

# *City of Brisbane*

## *Agenda Report*

**To:** Honorable Mayor and City Council

**From:** Stuart Schillinger and Caroline Cheng via Clay Holstine, City Manager

**Date:** Meeting of January 31, 2011

**Subject:** Council Goal Setting Workshop

**PURPOSE:** Provide policy direction to staff on the budgetary and present-day issues facing Brisbane.

### **BACKGROUND:**

Each year, City Council kicks off the budget process with its annual goal setting workshop. Past workshops have been held on a weekend morning; however, this year, in order to allow more community input, Council decided to hold it on a Monday evening and have it broadcast on Channel 27.

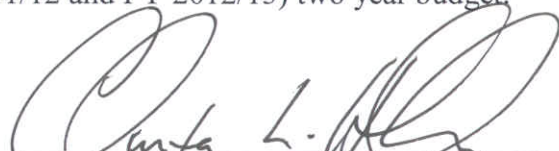
### **DISCUSSION:**

Attached for your review is the information which staff will present at the meeting. This includes the Community Values which Council has worked on in past goal setting workshops. As part of the Community Values presentation staff will provide a brief summary of last year's survey and the method for this year's survey. Following this, staff will present an updated four-year forecast as well as an update of what the organization will look like in FY 2014/15. The forecast shows we will have approximately \$5,000,000 in fund balance in 2014/15 and the trend line of expenditures and revenues is closing. Staff will elaborate on some of the challenges that the City may face over that period of time as well as some of the positive events which may improve our financial picture.

Staff will review a number of the issues the City is currently working on. A number of these are already being reviewed by various Council subcommittees. After the presentation, Council will be able to discuss the priority of the various issues, as well as advise staff if there are other areas which should be included in the upcoming (FY 2011/12 and FY 2012/13) two year budget.



Administrative Services Director



City Manager



City Council Goal Setting Workshop  
Community Meeting Room, City Hall  
January 31, 2011



## Community Values

- Informed
- Involved
- Environmentally-Progressive
- Fiscally-Conservative
- Caring
- Safety

## Informed



- Public input based on diverse ideas and interests.
- Educational opportunities offered on diverse topics that impact residents' lives.
- Information provided to ensure residents can participate in decision-making and events.

*Information regarding services and policies will be proactively communicated to all in Brisbane. Citizens will receive accurate, timely, and courteous responses to their requests for information and services.*

## Involved



- All age groups have access to cultural and social opportunities.
- Businesses are integrated within the community.
- Brisbane provides working, shopping, and housing opportunities for community members.

*Brisbane will celebrate the rich diversity of our community by welcoming residents of all ages and cultures and encouraging their civic involvement.*

## Environmentally-Progressive



- Be a regional leader in clean energy and air pollution control technologies.
- Ensure the highest level of water quality.
- Continue to reduce the community's waste stream.

*Brisbane will be a leader in setting policies and practicing service delivery innovations that promote economic sustainability.*

## Fiscally-Conservative



- General Fund reserves funds will be maintained in order to be used for emergency purposes.
- Prudent financial decisions will be made with the least amount of impact to valued services.
- Staff will provide thorough and accurate data for policy-makers.

*Brisbane's fiscal vitality will reflect sound financial decisions which also speak to the values of the community.*

## Caring



- Decisions are propelled by stewardship of the environment.
- Individuals are treated with respect.
- During public forums, opinions and ideas are freely shared and openly received.

*Residents will be treated with respect and professionalism in all community-related issues and interactions.*

## Safety



- If something happens, assistance is available.
- Staff anticipates and prepares in order to minimize incidents.

