

CITY OF OAKLAND

AGENDA REPORT

OFFICE OF THE CITY CLERK

2006 MAR 30 PM 6:13

To: Office of the City Administrator
Attn: Deborah Edgerly
From: Budget Office and Public Works Agency
Date: April 4, 2006

Re: Supplemental Report Providing Additional 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 (D) Authorizing the Preparation and Mailing of Notices and Ballots Seeking Property-Owner Approval of a Proposed Rate Increase and (E) Establishing Performance Standards

This supplemental report provides additional information on the City of Oakland's Landscaping and Lighting District (LLAD) requested at the March 28, 2006 meeting of the Finance and Management Committee:

- Discuss the option of providing a subsidy to low-income single family residential property owners
- Prepare draft performance standards based on San Francisco's Park Maintenance Standards (5/3/05) and City of Oakland's historic Field Supervisor Manual (7/1/79) and modify the resolution to include language about performance standards (Exhibit A)
- Respond to Council Member Larry Reid's questions concerning electrical project funding

Optional Subsidy for Low-Income Single Family Residential Property Owners

Currently low income single family residential property owners pay the full assessment for the LLAD. At its discretion, the City Council may authorize a subsidy to low-income single family residential property owners which would take the form of a rebate or refund. Any subsidy granted would have to be transferred to the LLAD from other funding sources. In FY 2006-07, this subsidy could be paid from the \$2.5 million General Purpose Fund (GPF) transfer that was used to balance the LLAD budget, but which would not be necessary if property owners approve the increased rate. It is important to note that the \$2.5 million GPF transfer was from one-time only funds. For FY 2007-08 and beyond, Council would need to identify another funding source to continue the subsidy of low-income single family residential property.

Provided that a majority of property owners approve the proposed LLAD assessment increase in FY 2006-07 the average rate for a single family parcel would be **\$150.00** per parcel, an increase of approximately **\$40.00** per parcel over the FY 2005-06 rate.

Item # _____
City Council Meeting
April 4, 2006

- Staff returns by July 18, 2006 with additional performance standards

Responses to Councilmember Reid's LLAD Questions

At the March 28, 2006 Financial and Management Committee Meeting, Councilmember Reid requested responses to the following questions regarding the proposed budget for Public Works' Electrical Services programs.

Will the LLAD provide the maintenance of additional streetlights?

Yes, the enhanced LLAD provides for the operations and maintenance of new lights. It will cover the cost for up to a maximum of 580 newly installed or to be installed streetlights/pedestrian lights from the following recent or ongoing City projects:

- Mandela Parkway Median
- Laurel Streetscape
- Acorn/Prescott Pedestrian Improvement Project
- Eastlake Streetscape/Pedestrian Improvement Project
- Leona Quarry
- MacArthur Utility Undergrounding District 233
- Miscellaneous private projects

Will the enhanced LLAD provide for the maintenance of the existing streetlights?

Yes, the LLAD will provide funding for the PG&E bills and for the operation and maintenance of the existing streetlights.

What is the effect of not having a scheduled relamping program for streetlights?

Without a program to proactively replace streetlight lamps before they burn out in large quantities throughout the City, Electrical Services would not be able to keep up with the outage repair calls. Streetlight outage and repair calls have steadily increased from 2,000 calls in FY 2003-04 to 3,525 calls in FY 2004-05, and are projected at 4,000 outages in FY 2005-06. This rapid increase in repair calls is due to the increasing number of failures due to the end of the streetlight's life cycle. Without a scheduled group relamping program for streetlights, the City will experience increasing response times to repair streetlight outages citywide from the City approved performance measure of 3-5 working days to a projected 7+ working days.

What, if any, are the options for funding the proactive streetlight relamping program?

The cost to fully fund the program would be \$473,373 annually. The options are:

- Do not fund the program (see response above regarding results).
- Partially fund the program. The net result will be that light failures will continue to occur at the end of the average 5-6 year life of lamps, which will result in a significant rise in calls to repair outages. Staff will again be tasked with responding to individual light outage calls and replacing lights on an as-required basis throughout the City. The benefit

of the economy of scale of replacing groups of lights at the end of their lifecycle would be lost in a partially funded program.

