

RESPONSE TO COUNCIL QUESTIONS RE: 1/26/21 CITY COUNCIL AGENDA

Agenda Item #2.C (21-1282)

Action on Monthly Financial Status and Investment Reports for November 2020 and Approve Related Budget Amendments

Council Question: I would like to know if this is really a \$7.111 million subsidy to the cemetery since it is not expected to be repaid within the next year? When is it expected to be repaid or will it be written off? Is this year unusual or does this happen every year?

Staff Response: The \$7.1 million amount is the total General Fund subsidy over the life of the cemetery. There has been an annual subsidy of approximately \$750k from the General Fund. Last year, Council did approve the increase in cemetery fees which should partially close that gap. Similar to the golf write-off recommended in the document, the cemetery amount will also need to be written off given the unlikelihood that these would be paid back. The Finance Department is working on creating a formal write-off policy that would be brought forward, along with the cemetery write-off, later this year. Until that formal policy is adopted, we plan to bring large write-offs for Council approval.

Agenda Item #2.I (21-1317)

Action on the FY 2020/21 California Library Literacy Services Grant Award and Related Budget Amendment

Council Question: The grant is to help cover the operating expenses for the Library Department's Adult Literacy and Family Literacy Programs – are we currently running these programs under COVID conditions ?

Staff Response: The Library, through its Read Santa Clara program, has continued to serve adult learners and families during the pandemic with a robust offering of individual and group services that includes:

- Small group discussion groups, serving 25 adult learners, that meet regularly via Zoom for book discussion groups, to read news articles online together and as part of a Learning Circle focused on learning apps.
- Twenty-seven (27) tutor-learner pairs meet regularly for one-on-one tutoring support via Zoom, Google Meet, Facetime and over the phone.
- The Library has loaned hotspots and iPads to learners who lack reliable wi-fi and/or devices to allow learning to continue. In addition, the Library has recently purchased 10 Chromebooks to support learners.
- The shift to remote learning has required a focus on strengthening the technology skills of learners. Consequently, one-on-one sessions have been held with adult learners to help them learn how to use Zoom, access community resources, and fill out forms such as those required for the census and unemployment insurance.
- The Library has added NorthStar, a digital literacy app, to its offerings that allows learners to take a proctored test to earn a certificate in computer skills they can use to enhance their resume.
- In an effort to fill the need for interesting books written for adult learners at beginning literacy levels, during the pandemic, Read Santa Clara launched an innovative project to write 21 easy-to-read photo books that have been shared with other California Library Literacy programs and through Proliteracy, with adult literacy programs nationwide.
- Read Santa Clara conducts a biweekly "Read" podcast to spotlight stories written by adult learners. The podcast is also being used as an instructional resource to encourage learners to write more stories.
- Each month, developmentally appropriate gift books and supplies for craft and literacy activities that families can do together at home have been mailed to the 85 families participating in family literacy program.

- Family Literacy Assistance sessions are offered weekly to support adult learners whose children need help with reading comprehension or homework. It helps raise awareness of library resources that these families are not aware of, such as Bookflix and Tutor.com.
- Staff communicates via text with parents, sending them modeled family engagement videos on how to nurture their children's literacy skills using an app called ReadyRosie.
- Staff has begun to do assessments and begin new learner intake. In the months ahead, we will offer tutor training through online sessions, so we can begin to serve new learners.

Attached is an infographic that provides an overview of the services provided by Read Santa Clara in FY19/20.

Agenda Item #2.K (21-1285)

Adopt the Following City of Santa Clara and Related Agencies' Resolutions Amending the Conflict of Interest Codes for Designated Positions as Required by the Political Reform Act and Regulations of the Fair Political Practices Commission

Council Question: Why is convention center management organization not covered under this?

Staff Response: The Convention Center is covered and subject to the Political Reform Act. Convention Center management is covered under the City's Conflict of Interest Code. The General Manager and Assistant General Manager positions are designated as "Consultant" under the City's Conflict of Interest Code. The incumbents in these positions filed their respective Form 700s in 2019 and 2020. They will be required to file another annual statement in 2021. Because the Convention Center is not a separate entity from the City, it is not listed separately.

