

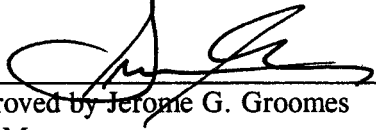


City of Carson Report to Mayor and City Council

November 8, 2006
New Business Consent

SUBJECT: STATUS OF PROPOSED ANNEXATION APPLICATION FOR THE "RANCHO DOMINGUEZ" AREA

Submitted by Jerome G. Grooms
City Manager


Approved by Jerome G. Grooms
City Manager

I. SUMMARY

This item is on the agenda at the request of Councilmember Gipson.

In a memorandum dated October 11, 2006 (Exhibit No. 1), Councilmember Gipson asked a series of questions regarding the status of the annexation application process and specifically requested that these questions be responded to through an item on the City Council's agenda.

II. RECOMMENDATION

RECEIVE and FILE.

III. ALTERNATIVES

1. TAKE no action at this time.
2. PROVIDE direction the City Council deems appropriate.

IV. BACKGROUND

On March 7, 2006, the City Council (Exhibit No. 2) approved the following actions:

1. CONFIRMED the City Council's desire to proceed with the application process.
2. DESIGNATED Area Nos. 2, 3, 4 and 5 to be included in the process (joint sphere of influence (SOI) for the cities of Carson, Compton and Long Beach - Exhibit No. 3)
3. AUTHORIZED the release of a Request for Proposals (RFP) to engage a consultant to assist the city with the application process.
4. INSTRUCTED the Planning Commission to proceed with the required pre-zoning process.
5. AUTHORIZED the City Attorney to speak to the owner of the mobilehome parks in question and negotiate a fair settlement before annexation.

November 8, 2006

Since that action, staff has proceeded as directed by the City Council. On May 2, 2006 and June 7, 2006 (Exhibit No. 4 and 5), the City Council approved engagement of the firm of Dudek and Associates to assist the city with the annexation application process and completion of legal descriptions that meet requirements of the Local Agency Formation Commission for Los Angeles County (LAFCO) and State Board of Equalization (SBE). Staff anticipates completion of the (1) legal descriptions, (2) Draft Plan for Services, and (3) Draft Initial Study/Negative Declaration by November 30, 2006.

A community meeting regarding the proposed annexation and pre-zoning requirements was held on October 9, 2006. The Planning Commission conducted pre-zoning public hearings on October 10 and 24, 2006 and will forward its recommendation to the City Council for consideration on December 13, 2006.

The city of Long Beach is currently preparing an application for annexation of a portion of the joint sphere of influence. Staff will attend the community meeting scheduled for Wednesday, November 1, 2006 and will provide information to the City Council regarding the status of the Long Beach application process.

In response to the questions raised by Councilmember Gipson, the following information is provided:

Question No. 1: Can the city choose to propose annexation for a portion of the currently unincorporated area, or is the city obligated to complete an application for the entire area?

To re-confirm our understanding of this issue, staff again conferred with LAFCO representatives on October 18, 2006. In response to this question, LAFCO staff stated that "the city is responsible for defining the proposed annexation area, which must be contiguous to the current city boundaries." Once the application is submitted to LAFCO, the proposed area **cannot be expanded**; however, if for some reason the city wished to "reduce" the boundary area, LAFCO may consider the request.

Question No. 2: What is the status of financial analysis information?

Staff has requested sales tax information, parcel values and pipeline tax data from the Los Angeles County Chief Administrative Office/Office of Unincorporated Area Services and Special Projects and anticipates that this information will be received by mid-November, 2006.

On March 21, 2006 the City Council was presented with **preliminary** revenue and cost estimates for the proposed annexation area(s) (Exhibit No. 6) that correspond to the four areas outlined on Exhibit No. 5. These four areas now comprise the proposed annexation area and are deemed joint SOIs for the cities

of Carson, Compton and Long Beach. Prior to the submission of the application, the City Council will be presented with fiscal data received from the County for the area and requested to define the annexation boundary.