- Fully fund the program from the proposed budget, which will cause a reduction in another area.
- Fully fund the program by increasing the LLAD assessment from **\$10.0 million** to **\$10.5 million** which will increase the rates by **\$2.00 per single family residential parcel per year**. All other assessments would increase proportionately.

What would it take to regain the City approved performance measure of responding to streetlight outages?

Fully funding a proactive streetlight relamping program at **\$473,373** per fiscal year would regain the City-approved performance measure of responding to streetlight outages within 3 - 5 working days. To fully fund the proactive relamping program with LLAD funds would require either increasing the total LLAD enhancement from **\$10.0 million** to approximately **\$10.5 million** or reducing other programs by approximately **\$0.5 million**.

RECOMMENDATION

Staff recommends that the City Council:

- Adopt the Resolution of Intention to Levy the Landscaping and Lighting Assessment
- Accept the Fiscal Year 2006-07 Preliminary Engineer's Report for the City of Oakland Landscaping and Lighting Assessment District
- Set the Date for a Public Hearing
- Authorize the Preparation and Mailing of Notices and Ballots Seeking Property-Owner Approval of a Proposed Rate Increase
- Establish Performance Standards
- Determine whether churches, school, hospitals and/or low income single family residential will be subsidized by the City, and if so, at what level
- Determine whether the proactive street relamping program should be fully funded, reduced in scope, funded either within the **\$10.0 million** LLAD enhancement or through an increase in the LLAD assessment

ACTION REQUESTED OF THE CITY COUNCIL

Adopt 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 (D) Authorizing the Preparation and Mailing of Notices and Ballots Seeking Property-Owner Approval of a Proposed Rate Increase and (E) Establishing Performance Standards

Respectfully submitted,



CHERYL L. TAYLOR
Interim Budget Director



RAUL GODINEZ II
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&
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APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE



Office of the City Administrator

EXHIBITS

- A – Draft LLAD Maintenance Standards
- B – Summary of Subsidies

OAKLAND CITY COUNCIL
RESOLUTION NO. _____ C.M.S.

OFFICE OF THE CITY CLERK

2006 MAR 30 PM 9:53

**RESOLUTION OF INTENTION AND ACCEPTING THE
FISCAL YEAR 2006-07 PRELIMINARY ENGINEER'S REPORT FOR THE
CITY OF OAKLAND LANDSCAPING AND LIGHTING ASSESSMENT
DISTRICT, SETTING THE DATE FOR A PUBLIC HEARING, AUTHORIZING
THE PREPARATION AND MAILING OF NOTICES AND BALLOTS, AND
ESTABLISHING PERFORMANCE STANDARDS**

WHEREAS, pursuant to the California Streets and Highways Code, Sections 22500, et seq., known as the Landscaping and Lighting Act of 1972 (Act of 1972), the City has taken a series of actions preliminary to ordering the establishment of the Landscaping and Lighting Assessment District ("District") and did establish such District on June 23, 1989; and

WHEREAS, pursuant to the California Streets and Highway Code Sections 22500, et seq., the City has renewed the District each subsequent year; and

WHEREAS, the voters of the City of Oakland previously approved the continuation of the District; and

WHEREAS, the City Administrator filed with the City Clerk and presented before the Finance and Management Committee of the City Council, on March 28, 2006, reports for the continuation of the Landscaping and Lighting Assessment District in order to raise revenues for the installation, maintenance, and servicing of public landscaping and lighting; and

WHEREAS, the District Engineer has submitted a Preliminary Engineer's Report for the District containing details of proposed Landscaping and Lighting Assessment District increased assessment rates for FY 2006-2007, which is on file with the City Clerk; now, therefore be it

RESOLVED: That the City Council intends to levy and collect assessments within the City of Oakland Landscaping and Lighting Assessment District for FY 2006-2007, with an increase in assessments from prior years; and be it further

RESOLVED: That the City Council authorizes the preparation and mailing of Notices and Ballots seeking Property-Owner Approval of an increase in assessments; and be it further

RESOLVED: That the City shall not expend funds from this increase until the City Council approves performance standards for the maintenance and servicing of public landscaping and lighting; and be it further

RESOLVED: That the City Council hereby approves the performance standards for maintenance and servicing of public landscaping and lighting attached as Exhibit A; and be it further .

