

SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE

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REGULAR MEETING AGENDA/TPAC

4:00 p.m., November 13, 2025

Room T1734 City Hall, City of San José, 200 E Santa Clara Street 95113

<https://sanjoseca.zoom.us/j/91508541897>

[TPAC Agendas & Minutes](#)

How to observe the Meeting (no public comment):

1. Online at <https://sanjoseca.zoom.us/j/91508541897>; or
2. By Phone: **(888) 475-4499** or **(877) 853-5257**. Webinar ID is **915 0854 1897**. Alternative phone numbers are: US: +1 (213) 338-8477 or +1 (408) 638-0968 or (877) 853-5257 (Toll Free).

How to submit written Public Comment before the TPAC Meeting:

By email to ESDcouncilmemos@sanjoseca.gov by 9:00 a.m. the day of the meeting. Those emails will be considered as if they were part of the meeting. Please identify the Agenda Item Number in the subject line of your email.

How to submit written Public Comment during the TPAC Meeting:

Email during the meeting to ESDcouncilmemos@sanjoseca.gov, identifying the Agenda Item Number in the email subject line. Comments received will be included as a part of the meeting record but will not be read aloud during the meeting.

Spoken Public Comment in Person Only

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. September 11, 2025
[Draft Minutes](#)
3. **UNFINISHED BUSINESS/REQUEST FOR DEFERRALS**

There are no unfinished business or requests for deferrals.

4. **DIRECTOR'S REPORT**

Director's Report (verbal)

[CIP Quarterly Status Report: July - September 2025](#)

5. **AGREEMENTS/ACTION ITEMS**

A. Master Consultant Agreement with HydroScience Engineers, Inc. for Consultant Engineering Services for the South Bay Water Recycling System Condition Assessment

Staff Recommendation:

Approve a two-year term Master Consultant Agreement with HydroScience Engineers, Inc., to support completion of a condition assessment of the South Bay Water Recycling system for a total maximum compensation of \$500,000.

[5.A. Memorandum](#)

This item will be considered by City Council on November 18, 2025.

B. Master Consultant Agreement with Raftelis Financial Consultants, Inc. for Wastewater Flow and Loading Study

Staff Recommendation:

Adopt a resolution authorizing the City Manager, or her designee, to negotiate and execute a master consultant agreement with Raftelis Financial Consultants, Inc. for an amount not to exceed \$3,700,000.

[5.B. Memorandum](#)

[5.B. Presentation](#)

This item will be considered by City Council on November 18, 2025.

C. Master Easements Agreement and Site Works Agreement with Microsoft Corporation and Valley Water for San José-Santa Clara Regional Wastewater Facility

Staff Recommendation:

Adopt a resolution authorizing the City Manager, or her designee, to negotiate and execute a:

- (a) Master Easement Agreement with Microsoft Corporation in exchange for a payment of no less than \$9,274,314, including \$8,725,000 for the easements and \$549,314 for the city to purchase the potable water line serving the San José-Santa Clara Regional Wastewater Facility, that will:

- (1) Convey permanent easements to install below-grade utilities, including potable water lines, recycled water lines, sanitary sewer lines, fire water lines, and storm drains across undeveloped buffer lands situated to the south of the San José-Santa Clara Regional Wastewater Facility operational area;
 - (2) Convey temporary construction easements as required to facilitate execution of the projects contemplated by this Agreement and enumerated in this memorandum;
 - (3) Convey an easement for the extension of McCarthy Lane and provide ingress and egress access across McCarthy Lane; and
 - (4) Convey a temporary construction easement to widen and improve Zanker Road to include bicycle lanes, a center median, pedestrian walkways, and bioswales; and
- (b) Site Works Agreement with Microsoft Corporation and Valley Water defining the scope, location, and terms of Microsoft Corporation's construction of a new visitor center on lands of the San José-Santa Clara Regional Wastewater Facility, which are leased to the Santa Clara Valley Water District, and other site improvements; and
 - (c) Any other documents related to and necessary to execute, administer, and/or enforce the above Agreements.

5.C. Memorandum

5.C. Presentation

This item will be considered by City Council on November 18, 2025.

D. Request for Qualification Selection of Developer and Backup Developer for 159 acres at San José-Santa Clara Regional Wastewater Facility

Staff Recommendation:

Adopt a resolution authorizing the City Manager, or her designee, to:

- (a) Select Prologis Inc. as the preferred developer pursuant to the Request for Qualifications offered, for the 159 acres of economic development land belonging to the San José-Santa Clara Regional Wastewater Facility, and select a joint venture between Catellus Development Corporation and Deca Companies as the backup developer for these lands;
- (b) Negotiate and execute an Exclusive Negotiation Agreement with the selected developer for a term of two years with three one-year option terms at the City of San José's discretion; and
- (c) Negotiate and execute an Exclusive Negotiation Agreement with the backup developer, for a term of two years with three one-year option terms at the City of San José's discretion, should negotiations with the selected developer fail to provide an agreement with the terms and conditions sought by the City of San

José for this project.

[5.D. Memorandum](#)
[5.D. Presentation](#)

This item will be considered by City Council on November 18, 2025.

6. OTHER BUSINESS/CORRESPONDENCE

There is no other business or correspondence.

7. STATUS OF ITEMS PREVIOUSLY RECOMMENDED FOR APPROVAL BY TPAC

A. Recommendation to the City Council on Insurance Renewals for San José – Santa Clara Regional Wastewater Facility

Staff Recommendation:

Recommend that the City Council authorize the Director of Finance or designee to:

- (a) Select and purchase City property and liability insurance for the San José – Santa Clara Regional Wastewater Facility (RWF) for the period October 1, 2025, to October 1, 2026, at a total cost not-to-exceed \$698,176, as well as an 18.0 percent contingency for additional property or assets scheduled, subject to the appropriation of funds with the following carriers:
 - 1) Factory Mutual Insurance Company for Property Insurance, including Boiler & Machinery and Terrorism Risk Insurance Act Coverage; and
 - 2) Beazley Excess and Surplus Insurance Inc. for Terrorism Insurance; and
 - 3) Axis Surplus Insurance Company, Ironshore Specialty Insurance Company, and The Princeton Excess and Surplus Lines Insurance Company for \$15 million in Excess Flood Insurance on a 50/50 quota share basis; and
 - 4) Gemini Insurance Company for Auto Liability Insurance for the vehicle fleets at the San José – Santa Clara Regional Wastewater Facility.

This item was approved by City Council on September 23, 2025.

8. REPORTS

A. Open Purchase Orders Greater Than \$100,000 (including Service Orders)

For Procurement and Contract Activity between \$100,000 and \$1.43 Million for Goods and \$100,000 and \$350,000 for Services.

[8. A. Purchase Order Report \(9/1/2025 – 10/31/2025\)](#)

9. **MISCELLANEOUS**

The next regular TPAC Meeting is scheduled in person on **December 11, 2025, at 4:00 p.m.** at City Hall, Room T1734.

10. **OPEN FORUM**

11. **ADJOURNMENT**

The [Code of Conduct](#) is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

NOTE: If you have any changes or questions, please contact Sierra Kenoly-Chavez, Environmental Services (408) 975-2547, Sierra.Kenoly-Chavez@sanjoseca.gov

To request an accommodation or alternative format for City-sponsored meetings, events, or printed materials, please contact Sierra Kenoly-Chavez (408) 975-2547 or via email as soon as possible, but at least three business days before the meeting/event.

Availability of Public Records. All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at San José City Hall, 200 East Santa Clara Street, 10th Floor, Environmental Services Department at the same time that the public records are distributed or made available to the legislative body.