



AGENDA

TRAILS AND LANDSCAPING COMMITTEE [CITIZENS OVERSIGHT COMMITTEE]

MONDAY, May 23, 2016

7:00 p.m.

Hoyer Hall

Clayton Community Library City Hall

*6125 Clayton Road
Clayton, CA 94517*

COMMITTEE MEMBERS

Maryann Carroll-Moser	Anthony Chippero
Christopher Garcia (Vice Chair)	Carol Herington
Dane Horton	Carlin Kaplan
Howard Kaplan	Nancy Morgan
Clayton Smith (Chair)	Bob Steiner
<i>Vice Mayor Jim Diaz (Ex-Officio)</i>	

Staff: Laura Hoffmeister, Asst. to the City Manager
Mark Janney, Maintenance Supervisor
John Johnston, Maintenance Supervisor

- A complete packet of information containing staff reports and exhibits related to each item is available for public review in City Hall located at 6000 Heritage Trail on Monday prior to the Committee meeting or on the City Website at www.cityofclayton.org.
- Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Library, 6125 Clayton Road; 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton; and 4) City Website at www.cityofclayton.org
- Any writings or documents provided to a majority of the Committee after distribution of the Agenda Packet and regarding any public item on this Agenda will be made available for public inspection in the City Clerk's office located at 6000 Heritage Trail during normal business hours.
- If you have a physical impairment that requires special accommodations to participate, please call the City Clerk's office at least 72 hours in advance of the meeting at (925) 673-7304.

* TRAILS AND LANDSCAPING COMMITTEE *

May 23, 2016

1. CALL TO ORDER & ROLL CALL – Chair Smith

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Any member from the audience may address the Committee on items within the Committee's jurisdiction, (which are not on the agenda) by completing a speaker card and forwarding it to the Chair. To assure an orderly meeting and an equal opportunity for everyone, each speaker is limited to 3 minutes, enforced at the Chair's discretion. When one's name is called by the Chair, the speaker shall advance to the public podium and adhere to the time limit. In accordance with State Law, no action may take place on any item not appearing on the posted agenda. The Committee may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter.

Public comment and input on Consent Calendar, Public Hearing, Action Items and other Agenda Items will be allowed when each item is considered by the Committee.

3. CONSENT CALENDAR

*Consent Calendar items are typically routine in nature and **are considered for approval by the Committee with one single motion.** Members of the Committee, Audience, or Staff wishing an item removed from the Consent Calendar for purpose of public comment, question or input may request so through the Chair.*

- (a) Approval of Action Minutes from the Committee regular meeting of March 21, 2016.
- (b) Landscape Maintenance Staff Activity Report since March 21, 2016.

4. NEW BUSINESS

- (a) Review of the status Landscape Maintenance District proposed budget for FY 16/17 as the Citizens Oversight Committee for Measure B.
(Asst. to the City Manager Hoffmeister and Maintenance Supervisor Janney)

Recommended Action: Hear report, provide comments, and make recommendations to the City Council regarding the proposed budget for FY 16/17.

5. CONTINUED/OLD BUSINESS

- (a) Status report of the Landscape Maintenance District Projects
(Maintenance Supervisor Janney)
Recommended Action: Receive report.
- (b) Adopt a Trail Program Status verbal update
(Committee Member Garcia)
Recommended Action: Receive report.
- (c) Status of Clayton Pioneer articles update and future articles
(Committee member Chippero)
Recommended Action: Receive information provide input.

- (d) Citizens Oversight Committee Annual Report for FY 2015/16
Recommended Action: Selection of up to three Committee members plus Chair as Ad Hoc Committee to prepare. (Report to be provided to the TLC Committee in September or October).
- (e) Status update of the Landscape Maintenance District funding continuation ballot measure.
 (Asst. to the City Manager Hoffmeister)
Recommended Action: Receive report
6. **CORRESPONDENCE** – review of incoming and outgoing correspondence
Informational Only
 None.
7. **COMMITTEE ITEMS** – limited to requests and directives for future meetings:
- (a) Assignment of Committee Report: to the City Council at its June 7, 2016 meeting.
- (b) Future Agenda Items: (all future agendas will include minutes; Maintenance staff Activity Report for the District; LMD Projects status report; ad-hoc subcommittee status reports: Adopt a Trail, Communication).
- June 7th – Election Day (LMD ballot measure continuation)
 - October 1 & 2 – Oktoberfest - Community Event Education/Outreach Opportunity
 - **September/October- TLC meeting** FY 2015-16 TLC prepared Annual Report review
 - **January/February – TLC meeting** FY 2016-17 mid-year LMD budget review
 - April 2017 Clayton Cleans Up - Community Event Education/Outreach Opportunity
 - May 6 & 7 2017- Annual Art and Wine - Community Event Education/Outreach Opportunity
 - **May 2017 – TLC meeting** proposed landscape District Budget for FY 2016-17
 - **Sept./October 2017-TLC meeting** FY 2015-16 TLC prepared Annual Report review
- (c) Committee Member communications – general information not requiring any action by the TLC
- (d) Staff Communications/Announcements – general information not requiring any action by the TLC
11. **ADJOURNMENT** – The Committee’s next regularly-scheduled meeting is as needed however is anticipated to be in September or October 2016 at 7:00 p.m. in Hoyer Hall, Clayton Community Library. Please contact the City Clerk at 673-7300 to verify actual date.

#

Agenda Date: 5/23/16

Agenda Item: 3a

Trails and Landscape Committee

Minutes of March 21, 2016

not yet available

in process

Agenda Date: 5/23/16

Agenda Item: 3b



TRAILS & LANDSCAPING MAINTENANCE DISTRICT

ACTIVITY REPORT

3/22/2016 to 5/23/2016

- Spot spray and pull weeds in the Landscape District Citywide on a continuing basis.
- Started to turn on Irrigation Systems City wide and make repairs to systems. The Contra Costa Water District removed some water restrictions at their May 18 meeting allowing watering more than two days a week and no mandatory water cut backs; other rules do stay in effect such as no watering between 9am and 5pm, washing off concrete walkways, excessive run off, and repairing irrigation leaks immediately among others. Beginning June 4th the excess usage drought surcharge will also be removed. (City park drinking fountains, City hall courtyard restroom were turned back on). Grove Park play water feature and Water Fountain at Oakhurst Blvd/Clayton Rd are still under review as to their reactivation. Note the Water Fountain if run only runs on specific event dates typically about 11 times a year due to budget costs to run more frequently. The Water fountain is funded through the Landscape District drinking fountains and restroom are City General Fund)
- Continued our semi-annual trimming of the Landscape in the following areas; Clayton Road Median from El Camino Drive to Heritage Trail, Atchison Stage Road, Oakhurst Drive median from City limits to Clayton Road, Oakhurst Drive inbound from City limits to Eagle Peak Drive, started Clayton Road inbound from City Limits, and Center Street Trail.
- Started the annual weed abatement for fire protection with the Contractor starting work in the Peacock Creek area.
- Trimmed Raywood Ash trees along Eagle Peak Drive to remove dead wood, Safety trimmed the large Eucalyptus tree on the Elementary School Hill, lifted trees along Center Street and Main Street in the downtown, and removed numerous dead trees from drought along Clayton Road and Marsh Creek Road.
- Installed two new smart irrigation controllers along Clayton Road continuing the ongoing upgrade of the Cities Irrigation Controllers to centrally operated ones.



Memo

To: Trails and Landscape Committee
From: Assistant to the City Manager and Maintenance Staff
Date: May 23, 2016
Re: Proposed Landscape Maintenance District (LMD) Budget FY 16-17
Citywide Landscape Maintenance District – Fund No. 210

Background:

In June 2007, Clayton voters approved a replacement real property special tax to continue funding the operation and maintenance of their citywide public landscaped areas. This annual tax is restricted to costs associated with: arterial and specified roadway medians and parkways, the trails system, the annual open space non-native invasive weed abatement in city owned open space of the area hills, the annual open space and trails weed abatement for fire and public safety, landscape and turf irrigation and the monthly maintenance and special occasion/holiday operation of the “Clayton Fountain”.

Maintenance of City Parks *is not* included as an authorized expense under the District’s Act; park maintenance obligations fall to the City’s General Fund. *Citywide public landscaping services have always been funded by a special revenue tax levied on private properties throughout the City.* The District completed its 8th year of a 10-year approved operation (Measure B), and its citizens’ oversight committee (Trails and Landscaping Committee, or TLC) meets periodically to ensure the promised maintenance standards and efficiencies are achieved with these special purpose tax revenues and reviews the budget and ensures these special-purpose tax revenues received are used for their intended purpose. The TLC also independently prepares the Annual Citizens Oversight Report regarding the collection and use of the funds and the Landscape Maintenance District Activities. All funds and expenses are documented in a special fund held separate from the City’s overall operational budget; the Landscape Maintenance District is specified as Fund 210 in the City’s overall budget.

Pursuant to the terms of voter-approved Measure B, the special tax rate may be modified annually by the change in the Consumer Price Index (CPI; San Francisco – Bay Area) from April to April. In no event shall the tax rate be increased by more than 3% each year. The CPI change (from April 2015 to April 2016) posted at 2.70%. The TLC budget recommendation must be adopted by motion to recommend it to the City Council, including the CPI annual rate adjustment.

Since 2008 the District has used \$924,711 in these special tax funds for public landscape improvements, irrigation and trail systems upgrades, along with an additional \$361,000 prior approved projects continued forward in FY 16-17 the District will have invested over \$1.2 million into the LMD. As these projects are undertaken the reserves of the District are appropriately drawn down.

For FY 2016-17, the District has budgeted to fund the following prior approved landscape improvement projects: *(Note the prior approved Keller Ridge Tree replanting and Cardinet Trail repair will be completed this fiscal year).*

Entry-Ways Re-Landscaping Project	\$300,000
Downtown Planters Replacement Project	35,000
Replace Irrigation System central control field panel:	20,000
<u>Jeffrey Ranch Median Island Re-landscaping Project:</u>	<u>6,000</u>
Subtotal:	\$361,000
<u>Subdivision/City Entry Sign replacement contingency</u>	<u>2,000</u>
Total:	\$363,000

Discussion

Attached is the preliminary budget for the LMD for fiscal year 16-17 which begins July 1, 2016. The FY 14/15 actual as well as current fiscal year, FY 15/16, information is also provided as comparisons. The proposed budget is a balanced budget, with the use of the LMD fund balance, which has been done in the past in order to undertake certain replacement or repair projects as the LMD is a pay as you go system drawing on the fund balance as needed. The budget expenses are adjusted mostly for increased costs from outside agencies as well as for fuel, fertilizer etc.

The expected revenues are increased by 2.70% which is the CPI change from April 2015 to April 2016. Measure B approved by the voters, (Landscape Maintenance District tax) included annual increase of CPI, with a maximum rate not to exceed 3% annually. This would result in a small increase of LMD revenues of \$27,803 more than last year. The CPI adjustment will result in an increase of \$6.34 per residential parcel assessment over last year's rate (last year's single family rate was \$234.84; with the above CPI the new rate will be \$241.18).

