

COV - HMDAC June 22, 2021

Meeting Minutes

Present on the call for the City was Jason Lacey, and **for HMDAC**, Byrne Conley, Bob Schussel, and Ian Forsythe.

Jason noted that the LMD staff at the City is supposed to be a Manager, and account clerk, a Senior Landscape Inspector, and 3 inspector. They have been down 3 positions for 1-1/2 years and having to work remotely during the shut-down period.

Landscape contractors are having difficulties too, many have lost a lot of commercial contracts, and now face a labor shortage in hiring due to increased unemployment insurance benefits and lessened incentive to return.

LandCare bought out TruGreen and when it bid the Hiddenbrooke Contract, was pricing aggressively to get its name in the market.

The City sent a termination notice to LandCare for failure to perform per the January punch list. The City Attorney is involved in invoking the termination process and this has added some delay.

There is inspection language re a weekly drive through. There is also a monthly drive through. But the inspector typically talks to the contractor by phone 3-4 times per day. We discussed the contract. Some of the work is scheduled seasonally. We noted the contractor's supervisor should be inspecting too, probably this should be recited in the contract even though it is implied already. Jason does not think we need to "completely redo" the contract based on the last 15 months of experience with LandCare, the contract seems to work in other situations.

The City sent a newer punch list (beginning of June?) with deadlines.

We talked about the controllers and the City's monitoring of them through software. They send an alarm if there is an irrigation leak. But short staffing has interfered with the City's ability to monitor and call out repairs. (Keep in mind we are talking about City wide monitoring.) The contractors are also able to log in to monitor and are supposed to inspect laterals monthly. There are contract standards for drive through inspections once, recurring, monthly, annual depending on the topic.

The City budget will allow Jason to hire a temporary contractor to make a defensive space cut for firebreak and collect trash and mow. It is going to take 2-3 months to get all the delinquencies fixed. He is estimating that bids for a temporary contract will be \$9K-\$13K per month (James Olson thinks it might be higher). They put some minor changes in the contract for another LMD District (region 6) that Jason will like to see in our next annual contract for the Hiddenbrooke LMD.

We talked about other areas to address including the St. Andrews and Masters' monuments and the area on Bennington outside the golf course fence, plus the access paths. However with a new owner of the golf course, they course has *finally* mowed the weeds on Bennington outside the golf course fence. If the new owner takes care of that area, it may moot the idea of asking the Hiddenbrooke LMD to agree to maintain it.

There is a chance of getting grant money for the new Parkway project but it is very limited, the grants are \$5K-\$10K.

(Note, in a subsequent phone call, Jason advised that Bright View (formerly Coast, one of our past contractors) had bid \$7K per month but that was "way under" other bids and did not seem reasonable; also Coast/Bright View is in default in LMDs 1, 3, 5, and 8 so the City rejected the bid and awarded it to New Image at \$10K per month. New Image currently has contracts in LMD areas 4 (northeast quadrant) and 9 (Mare Island) and is doing very good work with no defaults – "the best contractor we have." This is a temporary contract not to exceed 6 months, but he expect an annual contract to be in place within 3 months.

We decided not to have a meeting in July because we will be waiting for budget and the architects' final plans on the Parkway project. Next meeting August 4, 2021 (bumped to August 11, 2021).