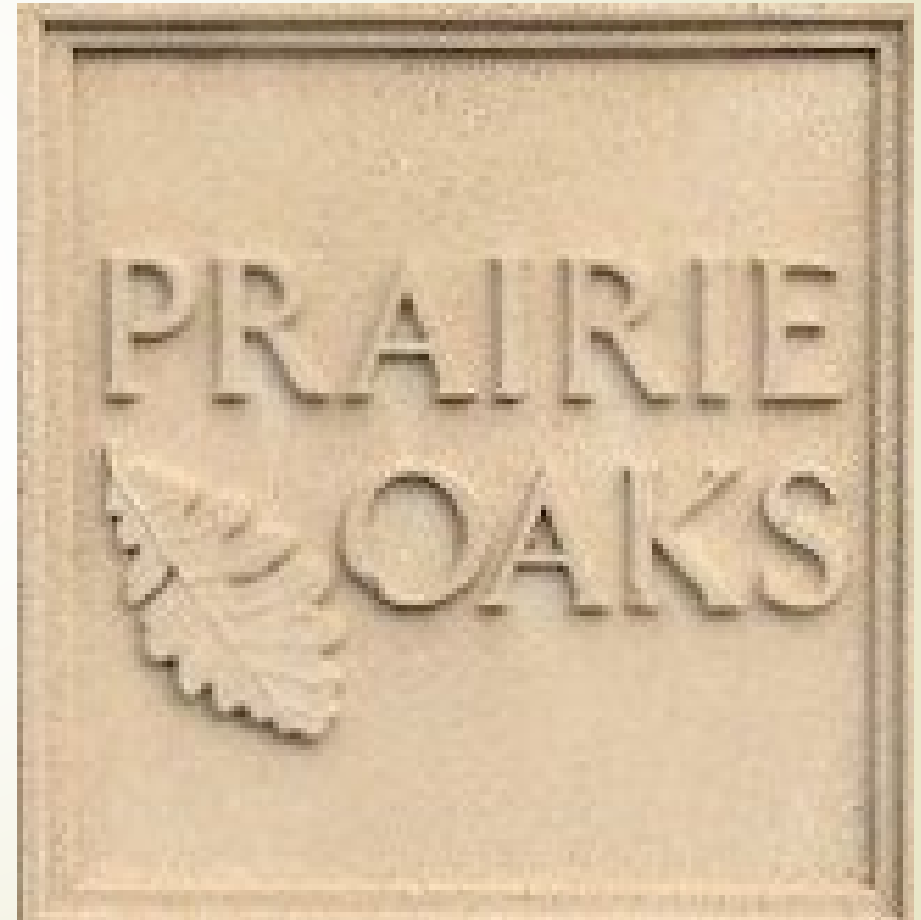


Prairie Oaks Ranch No. 2

February 17th, 2021

Public Meeting 1



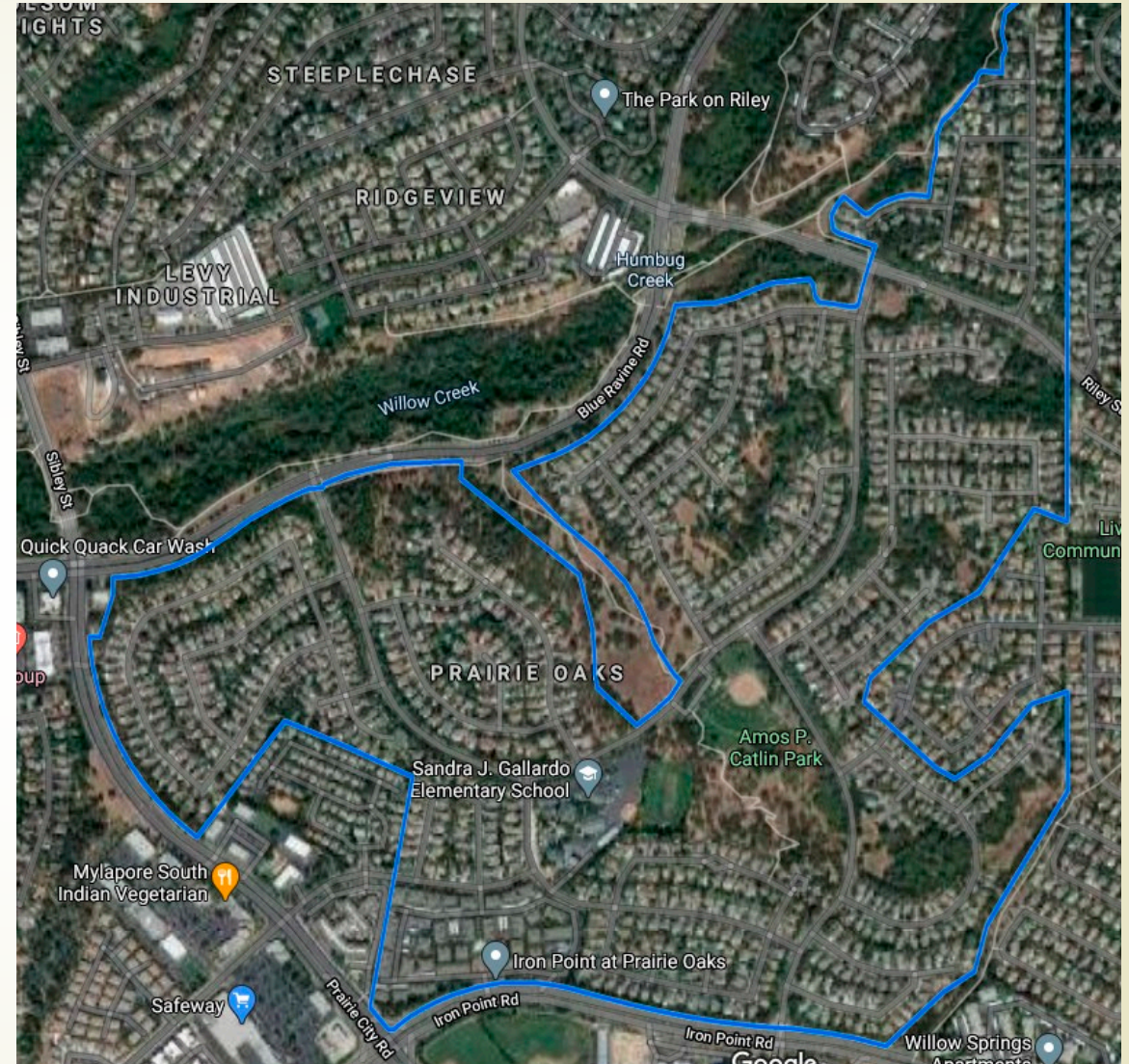


Introductions:

- ▶ Zachary Perras: Municipal Landscape Services, Manager
 - ▶ Jamison Larson: Municipal Landscape Service, Maintenance Supervisor
 - ▶ Lorraine Poggione: Folsom Parks and Recreation, Director
 - ▶ Arcelia Herrera: SCl Consulting Group, Assessment Engineering Services
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Background

- ▶ The City of Folsom has 29 Landscaping and Lighting (L&L) Districts and 7 Community Facilities Districts (CFD) that maintain publicly owned landscape, streetlights, paths, sidewalks, open space, and other assets.
- ▶ All L&L Districts are formed pursuant to the Landscaping and Lighting act of 1972 and Article XIID of the California Constitution.
- ▶ Folsom has districts that range in size from 10 to 2,370 Units.
- ▶ Most Districts within the City, including Prairie Oaks, were formed prior to proposition 218 (1996).





