

## RESPONSE TO COUNCIL QUESTIONS RE: 11/7/17 CITY COUNCIL AGENDA

### **Agenda Item #: 1.F.**

#### **Title: Authorize Amending Existing Contracts for Building Plan Check and Inspection Services (F18-034) and Approve Budget Modification No.19**

Council Question: What are the numbers for the current full-times deficit in Planning Inspectors and Plan Review Staff? We are trying to reduce overtime hours with contract personnel, but what is this a temporary or long-term staffing problem?

Staff Response: The staffing issue in the Building Division (vs. the Planning Division) is principally temporary due to a combination of staff separating from City of Sunnyvale employment and high levels of construction activity. Until this week, the Building Division had a total of six vacancies. Of the three building inspector vacancies: one new Building Inspector I, who had worked for Sunnyvale as a contract building inspector from 4Leaf, started as a formal City employee on November 6; a second new Building Inspector I is scheduled to start on November 20; the third vacancy may be filled from the current Building Inspector I eligibility list, however not until the two new inspectors have received a little more training (training takes a few months for a new inspector to be able to work independently). The Chief Building Official position has been vacant since April 2017; the new Chief Building Official is expected to start on December 4, 2017. Recruitment for the Permit Center Manager position, vacant since May, is in process; this position also handles plan checking. Recruitment has not started on the sixth vacancy, Permit Center Coordinator, pending the start date of the Chief Building Official and Permit Center Manager. Since spring 2017, the Senior Plan Check Engineer has assisted in resolving a number of plan check-related questions and coordination and helped oversee the contract plan-checking work, further reducing her availability for plan check. While the number of vacancies is decreasing, the volume of inspections and plan check has continued at high levels due to robust construction activity (as we have seen for the past few years). Lead times on inspections and plan checks are much longer than planned goals – contract staff will help resolve the timing issues.

### **Agenda Item #: 2**

#### **Title: Selection of a Preferred Alternative for the Civic Center Master Plan, Approval of Budget Modification 23 in the Amount of \$30,000, and Find that these Actions are Exempt from the California Environmental Quality Act**

Council Question: What are the current fund totals in the:

- Park Dedication Fund? (i.e what percentage would the \$18M be?)
- Enterprise Fund? (i.e what percentage would the \$61M be?)

Staff Response: The current budgetary balance in the Park Dedication Fund is estimated to be approximately \$43.6 million, therefore \$18 million would be 41 percent of the current balance. The balance is allocated between two reserves, one for Capital Improvement Projects (\$30.1 million) and one for Land Acquisition (\$13.5 million). Twenty percent of incoming revenues are allocated to the Land Acquisition Reserve. It is important to note that, as Sunnyvale plans over a 20-year horizon,

Park and Recreation Facility Renovation Projects are planned over that same period, funded primarily by current and anticipated Park Dedication Fee revenue. Projects are funded through drawdown of the Capital Improvement Reserve, and the plan also includes \$25 million for yet to be identified acquisition of land in FY 2024/25. Park Dedication Fee revenue is estimated based on known development projects in the short term, and an average historical revenue over the long term. The \$18 million identified as part of the Civic Center Project is not currently explicitly planned in the Park Dedication Fund. If allocated to the Civic Center Modernization Project, staff would work through the Capital Budget cycle to review other anticipated needs and make adjustments to either reduce scope of park renovations or reallocate the land acquisition money to the new open space created at the Civic Center.

Regarding the Enterprise Funds, the impact on these funds is slightly different. Completing a cost allocation study (identified in the staff report of costing an estimated \$30,000) will determine the allocable share of the Civic Center Modernization capital cost for each enterprise fund. As part of the cost allocation work, staff will also refine the potential funding strategies for the Civic Center Modernization Project, which may include issuing debt that would be retired through ongoing contributions from the enterprise funds. So, it is likely that the impact to the enterprises would not be all at once, but spread over the useful life of the Civic Center facilities through an ongoing payment or rent structure.

Council Question: From the Traffic Study, staff worries about the southbound Mathilda and Eastbound El Camino queuing of traffic in Option 2. I see how a midblock emergency exit could be created on Mathilda, but I don't see how the eastbound queuing issues would be alleviated?

Staff Response: A queuing issue was identified on westbound El Camino Real (ECR) at Pastoria which would make it difficult to exit Civic Center driveways on ECR and make a U-turn at Pastoria to head eastbound on ECR. The existing driveways on ECR are right-in, right-out only and the new proposed driveway in Option 2 would be operated the same way. In the future, access to eastbound ECR would from Mathilda Avenue or Pastoria Avenue.