

RESPONSE TO COUNCIL QUESTION
RE: December 16, 2025 AGENDA

Item 3.F 25-1706: Action to Authorize the City Manager to Execute Agreements with CRE-GS Freedom Circle Phase I Owner, LLC for the Construction of Park Improvements and the Maintenance of the Park Located at 3905 Freedom Circle at the Developer's Sole Cost

Question 1: When do we expect construction on the housing units?

Response: Greystar is in the process of finalizing building permits and are expected to begin construction of the first building upon obtaining a building permit. Construction of the first phase is anticipated to begin as early as the first quarter of 2026.

NOTE: These responses were developed in coordination with the developer and the Community Development Department to ensure accuracy and completeness.

Question 2: What is the status of the entitlements? When do they expire if Greystar delays construction? Are the park impact fees locked in forever even if construction is delayed by say 5 years?

Response: Without issuance of a building permit, the planning permit would expire on February 24, 2026. Once a building permit is issued, it remains active as long as the applicant demonstrates continuous progress, typically evidenced by inspections (approximately every six months). The applicant submitted an SB 330/formal application for a minor change to the existing entitlements that will also reset the expiration date and will also vest the park fees for the project through construction. Park impact fees are locked once the project application has been determined to be complete by the Planning Department and are included with the Conditions of Approval for the project. Park impact fees are generally paid upon issuance of a building permit.

NOTE: These responses were developed in coordination with the developer and the Community Development Department to ensure accuracy and completeness.

Question 3: Is there anyway to get an easement to allow for widening of the San Tomas Aquino Creek trail in the future? I know that the land ownership is being turned over to the City.

Response: The approved project includes a creek trail connection that allows residents to cross from the park to the existing creek trail; however, an easement was not included as a condition of the Greystar planning permit. Although ownership of the park parcel will be transferred to the City, adding an easement to allow for future widening of the San Tomas Aquino Creek trail at this stage would require the applicant to initiate a substantial revision to the approved planning permit. Such a revision would create changed conditions for the City to evaluate and could affect the project's start date.

There are also several feasibility constraints. The area is limited by its proximity to a private drive aisle and by overhead transmission lines and poles located within an existing wire clearance easement. Any modification would require SVP's involvement, and it is uncertain whether they would allow a trail easement within their wire clearance easement. Additionally, there are significant grade and elevation differences between the trail and the drive aisle that would require further evaluation.

As a residential project, the City's ability to request additional items is limited to mandatory, objective, written requirements.

NOTE: These responses were developed in coordination with the developer and the Community Development Department to ensure accuracy and completeness.

Question 4: Will potable water be available in the BBQ area?

Response: Yes, there is a 2" domestic water lateral connected to serving the BBQ area.

Question 5: Will WiFi be available in this park?

Response: Wi-Fi is not included as part of the developer's obligation. However, if the City wants to add Wi-Fi after taking ownership of the park, we can evaluate the cost benefit of it.

Question 6: Will there be shade structures over the play structures?

Response: While no shade structures are included, trees and adjacent buildings offer sun protection.

Item 3.G 25-1513: Action on an Agreement with Allana Buick & Bers, Inc. for Citywide As-Needed Roofing Consulting Services

Question: I see on this agenda item there is the possibility of replacing roofs on some buildings. Can or will there be an evaluation as to whether we can install solar panels when the roof is replaced OR that provisions be made for future solar?

Response: For projects that are anticipating a complete roof replacement, staff can coordinate with the consultant and owner departments about the viability of adding solar. If solar is determined to be viable, then a path forward can be considered for incorporating it into a larger project or making provisions so it can be incorporated in the future pending budget availability.

Item 3.K 25-91: Action to Authorize the Use of City Electric Forces for Public Works to Decommission an Existing Dark Fiber Route from 3075 Raymond Street, 3030 Corvin Drive, 1380 Kifer Road, to 2050 Martin Avenue, with an Estimated Cost of \$1,558

Question 1: Why are we decommissioning this dark fiber? Is the cable being pulled out of the ground?

Response: The fiber connections are no longer needed at those locations. Decommissioning of fiber usually means that the SVP fiber team physically limits access to the fiber, terminating network access to the fiber strand(s).

Question 2: The total cost of this project is only \$1,558. What is the estimated cost of agendizing this item in terms of staff time and printing costs?