Landscaping and Lighting Act 1972



(Streets & Highways §22500) allows local governmental agencies to form Landscaping & Lighting (L&L) Maintenance Districts for the purpose of financing the costs and expenses of landscaping and lighting public areas. This act can be used by public agencies such as cities, counties, and special districts to fund services including, but not limited to, the installation and maintenance of landscaping, park amenities, general lighting, traffic lights, recreational areas, and public restrooms.



Prairie Oaks Ranch Information




- ▶ Prairie Oaks Ranch (POR) is comprised of 918.62 Single Family Equivalent units (SFE's)
- ▶ The District was established in 1995
- ▶ Responsible for landscape along Iron Point, Grover, Russi, Blue Ravine, and Riley.
- ▶ Also responsible for 8 open space lots throughout the district (Hansen, Hall, Mann, Morton, Duncan, Prairie City).

Maintenance Responsibilities:

- 19.74 acres of irrigated landscape
- 44.27 acres of open space
- 9,050 linear feet of fence
- 7,550 linear feet of sound wall
- 7 large entry signs, 43 small neighborhood signs
- 225 streetlight fixtures
- 114 landscape lights
- 12 irrigation controllers
- 10 backflows

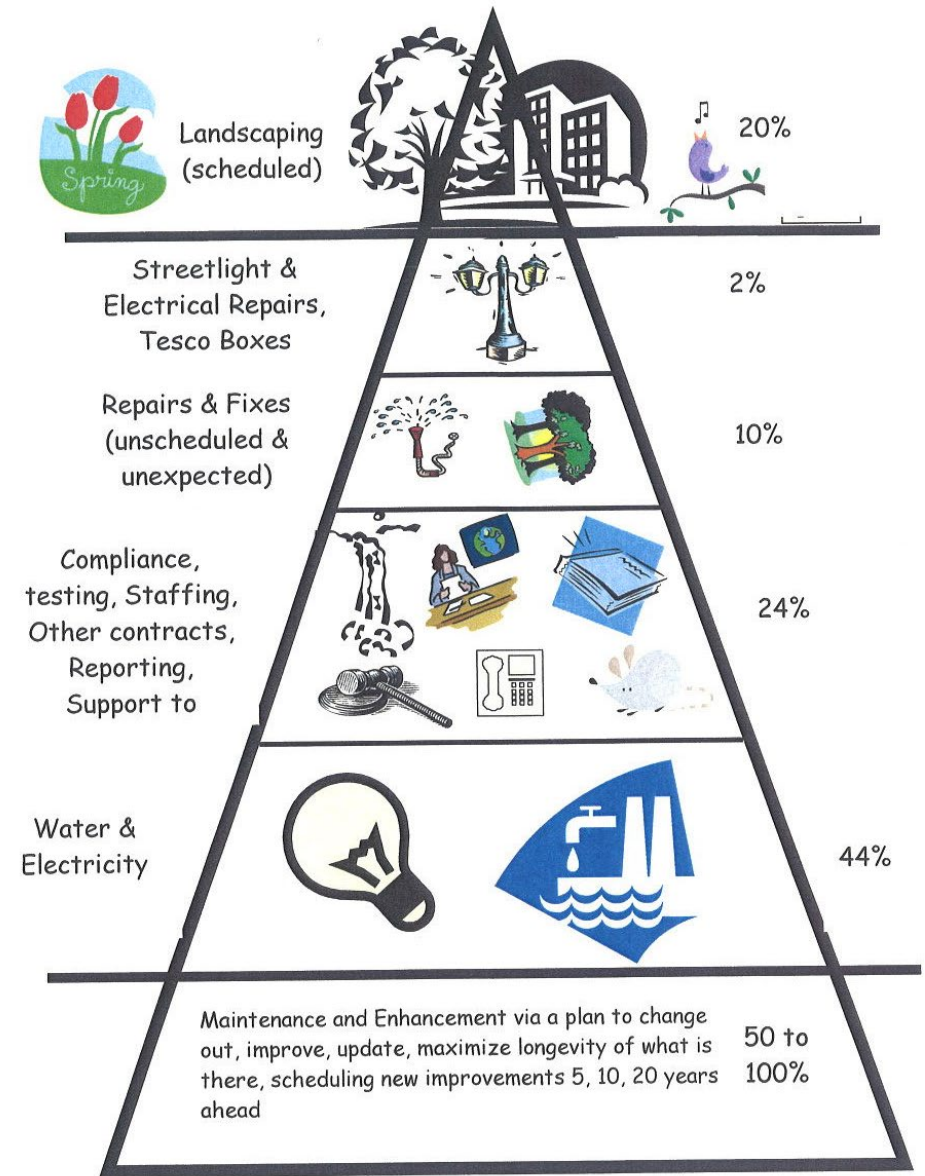


L&L Formation Process (Prop 218)

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- 1. Adopt a resolution directing the preparation of the Engineer's Report. (April 2021)
 - 2. Prepare the Engineers Report (April-May 2021)
 - 3. Adopt a resolution preliminarily approving the Engineer's Report. (May 2021)
 - 4. Mail assessment ballot and notice. (June 2021)
 - 6. Hold public Hearing (July 2021)
 - 7. Adopt a resolution approving Final Engineer's Report and ordering assessments and confirming assessment diagram. (July 2021)
 - 8. File the diagram and assessment with Sacramento county. (August 2021)

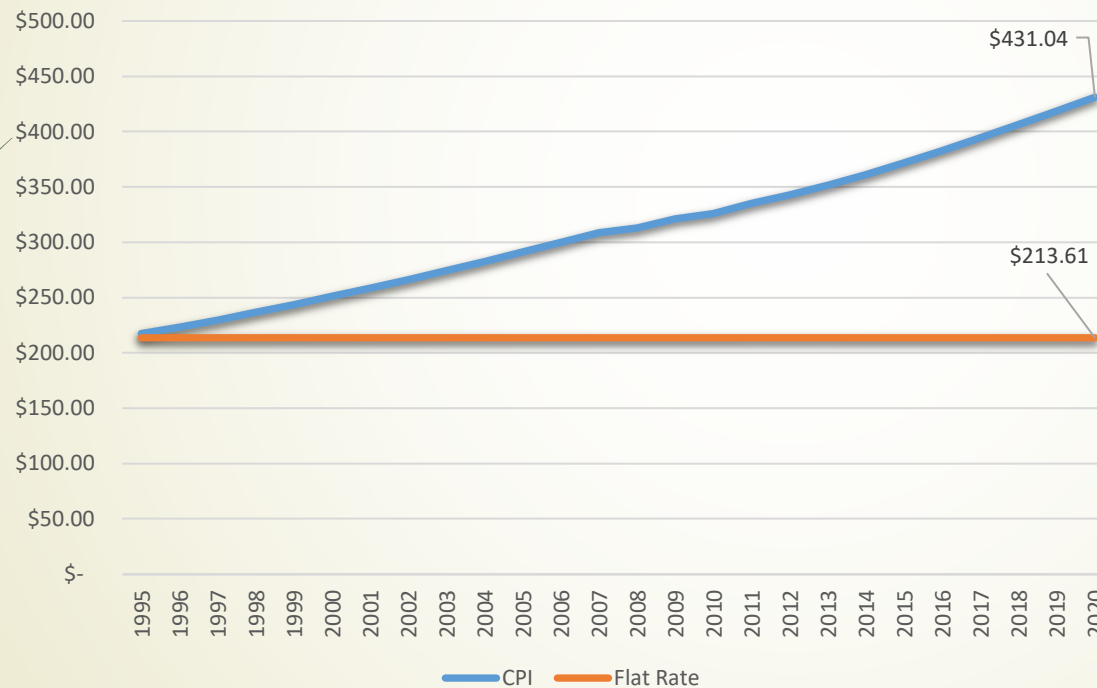
Revenue and Expenses

- One source of funding to maintain/replace/manage the publicly owned amenities in the POR L&L. There is no Mello Roos or CFD.
- POR revenue comes from the \$213.61 per Single Family Equivalent (CFE) per year (\$17.80 a month) for a total from all owners of \$196,226.42 which has been the same for over 25 years.
- Because of Proposition 218 (adopted November, 1996), yearly increases that would have adjusted for inflation cannot be done.