The District over the past year has generated a sufficient reserve balance to allow the consideration of new landscaping projects to be undertaken. Although ending fund balance of \$793,275 is projected, staff is not proposing additional capital project in FY 16/17, in order to allow time to complete prior approved projects.

The planned installation and commencement of these significant landscape restoration and District improvement projects demonstrates the District's success in managing the voter's preference for a "pay-as-you-go" ballot tax measure of capital improvements. The defeated Measure "O" (2005) would have issued a revenue bond in its initial year to attack the public improvements sooner but conservative Clayton voters frowned on the higher annual assessment and bonded indebtedness to be shouldered by the District. Entering the District's 10th year of operation still allows the accumulation of modest reserves to accomplish many of the planned objectives.

Measure B is set to expire in June 2017. This is the only source of funds for the maintenance and operation of the Landscape Maintenance District. To continue this sole funding a special parcel tax (Measure H) has been placed before the voters on the June 7 election and needs to receive a 66.33% approval. At this time funds are not budgeted for a November election, should the June ballot measure not pass. Should this occur staff will undertake a new measure process and recommend budget changes at that time to cover election costs (\$10,000).

As new landscaping improvements are installed, each is accompanied by irrigation system upgrades with greater efficiencies in water application, which temper this expense allocation and cause operational savings.

An enormous impact on the Landscape Maintenance District's operation over the past five fiscal years are the declared drought conditions and the severe water conservation reductions imposed by Contra Costa Water District (CCWD) as directed by the Governor's Executive Order Emergency declaration. While homeowners were placed under a 25% reduction plan, city and commercial irrigation water consumers were set at a massive 45% mandatory water reduction order. With irrigation cutbacks of that magnitude, the District has suspended the operation of the Clayton Fountain (even though it is a recirculating fountain) and reduced outside watering to two days per week. This has impacted some of the water intensive landscape (e.g. turf) in the District in order to sustain the more valuable plants and mature signature trees of the district. Capital projects engaged during the drought have been hardscape-only oriented.

Although CCWD announced a relaxation of the water restrictions, allowing some additional outdoor water irrigation use than before, there are still reductions that will occur especially to balance against water cost increases. The proposed budget for District water irrigation supply service incorporates a slight projected water cost increase, or about \$2,000 over last years, bringing the total budgeted water supply expenditure to \$105,000. Although this is below our historic costs, it is possible that with recent relaxation of restrictions by the Water District, it may allow increase use and water irrigation costs may increase more than projected.

Personnel services for this labor-intensive work effort account for 29.76% of the District's budget in FY 2016-17 (\$353,100), slightly higher from the prior year's portion of 23.7%. Whenever possible, tasks within the District are assigned to temporary seasonal personnel that are less expensive labor (e.g. trimming), which shifts the permanent City Maintenance personnel (typically five) to tasks requiring journeyman-level experiences (e.g. irrigation line and system repairs).

As approved by Measure "B" voters, the District's budget includes an annual expense of \$20,000 (Account 7316) for the purchase of replacement plants. The District further contributes its annual allocation to the City's Capital Equipment Replacement Fund (CERF) of \$14,500, from which Maintenance vehicles and equipment are purchased for use in maintaining the Landscape District. An expense of \$34,777 (3.26% of annual District revenue) is transferred to the City's General Fund to pay for administrative and

overhead activities of the City (e.g. telephones; payroll processing; accounts receivable and payable; District direction) attributable to administering the District's annual operations.

With all of these actions, the District's ending fund balance on June 30, 2016 is expected to be **\$793,275**. The District's healthy reserve status is evidence the City does not siphon "surplus" monies of the District into its General Fund but uses the special tax revenues for its intended voter purposes. Its monetary existence will be crucial once the drought is over and the District examines priorities to replace landscape lost (including adding in more hardscape treatments) from the extreme water conservation measures.

The City Council will have a draft budget presented at the June 7th meeting; the City Council final public hearing and adoption of the budget until June 21, 2016. The recommendation action of the TLC will be forwarded to the City Council for their consideration at their June 7th meeting.

Staff Recommendation:

Trails and Landscaping Committee by motion recommend approval of the proposed Landscape Maintenance District Budget for FY 16/17, which includes: continuing forward of the prior projects for a total \$363,000; and the CPI adjustment of 2.70%

tlc landscape dist budget fy16-17

City of Clayton
 Landscape Mfn District CFD 2007-1 Fund 210
 Proposed Budget 2016-17 Detail

Account Number	Account Name	2014-15 Actual	2015-16 Adopted Budget	2015-16 Projected	2016-17 Proposed Budget	
7111	Salaries/Regular	147,576	138,000	123,000	160,000	
7112	Temporary Help	61,803	81,000	37,000	87,000	
7113	Overtime	404	500	630	1,000	
7218	LTD Insurance	1,151	1,300	1,100	1,600	
7220	PERS Retirement	34,102	27,500	18,900	24,680	
7221	PERS Retirement - Unfunded Liability	-	14,700	17,100	18,320	
7231	Workers Comp Insurance	12,141	10,400	10,931	13,300	
7232	Unemployment Insurance	3,290	3,900	3,900	4,200	
7233	FICA Taxes	6,825	8,200	6,000	9,000	
7246	Benefit Insurance	29,147	28,000	24,000	34,000	
7301	Recruitment/Pre-employment	-	-	-	1,000	
7311	General Supplies	27,001	48,500	48,300	49,100	See breakdown attached
7316	Landscape Replacement Material	-	20,000	20,000	20,000	
7335	Gas & Electric Serv.	22,248	25,000	20,000	22,700	
7338	Water Service	124,645	156,000	103,000	105,100	
7341	Buildings/Grounds Maintenance -	14,328	15,050	17,200	19,800	See breakdown attached
7342	Machinery/Equipment Maint.	21,758	22,600	17,600	21,900	See breakdown attached
7343	Vehicle Maintenance	14,524	20,000	17,000	17,400	See breakdown attached
7344	Vehicle Gas, Oil, and Supplies	13,570	15,000	11,000	11,300	
7381	Property Tax Admin Cost	3,735	3,800	3,800	3,900	
7382	Election Services (LMD tax renewal measure)	-	10,000	10,000	-	
7389	Misc Expense	-	-	3,419	-	
7411	Professional Services Retainer (Legal)	914	10,000	5,000	1,500	Moved Adopt-a-trail to 601 project Legal services contract review & ballot measure
7419	Other Prof. Services	7,717	6,700	5,250	6,360	See breakdown attached
7429	Animal/Pest Control Services- Rodent control Oper	4,045	9,500	9,500	5,000	
7440	Tree Trimming Services	20,825	25,000	25,000	25,000	
7445	Weed Abatement Services (fire breaks and non nat)	132,098	91,250	91,250	107,000	See breakdown attached
7486	CERF Charges/Depreciation vehicle equip replacm	13,500	13,500	13,500	14,500	See breakdown attached
7520	Project/Program costs	41,588	479,000	239,128	363,000	See breakdown attached
7615	Property Taxes	2,576	2,700	2,700	2,900	
8101	Transfer to General Fund	33,056	33,863	33,863	34,777	increased by CPI 2.7%
8111	Transfer to CIP Fund	-	-	-	-	See breakdown attached
8113	Transfer to Stormwater Fund	912	912	912	912	
Total Expenditures		795,477	1,321,875	939,983	1,186,249	
4604	Clayton LMD Special Parcel Tax	1,005,309	1,029,751	1,029,751	1,057,554	increased by CPI 2.7%
5601	Interest	5,527	4,000	10,000	6,000	
5606	Unrealized Inv Gain/Loss	977	-	-	-	
6003	Transfer from CIP Fund	259,704	-	-	-	
Total Revenue		1,271,517	1,033,751	1,039,751	1,063,554	
Increase (Decrease) in Fund Balance		476,040	(288,124)	99,768	(122,695)	
Beginning Fund Balance		340,162	759,037	816,202	915,970	
Ending Fund Balance		816,202	470,913	915,970	793,275	

City of Clayton
 Landscape Mtn District CFD 2007-1 Fund 210
 Proposed Budget 2016-17 Detail

Account Number	Account Name	2014-15 Actual	2015-16 Adopted Budget	2015-16 Projected	2016-17 Proposed Budget
7311	General Supplies				
	Bay Area Barricade	4,936	5,000	4,000	4,000
	Cole Supply	1,528	-	1,600	1,600
	Concord Garden Equipment	332	-	500	500
	Contra Costa Topsoil	952	-	-	-
	Crop production services	586	1,000	6,200	4,000
	Fertilizer	-	5,000	5,000	5,000
	Graybar	826	-	-	-
	Herbicides	-	10,000	5,000	8,000
	Irrigation	-	10,000	5,000	8,000
	John Deere Landscape	11,460	10,000	6,000	8,000
	Zee Medical Supply	372	-	-	-
	Misc Supplies (Calcard - US Bank)	6,009	7,500	15,000	10,000
		27,001	48,500	48,300	49,100
7341	Building/Grounds Maintenance				
	Martell Water Systems (Well pump repairs)	5,010	-	5,000	5,000
	Rock & Waterfall (\$650x12 water feature maintenance)	7,150	7,800	7,800	7,800
	Rock & Waterfall (extra repairs)	300	5,000	2,500	5,000
	Spraytec Maintenance (wastewater)	1,868	2,250	1,900	2,000
		14,328	15,050	17,200	19,800
7342	Machinery/Equipment Maintenance				
	Concord Garden Equip/Supplies	5,190	5,300	4,000	5,200
	Concord Trailer World	-	-	-	-
	Contra Costa Tractor	14,525	15,700	10,000	14,600
	Spraytec - pump repairs/maintenance	-	-	1,500	-
	US Bank (Calcard)	2,043	1,600	2,100	2,100
		21,758	22,600	17,600	21,900
7419	Other Professional Services				
	CCC Fire Protection - Operation Permit	-	600	-	600
	Advertising for TEMP labor/Live Scans	219	1,000	-	-
	CalPERS GASB 68 Actuary (share)	-	-	-	260
	Creative Fencing - Redwood fencing	2,250	-	-	-
	EBRCSA-Radio Mtn PW radio's	1,300	1,300	1,300	1,500
	NBS Admin Fees+Del letters	3,948	3,800	3,950	4,000
	Misc. Adjustment	-	-	-	-
		7,717	6,700	5,250	6,360
7445	Weed Abatement Services				
	Enviroitech Enterprises (non-native invasive weed abatement - Oakhurst Mitigation EIR)	94,800	59,000	59,000	62,000
	Warner Bros Svc 1 x per yr+2 x trails (Fire Protection)	37,296	32,250	32,250	45,000
		132,096	91,250	91,250	107,000
7520	Project/Program costs				
	Irrigation Central Controller System (project #4019 - \$30k)	21,963	-	-	-
	Replace Irrigation Central Control Field Panel (John Deere Greentech)	-	20,000	20,000	20,000
	Sub Division/City Entry Signs (contingency)	-	2,000	-	2,000
	Warner Bros. - Open Space Fire Prevention	19,625	-	-	-
	LMD2015-1 - Downtown Planters (\$35,000)	-	35,000	-	35,000
	LMD2015-2 - Jeffrey Ranch Relandscaping (\$6,000)	-	6,000	-	6,000
	LMD2015-3 -Keller Ridge Tree rep. (B-\$46,000)	-	46,000	46,000	-
	LMD2015-4 bridge renovation project (trails) (\$79,030 - \$70,000+\$9,030)	-	70,000	81,355	-
	LMD2016-1 - Entry Ways Re-Landscaping Project (B- \$300,000)	-	300,000	-	300,000
	LMD2016-2 - Lower Eastley (B- \$30,000)	-	-	71,973	-
	LMD2016-3 - Mt. Diablo Hillside (B-\$19,800)	-	-	19,800	-
		41,588	479,000	239,128	363,000

East Bay Emergency Radio Communication System

EBRCSA Breakdown - FY 2015

78.69% PD
1.84% Gas tax
12.22% Landscape
0.00% grove park
1.84% street lights
1.84% stormwater
3.57% pw - 03
Quoted price per EBRCSA FY 15

Notes: Fountain Operations sususpended due to drought restrictions.