Response: As for the dollar amount, per the City Charter council needs to approve Use of City Electric Forces over \$1,000.

Item 3.N 25-1023: Action on Recommendations from Governance and Ethics Committee for Updates to Council Policy 006 ("Guidelines for City Commissions, Boards and Committees for Attendance at Conferences and Training Events")

Question: Can I get a chart of the travel/training budget for each commission and the amount of that budget that was expended in FY2024 and FY2025?

Response: City Commissions and Committees have budgets which are determined during the biannual operating budget cycle based on expenditures for overall expenses for activities (e.g. business cards, events, training).
 Note: The Cultural Commission has different line items based on the various community events they host.

Commission	Account	FY 2023/24 Budget	FY 2023/24 Expenditures	FY 2024/25 Budget	FY 2024/25 Expenditures
Planning Commission	87825 - Conference, Travel and Training	16,979	6,318	17,318	9,746
Civil Service Commission	87825 - Conference, Travel and Training	487	-	497	-
Historical and Landmarks Commission	87825 - Conference, Travel and Training	6,367	2,816	6,494	3,084
Parks and Recreation Commission	87825 - Conference, Travel and Training	-	-	-	-
Youth Commission	87825 - Conference, Travel and Training	-	-	236	-
Senior Advisory Commission	87825 - Conference, Travel and Training	-	-	-	-
Cultural Commission - Visual Arts	87710 - Advertising & Community Promotion	12,012	N/A	12,283	N/A
Cultural Commission	87710 - Advertising & Community Promotion	4,430	N/A	4,489	N/A
Cultural Commission - Cultural Events (Sound Engineering) Agreement	87710 - Advertising & Community Promotion	24,000	N/A	24,000	N/A
Cultural Commission - Cultural Events	87710 - Advertising & Community Promotion	15,627	N/A	15,640	N/A

Item 4.B 25-1613: Action on the Santa Clara Stadium Authority Financial Status Report for Quarter Ending September 30, 2025

Question: Why the Non NFL Additional Ticket Surcharge for Soccer Match 2 is not at the rate of \$6 per ticket as for all other events? (It has been calculated at \$4 per ticket instead of \$6).

Table 3



Levi's® Stadium
FY 2024/25 Non-NFL Event Statistics
As of September 30, 2025

	Concert 1 Day 1 06/20/25	Concert 1 Day 2 06/22/25	Soccer Match 1 07/02/25	Concert 2 Day 1 07/08/25	Concert 2 Day 2 07/09/25	Concert 3 Day 1 08/01/25	Concert 3 Day 2 08/02/25	Soccer Match 2 09/13/25
No. of Scanned Attendees	55,157	55,828	64,857	47,125	51,288	58,172	61,083	44,451
No. of Tickets Sold	56,460	56,703	65,348	48,046	51,375	59,012	61,205	46,867
Non-NFL Base Ticket Surcharge	\$ 225,840	\$ 226,812	\$ 261,392	\$ 192,184	\$ 205,500	\$ 236,048	\$ 244,820	\$ 187,468
Non-NFL Additional Ticket Surcharge	\$ 338,760	\$ 340,218	\$ 392,088	\$ 288,276	\$ 308,250	\$ 354,072	\$ 367,230	\$ 187,468
Total Ticket Surcharge	\$ 564,600	\$ 567,030	\$ 653,480	\$ 480,460	\$ 513,750	\$ 590,120	\$ 612,050	\$ 374,936
No. of Non-NFL Special Events								
Non-NFL Special Event Attendees								
Cars Parked at Offsite Lots	4,628	5,501	6,457	5,002	4,611	5,450	6,809	4,412
City Offsite Parking Fee	\$ 31,054	\$ 36,912	\$ 44,812	\$ 34,714	\$ 32,000	\$ 37,823	\$ 47,254	\$ 30,619
Stadium Public Safety Costs	\$ 635,256	\$ 609,095	\$ 614,884	\$ 528,133	\$ 517,962	\$ 624,908	\$ 617,488	\$ 456,654
Less: Offsite Parking Fee Credit	\$ (31,054)	\$ (36,912)	\$ (44,812)	\$ (34,714)	\$ (32,000)	\$ (37,823)	\$ (47,254)	\$ (30,619)
Reimbursable Public Safety Costs	\$ 604,202	\$ 572,184	\$ 570,072	\$ 493,419	\$ 485,962	\$ 587,085	\$ 570,234	\$ 426,035
Amount Reimbursed	\$ 577,967	\$ 465,050	\$ 467,412	\$ 411,374	\$ 396,573	\$ -	\$ -	\$ -