RESOLVED: That City staff shall present additional performance standards to the City Council by July 18, 2006, and the City Council may review annually and/or amend any performance standard; and be it further,

RESOLVED: That the performance standards will be used in annual independent performance reviews; and be it further,

RESOLVED: That, beginning in Fiscal Year 2006-2007 and each year thereafter, the City Council may increase the assessment hereby only upon a finding that the cost of living in the immediate San Francisco Bay Area, as shown on the Consumer Price Index (CPI) for all items in the San Francisco Bay Area as published by the U.S. Department of Labor Statistics, has increased. In no event shall any adjustment exceed five percent of the assessment charged during the immediately preceding fiscal year; and be it further

RESOLVED: That the City Council accepts the Preliminary Engineer's Report for the Landscaping and Lighting Assessment District for discussion purposes; and be it further

RESOLVED: That all the area of land to be assessed is located in the City of Oakland, Alameda County; and be it further

RESOLVED: That a public hearing is set for June 20, 2006 at 7:00 p.m., or soon thereafter as the item may be heard, in the City Council Chambers, Oakland City Hall, One Frank H. Ogawa Plaza, Oakland, California regarding the FY 2006-07 Landscaping and Lighting Assessment District and the levy of assessments; and be it further

RESOLVED: That the Office of the City Administrator is directed to publish notice of the public hearing no later than June 13, 2006.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2006

PASSED BY THE FOLLOWING VOTE:

AYES--- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID and PRESIDENT DE
LA FUENTE

NOES---

ABSENT---

ABSTENTION---

ATTEST: _____

LA TONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

Exhibit A		
City of Oakland		
Draft LLAD Performance Standards		
Park Features and Elements	Proposed Standards with Enhanced LLAD Funding	
1	Lawns	
	Cleanliness	Turf is free of litter and organic debris that impedes mowing. Notes: The standard is met if no more than 25 pieces of litter are visible in a 50' by 50' area or along a 200' line. Examples of litter include cigarette butts, tissue paper, food wrappings, newspapers, and larger items like abandoned appliances. Examples of debris include limbs and rocks. Leaves are excluded. The standard is not met if needles, condoms, broken glass, and/or feces are present.
	Color	80% of turf area is uniformly green
	Density and spots	80% of turf areas is free of bare spots
	Drainage/flooded area	To be completed for the July 18, 2006 City Council Meeting
	Edged	80% of edges are clearly defined and have less than four (4) inches of growth over adjoining landscape
	Height/mowed	Lawns are mowed and kept at a uniform height of less than four (4) inches
	Holes	Noticeable from a ten (10) feet distance, lawns are free of visible holes greater than six (6) inches in diameter and/or depth.
2	Ornamental gardens, shrubs and ground covers	To be completed for the July 18, 2006 City Council Meeting
	Cleanliness	
	Plant health	
	Pruned	
	Weediness	
3	Park Trees	
	Limbs	No broken or hanging limbs greater than four (4) inches in diameter are visible or impede passage to pedestrians. (Does not include regional or open space park trees.)
	Plant health	All trees are alive and 90% of trees are free of damage (e.g. dead limbs, brown foliage, damaged bark). (Does not include regional or open space parks)
4	Park and Street Trees	
	<u>Watering</u>	300 trees in street medians and commercial locations
	<u>Pruning</u>	5500 trees per year
	<u>Planting</u>	2000 trees per year based on number of requests received

5	Hardscapes and trails	To be completed for the July 18, 2006 City Council Meeting
	Cleanliness	
	Drainage/flooded area	
	Graffiti	
	Surface quality	
	Weediness	
6	Open Space (Undeveloped park)	Natural resource areas are not included in these standards.
	Cleanliness	From a 10 feet distance (i.e. the nearest path), open space is free of litter and debris. Notes: In open space, the standard is met if no more than 25 pieces of litter are visible in a 50' by 50' area or along a 200' line. Examples of litter include cigarette butts, tissue paper, food wrappings, newspapers, and larger items like abandoned appliances. Examples of debris include large tree limbs.
7	Turf Athletic fields	
	Cleanliness	Turf athletic fields are free of litter and debris. Notes: The standard is met if no more than 20 pieces of litter are visible in a 50' by 50' area or along a 200' line. Examples of litter include cigarette butts, tissue paper, food wrappings, newspapers, and larger items like abandoned appliances. Examples of debris include large tree limbs.
	Color	80% of turf athletic area is uniformly green
	Drainage/flooded areas	To be completed for the July 18, 2006 City Council Meeting
	Fencing	"
	Functionality of structures	"
	Graffiti	"
	Height/mowed	Turf is mowed and kept at a uniform height of less than four (4) inches.
	Holes	Noticeable from a ten (10) feet distance, lawns are free of visible holes greater than six (6) inches in diameter and/or depth.
8	Outdoor athletic courts	Tennis and basketball courts only. Notes: The standard is met if no more than 20 pieces of litter are visible in a 50' by 50' area or along a 200' line. Examples of litter include cigarette butts, tissue paper, food wrappings, newspapers, and larger items like abandoned appliances. Examples of debris include large tree limbs.
	Cleanliness	80% of court surface is free of litter and debris
	Drainage/flooded areas	To be completed for the July 18, 2006 City Council Meeting
	Fencing	"
	Functionality of structures	"
	Graffiti	"
	Painting/stripping	"
	Surface quality	"