Extra to run pur 10 events (31 days @ \$160=\$4960.)

10 events (31 days @ \$160=\$4960.)

Art n Wine, Memorial Day, 4th of July, Halloween Parade/Ghost Walk, Veterans Day, Xmas Tree

Presidents Day, effective 2014 Ghost Walk no longer held

effective 2014 Ghost Walk no longer held

Databases, Tables & Calculators by Subject

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Data extracted on: May 17, 2016 (12:15:50 PM)

Consumer Price Index - All Urban Consumers

Series Id: CUURA422SA0, CUUSA422SA0
 Not Seasonally Adjusted
Area: San Francisco-Oakland-San Jose, CA
Item: All items
Base Period: 1982-84=100

Apr-15	\$ 257.622
Apr-16	\$ 264.565
Change (\$)	\$ 6.943
Change (%)	2.70%

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Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2006		207.1		208.9		209.1		210.7		211.0		210.4	209.2	207.9	210.6
2007		213.688		215.842		216.123		216.240		217.949		218.485	216.048	214.736	217.361
2008		219.612		222.074		225.181		225.411		225.824		218.528	222.767	221.730	223.804
2009		222.166		223.854		225.692		225.801		226.051		224.239	224.395	223.305	225.484
2010		226.145		227.697		228.110		227.954		228.107		227.658	227.469	226.994	227.944
2011		229.981		234.121		233.646		234.608		235.331		234.327	233.390	232.082	234.698
2012		236.880		238.985		239.806		241.170		242.834		239.533	239.650	238.099	241.201
2013		242.677		244.675		245.935		246.072		246.617		245.711	245.023	243.894	246.152
2014		248.615		251.495		253.317		253.354		254.503		252.273	251.985	250.507	253.463
2015		254.910		257.622		259.117		259.917		261.019		260.289	258.572	256.723	260.421
2016		262.600		264.565											

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Landscape Maintenance District Levy History CFD 2007-1 (approved Nov 2007 for 10 yrs 2007/08-2016/17)												
close out of old CFD start new CFD												proposed
Year	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	adopted 2015/16			2016/17
levy amount (per res parcel and non res per acre or fraction thereof)	\$ 196.76	\$ 202.44	\$ 204.06	\$ 207.56	\$ 213.42	\$ 217.86	\$ 223.04	\$ 229.29	\$ 234.84	\$	\$	\$ 241.18
actual cpi	n/a	2.88%	0.8%	1.72%	2.82%	2.08%	2.38%	2.78%	2.44%			2.70%
cpi amount increase	n/a	2.88%	0.8%	1.72%	2.82%	2.08%	2.38%	2.78%	2.44%			2.70%
\$ amount increase	n/a	\$ 5.68	\$ 1.62	\$ 3.50	\$ 5.86	\$ 4.44	\$ 5.18	\$ 6.22	\$ 5.58	\$	\$	\$ 6.34

note: levy limited to annual increase of CPI not to exceed 3%

Replacement Projects Landscape Maintenance District (Measure B approved June 2007 duration 2007-08 through 2016-17)		amount -apx.	year -apx
Completed:			
<u>Landscaping</u>			
mediann tree replacement clayton road mitchell cyn to Atchinson stage (14 sycamore trees) donations paid for these		\$ 2,500	2008
Oakhurst Drive decorative pavers in narrow median noses, redo irrigation and replanting		\$ 70,000	2010
Clayton Water Feature replanting/redo irrigation		\$ 114,000	2010
March Creek Circle landscape berm mitigation irrigation upgrades replanting		\$ 19,400	2011
Clayton Road median (Oakhurst to Mitchell Cyn) and retaining wall from CVS to Daffodil Hill irrigation installation and new landscaping		\$ 328,011	2012
Daffodil Hill new irrigation and new planting (\$27,500 donated by CBCA)		\$ 29,000	2012
Deferred Tree Trimming City Wide (annually)		\$ 20,000	2010-2016
Peacock Creek Dr. Median Tree replacement (partial cost of LMD remainder from traffic accident/insurance recovery fund)		\$ 2,000	2016
	subtotal \$ 582,411		
<u>Trails:</u>			
Peacock Creek install new headboards, apply new 1/4 x dust gravel and compact, install waterboard weir drainage		\$ 20,000	2008
Upper Easley - Bruce Lee - Trail from ___ to Center Street ; and Lower Easley - El Molino- from old Marsh Ck rd to		\$ 60,000	2013
trail crack sealing/repair		\$ 10,000	2013
Lower Easley		\$ 30,000	2015
MT Diablo Elem School Hill Trail		\$ 19,800	2015
pedestrial Trail Bridge surface replacement		\$ 79,000	2015
Cardinet Trail erosion repair		\$ 75,000	2016
Keller Ridge Drive street tree replacements (to be done by July 2016)		\$ 46,000	2016
	subtotal \$ 339,800		
<u>Other:</u>			
Purchase New Irrigation Control Vehicle (Capital Equipment and Replacement Fund)		\$ 35,000	2007/08
open space tree canopy trim and lifting		\$ 30,000	2012/13-15
Purchase new Tractor \$75,000 with 50% from LMD)		\$ 37,500	2016
Master Remote Computer Controller for all Irrigation Systems		\$ 30,000	2012/13
replace irrigation system central control field panel		\$ 20,000	2016
	subtotal \$ 152,500		
<u>Adopt a Trail (from donations only)</u>			
trail sponsorship signs and plaques (incl posts/signs and installation)		\$ 3,827	2009
installation of new uprights and electrical at oak trees - cardinet trail east side of library		\$ 4,400	2011/12
	subtotal \$ 8,827		
<u>To be done:</u>			
<u>Landscaping</u>			
Jeffry Ranch Ct island replant/hardscape		\$ 6,000	2017
various subdivision entry redesign relandscape including hardscape		\$ 300,000	2017
downotwn planter boxes		\$ 35,000	2017
	subtotal \$ 341,000		
<u>Other:</u>			
replace irrigation system central control field panel		\$ 20,000	2017
replace subdivision/city entry sign if needed (contingency)		\$ 2,000	
	subtotal \$ 22,000		
total reinvestment to Landscape Maintenance District through 6/30/16		\$ 1,085,438	
total additional reinvestment planned through 2016-17		\$ 363,000	
total est reinvestment through 6/30/17		\$ 1,448,438	
<i>Laura/Hic capital projects status measure b</i>			

Agenda Date: 5/23/16

Agenda Item: 5a

City of Clayton

Memo

To: **Trail and Landscaping Committee**
From: **Maintenance Department**
Date: **May 23, 2016**
Re: **Landscape Maintenance District Project Updates**

This is an update for the following projects within the Clayton Landscape District:

1. **Subdivision Entry Landscape Project:** City Staff has drawn up some design concepts for review and were recommended and approved by the Trails and Landscape Committee in a previous meeting. The City Council approved the design concepts; now the formal plans and specification need to be drawn up for project bidding.
2. **Downtown planter boxes repairs:** City Staff is currently preparing the specifications for the repairs, with repairs scheduled for summer.
3. **The Keller Ridge Tree Re-Plant Project:** is out to bid.
4. **Peacock Creek Drive median tree replacement:** Trees have been planted. During the planting of the eight trees it was found that a ninth tree was missing and needed to be planted. This last tree was planted last week by the contractor.
5. **Cardinet Trail repairs:** The trail repairs have been underway since week of May 8th, and should be done or near completion by the time of the Trails and Landscape Committee meeting on May 23.

Agenda Date: 5/23/16

Agenda Item: 5b

Adopt a Trail

Committee member Garcia has agreed to work on the Adopt a Trail additional committee members up to 3 more plus members of the public can assist.

Committee member Garcia has recently been able to secure three new sponsors: Diablo View Construction for \$1,000 (who has said they will renew every two years); Polson Family (\$200) and Daniel Family (\$200).

A labor sponsor (\$200) is expected to be the volunteer group that would clean up and spruce up the trail segment 3-4 times a year. They would also report to the city any issues they feel need our attention.

A non-labor sponsor is name only at \$1,000 but can also do the labor for another \$200 or they can be matched up on the same trail segments with a labor sponsor. Of course they can also help the labor sponsor if the so desire.

The Adopt a Trail was a creation in about 2010 of TLC committee members with approval by the City Council as a way to engage the public in steward and care of the City trails and to generate some funds that could be used on trail maintenance.

It is not a required function of the TLC- Citizens Oversight Committee. The only legal minimum requirement of Measure B of the Citizens Oversight Committee is the Annual Report.

The program does not need to be done by all TLC members but it would be desirable for at least one member to be the lead. Staff's role is just to report on the fiduciary funds, committee members or other members from the public are to seek out adopters and obtain and submit to staff appropriate adoption forms and funds etc. and report updates to the TLC.

Adopt a Trail is not a 501 c3. Funds collected are kept separate and used for trail maintenance and trail improvement projects based on input from the TLC. Separate accounting and budgets are kept and provided to the TLC for Adopt a Trail. The City has information on IRS rules for donations to Cities as it relates to tax deductions and will provide the information as part of the informational materials.