Agenda Item #2.Q (21-108)

Response to Written Petition from Mr. Sam Liu Regarding a Proposed CMU Wall at 3200 Scott Boulevard

Council Question: I Could not find in our zoning code that the height of the fence can be 8' or 10'.
For light industrial - code 18.48.140 :

(a) Fencing. At the time of new construction or reconstruction of a building on property, a solid fence of masonry six feet high shall be installed and thereafter permanently maintained by the owner of property in this zoning district on all common property lines with residentially zoned property or with property designated as residential in the general plan.

Staff Response: The Zoning Code does not specify a height requirement for walls within industrial zoning districts. The above requirement only applies to properties adjacent to residential use and does not apply to 3200 Scott Boulevard. Property developers may propose a wall of any height consistent with overall Zoning Code height restrictions for buildings or structures.

Council Question: What zoning are we using for the fence/concrete wall approval of 8' height?

Staff Response: The project at 3200 Scott Boulevard is being constructed in accordance with a Planning Permit, including an architectural approval granted by the Architectural Committee on July 20, 2016, that included diagrams of the proposed wall (with an 8-foot height). The Planning Permit also allows construction of a 7-story office building 102 feet, 6 inches in height. The site is zoned as ML Light Industrial.

Council Question: What about OSHA standards mentioned by applicant, does the City has to adhere to these?

Staff Response: OSHA standards are related to safety for construction workers on the job site and are enforced by the State, not the City. OSHA requirements do not limit use of Mr. Liu's property, but could affect how the

wall is constructed. The developer initially requested temporary access to Mr. Liu's property to facilitate their construction of the wall, but when Mr. Liu declined to provide that access, they selected a construction method and a design for the wall that would not require access from Mr. Liu's property.

Agenda Item #2.R (21-149)

Action on Adoption of an Ordinance No. 2027 Approving the Update of the Fairway Glen Park Master Plan to include a Restroom in Accordance with City Charter Section 714.1

Council Question: What is the schedule for Fairway Glen Restroom Design/Construction CIP

Staff Response: Fairway Glen Restroom Design/Construction CIP:

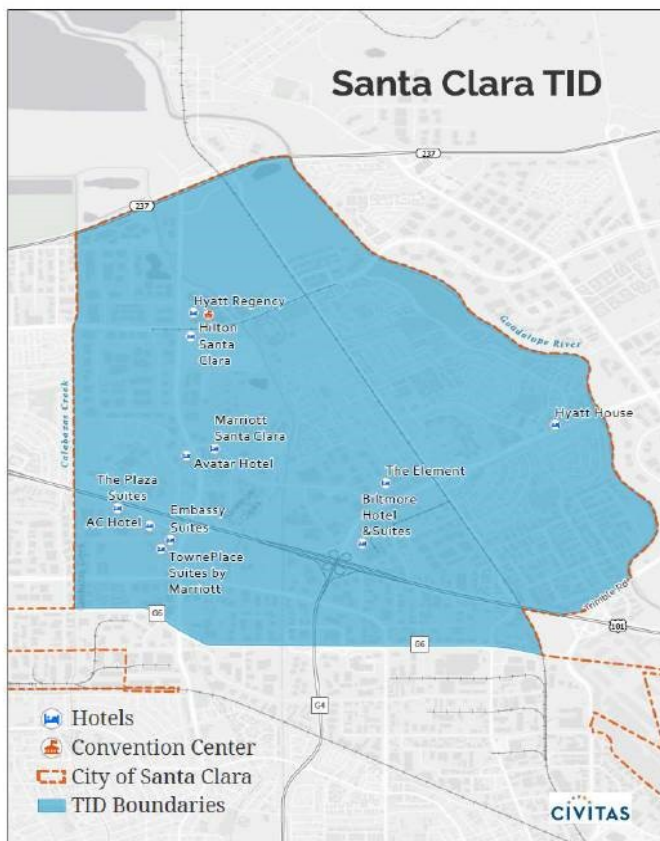
- Schematic design approved January 2021
- Plans and specifications docs completion by the end of 2021
- Bid winter/spring 2022
- Construction begins in summer 2022
- Construction substantial completion January 2023

Agenda Item #4 (21-3589)

Discussion and Direction on the Conversion of the Santa Clara Tourism Improvement District (TID) Established Under the Parking and Business Improvement Area Law of 1989 to a TID Established under the Property and Business Improvement District Law of 1994

Council Question: I see the following map for the TID district.