*Residents and businesses will experience a sense of safety in all neighborhoods and in all activities.*



## 2010 Community Survey



- Last Survey Conducted February 2010
  - Included in the Star
  - Provided respondents \$10 off water bill
  - Received about 180 surveys back
  - Focused around Community Values

## 2010 Community Survey



- Results
  - People well informed on Community Events less informed on Planning Issues
  - Facilities help create sense of community
  - People feel safe in Brisbane
  - Staff treats people with respect
  - Willing to ask neighbors for assistance
  - More people read City publications than visit website or watch Council Meetings

## Upcoming 2011 Survey



- Reviewed by Performance Measurement Subcommittee
- Mail to 500 randomly selected residents
- Anticipate 350 – 400 respondents
- Anticipate mailing middle of February

## Five Year Forecast





# Future Projections

	2011/12	2012/13	2013/14	2014/15
Base Revenues	12,279,722	12,647,672	13,129,754	13,527,737
Use of Fringe Benefit Fund	700,000			
Updated Revenues	12,979,722	12,647,672	13,129,754	13,527,737
Base Expenditures	13,111,979	13,394,304	13,663,508	13,961,491
Revised Deficit	(132,258)	(746,632)	(533,753)	(433,754)
General Fund Balance	3,511,686	2,765,054	2,231,301	1,797,547
Rainy Day Fund	3,845,400	3,922,308	4,000,754	4,080,769
<b>Revised Fund Balance</b>	<b>7,357,086</b>	<b>6,687,362</b>	<b>6,232,055</b>	<b>5,878,316</b>

Assume a 3% increase in PERS rates due change in Discount Rate (FY 2012/13)

Assume a 3% increase in PERS rates due 2008 Stock Market decline (FY 2013/14)

Assume no change in Labor Contracts

Assume no change in Businesses

Assumes inflationary increases for on-going expenditures

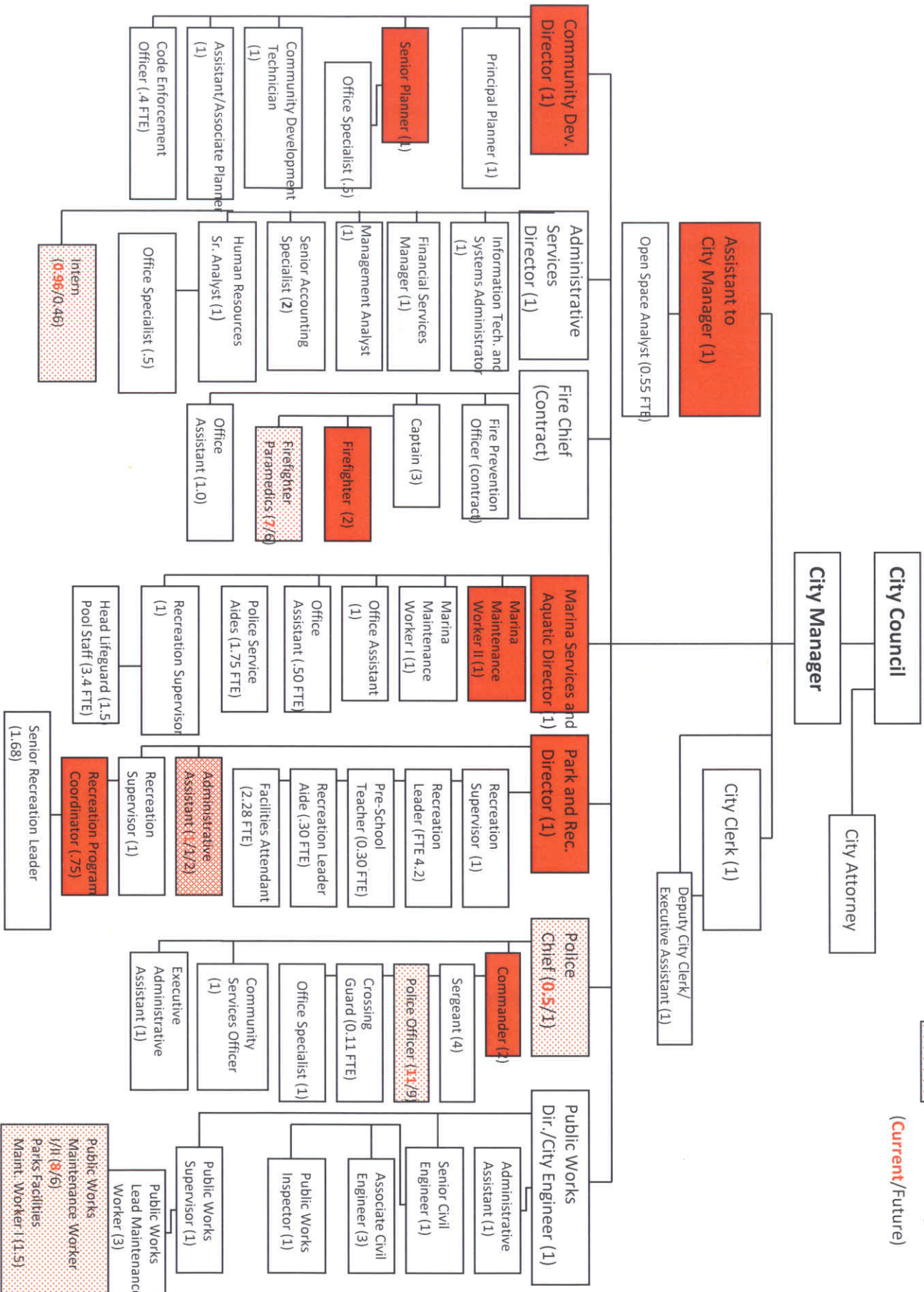
Assume Northeast Ridge Built Out By July 2013