Adopt a Trail updated as of 5/10/16

Adopters/Revenues

<u>Name</u>	<u>Sponsor Type</u>	<u>Trail Section</u>	<u>Amount Recvd</u>	<u>Date \$ Recvd</u>	<u>Ag. recvd</u>	<u>Start Date</u>	<u>Expiration Date</u>
Sudderth Family CBCA	Volunteer Labor Financial	Cardinet Trail (Library - Lydia Ln Pk) Cardinet Trail (Library - Lydia Ln Pk)	\$200 \$1000	8/12/2013 8/12/2013	Yes	9/1/2013 9/1/2013	3/1/2015 3/1/2015
Peasport@clayton (P2C) Peasport@clayton (P2C)	Volunteer Labor Financial Sponsor	Bruce Lee Trail (Upper Easley Trail) Bruce Lee Trail (Upper Easley Trail)	\$200 \$1000	2/1/2011 2/1/2011	Yes	3/1/2011 3/1/2011	3/1/2012 3/1/2012
Employees of CD Federal Credit Union Discovery Builders	Volunteer Labor Financial Sponsor	Blue Oak Trail Blue Oak Trail	\$200 \$1000	2/9/2011 2/17/2011	Yes	3/1/2011 3/1/2011	3/1/2012 3/1/2012
Polson Family	Volunteer Sponsor		\$200	4/5/2016	Yes		2017
Daniel Family	Volunteer Sponsor		\$200	4/5/2016	Yes		2017
Diablo View Construction	Financial Sponsor		\$1000	4/5/2016	Yes		2017
Siegel Family <u>Available</u>	Volunteer Labor Financial Sponsor	Lower Easley Trail Lower Easley Trail	\$250	1/7/2013	Yes		
<u>Available</u>	Volunteer Labor Financial Sponsor	Cardinet Trail (Lydia Ln Pk - Westwood Pk) Cardinet Trail (Lydia Ln Pk - Westwood Pk)					
<u>Available</u>	Volunteer Labor Financial Sponsor	Donner Creek Trail Donner Creek Trail					

Adopt a Trail Expenses

<u>Date</u>	<u>Purpose</u>	<u>Amount</u>
3/8/2009	19.5 hrs maintenance temp labor make/ install signs	\$219.00
4/17/2009	materials for sign posts	\$1527.34
6/23/2009	signs printing (bay area barricade)	\$98.87
6/30/2009	t-shirts	\$289.51
8/9/2009	wood for future sign posts (Dolan's Lumber)	\$595.15
8/9/2009	sign printing (Bay Area Barricade)	\$10.93
5/14/2010	Clayton Pioneer Ad	\$200.00
8/31/2011	sign re-screening	\$10.82
8/31/2011	Signs (Bay Area Barricade)	\$209.35
11/30/2011	27 hrs maintenance reg/temp labor make/insiall signs	\$1116.80
11/30/2011	Oak tree lights (trail by library)	\$3305.98
11/30/2011	electric wire and parts for oak tree lights (trail by Library)	\$437.00
12/30/2011	17 hrs reg/temp labor install oak tree lights (trail by library)	\$697.00
	Additional expenses for latest adopters signs and installation. unknown	TBD
	Total Expenses to date (NOT including outstanding expenses for latest signs and relocation)	\$8717.75

Donations

New since March 2015 (received April 2016)	\$ 1400
Renewal and New as of 6/30/14	\$ 1450
Prior donations	\$ 9250
	\$12,100

5/20/2016 Account Balance: \$12,100-\$8715.75 = \$3384.25 (this amount will be reduced based upon outstanding expenses yet to be determined for new plates or posts)

Agenda Date: 5/23/16

Agenda Item: 5c

Status of Clayton Pioneer Articles – No written materials for this item

Discuss ideas for future Clayton Pioneer informational articles and timing related thereto

Input to be provided to Committee member Chippero

City of Clayton

Memo

To: Trail and Landscaping Committee
From: Asst. to the City Manager, Laura Hoffmeister
Date: May 23, 2016
Re: Annual Report ad hoc committee

At the March 21 2016 meeting the TLC discussed which members would like to assist in drafting the Annual Report as the Citizens Oversight Committee for Measure B, the Landscape Maintenance District special tax. The Ad Hoc committee consists of the Chair and up to three additional TLC members.

The Chair would coordinate this effort and prepare a report message. The Annual Report format has been fairly consistent over the past years as developed by Committee member Steiner. The Annual Report however can be of any format – it is an independently prepared report by the TLC acting as the Citizens Oversight Committee of Measure B. At the minimum it is to review and report on the revenue and expenditures of the special tax and verify if the funds were received and spent in accordance with the special tax measure. Staff is available to provide any information the ad hoc committee feels that it would need in order to prepare its Annual Report.

As an ad hoc committee comprised of less than a quorum (no more than 4) they may meet at their own convenience and also communicate electronically.

The Committee would obtain the preliminary fiscal year 15/16 financial closing from the City. This information is typically available by the City Finance Manager in August, and then the ad hoc committee can finalize the draft document for review and approval by the entire Trails and Landscape Committee at a public meeting (September or October depending on timing).

After the TLC approves the Annual Citizens Oversight Report it is presented to the City Council for receipt, typically in October or November.

Agenda Date: 5/23/16

Agenda Item: 5e

City of Clayton

Memo

To: Trail and Landscaping Committee
From: Asst. to the City Manager, Laura Hoffmeister
Date: May 23, 2016
Re: Measure H status update – Landscape Maintenance District funding renewal
June 7, 2016 election

March 11: Ballot Measure Wording published and posted
March 17: Ballot Measure Letter "H" assigned by County Elections office
March 18: City Attorney Impartial Analysis filed
March 21: Argument in support of ballot measure filed
No opposition argument filed – no rebuttal argument
April 8: Clayton Pioneer articles
April 11: Citizens Committee in Support of Measure H formed (Yes on Measure H)
April 23: information regarding the TLC and Landscape District at Clayton Cleans Up
April 30 - May 1: Information booth at Art and Wine regarding Measure H
May 8: sample ballots mailed by County Election Office
May 10: Contra Costa Times editorial endorsement support of Measure H printed
May 13: Articles in Clayton Pioneer regarding Landscape Maintenance District and Measure H
June 7: Election Day
July 7: County elections deadline to certify elections results
July/August: City Council adopts certification of acceptance of County election results
July 2017: continuation of parcel tax continues if ballot Measure H passes.
August 2016: possible placement of different ballot measure extension for November 2016 election should Measure H not pass
November 8, 2016 General Election.
December 8, 2016 County elections deadline to certify November general election results.
July 2017: continuation of parcel tax if ballot Measure passes.
July 2017: wind down operations of Landscape District Maintenance should ballot measure not pass.



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Home

Welcome to the City of Clayton. Our city is a very special place, with exceptional people who have a deep appreciation for the community's history, tradition and volunteerism.

In 2014, Clayton celebrated its 50th Anniversary of Incorporation (1964) yet Clayton still retains many of the time-honored characteristics treasured by its founding fathers in 1857.

Nestled at the bucolic base of picturesque Mt. Diablo, Clayton is in close proximity to the greater San Francisco Bay Area with all the amenities, sports and cultural opportunities offered by that choice location.

Clayton is a safe residential community of around 11,288 people. It is a town which values civic partnership with business leaders, community leaders, and our neighbors. Claytonians turn out in high numbers to celebrate the annual family-friendly festivities such as the Art and Wine Festival, our homespun 4th of July Parade, the annual Rib Cook-off, the Oktoberfest celebration, and our ever popular Concerts in The Grove summer series on select Saturdays and Thursdays in the beautiful Downtown Park. Canines and their owners even enjoy the outdoor air at our off-leash Clayton Dog park on east Marsh Creek Road.

In Clayton, everyone is family. And families are most important. Clayton is simply a great place to live, work and play for people who cherish small-town living and traditional American values. Outdoor bocce courts in the Clayton Town Center will find friends and families vying for social interaction and first place.

Search Site

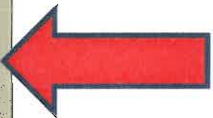
Community Events

May 2016						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

More Events

Community News

- 2016 4th of July Parade
- Accepting Applications for Planning Commission
- Contra Costa County EMS: Health Alert Overdose Deaths
- Silver Oak Estates
- Measure H- Landscape and Trails Maintenance District Ballot Measure June 2016

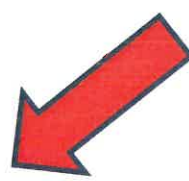


Measure H- Landscape and Trails Maintenance District Ballot Measure June 2016

Posted on April 18, 2016 by City Clerk

Please click on the following topics for more information:

- [Measure H](#)
- [Impartial Analysis](#)
- [Argument in Support](#)
- [Staff Reports](#)
- [Resolutions](#)
- [TLC Annual Report 2014-15](#)
- [Landscape Maintenance District Actual Expenses: FY 2014-15](#)
- [Landscape Maintenance District Budget FY 2015-16](#)
- [Landscape Maintenance District Budget – Mid-Year 2015-16](#)
- [Landscape Maintenance District Budget History 2007-2016](#)
- [Landscape Maintenance District Project History 2007-2017](#)





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Home

Welcome to the City of Clayton. We are a special place, with exceptional people who have a deep appreciation for the history and volunteerism.

In 2014, Clayton celebrated its 150th anniversary. Incorporated in 1864, Clayton still retains the spirit of its founding fathers in 1857.

Nestled at the base of the San Geronimo Mountains, Clayton is a beautiful location in the greater San Francisco Bay Area with that choice.

Clayton is a safe residential community of around 11,280 residents. We value civic partnership with business leaders and community members. We turn out in high numbers to celebrate the annual Homecoming Festival, our annual festival, our homespun 4th of July Parade, the annual Rib Cook-off, and our ever popular Concerts in The Grove summer series on scenic views in the beautiful Downtown Park. Canines and their owners even enjoy the outdoor air at our off-leash Clayton Dog park on east Marsh Creek Road.

In Clayton, everyone is family. And families are most important. Clayton is simply a great place to live, work and play for people who cherish small-town living and traditional American values. Outdoor bocce courts in the Clayton Town Center will find friends and families vying for social interaction and first place.

- City Council
- Oversight Board (OB)
- Planning Commission
- Housing Element Update
- Successor Agency

- Trails & Landscape Committee
- Volunteer Opportunities

- Adopt a Trail
- Agendas & Reports
- Annual Report
- Budget FY 2015-16
- Measure H - Landscape and Trails Maintenance District Ballot Measure June 2016

Search Site

Community Events

May 2016

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

More Events

Community News

- 2016 4th of July Parade
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- Contra Costa County EMS: Health Alert Overdose Deaths
- Silver Oak Estates
- Measure H- Landscape and Trails Maintenance District Ballot Measure June 2016

Archives

PUBLIC NOTICE

MEASURE TO BE VOTED ON

NOTICE OF SPECIAL MEASURE ELECTION FOR THE CITY OF CLAYTON AND NOTICE OF DATE FIXED FOR SUBMITTING ARGUMENTS

NOTICE IS HEREBY GIVEN to the qualified electors of the City of Clayton, located in the County of Contra Costa, State of California, that in accordance with law, an election will be held on **Tuesday, the 7th day of June, 2016**, for the purpose of submitting for approval or rejection the following measure, to be displayed on each individual ballot to wit:

CITY OF CLAYTON - MEASURE: <u>H</u>.		
CITYWIDE TRAILS AND LANDSCAPE MAINTENANCE DISTRICT CONTINUATION OF EXISTING SERVICES AND SPECIAL PARCEL TAX Shall the existing Community Facility District 2007-1 (Trails and Landscape Maintenance District) be continued, with a Citizens Oversight Committee, for ten years to fund on-going operations and maintenance of the trails system, roadway landscape, open space weed abatement, and related expenses at the current annual special tax's rate and methodology (presently \$234.84/year per residential and non-residential parcel or fraction thereof), for FYs 2017-2027?	YES	
	NO	

Arguments for or against this measure may be submitted to the City Clerk, 6000 Heritage Trail, Clayton, CA, **no later than 5:00 P.M., March 23, 2016**, which has been determined by the elections official to be a reasonable date based upon the time necessary to prepare and print arguments. **No argument shall exceed 300 words in length.** Arguments must follow the following format:

1. Arguments should be in block form, however, bulleted lines will be allowed.
2. Your cooperation is requested in limiting the use of *italics*, **bold-faced type**, underlining and "ALL CAPITAL LETTER" WORDS.
3. Statements must be typed or word processed in standard upper and lower case.