The boundary, as shown in the map below, currently includes eleven (11) lodging businesses. A complete listing of lodging businesses within the proposed SCTID can be found in Appendix 2.



This map is almost identical to the attached map for the CFD for the area around the Stadium if the “Future Annexation Area Boundary” is used. Does this mean that the Annexation Area Boundary is being adopted/implemented? The two proposed hotels on the Related Santa Clara project are not listed in Appendix 2. Will they be included in the TID and be subject to this Agenda item change?

Staff Response: The boundaries of the proposed conversion of the Tourism Improvement District (TID) and the Stadium Community Facilities District (Stadium CFD) are essentially the same however, the two districts are formed and implemented under separate laws.

After the District is formed, any (existing or future) lodging businesses with ten (10) room or more rooms within the boundaries of the Tourism Improvement District will automatically be subject to the assessment. Any future hotel located within the Related Santa Clara project will be required to pay the TID assessment.

With the Stadium CFD, the City cannot legally mandate landowners/businesses to be annexed into the CFD. A hotel located within the boundaries must opt-in to the District and would do so by signing a petition to be annexed into the CFD. Related and City staff will continue to discuss the mechanics of adding hotels into the CFD as the project progresses.

Agenda Item #5 (21-101)

Action on a Written Petition Submitted by Councilmember Jain Requesting a Discussion on the Vote on the Sale of the Loyalton Ranch Property

Council Question: I would like for the City Attorney to verify whether Loyalton is covered by Measure R.

Staff Response: Loyalton is not covered by Measure R.

Council Question: What is the value of Loyalton as assessed by VALBRIDGE PROPERTY ADVISORS on 6/26/2020?

Staff Response: The property was assessed at \$4,110,000. The effective date of value was May 20, 2020.

Council Question: Can SVP verify that there are no energy resources nor transmission line capability on this property?

Staff Response: The property was purchased on 1977 for the cost of \$1,613,850 with the goal of geothermal power, however the site proved not viable as a geothermal power source. Historical presentations show that the property was studied for wind and solar projects and determined to not be feasible. There was also third party interest for solar and wind, but nothing materialized after further exploration. There is no transmission to the Loyalton property, and a new transmission line would need to be constructed. The closest connections are about 1-2 miles away.

Council Question: What are the current lease payments or grazing rights payments for Loyalton; what is the total annual revenue to the city, gross and net any expenses?

Staff Response: The current grazing rights are a five-year grazing lease agreement at \$21,750 annually with 3% increase starting the second year of the agreement. Signed August 8, 2019 and goes to July 31, 2024 with option to extend to July 31, 2029. The only regular yearly cost is property tax at approximately \$16,000. However, there is also a capital project for the demolition of existing buildings and the design had already commenced. The design will need to be modified to account for the recent fire to remove/clean the remaining buildings and to construct new fencing. There will be a design and construction cost for this work, but we don't have an estimate at this time.

Agenda Item #6 (21-109)

Action on a Written Petition Submitted by Councilmember Jain Requesting a Discussion and Vote of Revising the Terms of Franklin Mall Maintenance District Number 122

Council Question: What is the relative land area of City owned land versus private owned land (not counting the parking lot)? From the attached document, the Gross Floor Area of the businesses seems to be 63,640 sq ft. Can we get a map?

