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Date: September 28, 2006
To: Lemoore City Council
From: Tom Hernandez, Parks & Recreation Director &
Joe Simonson, Parks & Buildings Superintendent
Subject: Landscaping and Lighting Maintenance District (LLMD)
Maintenance Options for Zones 4, 6, 7 and 11

Discussion:

Due to the recent homeowner's negative vote for increasing the annual rate, the following options are being proposed to City Council members for consideration.

No reserves in the LLMD Zone budgets to take care of such emergency repairs as uninsured motorist running into block walls, knocking over street lights or damages to trees and landscaping. Would like recommendation of how City Council would like these incidents funded. Future increases of these incidents are predicted as well as minimum wage cost increases.

Zone 4 - Running Springs

- **Option 1**
Dissolve the District (see attached sketches) by removing the gate, electrical, concrete, and building a 30'3" concrete wall, 100' wood fence and deeding the property over to adjoining three homeowners.
\$8,500 one time expense. **PROS:** Immediate savings of \$400 per year to the General Fund; Making the three bordering neighbors happy; No need for future sidewalk repairs **CONS:** Removes a walking path to Heritage park from housing area.
- **Option 2**
Remove all bushes, remove existing sprinklers and reconfigure a drip system only to the trees, remove concrete walk way and replace with decomposed granite and chain gate shut.
\$3,200 one time expense. **PROS:** Immediate savings of \$200 per year to General Fund; Option to open gate if needed. **CONS:** Still running a \$200 deficit; unattractive
- **Option 3**
Maintain existing maintenance which is cleaned up thoroughly two times a year and apply a pre-emergent. Concrete repairs are still required.
\$0 one time expense **PROS:** No immediate financial outlay. **CONS:** \$400 per general Fund deficit that will only increase with new minimum wage laws.

Zone 6 – Capistrano

- **Option 1**

Lemoore...where Character Counts

Remove all grass in island entry area and replace with stamped concrete (see attached sketch and map).
\$2,600 one time expense. **PROS:** Savings of \$222 annually; and less erosion of the neighboring asphalt.
CONS: Maintain current deficit of \$1,213.95 we are presently incurring.

- **Option 2**

Remove bushes and trees through attrition with no replacement.
\$0 one time expense. **PROS:** No additional one time cost. **CONS:** Continuing to maintain a \$1,436 deficit;
poor aesthetics.

Zone 7 – Silverado

- **Option 1**

Remove bushes and trees through attrition with no replacement.
\$0 one time expense. **PROS:** no one time expense and added labor required. **CONS:** Poor aesthetics;
Cost of \$2,785 annually to the General Fund and increased cost over time due to labor cost increases.

- **Option 2**

Remove ground cover that is being overtaken by Bermuda grass with no replacement and apply a pre-emergent
for weed control and leave only the trees.
\$8,420 one time expense. **PROS:** Reduced negative deficit by \$800 per year. **CONS:** Still maintaining a
current \$2,000 deficit which will increase overtime and poor aesthetics;

Zone 11 – Self Help

- **Option 1**

Remove bushes and trees through attrition
\$0 one time expense. **PROS:** No increased maintenance. **CONS:** Poor aesthetics; no help for \$2,500
annual deficit; (this is more than the \$1,919.52 we collect yearly.)

- **Option 2**

Remove all grass, cap sprinklers and apply pre-emergent for weeds twice per year.
\$2,700 one time expense. **PROS:** No added capital expenses. **CONS:** Continued deterioration

- **Option 3**

Refer to attached map; lot 15 – the area storm drain basin. Per recommendation of City Engineer Harry Tow of
Quad Knopf, the basin should be turned over to the Sewer Maintenance District as there is no benefit to the
homeowners due to locked fencing.
\$0 one time expense. **PROS:** Transferring a \$1,000 burden to Sewer Department. **CONS:** None

Budget Impact:

Each Zone shown above within District 1 of the LLMD will be affected according to City Council's
decisions. See Tables attached of "Estimated costs to Assessment" for actual maintenance cost in Zones
4, 6, 7 & 11.

Recommendation:

None. Take action as needed.