A Statement That Argument is True and Correct, signed by the authors must accompany all arguments; a sample of this form is available by calling the City Clerk.

Pursuant to Section 9287 of the Elections Code, one argument for and one argument against this measure will be selected for printing and distribution to the voters with the sample ballot.

The elections official will provide an opportunity for rebuttal arguments in accordance with Section 9285 of the Elections Code. **Rebuttal arguments shall not exceed 250 words** and must be filed **no later than 5:00 P.M., March 28, 2016, 2016.**

For more information on filing arguments, call the City Clerk at (925) 673-7300.

The polls will be open Election Day between 7:00 A.M. and 8:00 P.M.

Dated: March 2, 2016
Posted: March 11, 2016



Janet Brown,
City Clerk, City of Clayton

NOTA: Si desea obtener la versión en Español de este aviso legal, puede solicitar una copia de la misma llamando al Departamento de Elecciones, (925) 335-7800.

MEASURE LETTER ASSIGNMENT FOR THE 6/7/16 PRESIDENTIAL PRIMARY ELECTION

DISTRICT NAME	LETTER (EC 13109 & 2001 Policy)	TYPE OF MEASURE	PRIMARY ARGUMENTS	REBUTTAL ARGUMENTS
CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT	A	BOND MEASURE 55%	3/23/16	3/28/16
BRENTWOOD UNION SCHOOL DISTRICT	B	BOND MEASURE 55%	3/23/16	3/28/16
LAFAYETTE SCHOOL DISTRICT	C	BOND MEASURE 55%	3/23/16	3/28/16
WALNUT CREEK SCHOOL DISTRICT	D	BOND MEASURE 55%	3/23/16	3/28/16
LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT	J	BOND MEASURE 55%	Alameda Co.	Alameda Co.
CITY OF ANTIOCH	E	INITIATIVE MEASURE	Contact City Clerk	Contact City Clerk
CITY OF ANTIOCH	G	TREASURER ELECTED TO APPOINTED	Contact City Clerk	Contact City Clerk
CITY OF CLAYTON	H	PARCEL TAX MEASURE 2/3	Contact City Clerk	Contact City Clerk
CITY OF OAKLEY	K	SPECIAL TAX MEASURE 2/3	Contact City Clerk	Contact City Clerk

Released on March 17, 2016

IMPARTIAL ANALYSIS

Measure H would extend the special tax levied for the maintenance and operation of the City of Clayton's Citywide Trails and Landscape Maintenance District, known officially as Community Facilities District 2007-1 ("CFD") through Fiscal Year 2026/2027. This measure would not change the services provided by the CFD, the rate of adjustment or the method of apportioning the special parcel tax and requires the continuation of the Citizens Oversight Committee. The CFD's boundaries encompass the entire City of Clayton.

The tax revenue pays for costs related to the on-going operations and maintenance of the CFD's trails system, roadway landscape, open space weed abatement and fire breaks, including landscaping, irrigation, hardscape, lights, and electricity. The tax revenues are placed into a restricted fund through which all eligible expenses are tracked, paid and audited. The funds cannot be spent for any other purpose by the City or other agencies.

Following the advertised public hearing on March 1, 2016, the City Council adopted Resolution No. 12-2016 proposing to continue the special parcel tax in the CFD for ten years and placing Measure H on the ballot. In 2007, voters approved a special tax to fund the CFD through Fiscal Year 2016/2017. The current annual special tax amounts are:

Residential Parcels: \$ 234.84 per parcel per year.

Non-Residential Parcels: \$234.84 per parcel or fraction thereof per year.

The ballot measure continues the same tax rate methodology and same annual adjustment, including limiting any increases to the annual CPI, with no annual rate increase higher than 3% over the previous year. The proposed ballot measure would continue this same formula for an additional 10 years, until June 30, 2027.

Measure H requires approval from two-thirds of voters. If Measure H is not approved, the special tax will sunset and expire in June 2017. If Measure H is approved, the special tax will sunset and expire June 30, 2027.

Copies of all relevant reports, a boundary map of the CFD, and Council resolutions concerning the formation of the CFD are available for review in the office of the City Clerk (925-673-7300).

The above statement is an impartial analysis of Measure H. If you desire a copy of the measure, please call the City Clerk's office at (925-673-7300) and a copy will be mailed at no cost to you.

This analysis is prepared as an impartial analysis of the measure as required by California Government Code Section 53327 and Elections Code Section 9280.

Dated: March 18, 2016

Mala Subramanian

Malathy Subramanian, Clayton City Attorney


ARGUMENT IN FAVOR OF MEASURE H

In 1997, Clayton, recognizing the importance of public landscaping and how it defines our community, established a Community Facility District, known as the Trails and Landscape Maintenance District (District) to provide for maintenance costs for trails, open space, weed abatement, fire breaks and roadside landscaping. A 10-year parcel tax was adopted insuring funding for Clayton's landscaping.


In 2007, as the parcel tax neared its end, Clayton residents, led by a citizen Blue Ribbon Committee, reviewed the District's successes and challenges during the initial 10-year period. The importance of Clayton's "Front Yard" was reaffirmed, and a new plan built upon lessons learned was recommended. It included establishing a Trails and Landscape Committee (TLC), comprised of Clayton volunteers appointed by the City Council to insure continued community input. The 10-year parcel tax was overwhelming extended. Today, though we have experienced significant economic uncertainty these past 10 years, Clayton continues to enjoy safe, efficient and tasteful public landscaping that enhances our community, thanks to the efforts of its citizens and the dedicated resources provided through the District.

Now, the time has come again to continue the District. Measure H extends the current tax's rate and methodology (presently \$234.84/year per parcel) for an additional 10 years, through 2027, and provides the necessary funding for the District, with the TLC continuing to provide District oversight and management.

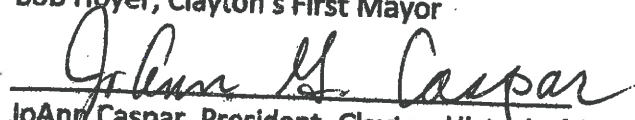
Currently, this tax generates approximately \$1M/yr and is used exclusively for the District. As it was in 1997, and again in 2007, the Clayton's modest General Fund budget is unable to adequately provide for our public landscaping. Without this funding, Clayton's landscaping would rapidly decline and the beauty and character of Clayton would be forever changed. Please join us in supporting Measure H for the continued beautification of Clayton.


Keith Haydon, Clayton City Councilmember


David Shuey, Clayton City Councilmember


Dan Richardson, Chair of Yes on Measure H Committee


Bob Hoyer, Clayton's First Mayor


JoAnn Caspar, President, Clayton Historical Society

Received
MAR 21 2016
City of Clayton

CLAYTON PIONEER

IT'S YOUR PAPER

www.claytonpioneer.com

May 13, 2016

925.672.0500

Keeping Clayton Green



John Johnston/City of Clayton

CLAYTON'S LANDSCAPING IS FUNDED BY A SPECIAL LANDSCAPE MAINTENANCE DISTRICT parcel tax of \$234.84 per residential parcel. The District is due to sunset in 2017. Measure H renews the District for another 10 years at the same rate.

Public Forum

Yes on Measure H

DAN RICHARDSON
Clayton Planning Commission

"The best time to plant a tree was 20 years ago. The second best time is now." —Chinese Proverb

In 1997, Clayton residents, recognizing the importance of public landscaping and how it defines our community, and faced with the ever-increasing practice of the state withholding or denying funding destined for Clayton, planted a "tree."

Our "tree" came in the form of a Community Facility District, known as the Trails and Landscape Maintenance District. It was designed to provide 10 years of dedicated funding for the maintenance for our trails, open space and roadside landscaping, and

See Yes on H, page 2

Yes on H, from page 1

guaranteed those funds would remain within the district and not be subject to political maneuvering or outside pressure, and was approved by our Clayton residents, to protect and enhance our community's pleasing character.

In 2007, our Clayton residents, with an 83 percent affirmative vote, again expressed their willingness to endorse and support another 10 years of this dedicated funding mechanism for the upkeep of our public landscaping, or what is referred to as "Clay-

ton's Front Yard." That vote also established a citizen's oversight board, the Trails and Landscaping Committee, comprised of Clayton volunteers appointed by the city council and charged with reviewing practices and recommending expenses for the district. Our community's vote of approval came during a period of economic uncertainty and demonstrated the level of commitment our citizens have for maintaining Clayton's unique value and quality of life. Through it all, we have contin-

ued to enjoy the beauty and outdoor experience synonymous with Clayton. Plus, we helped preserve our property values.

The special parcel tax currently generates approximately \$1 million a year for these exclusive purposes. In addition to ongoing maintenance costs, district funds are used for replacing aging district infrastructure and were recently used to repave segments of the trail system and replace seven wood bridge decks crossing creek beds. Upcoming projects include the Cardinet Trail's erosion repair, hardscape and landscape replacement at seven

gateway medians and replacement of city trees in various locations.

As it was in 1997, and again in 2007, Clayton's modest General Fund budget is unable to adequately provide for our public landscaping. Without this proposed funding, Clayton's landscaping would rapidly decline and the beauty and character of Clayton would be forever changed.

Now, the time has come again to renew the district. On June 7, California residents will go to the polls to vote on presidential, state and local issues. In Clayton, voters will also consider the continuance of

our Trails and Landscape Maintenance District Tax, Measure H. The funding level and methodology enacted 10 years ago have proven to be sufficient. I am especially pleased to say, "We got it right!" Therefore, Measure H on the June 7 ballot is simply a continuation of the existing successful formulas (presently \$234.84 per year per parcel) for an additional 10 years, through 2027.

I invite you to plant a "tree" for Clayton and vote "YES" on Measure H.

Dan Richardson is a Clayton Planning Commissioner and member of the Measure H Committee.

CLAYTON PIONEER

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May 13, 2016

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Page 2

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Landscape funds help enhance Clayton

A.J. CHIPPERO

Special to the Pioneer

When hiking the more than 27 miles of trails that run through town, it's hard not to cross at least one of Clayton's rustic pedestrian bridges. Last year, decks on seven of the city's bridges were replaced and paid for with funds from the Clayton Landscape Maintenance District.

Many Clayton residents may not realize that, with the exception of our city parks, all of the city's landscaping costs are financed by this district. The district is set to sunset in 2017 unless a ballot measure renewing the district is approved by two-thirds of the voters this June.

Last month the Pioneer featured a piece about the new landscaping for seven gateway medians. This project, recommended by the Trails and Landscaping Committee and approved by the city council, will be funded by the district.

Here are some of the improvements recently com-

pleted by the district:

For the past several months it has been a smooth stroll on the lower Easley Trail. From Zinfandel Circle to the shopping center parking lot next to the Stranahan subdivision, this trail was overlaid with a new asphalt surface.

In 2015 the District helped fund repairs on the Mt. Diablo Elementary School Hill. This joint project with the Mt. Diablo School District made repairs to the trail, added a retaining wall, and improved the hillside drainage.