According to LAFCO staff, once an area is annexed into the city, the city becomes responsible for all infrastructure repairs and improvements. While the city may negotiate with the county regarding these improvements, LAFCO staff states there is no record of an agreement reached whereby the county paid for any part of needed repairs or infrastructure improvements. Information received from the County lists the following projected public works improvement projects for the Rancho Dominguez area:

- Del Amo Boulevard from 1,140' east of Alameda Street to the Long Beach Freeway, Et Al. [Del Amo Boulevard 1,140' east of Alameda Street to the Long Beach Freeway; /Susana Road from the Long Beach Freeway on-off ramp to Del Amo Boulevard] (Tentatively scheduled to be awarded in 2008-09): \$5 million.
- Del Amo Boulevard from Wilmington Avenue to 220' west of Fordyce Avenue (tentatively scheduled to be awarded in 2008-09): \$3 million.
- Santa Fe Avenue, Et Al. [Santa Fe Avenue from Del Amo Boulevard to 1,200' south of Alameda Street, East of Susana Road from 1,450' north of Las Hermanas Street to Victoria Street] (Tentatively scheduled to be awarded in 2007-08): \$1.9 million.

An outline on the preliminary street conditions and range of repairs required for the annexation area was also included in the March 21, 2006 report to the Mayor and City Council. This information is included on Exhibit No. 4. Staff strongly recommends that we seek a firm commitment from the county to fund these improvements, or recognize that we will be accepting these liabilities.

Question No. 3: How will the residential units in the mobilehome parks be impacted in the context of rent control?

In the opinion of the City Attorney's office, upon annexation any existing mobilehome parks within the annexed territory would become subject to the Carson statutory rent control ordinance. The "base rent" against which all future rent increases would be tested would be the, per month, per space, rent then in effect upon the date of annexation.

This opinion is subject to several qualifiers. First, if Proposition 90 passes, it is the opinion of the City Attorney that Carson's rent control ordinance would not apply to any annexed mobilehome parks post-annexation. It is also the opinion of the City Attorney's office that LAFCO could impose requirements, such as a phasing in period, for the applicability of local rent control within mobilehome

parcs within the annexation area. It is also legally permissible for the city, the mobilehome park residents and/or the mobilehome park owners to enter into enforceable pre-annexation agreements that would affect the timing of, and scope of applicability for, the city's rent control ordinance post annexation. These kinds of pre-annexation agreements, if any, would be subject to LAFCO review and approval.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Memorandum, dated October 11, 2006 from Councilmember Gipson to City Manager Groomes. (pgs. 5-7)
2. Map, Proposed Annexation Area. (pg. 8)
3. Minutes, March 7, 2006, Item No. 23. (pgs. 9-12)
4. Minutes, May 2, 2006, Item No. 3. (pgs. 13-14)
5. Minutes, June 7, 2006, Item No. 10. (pgs. 15-16)
6. March 21, 2006 preliminary potential revenues/costs and map. (pgs. 17-18)

Prepared by: Linda F. Mann, Senior Administrative Analyst

sf:Rev061902

Reviewed by:

| | |
|-------------------------------|----------------------|
| City Clerk | City Treasurer |
| Administrative Services | Development Services |
| Economic Development Services | Public Services |

Action taken by City Council

Date _____ Action _____



**CITY OF CARSON
INTEROFFICE MEMORANDUM**

TO: JEROME G. GROOMES, CITY MANAGER
FROM: MIKE GIPSON, COUNCILMAN
SUBJECT: AGENDA ITEM
DATE: OCTOBER 11, 2006

The information attached is a matter relating to annexation that I would like to address at the council meeting for October 16th or the first meeting in November. I would prefer October 16th if at all possible.

Call me if you have any questions.

/js
Attachment

document7

I am aware that annexation was the topic of discussion at a community meeting last Monday and that the Planning Commission is considering annexation matters associated with land use and zoning at their meeting tomorrow night. As this issue moves closer toward city council action, I need to have a better understanding of some very key aspects of this proposal.

Firstly, I want to better understand what options are available as to whether the city can choose to propose annexation of a portion of the currently unincorporated area, or if we have an obligation to consider the entire area. For example: I recall that the unincorporated area was once broken up into five separate pieces. It is expected that the city of Long Beach is pursuing annexation of only the eastern portion of the unincorporated area. This suggests to me that this is not an all or nothing proposal. This issue needs to be clarified.