9	Children's play areas	
	Cleanliness	90% of children's play area is free of litter, debris and weeds. 90% of sandbox is free of foreign debris.
	Fencing	To be completed for the July 18, 2006 City Council Meeting
	Functionality of equipment	"
	Graffiti	"
	Integrity of equipment	"
	Painting	Painted structures are free of peeling or chipped paint
	Signage	To be completed for the July 18, 2006 City Council Meeting
	Surface quality	If applicable, sand is loose (not compacted) and the level is at least 12 inches in depth. If applicable, 100% of rubber surface around playground equipment is present and adjacent rubber surfaces do not exceed 1/4" (0.25") of vertical elevation difference.
10	Dog play areas	Hardy Dog Park is managed by the Hardy Dog Park Dog Owners' Association
	Waste receptacles	Waste receptacles are available and not overflowing
11	Restrooms - free standing	
	Cleanliness	10.1.a. 75% of entryway and interior of restrooms are free of litter, debris and feces. 10.1.b.75% of toilets, urinals, sinks, and diaper changing stations are clean. Notes: The standard 10.1.a is met if no more than five (5) pieces of litter or debris are visible on the floor, wall or ceiling of restroom, and the trash receptacles are not full or overflowing. The standard 10.1.a. is not met if feces, needles, condoms or broken glass are present in the interior or entryway of restrooms with a 25' perimeter.
	Graffiti	To be completed for the July 18, 2006 City Council Meeting
	Functionality of structures	"
	Lighting	"
	Odor	"
	Painting	Painting has uniform coat and is not peeling
	Signage	To be completed for the July 18, 2006 City Council Meeting
	Supply inventory	75% of restrooms are stocked with toilet paper, paper towels and soap
	Waste receptacles	60% of waste receptacles are clean and not overflowing

12	Restrooms - in recreation centers	
	Cleanliness	10.1.a. 90% of entryway and interior of restrooms are free of litter, debris and feces. 10.1.b.90% of toilets, urinals, sinks, and diaper changing stations are clean. Notes: The standard 10.1.a is met if no more than five (5) pieces of litter or debris are visible on the floor, wall or ceiling of restroom, and the trash receptacles are not full or overflowing. The standard 10.1.a. is not met if feces, needles, condoms or broken glass are present in the interior or entryway of restrooms with a 25' perimeter.
	Graffiti	To be completed for the July 18, 2006 City Council Meeting
	Functionality of structures	"
	Lighting	"
	Odor	"
	Painting	Paint has uniform coat and is not peeling
	Signage	To be completed for the July 18, 2006 City Council Meeting
	Supply inventory	90% of restrooms are stocked with toilet paper, paper towels and soap
	Waste receptacles	80% of waste receptacles are clean and not overflowing
	13 Parking lots and roads	Not LLAD funded
	ADA parking spaces	
	Cleanliness	
	Curbs	
	Drainage/flooded areas	
	Graffiti	
	Painting/striping	
	Signage	
	Surface quality	
	14 Waste receptacles located in parks	
	Cleanliness of receptacles	90% of all receptacles are clean and 90% are free of graffiti. Immediate areas surrounding 90% of all waste receptacles are free of litter and debris
	Fullness	90% of all receptacles are not overflowing
	Painting	Paint has uniform coat and is not peeling, where applicable, on 90% of all receptacles
	Structural integrity and functionality	90% of all receptacles are free of large cracks or damage that affect their use

