

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 07/16/2007		Item Number: <u>A-1</u>	
AGENDA ITEM: Introduction of an Ordinance Establishing a Mandatory 1 Kw Solar Photovoltaic Requirement for Each 10,000 Square Feet of Gross Floor Area of New Construction.			
Contact Person/Dept.: Craig Johnson/ Building Safety Division		Phone Number: (310) 253-5802	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Master Notification List (07/11/07)			
Department Approval: Sol Blumenfeld (07/10/07)		City Attorney Approval: Carol Schwab (by H. Iker) (07/11/07)	
City Controller Approval: Marlee Chang (07/11/07)		City Manager Approval: Jerry B. Fulwood (07/11/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council introduce the Ordinance establishing a mandatory 1 Kw solar photovoltaic requirement for each 10,000 square feet of gross floor area of new construction, or fraction thereof, excluding one and two family homes, excluding renovations and additions, and excluding parking garages and parking structures. <u>BACKGROUND/DISCUSSION:</u> At the City Council meeting of June 18, 2007, the Council introduced the Ordinance by a majority vote (4-1) subject to approval of the California Energy Commission ("CEC"). As a point of clarification, the requirement applies to <u>all</u> new construction, with the exceptions noted above, regardless of size. Qualifying projects of less than 10,000 square feet of gross floor area of new construction will be required to install a proportionate amount of solar photovoltaic. On June 21, 2007, the CEC unanimously approved the Culver City application for a "Locally Adopted Energy Standard," with one revision. The previously proposed "one empty conduit" requirement for projects not qualifying for mandatory solar photovoltaic, as set forth in §15.02.1005 of the draft ordinance presented to Council on June 18th was not approved by the CEC and has been deleted from the Ordinance. Attached is the revised ordinance for introduction this evening. (Due to the substantive change to the Ordinance, it must be re-introduced.)			
1			

**City of Culver City, California
City Council Agenda Item Report**

FISCAL ANALYSIS:

The number of projects the proposed mandatory solar photovoltaic requirement would apply to will vary from year to year. For reference; if the solar requirement had been in effect during the 2006-2007 fiscal year, the requirement would have been applicable to four (4) projects with a cumulative new square footage of 202,000 square feet. This would result in approximately 20,000 kw of new solar photovoltaic power generation, which equates to approximately 25,400 kwh of electricity and a reduction of approximately \$7,600 in electricity usage charges for the consumer. At the current Culver City Utility User Tax rate of 11%, the solar requirement would have resulted in the loss of approximately \$836 of UUT revenue to Culver City in fiscal 2006-2007.

Currently, the impact of the proposed ordinance on the City's UUT is minimal. However, the impact may become more (or less) significant in the future depending on the size and quantity of projects subject to this requirement.

ATTACHMENTS:

1. Staff Report of June 18th, 2007
2. Application to the California Energy Commission
3. Ordinance

MOTIONS:

That the City Council:

Introduce the Ordinance establishing a mandatory 1 kw solar photovoltaic requirement for each 10,000 square feet of gross floor area of new construction.

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 07/16/07		Item Number: <u>A-2</u>	
AGENDA ITEM: Discussion to Reaffirm Support for the Westside Subway Extension Project after the Exposition Light Rail Project to Santa Monica and Adoption of Guiding Principles for Future Project and Advocacy Efforts.			
Contact Person/Dept.: Shelly Wolfberg/ Diana Chang		Phone Number: (310) 253-6008 or (310) 253-6544	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Staff from Cities of Beverly Hills, Los Angeles, Santa Monica and West Hollywood and Master Notification List (07/11/07).			
Department Approval: Martin R. Cole (07/11/07)		City Attorney Approval: Carol Schwab (by H. Iker) (07/10/07)	
City Controller Approval: Marlee Chang (07/10/07)		City Manager Approval: Jerry B. Fulwood (07/10/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council reconfirm its support for the Westside Cities Council of Governments' (WSCCOG) support for the Westside Subway Extension Project as the next priority after the Exposition Light Rail Project to Santa Monica; work to participate in route alignment and advocacy efforts; and adopt the following guiding principles developed by the WSCCOG Transportation Committee: 1. Confirm the City's commitment to enlist our best efforts to agree on the most appropriate alignment that will best meet the transportation needs of the corridor; 2. Agree to collaborate with the other WSCCOG members and actively participate in the mode and route analysis development process; and 3. Commit to take a formal position on a recommended route after Metro's Draft Alternative Analysis is available, input has been received from member city constituents, and a recommendation is put forth by the WSCCOG Transportation Committee and Board of Directors. <u>BACKGROUND/DISCUSSION:</u> On January 24, 2004, the City Council adopted a Resolution conceptually approving the Westside Mobility Study, including support for advocacy of the Westside Cities' transportation needs. The Study included short term and longer term transportation solutions which were needed to address Westside congestion. The Study was developed in recognition of the importance of the Westside for employment generation, economic activity and inequity in past regional investments on the			

City of Culver City, California
City Council Agenda Item Report

Westside compared to other subregions in the County. Advocacy for a range of projects including Exposition Light rail to Santa Monica, a Westside subway extension, arterial improvements and advocacy for funding was highlighted in the Study. Since that time, the WSCCOG has been discussing transportation advocacy for the Westside Subway Extension and Green Line to LAX Project concepts.