I also recall that the preliminary financial analysis suggested that some unincorporated portions made more financial sense to annex than did others. I think it is extremely important for the city to thoroughly understand how all of this works and what is financially feasible, **BEFORE** we make any commitment in our application.

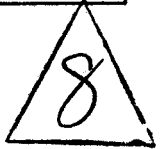
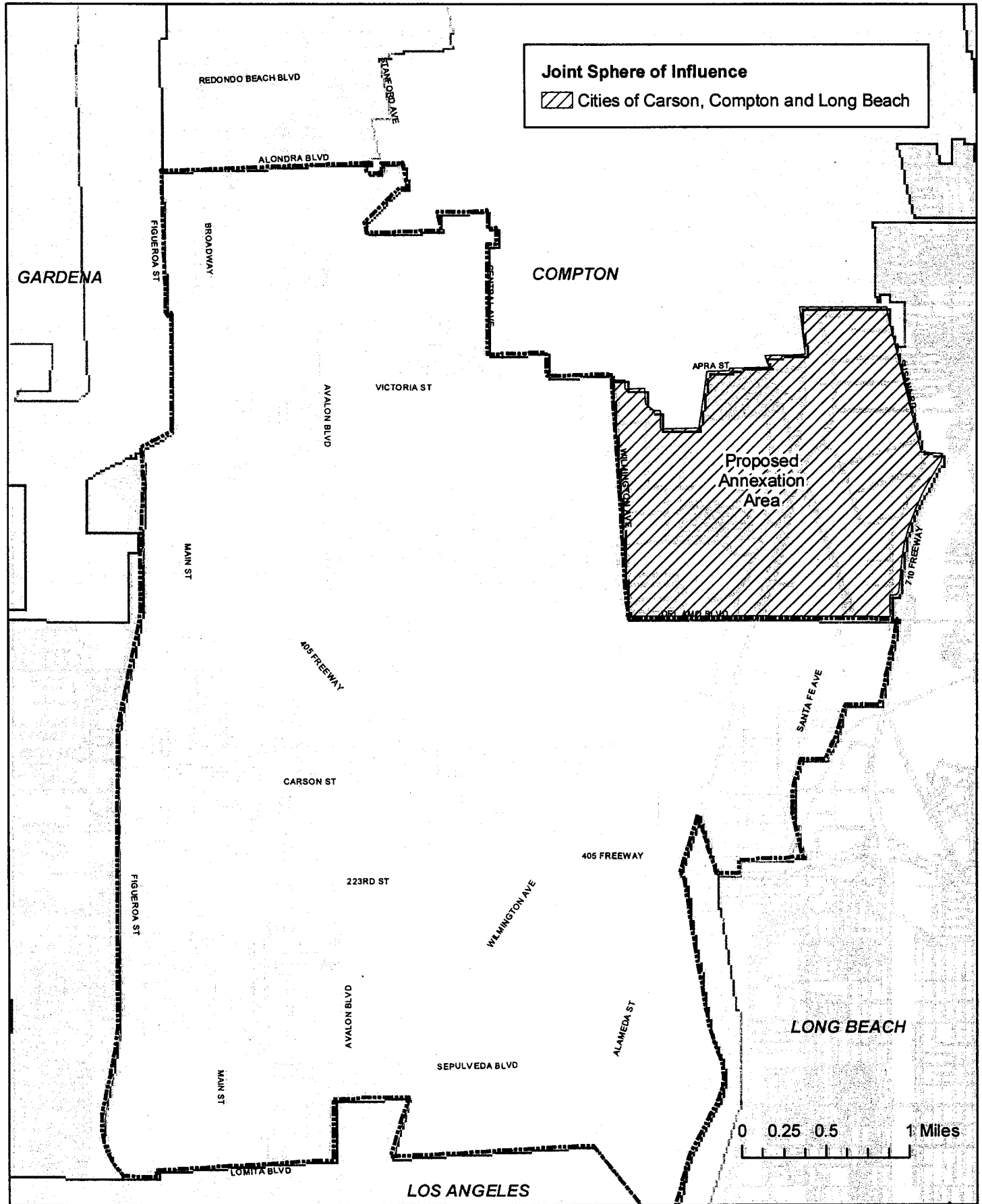
Secondly, I have a lot of questions about how the residential units in the mobile home parks might be impacted in the context of rent control. I am certain those residents would consider it highly beneficial to be protected by rent control. Should these people become



residents of the City of Carson, I would also want to protect their interests. However, I need to be more clear as to how this whole rent control consideration works. This issue definitely needs to be clarified for the Council and the community.

