

COUNCIL ACTION FORM

Meeting Date: March 14, 2024

Staff Contact: John Sullivan, Public Works Director

Agenda Item: Provide direction to staff on Spring 2024 expenses at 5000 Rainbow Blvd.

Background/Description of Item

As 5050 and 5000 Rainbow Boulevard are currently under contract to be sold and redeveloped, staff is seeking direction from the Governing Body pertaining to various maintenance and repair expenses on both properties. The Development Agreement between the City and Karbank acknowledges that the School District's property will be in use by them through July 2024; however, Karbank could take possession of the City's parcels before that date depending on when the sale closes, which could occur at any time between April and July 2024.

As the City's original closing date was January 4, 2024, since approval of the Development Agreement and Development Plan for these sites in October 2023, staff anticipated the City would no longer own 5050 and 5000 Rainbow Blvd. As the sale has not yet closed but could close at any point within the next few months, staff is looking for direction from the Governing Body before entering contracts and beginning labor-intensive work by City Public Works crews to prepare the grounds for another full warm weather season.

Staff Comments

The items Public Works would typically be preparing for and performing starting now include:

- A. Contract execution for turf fertilization and weed control at both 5000 and 5050 Rainbow;
- B. Contract execution for irrigation system start-up and backflow inspections;
- C. Decorative fountain start-up, performed by Public Works staff; and
- D. Routine inspection and maintenance of equipment such as play equipment, drinking fountain & tennis court, performed by Public Works staff.

Staff has weighed the following factors and is looking for basic direction in how much expense should be incurred and staff time spent on these properties to keep them useful in this interim and uncertain time.

- A. The turf fertilization and weed control contract for both properties must be executed by March 15, 2024, and is anticipated to be approximately **\$3,500** for the contract term.
- B. The irrigation system start-up and backflow inspections contract must be executed by March 15, 2024, and is anticipated to be approximately **\$600**.
- C. The decorative fountain developed a leak at the end of the season last year. Staff is not sure exactly where the leak is occurring or exactly what will be needed to correct the issue and will need to start the fountain to investigate and diagnosis the issues to develop a solution. Because of the wet environment in which the motor and pump operate, staff have at times had to remove the equipment for rebuilding, which is an annually recurring unknown.

Public Works staff time is estimated to be between 10 and 20 hours to investigate, diagnose, resolve the issue. In the past if a rebuild is needed it has generally run **\$3,000 to \$5,000**.

- D. The play equipment is obsolete, and parts are unavailable. Should a repair be required staff may not be able to restore a given function for it to be used, which may result in having to remove it from service.

The drinking fountain would be turned on with the irrigation system and decorative fountain, if they are turned on this year. It was functioning last year when it was winterized.

Currently the tennis court is in service with no repairs required at this time. You may remember that we spent several thousand dollars last year to get the court in a usable condition, however, these repairs were not permanent solutions.

Suggested Motion

No formal motion needed but direction requested.