# City of Brisbane

Overall Change: -16.25 (-16.75 + 0.5)

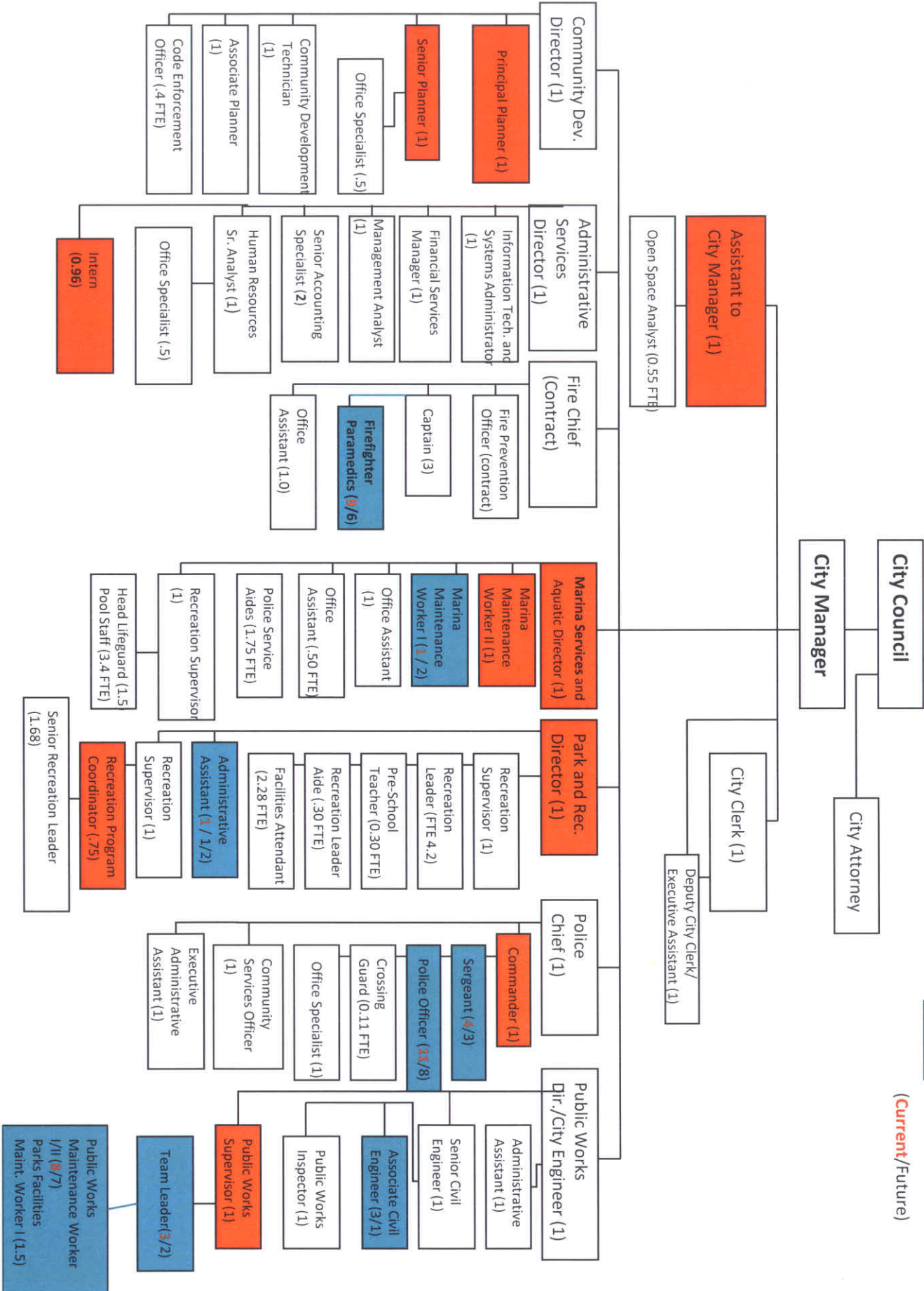
Future Closed Position  
Resource loss/addition  
(Current/Future)