Response: Non-NFL ticket surcharge for Soccer Match 2 was \$8 per ticket (base ticket surcharge of \$4 per ticket and additional ticket surcharge of \$4 per ticket). The Non-NFL ticket surcharge for all other Non-NFL events was \$10 per ticket (base ticket surcharge of \$4 per ticket and additional ticket surcharge of \$6 per ticket). The First Amendment to the Amended and Restated Lease Agreement (following the terms of the Settlement Agreement), increased the Non-NFL ticket surcharge to a minimum of \$8 per ticket. The Stadium Manager was able to collect a ticket surcharge of \$10 per ticket for all the events except Soccer Match 2 which is higher than the required minimum.

Question: Why PSC above threshold for the YTD, upto September 30th not accounted for on Table 11 ? Why it is zero for YTD? As I understand Table 2 on page #5 gives us the PSC, why we are not incorporating this in our Table 11 so that YTD expense is more accurate for YTD?

Table 11

Santa Clara Stadium Authority
Operating Budget Status Report
For the Period Ending September 30, 2025 and 2024

	Period Ending September 30, 2025					Period Ending September 30, 2024				
	Amended ⁽¹⁾	YTD	Budget to		% Received	Final	YTD	Budget to		% Received
	Budget	Actuals	Difference			Budget	Actuals	Difference		
Beginning Fund Balance										
Discretionary Fund Reserve	\$ 714,775	\$ 714,775	\$ -	NA		\$ 2,464,323	\$ 2,464,323	\$ -	NA	
Legal Contingency Reserve - Buffet Costs	-	-	-	NA		3,321,116	3,321,116	-	NA	
Legal Contingency Reserve - Public Safety Costs	-	-	-	NA		7,324,722	7,324,722	-	NA	
Operating Reserve	26,878,328	26,878,328	-	NA		26,095,478	26,095,478	-	NA	
Renovation/Demolition Reserve	43,771,643	43,771,643	-	NA		31,440,735	31,440,735	-	NA	
Stadium Funding Trust Reserve	3,898,514	3,898,514	-	NA		3,611,041	3,611,041	-	NA	
Unrestricted	14,643,276	14,643,276	-	NA		15,915,719	15,915,719	-	NA	
Total Beginning Fund Balance	\$ 89,906,536	\$ 89,906,536	\$ -	NA		\$ 90,173,134	\$ 90,173,134	\$ -	NA	
Revenue										
NFL Ticket Surcharge	\$ 15,034,000	\$ 5,369,971	\$ 9,664,029	36%		\$ 14,595,000	\$ 3,034,073	\$ 11,560,927	21%	
SBL Proceeds	5,156,000	3,380,978	1,775,022	66%		7,969,000	4,025,064	3,943,936	51%	
Interest	3,421,000	2,299,610	1,121,390	67%		5,435,000	2,858,112	2,576,888	53%	
Net Revenues from Non-NFL Events	5,300,000	-	5,300,000	0%		9,250,000	-	9,250,000	0%	
Naming Rights	8,065,000	3,972,751	4,092,249	49%		7,830,000	-	7,830,000	0%	
Sponsorship Revenue (STR)	722,000	216,621	505,379	30%		519,000	319,015	199,985	61%	
Rent	24,762,000	12,381,000	12,381,000	50%		24,762,000	13,756,000	11,006,000	56%	
Senior & Youth Program Fees	270,000	108,725	161,275	40%		279,000	72,911	206,089	26%	
Non-NFL Event Ticket Surcharge	3,426,000	3,982,986	(556,986)	116%		1,149,000	1,393,920	(244,920)	121%	
Non-NFL Events PSC Depreciation Reimbursement	89,000	-	89,000	0%		-	-	-	NA	
Other Revenue	-	16,437	(16,437)	NA		-	-	-	NA	
Total Revenue	\$ 66,245,000	\$ 31,729,079	\$ 34,515,921	48%		\$ 71,788,000	\$ 25,459,095	\$ 46,328,905	35%	
Total Source of Funds	\$ 156,151,536	\$ 121,635,615	\$ 34,515,921	78%		\$ 161,961,134	\$ 115,632,229	\$ 46,328,905	71%	
	Amended ⁽¹⁾	YTD	Budget to		% Used	Final	YTD	Budget to		% Used
	Budget	Actuals	Difference			Budget	Actuals	Difference		
	Budget	Actuals	Difference			Budget	Actuals	Difference		
Expenses										
