

## RESPONSE TO COUNCIL QUESTIONS RE: 5/4/21 CITY COUNCIL AGENDA

### Agenda Item #3.A (21-10)

#### Board, Commissions and Committee Minutes

Council Question: Why are there such big gaps in planning commission meeting minutes? Between Sept and Feb and then between February and April?

Planning Commission - August 26, 2020

Planning Commission - September 23, 2020

Planning Commission - February 24, 2021

Planning Commission - April 14, 2021

Staff Response: At the onset of COVID-19, due to budget uncertainty, the Planning Division along with other City Departments, reduced temporary staffing including staff who processed the Planning Commission minutes. The Planning Division relies upon part-time staffing due to ongoing vacancies and to address fluctuations in workload. As the budget situation has somewhat stabilized, with respect to knowing what is needed to balance the budget, we've been able to bring on temporary clerical support staffing that is allowing us to catch up on the processing of the minutes and so several are appearing on the same agenda, including those that were delayed due to COVID-19.

### Agenda Item #3.C (21-214)

#### Action on Bills and Claims Report (CC,HA) for the period March 20<sup>th</sup>, 2021 - April 9<sup>th</sup>, 2021

Council Question: Why are Stadium costs on the same invoice and why is this being billed to GF rather than a special Stadium Fund/Accounting code? Seems to me that our vendors should be invoicing Stadium stuff separately to keep accounting clearer.

Payment No: 018920

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
03/26/2021	UNISYS CORP	00490051	M2102005	INFORMATION TECHNOLOGY SERVICE	Information Technology Service	657,158.21
03/26/2021	UNISYS CORP	00490051	M2102005	Stadium operations costs	General Fund	1,851.78
Total for Payment No.:						659,009.99

Staff Response: The Unisys invoice included a separation line pertaining to stadium costs. For this specific Unisys invoice, costs were specific to maintaining computers in the Police briefing room and dispatch computers. the accounting and allocation of costs, Public Safety costs related to all NFL and Non-NFL Events are paid by the City General Fund and invoiced directly to the Stadium Manager. Any NFL Event costs are reimbursed by the Stadium Regarding Manager to the City and do not flow through the Stadium Authority. Non-NFL Event public safety costs are reimbursed by the Stadium Manager and allocated back to the Stadium Authority as event specific expenses.

Council Question: It seems to me that there should be a special Fund Code rather than GF for legal expenses. It makes it very hard for the public to track how much money the City is spending in total on legal fees. The second redacted item gives no indication that it is legal expenses other than the presence of the redaction:

---

Payment No: 018913

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
03/26/2021		00490028	45410	LEGAL SERVICES	General Fund	6,836.00
Total for Payment No.:						6,836.00

Payment No: 018854

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
03/26/2021	AFSCME COUNCIL 57	00490104	02/21/21-03/20/21	UNION DUES B2103 & B2104	Payroll Liability&ClearingAcct	6,834.30
Total for Payment No.:						6,834.30

---

Payment No: 650059

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
04/09/2021		00490819	1516390	CHANGE ORDER #3: ADDITIONAL FU	General Fund	6,730.00
Total for Payment No.:						6,730.00

Staff Response: Currently, legal expenses are paid in the General Fund, Special Liability Fund, or directly in SVP or HR. With the upcoming budget, we are segregating all claims-related legal expenses to be paid by the Special Liability Fund, and non-claims related expenses to be paid in the General Fund. For the future, we can make sure the redacted lines include "Legal Services" in the description.-

### **Agenda Item #3.E (21-442)**

#### **Action on an Agreement for Services with AECOM Technical Services, Inc. for Renewable Energy Microgrid Feasibility Study and Design Services**

Council Questions: Agreement mentions – Contractor shall submit the completed feasibility study and microgrid design to the City within twelve (12) months after the execution of this Agreement. Why we are asking for four-year approval ( two initial and two additional)for the contact timeline? Are the three additional years, after submission of feasibility study and microgrid design for additional services only?

Staff Response: The initial two years allow time for follow-up questions and change requests relative to the completed original feasibility study and microgrid design to be submitted within twelve months.

AECOM can also provide Construction Support Services during the construction phase of the project. Since the timing to issue a Public Works bid and select the contractor for the construction phase will take time, this time has been accounted for within the additional two years. The Construction Services work will include the review of equipment drawings, addressing issues in the field, site visits to assess construction progress, and final inspections. In addition, these two years will also provide SVP the opportunity, if available, to request additional services for feasibility studies and microgrid designs at additional locations in the city.