Staff Response: A copy of a County Map for the Franklin Mall properties is attached. The City owns four properties that are highlighted in yellow on that map. Two of those properties contain both parking and public mall area, however the square footages are not broken out. Staff does not have that breakdown of the property, but it could be determined by a survey crew. The other two properties do not include any parking. Here is the info on the 4 pieces of City owned property:

- #99 - 1.07 acres (parking and public mall area)
- #97 - .39 acres (public mall area)
- #107 - .4 acres (public mall area)
- #109 - 1 acre (parking and public mall area)

Council Question: I would like the attached document to be part of the meeting materials.

Staff Response: A copy of your document has been attached to the Council questions/responses.

Council Question: How long has this maintenance agreement been in place? Are there any other similar arrangements in the City? Convention Center? Does the Hyatt pay for landscaping?

Staff Response: The maintenance district dates back to 1965 with modifications being made in 1996 and 2003.

Council Question: Are there any other similar arrangements in the City? Convention Center? Does the Hyatt pay for landscaping?

Staff Response: Yes, there is also a maintenance district for the Convention Center site that includes the City, Techmart and the Hyatt. The maintenance costs are paid for by all three members in the district in accordance with the guidelines outlined in the maintenance district.

Read Santa Clara At a Glance: FY 2019–2020

102 Adult Learners
received **3,802 hours**
of free literacy instruction

74 Volunteers
donated **3,390 hours**



16 New Tutors
joined the program



1212 books and activity kits were given
to 117 families with 153 children

178 technology help sessions
for adult learners

868 visits by parents and children to
47 family literacy events at the library
and community sites



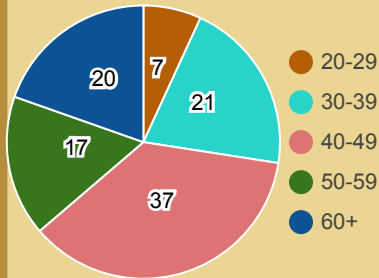
Read Santa Clara: Diverse and Inclusive

The demographics of adult learners and literacy volunteers in FY 2019- 2020 reflect the diversity of our community.



Our Adult Learners

Age



Ethnicity

- Asian: 53
- Black: 21
- Latino: 14
- Pacific Islander: 1
- White: 10
- Other: 3



82

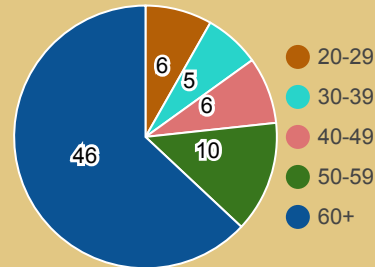


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Our Volunteers



Age



Ethnicity

- Asian: 19
- Black: 3
- Latino: 1
- Pacific Islander: 1
- White: 49
- Other: 1



57



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Read Santa Clara

Goals Met by Adult Learners FY 2019–2020

90 adult learners (88% of those served) met a goal they had set.



95%

Read a book or newspaper



94%

Search the Internet



97%

Share a book with a child



89%

Help children with homework

16 learners met their goal of understanding health information.



83%

Write checks/
pay bills



75%

Search for
jobs online



62%

Get a job or
a promotion

18 learners learned how to access community resources.

82%

Perform current job
better

94%

Read Easy Voter Guide
or Register to vote

77%

Write a letter

2 adult learners got high school diplomas and career certificates.

PROPOSED BOUNDARIES OF
CITY OF SANTA CLARA
COMMUNITY FACILITIES DISTRICT NO. 2010-1

Santa Clara County, State of California

SHEET 1 OF 3

1. Filed in the office of the City Clerk of the City of Santa Clara this _____ day of _____, 2010.

City Clerk
City of Santa Clara

2. I hereby certify that the within map showing proposed boundaries of City of Santa Clara, Community Facilities District No. 2010-1, County of Santa Clara, State of California, was approved by the City Council of the City of Santa Clara, at a meeting thereof, held on the _____ day of _____, 2010, by its Resolution No. _____.

City Clerk
City of Santa Clara

3. Filed this _____ day of _____, 2010, at the hour of _____ o'clock _____ m., in Book _____ of Maps of Assessment and Community Facilities Districts at Page _____ in the Office of the County Recorder in the County of Santa Clara, State of California.