On April 12, 2007, the WSCCOG Transportation Committee discussed the proposed Westside Subway Extension and its associated draft Fact Sheet (Attachment 1) designed to be used as handouts for outreach purposes.

At the May 31, 2007 WSCCOG meeting, the COG Governing Board voted in unanimous support to formally request COG member Cities to take a formal position to show support and participation in the Westside Subway Extension project.

FISCAL ANALYSIS:

There are no direct budget impacts by adopting the City's position. However, adoption of an advocacy position by the WSCCOG and/or its member cities may impact future dues levels requested of member cities to support potentially increased advocacy efforts. The amounts of those future dues changes are unknown at this time.

ATTACHMENTS:

1. Westside Subway Extension Fact Sheet

MOTION:

That the City Council:

1. Reconfirm its support for the Westside Cities COG (WSCCOG) support for the Westside Subway Extension Project as the next priority after the Exposition Light Rail Project to Santa Monica; work to participate in route alignment and advocacy efforts; and adopt the following guiding principles developed by the WSCCOG Transportation Committee:

2. Confirm the City's commitment to enlist our best efforts to agree on the most appropriate alignment that will best meet the transportation needs of the corridor;

3. Agree to collaborate with the other WSCCOG members and actively participate in the mode and route analysis development process; and

City of Culver City, California
City Council Agenda Item Report

4. Commit to take a formal position on a recommended route after Metro's Draft Alternative Analysis is available, input has been received from member city constituents and a recommendation is put forth by the WSCCOG Transportation Committee and Board of Directors.

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 7/16/07		Item Number: <u>A-3</u>	
AGENDA ITEM: Adoption of a Resolution Approving and Adopting a Five (5) Year Memorandum of Understanding with the Culver City Police Management Group for the Period of July 1, 2005 through June 30, 2010 and Rescinding Resolution No 2001-R099.			
Contact Person/Dept.: Serena Wright		Phone Number: 310-253-5640	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Master Notification List, and the Culver City Police Management Group on July 12, 2007			
Department Approval: Serena Wright (07/11/07)		City Attorney Approval: Carol Schwab (by H. Iker) (07/11/07)	
City Controller Approval: Marlee Chang (07/11/07)		City Manager Approval: Jerry B. Fulwood (07/11/07)	

RECOMMENDATION

Staff recommends the City Council adopt a Resolution approving and adopting a five (5) year Memorandum of Understanding (MOU) with the Culver City Police Management Group (CCPMG) for the period of July 1, 2005 through June 30, 2010 and rescinding Resolution No 2001-R099.

BACKGROUND

The previous MOU with the Culver City Police Management Group expired on June 30, 2005. After two years of negotiations, the City and the CCPMG have reached an agreement resulting in a five (5) year contract.

DISCUSSION

The MOU that is being presented to the City Council for adoption contains the following essential changes, along with the attached master revised contract:

- (1) Salary Adjustments as follows:

7/11/05	12/12/05	7/1/06	7/1/07	7/1/08
2%	1%	1.5%	3.25%	5.13%

City of Culver City, California
City Council Agenda Item Report

Effective on the first day of the pay period that includes July 1, 2009, Police Management Group unit employees shall receive the same percentage salary adjustment that is granted to Police Sergeants on the first day of the pay period that includes July 1, 2009. These salary adjustments are based upon modifications of the Initiative Ordinance by mutual agreement of the parties.

In addition, the following classifications received additional salary increases in order to address the salary market inequities:

- Chief of Police – 10%
- Assistant Chief of Police – 9%
- Police Captain – 9%

This comprises the total salary adjustments through the term of this contract.

- (2) Effective July 1, 2007 all Police Lieutenant unit employees that meet the requirements to possess a Management POST certificate shall receive Special Assignment Pay of 4% above their base hourly rate of pay.
- (3) Effective July 1, 2007, increase Management POST certificate pay from 10% to 15%.
- (4) Effective July 1, 2008, increase Management POST certificate pay from 15% to 15.5%.
- (5) Effective July 1, 2007, all sworn members who are already or will be promoted to a Police Management Classification shall receive POST certificate pay for the POST certificate that they possess not to exceed the value of the Management POST certificate as indicated in the Memorandum of Understanding effective July 1, 2005 – June 30, 2010.
- (6) Effective January 1, 2008, all Police Management Group unit employees shall receive an annual uniform allowance in the amount of \$950.
- (7) Effective January 1, 2007, all unit employees that retire after December 31, 2006, shall pay five percent (5%) of their monthly medical premiums. The five percent (5%) monthly medical premium contribution shall be waived for current retirees and active employees who retired on or before December 31, 2006.

City of Culver City, California
City Council Agenda Item Report

- (8) Employees who have completed a minimum of five (5) years of paid service time with the City of Culver City shall be eligible to participate in the City's retiree medical insurance plan upon their retirement from the City of Culver City.
- (9) Medical insurance opt-out provision up to \$350 per month with proof of another existing benefit plan.

