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Date: September 28, 2006 Study Session
To: Lemoore City Council Item 3
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 offered to City Council members for consideration.

There are not adequate reserves in the LLMD Zone budgets to take care of such emergency repairs as uninsured motorists running into block walls, knocking over street lights or damages to trees and landscaping. We need to determine how these repairs are to be funded if they occur.

A portion of future costs increases in the LLMD is increased wages, since most of the labor is provided at minimum wage and those costs increase January 1, 2007 to \$7.50/ hr., and January 1, 2008 to \$8.00/ hr.

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 homeowners. The City would incur a one-time expense of \$8,500.
PROS: 1) No need for General Fund to supplement this zone for maintenance; 2) making the bordering neighbors happy; 3) 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 walkway and replace with decomposed granite and chain gate shut.
The City would incur a one-time expense of \$3,200.
PROS: No need for General Fund to supplement this zone for maintenance; option to open gate if needed.
CONS: Still running a \$200 deficit; unattractive landscaping.
- **Option 3**
Maintain existing maintenance, which is cleaned up thoroughly two times a year and apply a pre-emergent. Concrete repairs will be required in the future.

At this time the City would not incur any one-time expenses.

PROS: No immediate financial outlay.

CONS: \$400 per General Fund funding contribution that will only increase with new minimum wage laws.

Zone 6 – Capistrano

▪ **Option 1**

Remove all grass in island entry area and replace with stamped concrete (see attached sketch and map).

The City would incur a one-time expense of \$2,600.

PROS: Savings of \$222 annually; less erosion of the neighboring asphalt.

CONS: Maintain current deficit of \$1,213.95 we are presently incurring. (General Fund to make up the difference.)

▪ **Option 2**

Remove bushes and trees through attrition with no replacement.

At this time the City would not incur any one-time expenses.

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.

At this time the City would not incur any one-time expenses.

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.

The City would incur a one-time expense of \$8,420. **PROS:** Reduced negative deficit by

\$800 per year. **CONS:** Still maintaining a current \$2,000 deficit, which will increase over time and poor aesthetics.

Zone 11 – Self Help

▪ **Option 1**

Remove bushes and trees through attrition

At this time the City would not incur any one-time expenses.

PROS: No increased maintenance.

CONS: Poor aesthetics; no help for \$2,500 annual deficit General Fund contribution; (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.

The City would incur a one-time expense of \$2,700.

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 maintenance responsibility should be shifted to the Sewer/Storm Drain Fund as the basin provides no special or direct benefits to the residents of the zone.

At this time the City would not incur any one-time expenses.

PROS: Transferring a burden to Sewer/Storm Drain Fund.

CONS: None

The Council may wish to discuss other concepts such as privatization, another election with an increased assessment but lower than the previous requested increase, or other options. Staff will be prepared to address these issues or answer any questions that may arise.

Budget Impact:

Each Zone shown above within District 1 of the LLMD will be affected according to City Council's direction. See Tables (excerpts from the 2006 LLMD Engineers Report) attached of "Estimated Costs to Assessment" for actual maintenance cost in Zones 4, 6, 7 & 11.

Recommendation:

Council discussion and direction.