15	Benches, tables and grills	To be completed for the July 18, 2006 City Council Meeting
	Cleanliness	
	Graffiti	
	Painting	
	Structural integrity and functionality	
16	Amenities and structures	To be completed for the July 18, 2006 City Council Meeting
	Exterior of buildings	
	Drinking fountains	
	Fencing	
	Gates/locks	
	Retaining walls	
	Signage	
	Stairways	
	<u>Lighting</u>	
17	<u>Streetlighting</u>	To be completed for the July 18, 2006 City Council Meeting
18	<u>Creeks</u>	To be completed for the July 18, 2006 City Council Meeting

EXHIBIT B
Summary of Proposed Subsidies

Table 1:
Proposed Subsidy Level by Use Type (in \$millions)

	25 percent	50 percent	75 percent	100 percent
Schools	\$0.36	\$0.71	\$1.07	\$1.42
Churches	\$0.12	\$0.23	\$0.35	\$0.46
Hospitals	<u>\$0.03</u>	<u>\$0.05</u>	<u>\$0.08</u>	<u>\$0.10</u>
Total	\$0.50	\$0.99	\$1.49	\$1.98

Table 2:
Proposed Subsidy Levels for Low-Income Single Family Residential Property Owners

Number of Parcels	Subsidize Increase Only	Subsidize Entire Assessment
500	\$20,000	\$75,000
600	\$24,000	\$90,000

Range of proposed subsidies: \$0.52 million to \$2.07 million per year.

EXHIBIT A:
PERFORMANCE STANDARDS FOR MAINTENANCE AND
SERVICING OF PUBLIC LANDSCAPING AND LIGHTING

OFFICE OF THE CITY CLERK
 2005 MAY 23 3:57 PM 5:34

Feature	Elements of Each Feature	Proposed Standard
Lawns	<ul style="list-style-type: none"> • Cleanliness 	Turf is free of litter. Turf is free of organic debris that impedes mowing.
	<ul style="list-style-type: none"> • Color 	80% of turf area is fairly green.
	<ul style="list-style-type: none"> • Density and spots 	80% of turf area is free of bare spots.
	<ul style="list-style-type: none"> • Drainage/ flooded area 	80% of turf area is free of standing water two days after rain or two hours after irrigation.
	<ul style="list-style-type: none"> • Edged 	80% of edges are clearly defined and have less than four (4) inches of growth over adjoining landscape
	<ul style="list-style-type: none"> • Height/mowed 	Lawns are mowed and kept at a uniform height of less than ankle height.
	<ul style="list-style-type: none"> • Holes 	Noticeable from a ten (10) feet distance, lawns are free of visible holes greater than six (6) inches in diameter and/or depth.
Ornamental Gardens, Shrubs, and Ground Covers	<ul style="list-style-type: none"> • Cleanliness 	Ornamental gardens, shrubs, and ground covers are free of litter. Ornamental gardens, shrubs, and ground covers are free of debris.
	<ul style="list-style-type: none"> • Plant health 	90% or more of each ornamental gardens, shrubs, and ground covers shows no signs of death or damage (e.g., broken or uprooted shrubs and flowers).

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
JANE BRUNNER

	<ul style="list-style-type: none"> • Pruned 	100% of ornamental gardens, shrubs, and ground covers have appropriate size and shape for their location.
	<ul style="list-style-type: none"> • Weediness 	90% or more of each ornamental gardens, shrubs, and ground covers is free of weeds and 100% free of vines overtaking ornamental plantings.
Trees	<ul style="list-style-type: none"> • Limbs(urban park trees only) 	No broken or hanging limbs greater than four (4) inches in diameter are visible or impede passage to pedestrians.
	<ul style="list-style-type: none"> • Plant health (urban park trees only) 	All trees are alive and 90% of trees are free of damage (e.g., dead limbs, brown foliage, damaged bark)
	<ul style="list-style-type: none"> • Watering 	Maintaining proper tree health through supplemental watering in 300 locations per year in street medians and commercial areas
	<ul style="list-style-type: none"> • Pruning 	Prune 5,500 trees per year on streets and in parks
	<ul style="list-style-type: none"> • Planting 	Plant 2,000 street and park trees/year based on number of requests received
Hardscapes and Trails	<ul style="list-style-type: none"> • Cleanliness 	<p>Hardscapes are free of litter and debris.</p> <p>The surface of circulation areas adjacent to play areas is free of playground sand</p> <p>Trails are free of litter and debris</p>
	<ul style="list-style-type: none"> • Drainage/flooded area 	At least 95% of observed hardscape area is free of standing water two days after rain or two hours after irrigation