FISCAL ANALYSIS

The estimated city cost for the Police Management Group is summarized as below:

Summary of Total Projected Compensation Per Fiscal Year Beginning 2007-08			
	FY 07/08*	FY 08/09	FY 09/10
Police Management Group - Total Projected Salary & Benefits	\$551,300	\$250,700	\$158,775
<i>* Increased cost in Fiscal 2007-08 includes salary adjustments above the annual COLA for Police Chief (10%), Assistant Police Chief (9%), and Police Captains (9%); increase in POST pay for all members (5%); and Special Assignment Pay for Police Lieutenants who have completed the requirements for the Management POST Certificate (4%).</i>			

ATTACHMENTS

Resolution with Master Memorandum of Understanding

MOTION

That the City Council:

Adopt the Resolution approving and adopting a five (5) year Memorandum of Understanding between the City and the Culver City Police Management Group for the period of July 1, 2005 through June 30, 2010 and Rescind Resolution No 2001-R099.

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 07/16/2007		Item Number: A-4	
AGENDA ITEM: Presentation and Adoption of a Resolution Adopting Revised City Council Policies: Policy # 5001 Mission Driven Budgeting and Policy # 5002 Financial Policy.			
Contact Person/Dept.: Marlee Chang, City Controller		Phone Number: (310) 253-6011	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☒	Attachments: ☒
Public Notification: Master Notification (07/11/07)			
Department Approval: Marlee Chang (7/02/07)		City Attorney Approval: Carol Schwab (by H. Iker) (07/02/07)	
City Controller Approval: Marlee Chang (07/10/07)		City Manager Approval: Jerry B. Fulwood (07/11/07)	

RECOMMENDATION:

Staff recommends the City Council adopt the resolution adopting the following revised City Council Policies related to Budget and Finance: Policy # 5001 Mission Driven Budgeting and Policy # 5002 Financial Policy.

BACKGROUND/DISCUSSION:

On June 25, 2007 staff presented the financial policies to the City Council for discussion and adoption of the resolution. During the meeting, City Council directed staff to make some clarifications and modifications to the policies. Tonight, staff brings back the revised policies for further discussion and adoption of the proposed resolution.

In conjunction with the preparation of the City's two-year budget, staff also updated the existing financial policies. The Mission Driven Budgeting policy was established to streamline the City's Budget process, promote prudent management of City funds, and encourage innovation and cost effective solutions to city service needs. It also provides flexibility of budget management to the operating departments. The updated financial policy is intended to establish a comprehensive set of guidelines for use by the City Council and City staff on decision-making that has a fiscal impact.

The updated Mission Driven Budgeting policy reflects minor language changes, and the substance of the policy remains the same. The Financial Policy, however, was updated to include various financial related issues which were not in the current policy

City of Culver City, California
City Council Agenda Item Report

and that will provide more comprehensive guidelines. Staff developed the policy based on surveying other cities' policies and also reviewing financial policy models recommended in the publication from the Government Finance Officers Association (GFOA). The intent was to set up a framework for the City's financial related policy for the new fiscal year. It is anticipated that the City's new Chief Financial Officer will further review these policies and may recommend additional modifications to the City Council for consideration during the budget process in the coming year.

The following are highlights of the changes in the Financial Policy:

- The current policy of calculating the General Fund Reserve Policy was based on the projected General Fund **revenues**. The revised policy is recommended to be based on the projected General Fund **expenditures** excluding debt service, fund transfers, carryovers and encumbered funds. The guiding purpose of this proposed revision is to clearly describe how the General Fund Reserve Percentage is calculated.
- The revised policy includes additional sections:
 - Financial Reporting Policies
 - Operational Management Policies
 - User Fees and Charges and Development Impact Fees
 - Grant Management
 - Revenue Collection Policy
- Financial Management Policies
 - Cash Management Investment
- Capital Improvement Project Policies
- Debt Management Policies
 - Issuance of Debt
 - Credit Rating
- Internal Service Funds
 - Self Insurance Fund
 - Equipment Replacement Fund
- Enterprise Funds
 - Refuse Fund
 - Sewer Fund
 - Transportation Fund

City of Culver City, California
City Council Agenda Item Report

FISCAL IMPACT:

The action to adopt the proposed revised policies does not have a direct fiscal impact. However, it is expected that implementation of the revised policies, which are considered best management practices, will have positive fiscal impact to the City's overall financial condition. .

ATTACHMENTS:

1. Resolution 2007- R
 - a. Revised Council Policy 5001 – Mission Driven Budgeting
 - b. Revised Council Policy 5002 – Financial Policy
2. Existing Council Policy 5001 – Mission Driven Budgeting
3. Existing Council Policy – Financial Policy
4. Council Policy 5002 – Financial Policy as included in Budget Document Volume I

MOTION:

That the City Council:

Adopt the resolution adopting City Council Policy #5001 - Mission Driven Budgeting, and Policy #5002 - Financial Policies.