### **Agenda Item #3.H (21-544 and 21-648)**

#### **Parking Maintenance District #122 - Franklin Mall Square Items**

Council Question: I understand that the owners can vote to change their capital improvements assessment (CIP). Could they also vote to impose a O&M assessment to share in part of the maintenance?

Staff Response: Yes, this would also be subject to Proposition 218 including approval by the property owners. As long as the City can demonstrate that the O&M provides a special benefit to property owners in the district, then the City could assess the property owners for the cost of the O&M services. Since the property owners in Franklin Square receive the special benefit of off-street parking lots, pedestrian walkways, and landscaping; under Prop 218, the City should be able to assess costs through the maintenance district for O&M of those improvements (again, subject to the approval of a majority of the property owners).

It should be noted that if Council is considering any type of increase, that adequate outreach and engagement be provided to the property owners about the proposed increase. This would provide the necessary time to engage the property owners, have discussions about proposed increases, and respond to any questions or comments. Furthermore, given the current situation with COVID-19 and the impacts it has had to the City's small businesses, this should also be taken into consideration when deciding upon the timing for proposed increases to the maintenance district. The City has been trying to assist small businesses like the ones in Franklin Square during this difficult COVID period and imposing additional assessments, with less notice and community engagement than traditionally provided by the City, could negatively impact the relationships between the City, property owners, and small businesses.

Council Question: What is the minimum level of maintenance for the Franklin Mall that the City must provide? I know we reduced costs by shutting down Fountain and reducing sweeping schedule.

Staff Response: There is currently no defined minimum level of maintenance that the City must provide for Franklin Square. However, the City owns the property, so it has been maintained in a similar manner to how other City properties are maintained such as the City Hall complex. This regular maintenance includes items like lawn mowing, shrub pruning, tree pruning, irrigation adjustment/repair, weed abatement, sweeping, and litter removal. It also includes non-routine items such as graffiti removal, vandalism cleanup, lighting maintenance and any additional items due to public complaints, Farmer's Market and the Annual Street Dance.

Council Question: If there is a \$10,000 repair expense for the parking lot, what percentage of that will be borne by the City versus the parcel owners?

Staff Response: Typically, repairs of that magnitude are covered under capital maintenance which is paid through the assessment district funds contributed by the property owners.

#### **Agenda Item #5 (21-597)**

**Action on a Resolution Authorizing the City Manager to Award and Execute Agreements, Amendments, Purchase Orders, and Change Orders, with Various Vendors as Required to Complete Emergency Repairs, Corrective and Preventative Maintenance at the Gianera Generating Station Increasing Previous Authorization to an Aggregate Amount Not-to-Exceed \$10,000,000**

Council Question: On April 6 we awarded a 5-year, \$30 million contract to GE and Transcanada to perform gas turbine services. Can we not expand that contract to cover Gianera?

Staff Response: No, the \$30 MM agreement(s) with TCT and GE are for aero derivative technology gas turbines only. The engines at Gianera are Frame 5's. GE's Frame Turbine (Gianera) Business Unit is a separate entity from the aero group. TCT does not service Frame 5's.

Council Question: We are foregoing the regular bidding process to get repairs done in a hurry. Not doing the repairs will cost us between \$10K and \$16K per day. Assuming 100 days, that would cost \$1.6 million. Could we

save \$1.6 million by going through a bidding process or not paying overtime to get repairs done in a hurry? Off course, it would be really nice to get these units online before the summer CAISO Flex Alerts.

Staff Response: We don't believe so. The proposal we received from the service provider is consistent with expected cost we would see in the bidding process.

Council Question: Can we leverage NCPA's bidding process to accelerate selection of vendors?

Staff Response: SVP is working with NCPA to align NCPA's bidding process with the City's purchasing ordinance related to cooperative purchasing agreements. At present, they are not in alignment.

Council Question: Are parts failing ahead of schedule? Do we have warranties? I know the packet mentioned more proactive maintenance schedules.

Staff Response: No, the parts are not failing ahead of schedule. These assets were commissioned in the 1980's and staff identified them to receive a Major Overhaul in 2021 and 2022. There are no current warranties in place due to the age of the units. We have taken considerable efforts to update our maintenance practices with our assets to include periodic thermography, oil analysis, vibration analysis, and internal borescope inspections. The Major Overhaul that will be completed is currently overdue and was identified as part of updating our maintenance practices.