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
JANE BRUNNER

	• Graffiti	Hardscape area is free of graffiti
	• Surface quality	Paved surface is free of irregularities in grade greater than half an inch (0.5") and is free of cracks and holes greater than two (2") inches in diameter and depth.
	• Weediness	At least 95% of paved surfaces are free of weeds.
Open Space	• Cleanliness	From a 10 feet distance (i.e., from nearest path), open space is free of litter and debris
Turf Athletic Fields	• Cleanliness	Turf athletic fields are free of litter and debris
	• Color	Turf athletic fields are uniformly green
	• Drainage/flooded area	Turf athletic field is free of standing water two days after rain or two hours after irrigation.
	• Fencing	Fencing is functional, free of protrusions, and free of holes/passages along the base
	• Functionality of structures	90% of available sport-related and support structures are operational for playing or observing sports.
	• Graffiti	Turf athletic fields and their sport-related and support structures are free of graffiti.
	• Height/ mowed	Turf is mowed and kept at a uniform height of less than ankle height.
	• Holes	Noticeable from a 10 feet distance, turf field is free of holes.

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
JANE BRUNNER

Outdoor Athletic Courts	• Cleanliness	Court surface is free of litter and debris.
	• Drainage/ flooded area	At least 95% of observed court surface is free of standing water two days after rain or two hours after irrigation.
	• Fencing	Fencing is functional, free of protrusions, and free of holes/passages along the base.
	• Functionality of structures	90% of available sport-related and support structures are operational for playing or observing sports.
	• Graffiti	Outdoor athletic courts and their sport-related and support structures are free of graffiti.
	• Painting/stripping	Play lines are clearly visible and worn painted surfaces do not exceed 20% of total court surface.
	• Surface quality	Noticeable from a 10 feet distance, play court surface is smooth, and free of irregularities in grade greater than half an inch (0.5") and is free of cracks and holes greater than one inch (1") in diameter and depth.
Children's Play Areas	• Cleanliness	Children's play area is free of litter, debris, and weeds. Sandbox play areas is free of playground sand, where applicable.
	• Fencing	Where applicable, fencing is functional, free of protrusions, and free of holes/passages

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
JANE BRUNNER

		along the base.
	• Functionality of equipment	At least 80% of intended play equipment is present and functional.
	• Graffiti	Play area and its equipment are free of graffiti.
	• Integrity of equipment	80% of play equipment is free of deterioration, such as rust, rot, splinters, dents, and 100% is free of sharp edges and protrusions. 100% of attachments (e.g., bolts and screws) are secure.
	• Painting	Painted structures are free of peeling or chipped paint.
	• Signage	Signs are legible, free of graffiti, and properly installed in visible locations.
	• Surface quality	If applicable, sand is loose (not compacted) and the level is at least 12 inches in depth. If applicable, 100% of rubber surface around playground equipment is present and adjacent rubber surfaces do not exceed ¼ inch (0.25") of vertical elevation difference.
Dog Play Areas	• Bag dispenser	80% of turf area is free of standing water two days after rain or two hours after irrigation.
	• Cleanliness	Dog play area is free of litter and debris. Dog play area is free of feces.
	• Drainage/ flooded area	80% of dog play area is free of standing water two days after rain or two hours after

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
JANE BRUNNER

		irrigation.
	• Signage	Park signs for designated off-leash areas are legible, free of graffiti, and properly installed in noticeable locations.
	• Surface quality	Surface is smooth and free of holes greater than six (6) inches in diameter and/or depth.
	• Waste Receptacles	Surface is smooth and free of holes greater than six (6) inches in diameter and/or depth.
Restrooms	• Cleanliness	Entryway and interior of restrooms are free of litter, debris, and feces. Toilets, urinals, sinks, and diaper-changing stations are clean.
	• Graffiti	Restrooms are free of graffiti.
	• Functionality of structures	All toilets, urinals, partitions, stall walls and doors, diaper-changing stations, water faucets, and sink drains are operational and free of leaks, where applicable.
	• Lighting	90% of lights are operational, where applicable.
	• Odor	Restroom is free of offensive odor.
	• Painting	Painting has uniform coat and is not peeling.
	• Signage	Restroom signs are legible, free of graffiti, and properly installed near entrances.
	• Supply inventory	Restrooms are stocked with toilet paper, paper towel, and soap.