Cost of living over lifespan of the district / Financial Summary

Prairie Oaks CPI VS. Flat Rate



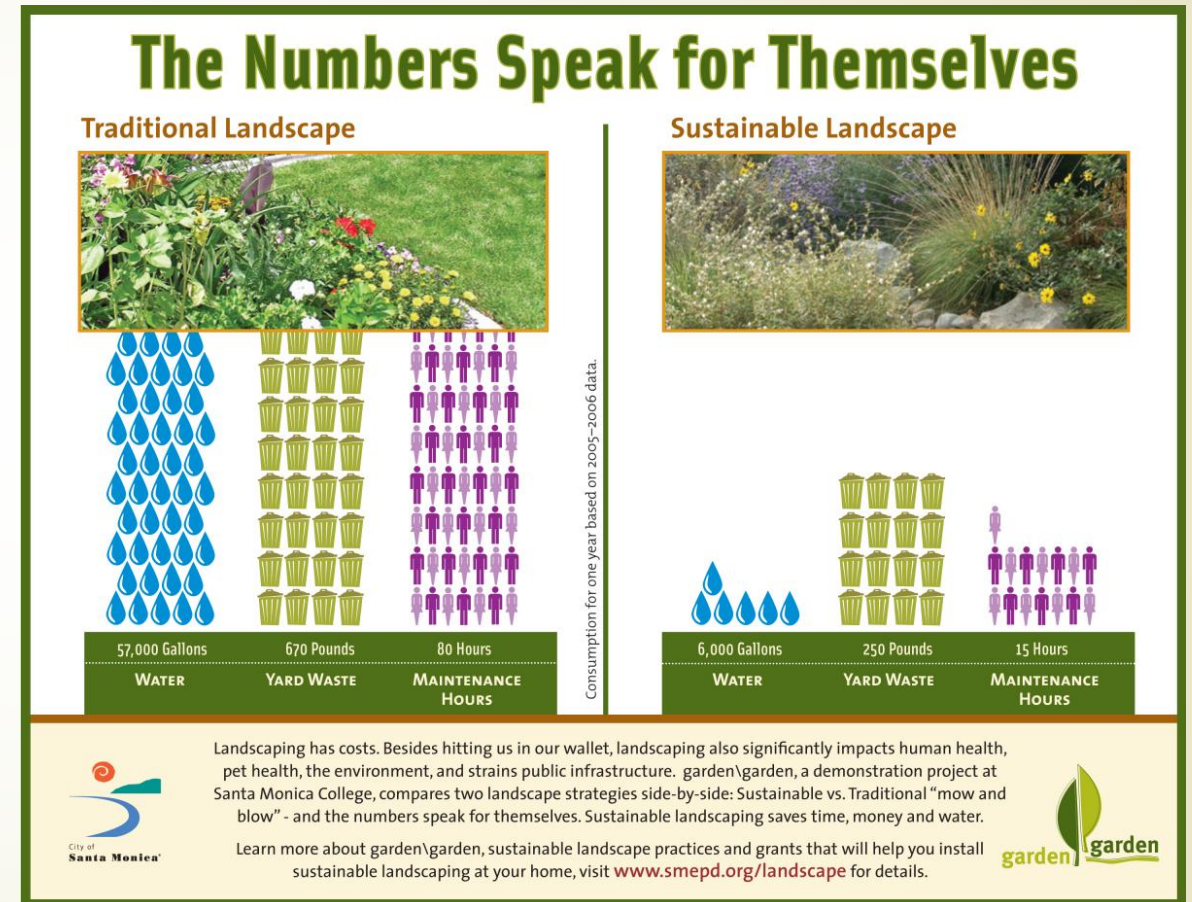
Financial Summary:

- Number of SFE (Single Family Equivalent Units): 918.62
- Assessment Rate Per Unit: \$213.61
- Total Annual assessment: \$196,226.42
- Current operating Budget: \$278,737.99
- Annual Deficit: (\$82,511.57)

Direction Moving Forward

- Move towards a more sustainable California appropriate landscape.
- This could help keep future utility and maintenance costs down.
- Study was conducted on two identical lots (roughly 2,000 sqft.).

