

CITY OF OAKLAND

AGENDA REPORT

03/28/06 11:52

To: Office of the City Administrator
Attn: Deborah Edgerly
From: Budget Office and Public Works Agency
Date: March 28, 2006

Re: Supplemental Report Providing Additional Fiscal Information Regarding the Resolution (A) of Intention to Levy the Landscaping and Lighting Assessment; (B) Accepting the Fiscal Year 2006-07 Preliminary Engineer's Report for the City of Oakland Landscaping and Lighting Assessment District; (C) Setting the Date for a Public Hearing; and (D) Authorizing the Preparation and Mailing of Notices and Ballots Seeking Property-Owner Approval of a Proposed Rate Increase

This supplemental report provides additional information in two areas of fiscal impact. The March 28, 2006 LLAD staff report included a list of program areas that could qualify for LLAD funding. This supplemental report provides detailed descriptions of each funding category and a list of key deliverables for each program area. This supplemental report also includes a discussion of proposed assessments on City of Oakland owned properties and property held for resale by Oakland Redevelopment Agency.

The attached City of Oakland LLAD Assessment Breakdown (Exhibit A) provides detailed LLAD assessment breakdowns for:

- Chart #1 - All Parcel Classifications
- Chart #2 - Schools, Churches and Hospitals
- Chart #3 - Public Parcels

Proposed Uses for Enhanced LLAD Funding:

The proposed budget for the enhanced LLAD funding is **\$4.48 million**. This budget has been updated and increased since the March 28, 2006 LLAD staff report which stated that **\$4.08 million** of the **\$4.48 million** would provide enhancements. Staff recommends allocating the entire budget of **\$4.48 million** to provide enhancements; the breakdown of these enhancements has been developed in consultation with Vice Mayor Quan and Councilmember Brunner.

Parks

With an additional **\$2,745,238** park maintenance staff will be increased to service areas added as Measure DD Oakland Trust for Clean Water and Safe Parks projects are completed at Lakeside Park and along the Waterfront. The new staff will also be assigned to work at other new or renovated parks and streetscapes throughout the City including Mandela Parkway, Union Point Park and Memorial Park. The additional staffing will also improve service levels at existing locations. This staffing includes:

- An additional Park Supervisor will help to oversee operations at Lakeside Park, and another Irrigation Repair Specialist will be added to maintain and repair the existing irrigation infrastructure. Part-time Park Attendants will supplement basic service such as litter pickup and weeding during peak times in the spring and summer months when the parks are heavily used by the public (\$1,637,804).
- New staff will perform increased park maintenance at athletic (football, soccer and baseball) fields including weeding and trash removal and maintenance at outdoor basketball and tennis courts (\$327,537).
- In accordance with mandated creek restoration permit requirements, a dedicated City-wide crew will be established to conduct regular bank stabilization, erosion control, and trash and debris removal along creeks in City owned parks. Additionally, the crew will be trained to provide adaptive vegetation and hydrological management of creek restoration projects including regularly scheduled supplemental planting, weeding, pruning, mulching and irrigation repair to prevent plant loss in order to meet restoration permit requirements (\$279,897).

Finally, the enhanced funding will provide for development or renovation of sports fields in collaboration with Oakland Unified School District and within existing City parks (\$500,000).

Key deliverables for an increase of **\$2,745,238**:

- Conduct regular bank stabilization, erosion control and trash and debris removal along creeks in City owned parks
- Weed and remove trash at football, soccer and baseball fields
- Clean and remove trash from 90 outdoor basketball courts and 60 tennis courts
- Service each park, public ground, streetscape and median at least twice a week
- Increase litter pickup and weeding during spring and summer when parks are most heavily used
- Maintain new Measure DD Oakland Trust for Clean Water and Safe Parks projects as they are completed
- Provide weekend and holiday litter service at major parks and in support of special events at parks
- Add dedicated full time gardeners at five major parks (Brookfield, Bushrod, Montclair, Mosswood and San Antonio). (Arroyo Viejo, Defremery, Dimond, Joaquin Miller and Lakeside already have dedicated gardeners.)
- Develop or renovate sports fields in collaboration with Oakland Unified School District and within existing City parks

Trees

The added **\$789,961** will pay for increasing tree planting and improving tree maintenance services Citywide. Seven additional staff would be hired in the Tree Services Division. This funding will also pay for purchasing 1000 additional trees and stakes (\$53,500). A year-round

tree planting crew will include a supervisor to coordinate the program (\$113,087). An existing tree pruning crew will have a Tree Worker/Driver added to become fully staffed (\$79,013). A four-person crew will be hired, and equipment will be leased, to prune street and park trees as a programmed operation (\$424,237). An Arboricultural Inspector will be restored to sufficiently support the increased pruning program and to improve the administration of various tree-related ordinances (\$120,124).