Accordingly, I am requesting that there be an item agendaized for council discussion allowing an opportunity for staff to respond to these questions before the application process proceeds and before any commitments about either the area designated for annexation or rent control issues.





ITEM NO. (23) AUTHORIZATION TO INITIATE PROCEEDING FOR THE REORGANIZATION OF TERRITORY (ANNEXATION) BEFORE THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) FOR LOS ANGELES COUNTY (CITY MANAGER)

This item was heard after Item No. 15.

Public Comments

Pat Hellerud, 21526 Nicolle, Carson, California 90745, stated that she would love to be able to say that the City of Carson is the home of the Adobe Seminary. However, the City needs a completed feasibility study in order to find out how much money it would cost and the cost should be made public.

Robert Lesley, P. O. Box 11634, Carson, California 90746, discussed the financial impact of annexation and urged the City Council to authorize a feasibility study and financial assessment.

Lisa Cameron, 19009 Laurel Park Road, No. 93, Dominguez Hills, 90220, offered comments in support of the annexation of Rancho Dominguez/Dominguez Hills communities to the City of Carson. She reported that on February 22, a thank you letter was sent to Mayor Dear and the Members of the City Council for considering the annexation issue.

City Manager Groomes referred to the meeting of February 7, 2006, and offered the following comments:

- The staff report provided to the City Council had projected, to the best of their knowledge, the range of potential revenues and costs that might be associated with the annexation. Staff made projections on property taxes, sales taxes, as well as service costs impacts, including public safety; specifically, the Sheriff's Department. Also, that staff had provided preliminary estimates on costs to improve roads and similar items in nature.
- Prior to the meeting, it was brought to his attention that an error had been made; specifically, as it related to police service costs. He pointed out that these costs, which were accurately represented if in individual areas, but if areas were to be combined, as represented on this evening's Triangle Page 4, as Areas 2 and 4, staff would have double counted the policing costs. Since the item was not discussed, staff did not have an opportunity to correct that error.
- For the record, staff was aware that the information presented would not have been presented in that forum because it represented an error of double counting a cost.

City Manager Groomes reported that LAFCO staff had provided the application document. He stated that it was his understanding that some of the same information, particularly revenue information as it relates to property taxes and similar items in nature, would not have been

required to be submitted on the application, as structured. He briefly discussed the application process that provides the County an opportunity to make their projections of particular tax revenues. This information then goes back to LAFCO and thereby provides some interaction relative to these costs after the application is submitted.

Council Member Gipson stated that he was not one hundred percent against annexation. However, his due diligence was for the Carson residents – his first and foremost responsibilities. He commented that without a financial analysis in terms of benefits to the City of Carson, he would not be able to support this matter in good conscience. He also referred to this evening's staff report from City Manager Groomes wherein he reported that an error had been made relative to police service costs.

Council Member Santarina stated that he needs information regarding the cost to the City of Carson. He referred to the two mobilehome parks and inquired into how the City would deal with the rent control issue in the event of a successful annexation.

Mayor Pro Tem Ruiz-Raber clarified that she fully supports the residents of Rancho Dominguez and Dominguez Hills to become residents of Carson. She stated that Carson is a wonderful place in which to live and enjoys hearing that people want to come to Carson because she wants to share Carson with them.

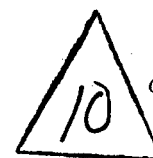
City Manager Groomes informed the City Council that none of the staff members were experts in the annexation process. Staff will require assistance and has already identified available resources. However, he pointed out that staff has accurately identified the annexation processes to the City Council and if the City Council wants to move forward, staff needs direction so that the City Council will be informed.

RECOMMENDATION for the City Council:

TAKE the following actions:

1. **CONFIRM** the City Council's desire to proceed with the application process.
2. **DESIGNATE** Area Nos. 2, 3, 4, and/or 5, or a portion thereof, to be included in the process.
3. **AUTHORIZE** staff to release a Request for Qualification and Fees to engage a consultant to assist the city with the application process.
4. **INSTRUCT** the Planning Commission to proceed with the required pre-zoning process.