Pros:	Cons:
Less water use	Higher initial install cost (roughly: 35%)
Less green waste	
Less maintenance	





Proposed Budget Options

Option 1: Do nothing = \$213.61 / Year

- ▶ Reduce services to restore balanced budget.
- ▶ No ability to replace missing or dead plant material.
- ▶ No changes to irrigation controllers or efficiencies.
- ▶ Minimal funds to fully address district's aging assets.
- ▶ No funds set aside to ensure district assets are replaced, repaired, updated.

Option 2: Basic Increase = additional \$194.31 / year

- ▶ Address annual deficit in scheduled maintenance.
- ▶ Provide a more appropriate unscheduled maintenance budget to allow us to respond to unexpected issues (downed trees, irrigation leaks and breaks, streetlights out, etc.)
- ▶ Additional annual open space work (weed abatement and ladder fuel).
- ▶ Address increased utility cost.
- ▶ Allow some Led retrofits over time.

Proposed Budget Options Continued

Option 3: Enhanced Increase = additional \$255.76 / year

- ▶ This would provide all services included in option 2 in addition to the items below.
- ▶ Replace obsolete irrigation controllers with centralized flow sensing controllers.
- ▶ Renovate select monument signs / walls.
- ▶ Begin 5 - year tree pruning regimen.
- ▶ Replace fences when needed rather than reuse old boards.
- ▶ Replacement of plant material when it reaches end of life.

Option 4: Enhanced Increase plus additional projects = additional \$307.34 / year

- ▶ This would provide all services in options 2 & 3 in addition to the items below.
- ▶ Relandscaping of Russi, Grover, Iron Point, Blue Ravine over next 10 years.
- ▶ Fence and wall painting when needed.
- ▶ Address all issues with monument and entry signs (paint, stucco, etc.)
- ▶ Retrofit both street and landscape / monument lighting to LED.

Summary

	Option 1: Do nothing	Option 2: cover current cost	Option 3: Minor Improvements	Option 4: Major Improvements
Total cost:	\$ 213.61 (current assessment)	\$ 408.22 (+ \$194.61)	\$ 469.37 (+ \$255.76)	\$ 520.95 (+ 307.34)
Detail :	reduce services to restore balanced budget	Cover current costs with no long-term solution for end-of-life assets.	Establish functional budget and allow for minor changeouts as assets reach end-of-life.	Maintain functional budget with ability to do full changeouts when assets reach end-of-life.

➤ Staff Recommendation:

- City Staff recommends the consideration on options 3 & 4. These options will provide financial well being for the district well into the future as well as provide an ample operating budget to address aging assets, open space & ladder fuels, and deferred maintenance.



Outreach / Public Engagement



- ▶ Talk with your neighbors!
- ▶ Direct residents of Prairie Oaks to City Staff to help address any questions or concerns.
- ▶ Visit City Webpage for Prairie Oaks Ranch No. 2
(https://www.folsom.ca.us/parks/events/landscape/prairie_oaks_ranch_no_2.asp)
- ▶ Use Social Media (Feel free to post on Nextdoor or other platforms that are specific to Prairie Oaks Residents.)



Q&A



City Contacts:



Zachary Perras

Municipal Landscape Services Manager

zperras@folsom.ca.us

916-461-6675



Jamison Larson

Municipal Landscape Services Maintenance Supervisor

jl Larson@folsom.ca.us

530-559-9929