Shared Stadium Manager Expenses										
Stadium Operations	\$ 3,489,000	\$ 1,744,534	\$ 1,744,466	50%		\$ 3,384,000	\$ 1,691,977	\$ 1,692,023	50%	
Engineering	3,752,000	1,875,886	1,876,114	50%		3,935,000	1,967,609	1,967,391	50%	
Guest Services	486,000	242,812	243,188	50%		621,000	310,278	310,722	50%	
Groundskeeping	550,000	274,912	275,088	50%		316,000	158,244	157,756	50%	
Security	1,905,000	952,470	952,530	50%		1,602,000	800,830	801,170	50%	
Insurance	3,530,000	1,764,898	1,765,102	50%		3,427,000	1,713,493	1,713,507	50%	
Stadium Management Fee	277,000	1	276,999	0%		533,000	-	533,000	0%	
Shared Stadium Mgr Exps Subtotal	\$ 13,989,000	\$ 6,855,513	\$ 7,133,487	49%		\$ 13,818,000	\$ 6,642,431	\$ 7,175,569	48%	
Other Operating Expenses										
SBL Sales and Service	\$ 2,324,000	\$ 1,161,770	\$ 1,162,230	50%		\$ 2,611,000	\$ 1,575,502	\$ 1,035,498	60%	
Buffet Costs	927,000	-	927,000	0%		900,000	-	900,000	0%	
Senior & Youth Fees (paid to City)	270,000	108,725	161,275	40%		279,000	72,911	206,089	26%	
Ground Rent (paid to City)	1,000,000	1,000,000	-	100%		1,000,000	1,000,000	-	100%	
Performance Rent (paid to City)	2,150,000	-	2,150,000	0%		11,450,000	-	11,450,000	0%	
Discretionary Fund Expense	250,000	-	250,000	0%		250,000	-	250,000	0%	
Utilities	1,796,000	1,197,440	598,560	67%		1,711,000	991,921	719,079	58%	
Use of StadCo Tenant Improvements	106,000	92,554	13,446	87%		172,000	137,197	34,803	80%	
Stadium Authority G&A	4,687,000	1,260,456	3,426,544	27%		4,288,000	1,472,431	2,815,569	34%	
Naming Rights Expense	1,724,000	49,659	1,674,341	3%		136,000	48,213	87,787	35%	
Other Expenses	763,000	381,859	381,141	50%		748,000	373,888	374,112	50%	
PSC Over Threshold	2,143,000	-	2,143,000	0%		2,312,000	-	-	0%	
PSC 2024 Outstanding Balance	2,972,000	-	2,972,000	0%		9,487,000	-	9,487,000	0%	
Transfer to City General Fund from Excess Revenues	2,972,000	-	2,972,000	0%		6,166,000	-	6,166,000	0%	
Other Operating Expenses Subtotal	\$ 24,084,000	\$ 5,252,463	\$ 18,831,537	22%		\$ 41,510,000	\$ 5,672,063	\$ 33,525,937	14%	
Total Expenses	\$ 38,073,000	\$ 12,107,976	\$ 25,965,024	32%		\$ 55,328,000	\$ 12,314,494	\$ 40,701,506	22%	
Transfers Out										
Debt Service	\$ 17,646,000	\$ 4,620,456	\$ 13,025,544	26%		\$ 17,471,000	\$ 4,816,409	\$ 12,654,591	28%	
Capital Expenditures Reserve	5,153,000	-	5,153,000	0%		4,032,000	-	4,032,000	0%	
CapEx Reserve - Levi's Naming Rights	-	-	-	NA		1,575,000	-	1,575,000	0%	
Total Transfers Out	\$ 22,799,000	\$ 4,620,456	\$ 18,178,544	20%		\$ 23,078,000	\$ 4,816,409	\$ 18,261,591	21%	
Ending Fund Balance										
Discretionary Fund Reserve	\$ 1,045,775	\$ 1,604,807	\$ (559,032)	NA		\$ 477,323	\$ 3,161,283	\$ (2,683,960)	NA	
Operating Reserve	27,684,328	26,878,328	806,000	NA		26,878,478	26,095,478	783,000	NA	
Public Safety Cost Reserve	-	2,576,362	(2,576,362)	NA		-	-	-	NA	
Renovation/Demolition Reserve	49,714,643	43,771,643	5,943,000	NA		43,772,576	31,440,735	12,331,841	NA	
Stadium Funding Trust Reserve	7,604,002	603,216	7,000,786	NA		5,750,645	14,595,955	(8,845,310)	NA	
Unrestricted	9,230,788	29,472,827	(20,242,039)	NA		6,676,112	23,207,875	(16,531,763)	NA	
Total Ending Fund Balance	\$ 95,279,536	\$ 104,907,183	\$ (9,627,647)	NA		\$ 83,555,134	\$ 98,501,326	\$ (14,946,192)	NA	
Total Use of Funds	\$ 156,151,536	\$ 121,635,615	\$ 34,515,921	78%		\$ 161,961,134	\$ 115,632,229	\$ 44,016,905	71%	