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
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	<ul style="list-style-type: none"> • Waste receptacles 	Waste receptacles are clean and not overflowing.
Parking Lots and Roads (in parks)	<ul style="list-style-type: none"> • ADA parking spaces 	ADA parking spaces are available.
	<ul style="list-style-type: none"> • Cleanliness 	Parking lots and roads are free of litter and debris.
	<ul style="list-style-type: none"> • Curbs 	When present, 90% of curbs in parking lots and roads are intact.
	<ul style="list-style-type: none"> • Drainage/ flooded areas 	Parking lots and roads are free of standing water two days after rain or two hours after irrigation.
	<ul style="list-style-type: none"> • Graffiti 	Parking lots and roads are free of graffiti.
	<ul style="list-style-type: none"> • Painting/ striping 	75% of parking and road lines are visible.
	<ul style="list-style-type: none"> • Signage 	Signs are legible, free of graffiti, and properly installed in noticeable locations.
	<ul style="list-style-type: none"> • Surface quality 	<p>Parking lots and roads are free of potholes greater than six (6) inches in diameter and/or depth.</p> <p>Parking lots and roads are evenly surfaced.</p>
Waste and Recycling Receptacles	<ul style="list-style-type: none"> • Cleanliness of receptacles 	<p>90% of all receptacles are clean and 100% are free of graffiti.</p> <p>Immediate areas surrounding 90% of all waste receptacles are free of litter and debris.</p>
	<ul style="list-style-type: none"> • Fullness 	90% of all receptacles are not overflowing.
	<ul style="list-style-type: none"> • Painting 	Painting has uniform coat and is not peeling, where applicable, on 90% of all receptacles.

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER JANE BRUNNER

	<ul style="list-style-type: none"> • Structural integrity and functionality 	90% of all receptacles are free of large cracks or damage that affect their use
Benches, Tables and Grills	<ul style="list-style-type: none"> • Cleanliness 	90% of available benches and tables are free of litter, dirt, and rust and 90% of all grills are free of litter.
	<ul style="list-style-type: none"> • Graffiti 	Immediate areas surrounding 90% of all benches, tables, and grills are free of litter, weeds, and debris.
	<ul style="list-style-type: none"> • Painting 	At least 80% of surface of all benches and tables is free of peeling or chipped paint, if applicable.
	<ul style="list-style-type: none"> • Structural integrity and functionality 	90% of benches and tables are structurally sound protrusions. Grills are operational.
Amenities and Structures	<ul style="list-style-type: none"> • Exterior of buildings 	Exterior of buildings is free of vandalism and graffiti. 90% of painting of exterior of buildings is of uniform color and not peeling.
	<ul style="list-style-type: none"> • Drinking fountains 	Drinking fountains are accessible, operational, and free of standing water and debris.
	<ul style="list-style-type: none"> • Fencing 	Fencing is functional, free of protrusions, and free of holes/passages along the base.
	<ul style="list-style-type: none"> • Gates / locks 	Existing gates, latches, and locks are operational.
	<ul style="list-style-type: none"> • Retaining walls 	Retaining walls are structurally sound. Retaining walls are free of vandalism and graffiti.
	<ul style="list-style-type: none"> • Signage 	Signs are legible, free of graffiti, and properly installed

ALTERNATE PROPOSAL FOR LLAD PERFORMANCE STANDARDS FROM COUNCILMEMBER
 JANE BRUNNER

		in noticeable locations.
	<ul style="list-style-type: none"> • Stairways 	<p>Stairways are free of litter and debris.</p> <p>Stairways are structurally sound.</p> <p>95% of stairways are free of weeds.</p>
<p>Street, Park and Court Lighting</p>	<ul style="list-style-type: none"> • Structural integrity and functionality 	<p>100% of lighting is functional</p> <p>3-5 day response time to replace bulbs that have gone out</p>