The most notable use of district funds were the redesign of the Clayton and Oakhurst medians, plus the Clayton water feature. In addition, the replanting of Daffodil Hill was a joint project with the Clayton Business and Community Association. All of these projects visually enhanced the main gateways to our city.

Due to the drought, a planned multi-tree replant of Keller Ridge has been put on hold until restrictions are eased. Assuming that happens



CLAYTON'S WELL-TRAVELED TRAIL BRIDGES received some much needed updating earlier this year. Repairs were funded by the city's Landscape Maintenance District, due to sunset next year. Pictured are Hadley and Julielyn Chippero; Megan and Brooklyn Wahrlich

this year and Measure H passes in June, the city will resume plans to start the bidding process for this project.

Since it was formed in 2007, funds from the Clayton Landscape Maintenance Dis-

trict have played a crucial role helping to enhance our city's trails and scenery. The city council is looking for support from residents in June to continue the funding of this District for the next 10 years.

Around Town



PRACOCK CREEK NEIGHBORS MAKE A DAY OF IT — Toni Hegemeier, Trails and Landscape Committee Member, Dana Horton, Susie Dawes, Kahni Horton, Eileen Weiler and Peter Weiler

Clayton was aglow with more than 170 volunteers wearing neon orange shirts, picking up trash and gardening on April 23 for Clayton Cleans Up in celebration of Earth Day and preparation for the annual Art and Wine Festival.

Families, neighborhoods, clubs and dignitaries donned the volunteer shirt cleverly designed with a theme of community spirit and nature by local artist Sharon Peterson. They scoured the city, filling dozens of large garbage bags with litter and debris before returning to the courtyard at

Clayton City Hall for a char-biss-the-spot barbecue of hamburgers and hot dogs.



RYAN BROWN AND REBECCA BARRETT, staffers from Congressman Mark DeSaulnier office drop off bags of trash collected along Clayton's trails

The Clayton Valley Garden Club, Mount Diablo Interpretive Association, Clayton Library, Trails and Landscape Committee, Contra Costa Water District and Claydon 4-H were present to share ideas with volunteers about protecting Mother Earth and exploring this area.

Clayton Cleans Up is sponsored by the Clayton Pioneer and the city of Clayton, with donations from Republic Services, the Clayton Business and Community Association, Travis Credit Union, Peet's Coffee, Lyne French and Associates and Innovative Impressions and the assistance of local Boy Scout Troops 262 and 444.



HOWARD GELLER
MAYOR'S CORNER

**'Unsung heroes'
keep Clayton
thriving**

I am often asked by officials from other cities, out-of-town family and friends and even Clayton residents: "What makes Clayton such a great city to live in?" Being a cheerleader for Clayton, my answer can be lengthy. I cover known facts printed in publications and journals describing Clayton as one of the safest and most desirable towns in California in which to live.

See Mayor, page 7

Mayor, from page 1

If allowed, the next half hour's conversation covers the vast list of "unsung heroes" who volunteer at the host of Clayton events each year.

I dedicate this column to our "unsung heroes," our volunteers. I applaud Clayton's seemingly tireless and endless number of residents willing to give their time for our city. I commend all the volunteers in our youth sports programs, parent faculty clubs, schools and other community groups.

Let me give you a peek at the depth of community volunteerism during this past month — which numbered over 800 people.

"Clayton Cleans Up"— This annual event saw over 170 people, young and old, volunteering to clean up our creek beds, trails, and public areas. The event is organized by the Clayton Pioneer and co-sponsored by Republic Services, the Clayton Business and Commu-

nity Association and the City of Clayton. Many of these volunteers were families who were teaching their young children personal ownership and pride in one's community.

Clayton Historical Society — Over 550 members strong, the Clayton Historical Society held its annual Clayton Garden Tour. This year, five homes were featured. The tour required over 50 volunteers.

Clayton Valley Garden Club — With over 100 members, the Clayton Valley Garden Club held its annual plant sale with 44 of its members volunteering. The members of this club grow all the plants they sell. They work with our local schools to help create raised garden beds and garden education programs.

Art and Wine Festival — Clayton hosted the 21st annual Art and Wine Festival, organized by the CBCA. There were

approximately 85 CBCA members, 75 adult community volunteers, 160 students and coaches from Clayton Valley Charter High School and 20 Diablo Valley Ranch volunteers on hand throughout the two-day event.

Clayton Library Foundation — With 385 volunteers, the Clayton Library Foundation had 185 volunteers manning the recent Creekside Arts 2016 and its used book sale.

Net profits from each event funnels back into our community in the form of donations for various student scholarships, school sports programs and other local charitable needs.

When asked what makes Clayton a great city, my short answer is the people who give back and volunteer. Our silent heroes unselfishly give their time and expertise to make Clayton a city we are proud of. Clayton is a city where you can make a difference. My hat is off to each one of these vol-

unteers . . . you do make the difference.

Upcoming volunteer events to look forward to in coming months include: Clayton's Saturday night "Concerts in The Grove Park" series, Wednesday Night Concert Series and Classic Car Shows, Round-Up for Relay, our amazing Fourth of July Parade, CBCA's Rib Cook-off, Labor Day Derby, Oktoberfest, various holiday festivities and a multitude of others too numerous to list.

If you are not a volunteer, become one by contacting one of the many non-profit organizations in Clayton. Find out firsthand what makes Clayton such a great city. Become a Clayton "unsung hero."

Other News: Election Day is June 7. Please vote. Let's keep Clayton one of the loveliest cities in Contra Costa County by voting for Clayton and voting "YES" on Measure H.

Direct comments to Mayor Geller at hgeller@ci.clayton.ca.us.

Editorial: No on Piedmont, Oakley parcel taxes; Yes on Fremont, Clayton measures (East Bay Times)

May 10, 2016

East Bay Times editorial

CLAYTON MEASURE H: YES

This 10-year extension of an annual property tax assessment would fund trail maintenance, roadway landscaping and open-space weed abatement. The assessment, currently about \$235 per year per parcel, would provide about \$1 million annually to supplement the city's \$4 million budget. Without it, city officials would have to make major cuts to an already-lean budget.

CLAYTON PIONEER

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April 8, 2016

925.672.0500

Landscape District renewal on June ballot

TAMARA STEINER
Clayton Pioneer

Clayton's Landscape Maintenance District, which funds maintenance and improvements to the city's roadway landscaping, trails and open spaces, will sunset in 2017.

Not willing to wait until the district has expired and risk getting caught with no way to pay for landscaping, the City Council will bring the issue to the voters this June as ballot Measure H. The measure needs a two-thirds majority to pass.

"When we set up the district, we designed it so we could 'pause' and reevaluate in 10 years," says Planning Commissioner Dan Richardson, who was instrumental in shaping the district in 2007.

"It's been good," he says. "It works. We survived the

recession, and we're surviving the drought."

In fact, Richardson says it's been "better than good."

"We've not only stayed on budget, but we've been able to invest almost \$1 million in capital improvements over the 10 years."

When the current Landscape Maintenance District was created in 2007, voters passed it with an overwhelming 83 percent majority – far greater than the required two-thirds approval. Mayor Howard Geller fully expects the renewal to once again pass

muster with Clayton residents.

"The aesthetics and attractiveness of our picturesque city is important to the quality of our lives," says Geller. "Walking maintained trails and roadways provides

See Landscape, page 8

Landscape, from page 1

com

escape from the hectic pace of our everyday lives and is good for our physical and mental well-being."

The district collects a parcel tax to fund the \$1.03 million

needed to maintain the city's median and roadway landscaping, irrigation systems, trails and open spaces and fire breaks. The 2015-'16 tax was \$234.84 per residential parcel and per acre (or fraction) for non-residential property. The rate will not change with the renewal. A provision for a CPI adjustment caps any increase at 3 percent.

The funds in the special district can only be used to pay for the city's landscaping and are off-limits to any attempted diversion by the state. An 11-member Citizen's Oversight Committee meets quarterly to monitor district expenditures and activities.

The Landscape Maintenance District does not cover the city's parks. With the exception of the Grove, which has its own special district, the General Fund covers mainte-

nance of the city's parks.

With an operating budget of just a hair more than \$4 million, and 52 percent of that going to the police department, the General Fund is not adequate to pay for the city's landscaping.

Geller urges voters to pass Measure H.

"We don't want to lose the beauty our city Maintenance Department and community members have worked so hard to create."



CLAYTON PIONEER

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April 8, 2016

925.672.0500

HOWARD GELLER MAYOR'S CORNER

Summer concerts back, median work good to go

Summer events are being planned and scheduled. This year's Saturday *Concerts in The Grove*, starts the season on May 7 and boasts the best lineup of bands ever. Our Classic Car Shows and mid-week concerts are now on Wednesday nights with seven car shows and four concerts scheduled. CBCA's popular Art and Wine festival is scheduled for April 30-May 1. Details of these events and others can be found at ci.clayton.ca.us.

The City Council approved concept designs to enhance the appearance of seven subdivision entry medians. Our maintenance department now begins the arduous task of preparing detailed competitive-bid packages to include options for power and light features. Unless the drought's water restrictions are lifted, expect hardscape renovations only at this point within the limited approved budget of \$300,000. Future funds under this pay-as-you-go improvement

See Mayor, page 9

Mayor, from page 1

plan depend heavily on voter continuation of the Citywide Landscape Maintenance District parcel tax on the June 2016 local ballot.

Walking the Cardinet Trail the other day with my wife Debbie, we could really appreciate the seven new bridge tops recently installed and funded by our Trails and Landscape tax. We encountered people walking their pets, in groups, on bicycles and jogging. What an awesome way to get exercise, greet fellow Claytonians and enjoy the early spring weather.

The City Council reviewed the city's mid-year budget and accepted it without modifications. An analysis of our mid-year budget General Fund status reveals actual revenues are exceeding revenue projections by \$251,000. This one-time infusion of revenue by the county and state gives us the possibility of an operation surplus for fiscal year 2015-16.

CLAYTON HISTORY, CONTINUED...

1864, fire destroyed most of downtown Clayton's wooden buildings, which were heated by coal and wood stoves and lit by kerosene lamps. Only well water

and agriculture both flourished. The town population was 900.

Clayton vineyards produced wines that won state, national and international awards until the vineyards became infected and alcoholic beverages were prohibited in 1919. Almond and

walnut orchards soon replaced the vineyards.

Next month, I'll talk about Clayton's residential building boom of the 1960s.

E-mail questions or comments to hgeller@ci.clayton.ca.us.

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- (b) Consider the Trails and Landscaping Committee's and Maintenance staff's recommendations of the appropriate tree replacement species for the narrow sidewalk planters along Keller Ridge Drive (Citywide Landscape Maintenance and Trails District).