⁽¹⁾ Adjustments include previously approved budget amendments through October 21, 2025

Response: Table 2 on page #5 shows the NFL public safety costs (PSC) to date after the first 4 NFL games. This amount will continue to grow as we have more NFL events reported. The PSC Over Threshold on Table 11 is not known and therefore not paid (why we have zero for YTD) to the Stadium Manager until after all NFL events have

occurred and all costs have been reconciled at the end of the year. The PSC Over Threshold actual line item on Table 11 will be included in the Q4 report.

Item 6 25-1113: Public Hearing: Action on Adoption of a Resolution Amending Rate Schedules for Electric Services for All Classes of Customers to Increase Electric Rates and Charges in Each Rate Schedule by 4.0% and Make Other Modifications, Effective January 1, 2026

Question: I see the following in our bills (agenda item 3B). Is this due to Trump's tariffs? I calculate $2449/141799 = 1.7\%$ Will these tariffs impact utility rates? Please make this chart below available during the electric rates discussion.

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-11-14	THE OKONITE COMPANY	00586514	2KF19	WIRE, 1100 KCMIL TRIPLEXED, CL	Electric Utility-Ops General	141,799.46
2025-11-14	THE OKONITE COMPANY	00586514	2KF19	TARIFF	Electric Utility-Ops General	2,449.16
2025-11-14	THE OKONITE COMPANY	00586515	2KF20	WIRE, 1100 KCMIL TRIPLEXED, CL	Electric Utility-Ops General	141,493.52
2025-11-14	THE OKONITE COMPANY	00586515	2KF20	TARIFF	Electric Utility-Ops General	2,443.88
2025-11-14	THE OKONITE COMPANY	00586517	2KG23	WIRE, 1100 KCMIL TRIPLEXED, CL	Electric Utility-Ops General	140,881.66
2025-11-14	THE OKONITE COMPANY	00586517	2KG23	TARIFF	Electric Utility-Ops General	2,433.30
2025-11-14	THE OKONITE COMPANY	00586518	2KH24	WIRE, 1100 KCMIL TRIPLEXED, CL	Electric Utility-Ops General	140,820.48
2025-11-14	THE OKONITE COMPANY	00586518	2KH24	TARIFF	Electric Utility-Ops General	2,432.24
2025-11-14	THE OKONITE COMPANY	00586520	2KI26	WIRE, 1100 KCMIL TRIPLEXED, CL	Electric Utility-Ops General	141,799.46
2025-11-14	THE OKONITE COMPANY	00586520	2KI26	TARIFF	Electric Utility-Ops General	2,449.16

Response: For Okonite cables, the cables are manufactured in the US; however, raw materials (aluminum and cooper) are sourced from Canada. Tariffs are charged and calculated based on the cost of those raw materials. Tariffs continue to be an uncertain environment with continuing challenges being made at the Supreme Court. We will not know the true impact of tariffs on many of the large transformers until they are delivered, which is expected in the next calendar year. For the cable costs itemized in the table, the tariff costs will have a de minimus impact on rates. For the larger items associated with the System Expansion Project, staff will continue monitoring potential financial impacts and keep City Council informed as we get closer to the delivery date. In addition, the proposed rate increase puts the electric utility on a path to build additional reserves that could be applied in the future to mitigate tariff and other unforeseen risks and reduce the need for additional rate increases.