that includes an indemnification clause that provides that if an action occurs after disposition violates this subparagraph, the person or entity that acquired the property shall be liable for any penalties.

BE IT FURTHER RESOLVED, that the City Council of the City of Scotts Valley hereby authorizes the City Manager, or her designee, to submit a copy of this Resolution to HCD and to take any actions and execute any documents necessary to ensure compliance with the Surplus Land Act and State regulations relating thereto; and

BE IT FURTHER RESOLVED that the City Council of the City of Scotts Valley hereby finds that these actions are not subject to the California Environmental Quality Act ("CEQA") because they are activities that are excluded from the definition of a "project" by Section 21065 of the Public Resources Code and section 15378(b) of the State

CEQA Guidelines. This action only declares the Town Center Parcels as exempt surplus land and directs staff to effectuate the purpose of this resolution. This is an administrative activity of government which will not result in direct or indirect physical changes to the environment. No commitment to any project is being made at this time. CEQA review requirements must be completed before any commitment to a project occurs, and appropriate environmental review pursuant to CEQA will be completed at that time.

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 21st day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

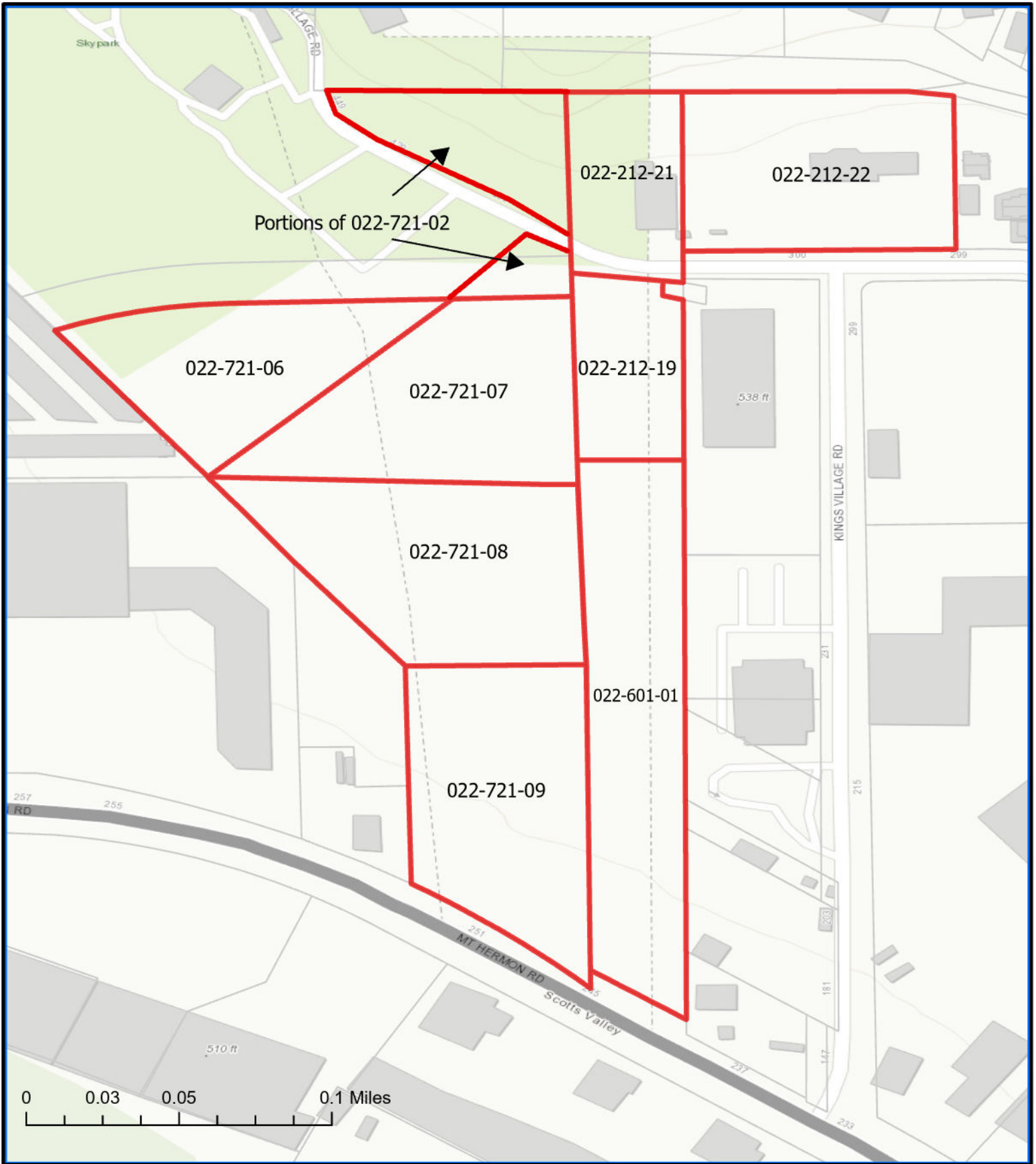


Exhibit A

Town Center Parcels
Approximate Acreage: 18.56