Maintenance Supervisor John Johnston presented the staff report along with a Power Point presentation displaying the proposed tree replacement plan for Keller Ridge Drive landscape trees, including current photos of the trees' conditions and absences that were planted 25 years ago with the Oakhurst residential subdivision. Mr. Johnston advised at the recent Trails and Landscaping Committee (TLC) meeting it was concluded developing a Master Tree Plan for immediate and future replacement of tree species in this area will assist in sustaining the trees and beautification of this entry roadway. He added Maintenance staff and the Trails and Landscaping Committee are in agreement on the use of two replacement trees, namely the Chinese Pistache and the Eastern Redbud. However, there is disagreement over the third tree species as to the TLC's did not prefer the flowering plum. Maintenance therefore recommends the Chinese Hackberry; Mr. Johnston noted the flowering plum is a very difficult tree to select from nurseries to avoid it being a fruit-bearing tree that causes a mess/public hazard on the adjacent sidewalks. It is also critical to select tree species that will grow

well in the clay soils of Clayton and in these confined sidewalk landscape areas, and are disease resistant.

Councilmember Pierce inquired on when the trees are scheduled for replacement and if there has been notification to the effected residents? Mr. Johnston advised the trees are scheduled for replacement in the months of April or probably May, and no outreach directly to the fronting property owners has been conducted by the City. In the past, staff considered the TLC as serving the community's input on such matters.

Councilmember Pierce suggested a Community Outreach/Education article be placed in the *Clayton Pioneer* advising the community of the tree replacement selections and why it needs to occur. She also suggested a Mayor's Column advising of the diseased trees and indication of other areas that will be affected by the replacement.

Councilmember Haydon inquired if the current Trails and Landscaping Committee members represent all areas of the city? Mr. Napper was uncertain but believes there are some residential areas without Trails and Landscaping Committee representation since it is purely voluntary.

Councilmember Haydon finds it beneficial to reinforce the tree replacement plan to the community and through the Trails and Landscape Committee representation.

Mayor Geller opened the item to receive public comments; no public comments were offered.

It was moved by Councilmember Pierce, seconded by Councilmember Haydon, to authorize the replacement of any missing or declining London Plane trees along Keller Ridge Drive with a multiple species design consisting of the Chinese Pistache, the Eastern Redbud, and the Chinese Hackberry trees; and authorize staff to replace the trees using previously-authorized funds in the amount of \$46,000 from the Citywide Landscape Maintenance District (Fund 210). (Passed; 5-0 vote).



Agenda Date: 4-05-2016

Agenda Item: 8b

Approved

Gary A. Napper
City Manager

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: John Johnston Maintenance Supervisor

DATE: April 5, 2016

SUBJECT: Determination of Tree Replacement Species on Keller Ridge Drive

RECOMMENDATION

It is Staff's recommendation the City Council, by minute motion, authorize the replacement of any missing or declining London Plane trees along Keller Ridge Drive with a multiple species design consisting of the Chinese Pistache (*Pistacia chinensis*), Eastern Redbud (*Cercis canadensis*), and the Chinese Hackberry Tree (*Celtis sinensis*).

BACKGROUND

Due to a significant decline in the original London Plane trees located within the City's landscape along Keller Ridge Drive, combined with the damaging impact these trees have made on the sidewalks adjacent to these planter areas, staff has been faced with the difficult task of possibly changing the tree species. The London Plane Tree 'Bloodgood' variety has been known to suffer from powdery mildew and staff has noticed an increase in distressed or declining trees along Keller Ridge Drive, as well as within other public areas of the city. In addition, the planters located along Keller Ridge Drive for this particular tree species is far too small to accommodate proper root growth which has caused damage to the adjacent infrastructures. Staff has prepared a plan to address this problem, and examined two different designs to address each unique situation and the area specifically impacted.

Golf Cart Crossing to Crow Place/Falcon Place

All of the public trees located along this stretch of Keller Ridge Drive front the adjacent houses. The trees in this area are in fairly decent shape with the exception of 10 London Planes that are in decline or missing. This is also the area that staff notes the most sidewalk movement or uplift. Staff expects to experience more trees lost in this area due to powdery mildew afflictions, and more problems with the adjacent concrete infrastructures due to its invasive root structure.

Maintenance staff proposes replacing the lost and future trees in this area with the Chinese Pistache Tree. The Chinese Pistache has done well throughout the city and has proven to require minimal maintenance. It requires very little water, accepts our area's clay soils, and has a non-invasive root system. Some Chinese Pistache trees may require minor structural trimming to allow for a proper upright branch structure, but other than that, this tree has experienced little to no problems for our Maintenance Department. With the minimal tree replacement required in this particular area, we feel a single species replacement is all that is required. It should be noted that all trees adjacent to walkways or roadways require some level of structural trimming.

Crow Place to North Valley Park

The City has experienced a significant number of declining or dead trees that have been removed or in need of removal in this area. Given the large number of trees needed for replacement, staff views this as an opportunity to introduce a multi-species tree design. Creating a master plan for tree replacement in this area will assist in any future tree replacement due to decline or disease.

This proposed tree re-design incorporates the Chinese Pistache, Eastern Redbud, and the Chinese Hackberry. All 3 trees are considered medium size trees, are drought tolerant, have non-invasive root structures, and exist in many types of soils. Using a multi-species public tree re-design in this area will aid the City's responsibilities in any future tree replacement in other areas along Keller Ridge Drive if infestation or disease should occur to any of the 4 species that would now be accepted in the public landscape.

Single Tree Specie vs Multi-Species

According to the latest best practices in urban forestry management, the following principles are now in use:

Single Specie Arrangements

Single species aligned in a staggered or linear row can create a more uniformed or formal look to the roadway. Using larger trees with this type of design can add to the rural effect of the roadway and provide the much needed shade to reduce the heat coming off the roadway. This type of arrangement can be used when entering or exiting a prominent or focal point in the area one is planting. Avoid planting long stretches of roadway with one species as all the trees could be lost if infected with disease or insects.

Multiple Species Arrangement

Mixed species result in better long term management because they are less prone to disease and insects than single species designs would be, and not all trees would be lost if disease or infestation occurs. Many different combinations can be used with varying patterns. Mixing deciduous, evergreen, and flowering trees can create a stunning look. Mixing larger trees with smaller trees can give the look of different

elevations on the skyline. Using a variety of trees with varying seasonal blooms can assist in maintaining color and texture throughout most of the year. Avoid using too many different species as this can give a non-uniform appearance. The general rule of thumb is to stay with three varieties.

TLC RECOMMENDATION

Maintenance staff's original plan presented to the Trails and Landscape Committee included the flowering plum as the third tree in the design. This was met by much opposition as some flowering plums have been known to fruit, and staff could not give a 100% guarantee that this variety would not fruit. Staff was hoping to use the purple foliage from the flowering plum to provide summer color, but understands that the fruiting is a valid concern.

Consequently, the TLC recommended using the crape myrtle as opposed to the flowering plum; or implement another tree of Staff's choice. The crape myrtle was actually contemplated in staff's original design but was removed for several reasons. The crape myrtle requires annual pruning, is not typical of a multi-design tree for replacement purposes, and is not considered a medium size tree. It takes many years of structural pruning and shaping to groom a crape myrtle to mature size.

Following the TLC meeting, Maintenance staff selected and now proposes the Chinese Hackberry as the next applicable tree species for the multi-species design. The Chinese Hackberry is a smaller distant cousin of the Chinese Elm. It is a common street tree throughout Contra Costa County and has proven to be disease free, drought tolerant, and accepts many types of soils. It is a medium size tree that requires minimal trimming or maintenance, and staff believes it will do well along the Keller Ridge Drive landscape.

CONCLUSION

A copy of staff's report to the TLC Meeting on March 21, 2016 has been provided as well as a draft copy of its minutes.

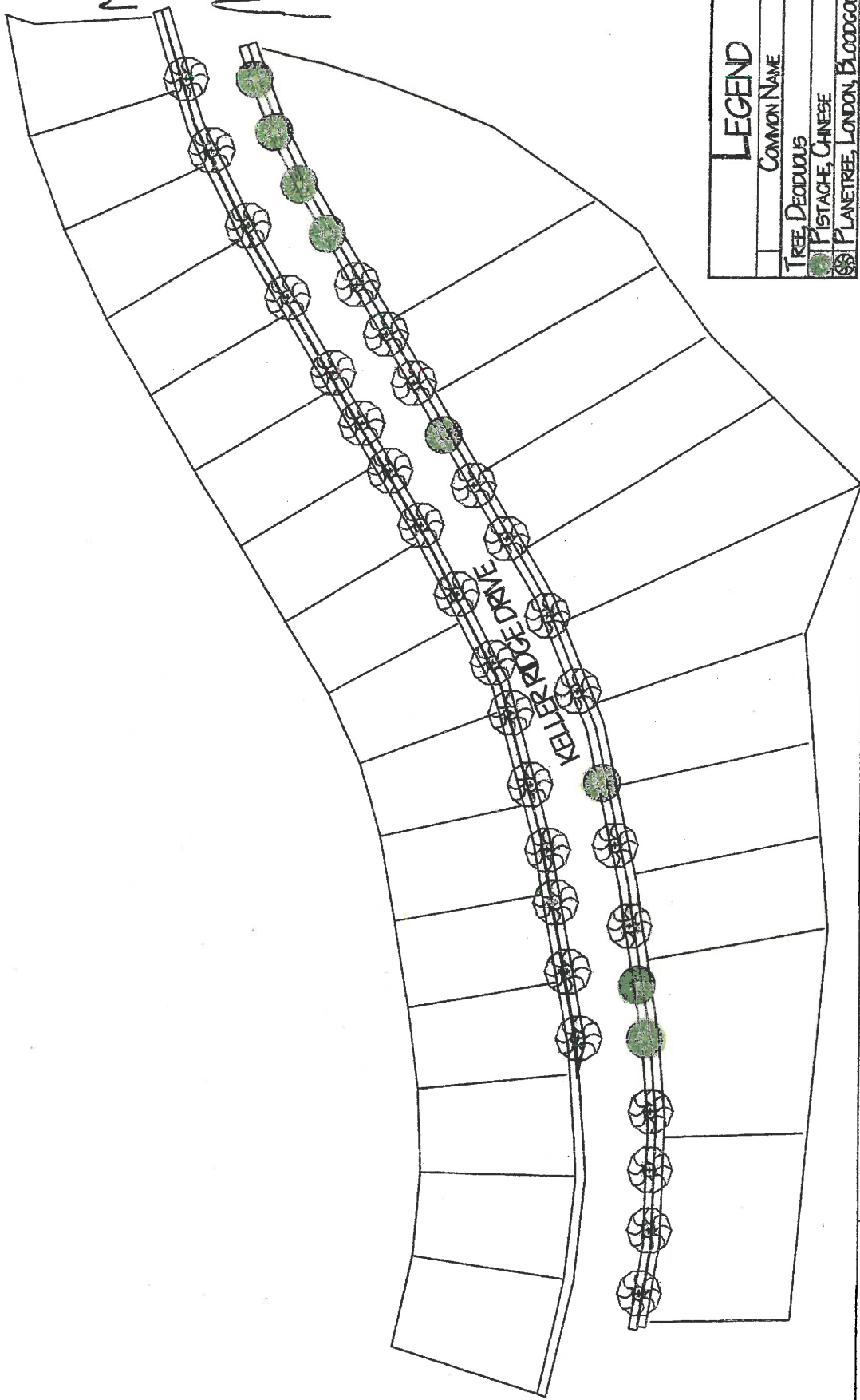
It is noted the property owners along this segment of Keller Ridge Drive have not been notified of the prospective change in tree species for public landscape located in the right-of-ways along Keller Ridge Drive, in particular, the residents who have trees that front their real properties. Whether the City Council wishes to introduce this new level of outreach or sustain the community's representation via the citizens advisory Trails and Landscaping Committee is a policy question for its consideration.