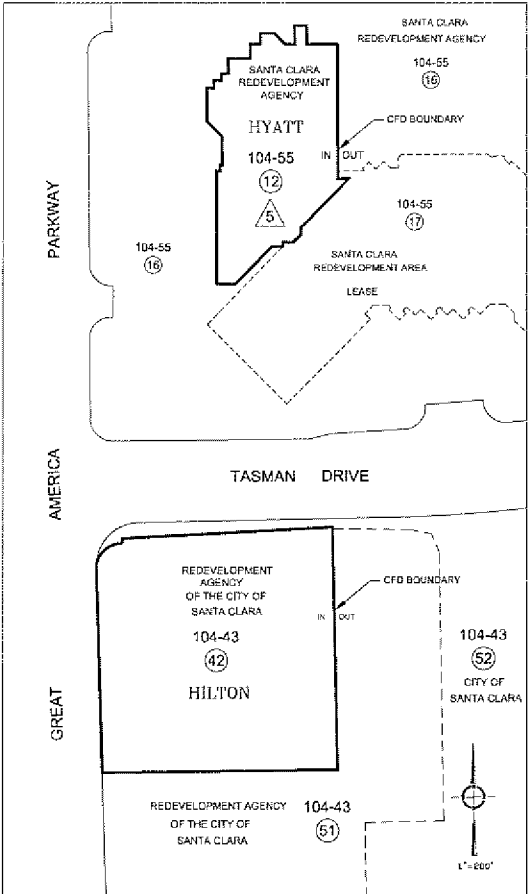
County Recorder
County of Santa Clara

LEGEND

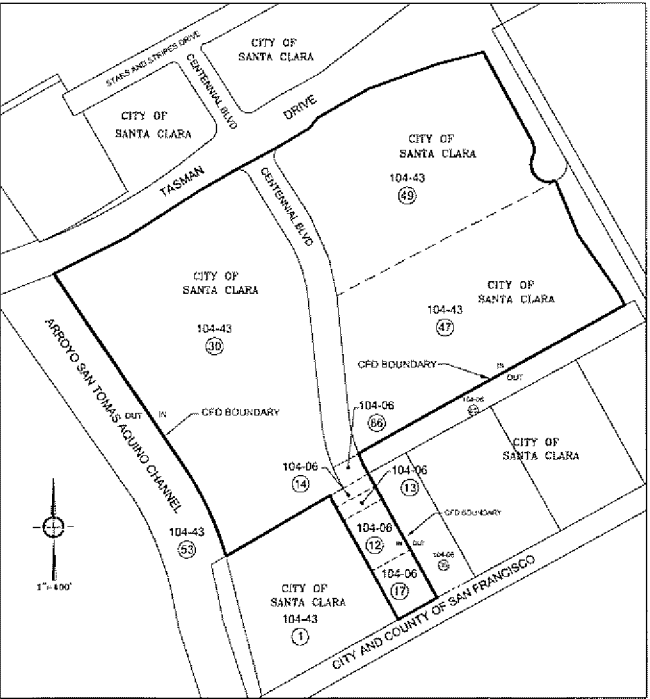
- 104-41 ASSESSOR'S BOOK AND PAGE
⑥ ASSESSOR PARCEL NUMBER
⑤ ASSESSOR PARCEL LEASE NUMBER
—— COMMUNITY FACILITIES DISTRICT BOUNDARY
- - - - - FUTURE ANNEXATION AREA BOUNDARY