Key deliverables for an increase of **\$789,961**:

- Purchase, plant and stake an additional 1000 trees per year
- Complete all existing, approved planting requests (backlog) within one year.
- Prune an additional 1775 street and park trees per year
- Provide more balanced customer service and efficiency by inspecting and pruning all trees on a block in the same cycle, rather than pruning individual trees by request
- Reduce emergency response overtime and claims paid due to tree failure

Electrical

The additional **\$746,025** will pay for the CPUC approved and PG&E implemented 6.3% streetlight electricity rate increases (\$529,932); the CPUC approved and PG&E implemented 9.3% park facility electricity rate increases (\$43,414); up to a maximum of 80 temporary streetlight changes for crime reduction as requested by OPD (\$50,000); the operations and maintenance of up to 580 newly installed or to be installed streetlights from City and private projects (\$62,595); and enhanced outdoor park lighting (ballfield and pedestrian) maintenance with the addition of a 37' boom truck and limited overtime (\$60,084).

Key deliverables for an increase of **\$746,025**:

- Fund CPUC approved and PG&E implemented 6.3% streetlight electricity rate increase
- Fund CPUC approved and PG&E implemented 9.3% park facility electricity rate increase
- Fund up to a maximum of 80 temporary streetlighting changes for crime reduction.
- Fund operations and maintenance for up to a maximum of 580 newly installed or to be installed streetlights/pedestrian lights from:
 1. Mandela Parkway Median
 2. Laurel Streetscape
 3. Acorn/Prescott Pedestrian Improvement Project
 4. Eastlake Streetscape/Pedestrian Improvement Project
 5. Leona Quarry
 6. MacArthur Utility Undergrounding District 233
 7. Miscellaneous private projects
- Maintain outdoor lighting within parks, and at 17 ballfields and 45 tennis courts

Accountability

In addition, **\$200,000** will fund the development of performance standards for LLAD covered services to be established by October 1, 2006, as well as the annual independent evaluation of compliance with the proposed standards.

Key deliverables for an increase of **\$200,000**:

- Performance standards for LLAD funded services
- Annual independent evaluation of compliance with performance standards

Proposed Assessments on City of Oakland Owned Property and Property Held for Resale by the Oakland Redevelopment Agency

Assessments for all public property that is found to benefit from LLAD services, including properties owned by the City of Oakland and held for resale by the Oakland Redevelopment Agency (ORA), will also be increased, as required by Proposition 218. (Currently, the General Purpose Fund [GPF] pays assessments to such districts as the Wildfire Prevention Assessment District and Fruitvale Business Improvement District for properties owned by the City of Oakland.) These benefiting public parcels will be assessed at the same rates as the private property.

For FY 2006-07, the Preliminary Engineer's Report estimates that the assessment on properties owned by the City of Oakland will be **\$0.46 million**; for properties held for resale by the ORA, the LLAD assessment is projected to be **\$0.084 million**. Staff proposes that the General Purpose Fund pay the LLAD assessment for City of Oakland-owned properties and the ORA pay the LLAD assessment for its properties.

RECOMMENDATION

Staff recommends that the City Council accept this supplemental report.

Respectfully submitted,



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APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE



Office of the City Administrator

EXHIBIT A - City of Oakland LLAD Assessment Breakdown

DRAFT City of Oakland LLAD Assessment Breakdown
Comparison of Assessments with and without the Assessment Increase
CHART #1 - All Parcel Classifications within the LLAD