# City of Brisbane Revised 1/24/11

Overall Change -20.21

Future Closed Position  
Resource loss/addition  
(Current/Future)



## **Issues Facing the City – Council Goal-Setting Meeting, 1/31/2011**

### **Affordable Housing – Redevelopment**

#### **Low/Moderate Housing**

##### First Time Homebuyer Program

Subsidies for financing through First Home, Inc.  
Homebuyer Seminar (first step)

##### Rebuilding Together Peninsula

Rehabilitate homes for low-income homeowners, including seniors, people with disabilities, with encouragement for energy conservation measures

##### Possible Habitat for Humanity Project

In early stages of implementation; in the process of acquiring site for future affordable housing project

### **SFO Airport Noise**

Council, staff, and community members are working with other agencies, such as the Noise Abatement Office of SFO, to find solutions to community issues. Through open discussions and communication, we are relaying the severity of airplane noise issues that our community faces to SFO. Steps to understand and research the issue are implemented and we are gaining a better understanding of the underlying causes and steps that can be taken to resolve the problem. Challenges such as limiting airplane noise levels are sometimes more complex than what appears on the surface, and staff continues to work together with SFO towards finding solutions as such issues evolves.

### **Sustainability for Baylands**

The City Council has appointed a committee comprised of a member of Council, Planning Commission, Parks, Beaches, and Recreation Commission, and the Open Space and Ecology Committee to develop guidelines for sustainable development on the Baylands. The Committee is working through a process of determining the values that should be reflected by the development and is reviewing what various other communities have done.

### **Sustainability of Crocker Park**

During the process for reviewing the 325 Valley Drive project Council determined there should be a long term vision for Crocker Industrial Park. Currently, the Council's Economic Development subcommittee is



working with the Chamber of Commerce to develop a plan. The subcommittee would like to work with Property Owners, Property Brokers, and businesses to develop a strategic plan which would ensure the viability of the park and continue to be an asset for the community.