FISCAL IMPACT

Funds from the Landscape Maintenance District Fund (210) in the amount of \$46,000 were previously approved for the Keller Ridge Drive Street Tree Replacement Project in the current District's Budget (FY 2015-16) as part of our on-going public landscape improvement efforts.

ATTACHMENT A

FALCON PL.
MAY 11 11:15
CROW PL.



LEGEND

TREE	COMMON NAME	QTY
	PISTACHE, CHINESE	8
	PLANETREE, LONDON, BLOODGOOD	29



Landscape Design by:

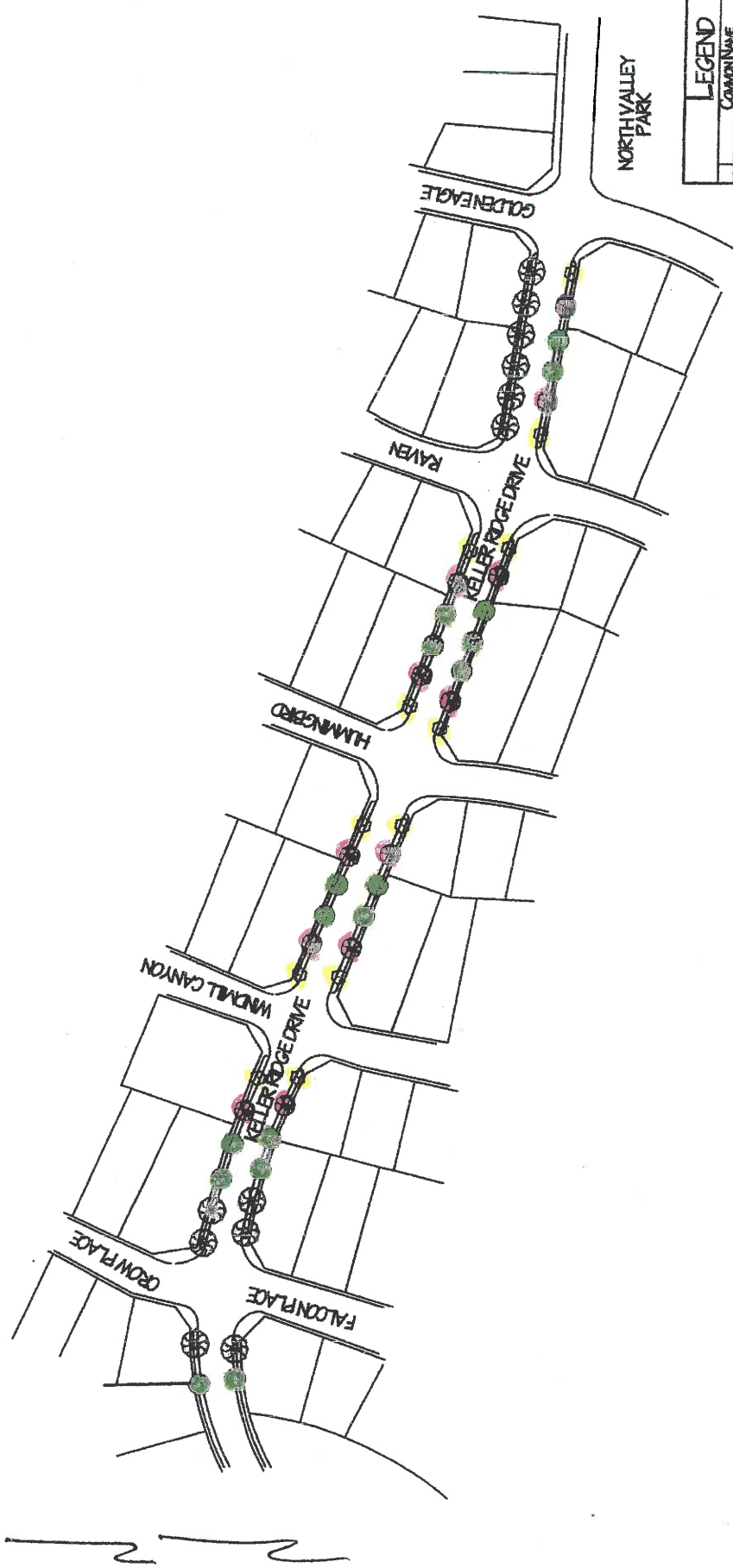
Landscape Plan:

Keller Ridge Tree Replacement

Scale:
1" = 100'

Revision #:
Date: 3/18/2016

GOLF
CART
XING



MATCH LINE

LEGEND	
COMMON NAME	CITY
TREE DECIDUOUS	12
1 EASTERN REDBUD	12
1 STAGHORN CACTUS	17
1 PLANTAIN LILY	12
1 PLUM PURPLEAF	12

NORTH VALLEY PARK



Landscape Design by:

Landscape Plan:
Keller Ridge Tree Replacement

Scale:
1:2500

Revision #:
Date: 3/18/2016

TLC Meeting of March 21 2016: Draft Minutes: rev 3/30/16

Keller Ridge Drive Tree Species replacement:

Mark Janney gave a review of the written staff report – noting that there are 8 trees currently missing on Keller Ridge Drive (east side) from the Golf Cart Path to Crow/Falcon Pl. There are 41 additional missing trees from Crow/Falcon Pl to Golden Eagle (North Valley Park) on both sides. All existing trees are of the same species – London Plane ‘Bloodgood’. The space for tree planting is also not conducive to the London Plane and in some places the roots are impacting the adjacent sidewalk and curb.

In response to questions from TLC members, Supervisor Janney stated the trees were initially installed by the developer, not City staff, and not planted well - some root bound, others are in hard cut soil, and others have been susceptible to leaf curl due to the species type. Maintenance Supervisor Janney clarified that this tree species is much too big for the planter area and has lifted sidewalks and curbs over the years causing damage. The City is responsible for replacing the sidewalks or repair to them if the damage is from the City maintained trees. Maintenance Supervisor Janney clarified that this particular variety of Plane Tree also is highly susceptible to powdery mildew which has cause irregular branch structure and minimal growth.

Staff reviewed the proposed planting plan diagrams. It was noted by staff the objective is to replace the London Plan ‘Bloodgood’s with a medium size or smaller tree, more appropriate to the planter area and to provide some additional color variation at certain places to the street tree pattern. Chinese Pistache Tree which is tolerant of many types of soils and does not have an evasive root system that could possibly damage the sidewalks or other ground structures, staff has had good results with this tree species. To add variety the Flowering Plum along with the Eastern Redbud would also be used in the section from Crow/Falcon Pl to Golden Eagle, these are side yard areas abutting Keller Ridge Drive. Maintenance Supervisor Janney also stated that multi-species design can assist in the difficult task of tree replacement when forced to eliminate a particular species in tree replacement of a new hardier variety, or when new diseases attack certain species not all trees will be impacted as there will be a variety of species.

Committee members were concerned about changing tree species in front of homes. Committee members were concerned that neighbors were not notified of the meeting and the potential for a different species to be changed in the area fronting their homes. The Committee members were less concerned about the area where the homes side yards abut.

Maintenance Supervisor Janney stated that no existing healthy trees in areas adjacent to the front of homes would be removed. The Chinese Pistache would replace the missing ones, and ones that are stunted by disease or small sprig like from someone cutting. As others fail in the future or have a need to be replaced it would be replaced at that time with the Chinese Pistache. The area between Crow Place and Golden Eagle Place are side yards. It is this section that there are more missing and diseased or stunted growth London Plane trees.

DRAFT

Committee members stated their desire to retain the uniformity canopy style in the areas where the homes front onto Keller Ridge Drive.

Committee members discussed in detail the species and planting plan and diagrams. Committee members felt the uniformity of species canopy in the front yards of golf cart path to near Crow Place should be all the same species – they supported using the Chinese Pistache however were somewhat concerned that the branching pattern is a bit lower than the London Plan and drops more “seed pods” and that would drop on the cars and sidewalks. They noted the London Plane drops bigger pods, so pod drops are same or similar issue between two types.

In response to questions by the Committee, Maintenance Supervisor Janney stated that all trees drop some sort of pod or berry and all need to have some sort of trimming. When young and starting to mature all will need to have trimming to train.

Committee members unanimously supported the use of the Chinese Pistache as the tree for in the areas abutting the front of the homes on Keller Ridge Drive to provide a uniform and symmetry look to the canopy after all are replaced, they did not desire to have other species intermixed in the area where front yards abut Keller Ridge Drive.

Motion by Committee member Steiner, seconded by Committee member Herington to recommend replacement species of Chinese Pistach for the existing missing London Plan ‘Bloodgood’ and for future replacement for the section from golf court crossing for homes fronting along Keller Ridge up to and near Crow/Falcon Place. Motion Passed (vote 7-0)

Committee members discussed the use of the two remaining trees at the locations shown on the diagram plan, from Crow/Falcon Place to Golden Eagle Place. There were no concerns with the Eastern Redbud in the location shown on the plan.

Committee members discussed the Flowering Plum and each Committee member expressed concerns of this species.

Maintenance Supervisor Janney stated it would be a fruitless variety.

Committee members stated their distrust of nursery’s knowing for sure being fruitless and could staff 100% guarantee fruitless.

Maintenance Supervisor Janney stated no it could not be 100% guaranteed.

Committee members noted that some had seen the fruitless and they are not big fruit pieces but still drop smaller seed or fruit pod that stains and makes mess and if inadvertently a fruit one was installed.

DRAFT

Committee members discussed not needing a third type of tree and to use the Eastern Redbud where the Flowering Plum proposed.

In response to questions Maintenance Supervisor Janney stated he understood the concept was to provide two different species closer to the intersection areas with the Chinese Pistache in-between from near Falcon/Crow Place to Golden Eagle Place.

Committee members continued discussion of the diagrams and the Flowering Plum and all individually expressed that it was not suitable tree in their judgement. Committee members discussed alternative tree of Crape Myrtle and suggested that species be used in place of the Flower Plum in the location shown on the plans. After additional discussion the Committee felt appropriate to provide some latitude to staff to select a different tree other than the Crape Myrtle but not to use the Flowering Plum.

Motion by Committee member Dane, seconded by Committee member Carroll-Moser, to recommend for the section of Keller Ridge Drive abutting residential side yard sections from near Crow/Falcon Place to Golden Eagle, the use of the Eastern Redbud and Chinese Pistache where shown on the plan, and not recommend the Flowering Plum; instead of the Flowering Plum to use the Crape Myrtle or alternative selected by Staff, but not the Flowering Plum; with future replacement of the London Plane 'Bloodgood' on this stretch be consistent with the planting pattern shown. Motion Passed (Vote 7-0)

DRAFT

CHINESE HACKBERRY



CHINESE PISTACHE



EASTERN REDBUD

