

RESPONSE TO COUNCIL QUESTIONS RE: 4/9/2024 CITY COUNCIL AGENDA

Agenda Item #: B

Title: Civic Center Phase 2: Main Library Project Update

B.1 Council Question: Can you please inform the public about the cost of Civic center phase 1 and how it was funded? Residents have a lot of questions and misinformation about it. If there is a webpage explaining these would be helpful too.

Staff Response: The Civic Center Modernization is governed by the [Civic Center Master Plan](#). Phase 1 of the Master Plan included a new City Hall, surrounding hardscape and landscape areas, underground parking, and a tenant improvement and addition to Public Safety Headquarters to provide a new Emergency Operations Center and additional and remodeled office space. The total project cost was \$235 million. \$150 million of the project was funded by the issuance of lease revenue bonds, with the debt service paid through existing revenues in the General Fund and contributions from all other operating funds. The remaining \$85 million came from a variety of funding sources including proceeds from the sale of property, park and traffic impact fee revenues, and cash contributions for furniture, fixtures, and equipment. Additional information about the first phase of the Civic Center Master Plan, including the history and reference to all Council actions along the way can be found on the City's Projects site here: <https://www.sunnyvale.ca.gov/business-and-development/projects-in-sunnyvale/infrastructure-projects/civic-center/civic-center-phase-one>

The current budget also has \$15 million planned to help begin work on Phase 2, which is the Main Library.

Agenda Item #: 1C

Title: Approve Budget Modification No. 19 in the Amount of \$2,273,226 for the Permanent Local Housing Allocation Grant Program to Complete Housing Projects and Address Unmet Housing Needs in Sunnyvale

1C.1 Council Question: Who administers Rental Assistance for Unhoused seniors program mentioned on page 2 of 6?

Staff Response: The Rental Assistance for Unhoused Seniors program would be a new program that has not yet been implemented or established. Pending staff capacity and final funding recommendations, City staff or a third-party agency may administer the program. If it is determined that a third-party agency is needed to administer the program, City Council would approve the contract.

Agenda Item #: 2

Title: Approve Art in Private Development Project - Hunter Properties/Cityline, Titled Redwood Blue (Phase 2, Artwork 3 of 4)

2.1 Council Question: Can staff provide a better overview and diagrams of Redwood Square and how it is envisioned by the CityLine developer to give perspective of the art?

Staff Response: Yes. This information will be provided as part of the Art Consultant’s presentation, including a more detailed explanation of Redwood Square and why the artwork was chosen for that site. A statement from the artist will also be read.

2.2 Council Question: There are several different color schemes shown in the example diagrams for the piece. What will be final colors of the base, raised star and lights?

Staff Response: The sculpture will be steel and aluminum “L” channels formed into a star shape and powder coated blue. During the day, viewers will experience the “bones” of the sculpture as blue. However, each of the arms of the star will have a different colored fluorescent or L.E.D. bulb. At night, these colored lights will create a “drawing in space”, with each of the arms emanating a different color. For example, a pink bulb will emit a purple glow as the pink light bounces off the blue powder coating. The purple will deepen as sunlight diminishes and as the viewer changes position and sees more, or less, of the colored bulb.

Agenda Item #: 3

Title: Direction on Modifications to ITD Study Issues ITD 23-01(Access Sunnyvale CRM System) and ITD 23-02 (Development of Sunnyvale App) and Consider Budget Modification No. 17

3.1 Council Question: Can the RFP for the CRM include access to the CRM backend? This will help to develop a mobile interface that would work with ITD 23-02 (Sunnyvale App) in the future.

Staff Response: Yes, staff can include a request for CRM backend access to help with a mobile interface as part of the RFP. However, we cannot guarantee that all vendors will be open to that as a hard requirement.

Agenda Item #: 4

Title: Authorize the City Manager to Execute a Purchase and Sale Agreement Between the City of Sunnyvale and Collins Exempt Holdings LLC and Collins Family Holdings LLC for the Purchase of 922 E. California Avenue, and Approve Budget Modification No. 21 in the Amount of \$4,406,800

4.1 Council Question: What have been other uses of the Infrastructure Fund in past years as a comparison for the purchase of this building?

Staff Response: Currently, the 20-Year Long Term Financial Plan for the Infrastructure Fund anticipates utilizing the reserve to fund a new Fire Station 2, remodel of the remaining fire stations, and completion of the first phase of the Corporation Yard Master Plan. Prior to that, it has been used to partially fund Phase One of the Civic Center Modernization, and other smaller infrastructure projects like the roll-up doors at fire stations or swimming pool rehabilitation.

4.2 Council Question: If this building is procured is there a plan to modify Corporation Yard master planning and construction and are these changes minimal and easily done?

Staff Response: Procuring the property would afford the City a more flexible and efficient approach to Corporation Yard master planning and construction. Staff would review opportunities to adjust the Corporate Yard Master Plan and determine if any changes to the Master Plan would be appropriate. Recommended changes, if any, would come before Council for approval.

4.3 Council Question: This question is related to the statement “current budget has \$7.2 million in estimated revenue, which was based on 70% of the potential revenue.”

Why is 70% of the potential revenue chosen as opposed to another percentage?

Staff Response: The County, who administers Excess ERAF, estimated that potentially up to 30% of this revenue is at risk.

4.4 Council Question: This question is related to the statement “methodology for allocating this funding source is under review by the Office of the State Controller and legislative activity by the Governor that may also impact the calculation.” If the calculation for Excess Educational Revenue Augmentation Funds (ERAF) is changed in the future, are there laws that would not allow the disbursed funds to the city to be taken back?

Staff Response: Although the status of this issues is still very much in flux, staff anticipates that the State would go back three years and take any potential reduction from future ERAF payments. In anticipation of this, the budget only included 70% of the estimated revenue. Projections for the FY 2024/25 Recommended Budget will also account for a potential reallocation of funding.

4.5 Council Question: Why does this location for the Corporation Yard make sense keep these staff and equipment at this location as opposed to a new location in other locations in the city?

Staff Response: The functions and equipment at the Corporation Yard are connected and shared between departments and divisions. The ability to be in close proximity to the Corporation Yard allows for employees to collaborate on the work being performed and access materials and equipment necessary to perform their duties. Proximity allows the work to be more cost effective, and provides better and faster service to the public.

Agenda Item #: 5

Title: Approve Budget Modification No. 14 in the Amount of \$36,955 to Enable Study of Changes to Chapter 3 of the Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments

5.1 Council Question: I am trying to get a better understanding of the differences between Alternative 1 and 2, and why Staff is recommending Alternative 2. Why doesn't Alternative 2 doesn't mention Staffing Levels; aren't staffing issues applicable to both Alternatives?

Staff Response: Yes, staff time will be required in both Alternatives 1 and 2. The primary difference between Alternatives 1 and 2 is the amount of elapsed time available to observe how the application of the Objective Design Standards impacts projects. Some projects that are currently under review used the Housing Accountability Act to lock in regulations prior to adoption of the Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments. We have some newer projects that are subject to the Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments, and we would like to see how the application of the Standards works out with these newer projects. Alternative 2 would allow staff to provide a better analysis in that regard by summer 2025.

5.2 Council Question: When would Alternative 1 be complete if it didn't focus on projects under review?

Staff Response: The Planning Division is currently working through recruitments for new staff with anticipated start dates in summer 2024. If the Council chooses Alternative 1, it is anticipated that work would start in late fall 2024 and be complete in April 2025.