### **Water/Sewer Rates**

The City Council's Water and Sewer subcommittee review water and sewer rates annually. In 2001 an outside firm did a study of our water and sewer systems and determined there was a need to raise rates in the range of 250% - 300% in order to provide an adequate level of maintenance and repair. This did not include increases from the SFPUC for repair of the Hetch Hetchy water distribution system. This year the cost of water due to the project will increase 30%. The subcommittee will study the potential impact this will have on our rates. The subcommittee will also evaluate capital project needs and their effects on rates.

### **Redevelopment Agencies**

The City has two different Redevelopment Areas (basically Sierra Point and the Baylands). RDAs are funded by tax increment. The City has provided a number of public improvements through the RDAs in the past. Council has previously discussed expanding the RDA into the downtown area to assist in the rejuvenation of Visitacion Avenue. The Governor has proposed the elimination of Redevelopment Agencies as part of his budget solutions.

### **Climate Change**

The City's Open Space and Ecology Committee created an Energy Strategy Subcommittee to review the community's carbon foot print and develop a strategy for reduction. The subcommittee is developing an education plan for the community, which includes articles in the Star and City News, survey questions to determine baseline knowledge, and an education forum at the March OSEC meeting. The subcommittee is also meeting with Chamber of Commerce to determine what could best be done to reduce the carbon foot print of businesses located in Brisbane as well.

### **Housing Element Implementation**

The HCD-approved Housing Element requires the City to complete rezoning of designated sites needed to accommodate the City's established regional fair share of housing by October 2012. This includes rezoning the STRS and adjacent properties adjacent to the Community Park for mixed use, and creating a new residential subarea in the Southwest Bayshore District. Rezoning through the establishment of "form-based" codes for these new subareas will require an educational and interactive community planning process.

## **Sierra Point Design Guidelines**

Finalizing the Sierra Point Design Guideline update intended to improve public spaces at Sierra Point and provide opportunities for greater community use and activity, while also making it a more desirable business location. An ad hoc subcommittee of the City Council's Economic Development committee has been formed to consider this matter further.

## **Baylands Process**

Work on the Baylands Specific Plan Draft environmental impact report (EIR) is underway. The draft EIR is expected to be published and available for public review in early Summer 2011, followed by public meetings. City staff continues to work with PG&E to evaluate the feasibility of renewable energy generation on the site.

## **Fire Station**

Photo below shows existing Station 81 and the location of the recently installed temporary "triple-wide" trailers. The pending Baylands EIR should consider the most appropriate location for a fire station that will best serve all of Brisbane, including any development that might be certified in that document. Once the question of location is answered, staff can begin review of options for relocating, rehabilitating, or rebuilding the city's fire station.

## **Library/Eagles**

Sketch below shows existing Eagle Aerie location at 185 Visitacion Avenue, and existing Teen Center/CEV Assembly at 22 San Bruno Avenue. The land swap/relocation under consideration will require approval of the local Aerie members, in addition to relocation of the Teen Center and the CEV Assembly Area/Command Post.

## **Downtown Brisbane**

- Work with Chamber, parking enforcement, cleanliness
- Library, affordable housing, Eagles Bldg – business license tax funds, NER funds
- RDA threat by Governor – impact on affordable housing

## **Recology / Sierra Point Lumber**

- Both projects land use impacts being studied in Baylands EIR
- Staff working/negotiating with Recology & S.F. regarding fees for tonnage. Now, future, timing.
- Sierra Point Lumber is considering submitting an application for an interim use permit



### **Shared Services**

- City Manager on San Mateo County's City Manager's Shared Services Committee
- Areas under consideration that may impact Brisbane are Fire Services.

### **School JPA / Bus Agreement**

- Recommend continuing current program for JPA funds and bus agreement for FY 2011/2012
- Evaluate for JPA's in core service analysis, first by subcommittee and then by full City Council
- Support of JPA programs may not be sustainable beyond July of 2012, depends on finances