Class	FY 06-07 ¹		FY 06-07 ²			FY 06-07	FY 06-07
	Total		Total		Estimated	Approx.	Approx.
	No. of	FY 06-07 ¹	No. of	FY 06-07 ²	Assessment	Average	Average
	Parcels	Assessment	Parcels	Assessment	Assessment	Assessment	Assessment
	w/o Increase	w/o Increase	w/Increase	w/Increase	Increase	w/o Increase	w/Increase
Commercial/Industrial Condos	871	\$44,808	874	\$62,209	\$17,401	\$51	\$71
Cemeteries	26	\$0	26	\$0	\$0	\$0	\$0
Churches	485	\$329,694	485	\$454,978	\$125,284	\$680	\$938
Commercial	4,560	\$2,090,238	4,857	\$3,535,102	\$1,444,865	\$458	\$728
Condominiums/Townhomes	8,246	\$643,601	8,246	\$888,169	\$244,568	\$78	\$108
Golf Courses	6	\$7,759	9	\$19,227	\$11,468	\$1,293	\$2,136
Hospitals	48	\$53,955	51	\$100,364	\$46,409	\$1,124	\$1,968
Hotels	106	\$98,830	106	\$136,385	\$37,555	\$932	\$1,287
Industrial	1,741	\$1,136,869	1,839	\$2,033,350	\$896,480	\$653	\$1,106
Institutional	65	\$56,632	66	\$84,294	\$27,662	\$871	\$1,277
Multi-Family Residential	16,827	\$4,765,570	17,138	\$6,825,957	\$2,060,387	\$283	\$398
Mobile Home Park	181	\$18,345	181	\$25,316	\$6,971	\$101	\$140
Port	93	\$777,251	93	\$1,072,607	\$295,355	\$8,358	\$11,533
Schools	121	\$312,650	319	\$1,410,334	\$1,097,684	\$2,584	\$4,421
Single-Family Residential	64,715	\$6,800,635	64,735	\$9,387,722	\$2,587,087	\$105	\$145
Tall Buildings	79	\$580,975	111	\$1,011,952	\$430,977	\$7,354	\$9,117
Utilities	352	\$43,990	377	\$61,339	\$17,350	\$125	\$163
Vacant Churches	1	\$334	1	\$461	\$127	\$334	\$461
Vacant Commercial	397	\$133,965	397	\$184,871	\$50,907	\$337	\$466
Vacant Industrial	461	\$130,845	461	\$180,566	\$49,721	\$284	\$392
Vacant Institutional	10	\$3,500	10	\$4,829	\$1,330	\$350	\$483
Vacant Multi-Family	97	\$9,931	97	\$13,705	\$3,774	\$102	\$141
Vacant Single Family	<u>3,327</u>	<u>\$357,990</u>	<u>3,327</u>	<u>\$494,026</u>	<u>\$136,036</u>	<u>\$108</u>	<u>\$148</u>
Total	102,815	\$18,398,365	103,806	\$27,987,764	\$9,589,399	\$179	\$270
Less Priv. Churches, Schools, Hospitals		(\$696,633)					
Total		\$17,701,732					

¹ Excludes Public Parcels (Except the Port of Oakland)

² Includes all Assessable Public Parcels

**DRAFT City of Oakland LLAD Assessment Breakdown
Assessments with Increase
CHART #2 - Schools, Churches and Hospitals**

Class	Total No. of Parcels w/Increase	FY 06-07		Approx. Average Assessment w/Increase
		FY 06-07 Assessment w/Increase	Estimated Assessment Increase	
Churches	485	\$454,978	\$125,284	\$938
Hospitals (Private)	48	\$74,458	\$20,503	\$1,551
Hospitals (Public)	3	\$25,906	\$25,906	\$8,635
Schools (Private)	121	\$431,457	\$118,807	\$3,566
Schools (Public)	198	\$978,878	\$978,878	\$4,944
Vacant Churches	<u>1</u>	<u>\$461</u>	<u>\$127</u>	<u>\$461</u>
Total	856	\$1,966,137	\$1,269,504	\$2,297

**DRAFT City of Oakland LLAD Assessment Breakdown
Assessments with Increase
CHART #3 - Public Parcels - Excluding the Port of Oakland**

Class	FY 06-07 Total No. of Parcels w/Increase	FY 06-07 Assessment w/Increase	Estimated Assessment Increase	FY 06-07 Approx. Average Assessment w/Increase
Commercial/Industrial Condos	3	\$374	\$374	\$125
Commercial	297	\$650,575	\$650,575	\$2,190
Golf Courses	3	\$8,520	\$8,520	\$2,840
Hospitals	3	\$25,906	\$25,906	\$8,635
Industrial	98	\$464,470	\$464,470	\$4,739
Institutional	1	\$6,142	\$6,142	\$6,142
Multi-Family Residential	311	\$249,471	\$249,471	\$802
Schools	198	\$978,878	\$978,878	\$4,944
Single-Family Residential	20	\$2,845	\$2,845	\$142
Tall Buildings	32	\$210,206	\$210,206	\$6,569
Utilities	<u>25</u>	<u>\$634</u>	<u>\$634</u>	<u>\$25</u>
Total	991	\$2,598,020	\$2,598,020	\$2,622

FINANCE & MANAGEMENT CMTE.
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