CCC
Goodwin Consulting Group

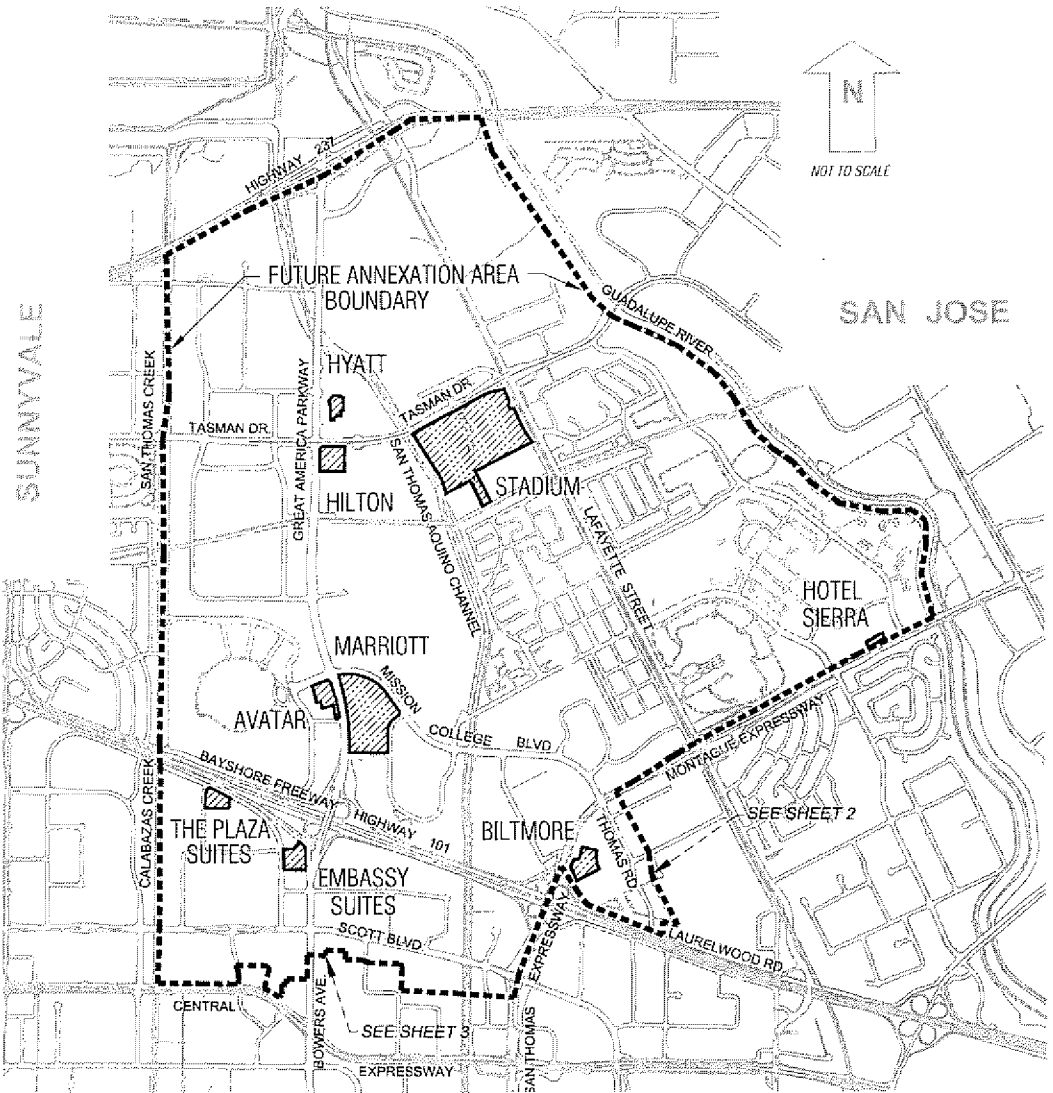
by
JLS Consulting LLC
Jerry L. Sinkard RCE 20346



HYATT AND HILTON SITES



STADIUM SITE



Loyalton Property, Loyalton, Ca.
Lassen & Sierra Counties

Legend

- ★ Points of Interest
- Property Outline
- Silicon Valley Power Owned Property
- Streets

0 0.5 1 2 Miles



Total Blocks 1, 2 & 3
Area: 10,750 acres
Perimeter: 51.02 miles

Block 1
Area: 3,530 acres
Perimeter: 19.78 miles

Block 3
Area: 4,322 acres
Perimeter: 19.96 miles

Block 2
Area: 2,898 acres
Perimeter: 11.28 miles