ACTION: It was moved to ask staff to prepare a more detailed report on increased costs to the city in providing public services to the area and one that would include details about law enforcement costs and also for the city attorney speak to the owner of the mobilehome park in question and negotiate a fair settlement before annexation and to continue this item until such time



as these documents are available for consideration on motion of Santarina and seconded by Gipson.

Mayor Dear offered a substitute motion to:

CONFIRM the City Council's desire to proceed with the application process;

DESIGNATE Area Nos. 2, 3, 4, and/or 5, or a portion thereof, to be included in the process;

AUTHORIZE staff to release a Request for Qualification and Fees to engage a consultant to assist the city with the application process; and

INSTRUCT the Planning Commission to proceed with the required pre-zoning process.

Upon inquiry and after a brief discussion regarding the designation of Area Nos. 2, 3, 4, 5, or a portion thereof, Mayor Dear restated his motion as follows and was seconded by Ruiz-Raber:

CONFIRM the City Council's desire to proceed with the application process;

DESIGNATE Area Nos. 2, 3, 4, and 5 to be included in the process;

AUTHORIZE staff to release a Request for Qualification and Fees to engage a consultant to assist the city with the application process; and

INSTRUCT the Planning Commission to proceed with the required pre-zoning process.

Council Member Williams referred to the Request for Qualification and stated that it should be properly stated as a request for proposals and offered the change as a friendly amendment.

City Manager Groomes stated that staff would try to find the best, qualified person to assist staff.

Whereupon, Mayor Dear indicated that his motion was to remain as stated.

City Attorney Wynder clarified that, typically, a request for qualifications does not ask for fees. It prequalifies proposers. Once screened, the qualified proposers are requested to submit a response to the proposal and include fees.

City Manager Groomes stated that a request for proposal would be satisfactory.

Whereupon, Mayor Dear accepted the friendly amendment offered by Williams and was accepted by Ruiz-Raber.

As the maker of the motion, Mayor Dear stated that he would accept a part of Council Member Santarina's motion as a friendly amendment for the city attorney speak to the owner of the mobilehome park in question and negotiate a fair settlement before annexation, which was accepted by Ruiz-Raber.



City Attorney Wynder reported that informal discussion among staff about whether or not the city could enter into a pre-annexation agreement that would be enforceable in an annexation proceeding that would involve how to treat the residents, landlords, and the city under the city's rent control law under that process. The City Attorney's office had concluded that the law does permit the city to negotiate a pre-annexation agreement that would be binding if annexation were approved -- provided three parties agree to it -- the residents, the landlords, the council -- that would structure the way rent control would be phased in or how it would work in these two mobilehome parks. Staff has not begun any substantive negotiations. Staff just asked the procedural question, "Can we do that?" So, the answer to Council Member Santarina's legal question is yes, staff can engage in that dialogue. And, if the council directs staff to do so, they would be pleased to do that; however, staff did not feel that they had the authority to do so yet.

The motion, as amended by Williams and Santarina, was carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Ruiz-Raber, Council Member Santarina, and Council Member Williams
Noes: Council Member Gipson
Abstain: None
Absent: None



**ITEM NO. (3) AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR
ANNEXATION CONSULTING SERVICES (CITY MANAGER)**

This item was heard after Item No. 16.

City Manager Groomes summarized the staff report and recommendation.

City Attorney Wynder clarified that the preliminary analysis prepared by staff was not the level of detail that would support an application for LAFCO.

Public Comments

Carolyn Schaffer, Project Manager, representing Dudek & Associates, provided a brief overview of their consulting service. She clarified that their goal would be to submit an application to LAFCO and start their process. She stated that it would be a long process, and it requires expertise. Furthermore, the more prepared and accurate the information is, the much easier it will be to work with LAFCO.

Ms. Schaffer and City Manager Groomes responded to inquiries from the City Council regarding the following issues:

The length of time for this process.

Whether any other cities, such as Long Beach or Compton, may be entertaining this same type of expertise.

Potential for additional costs.

RECOMMENDATION for the City Council:

TAKE the following actions:

1. APPROVE selection of Dudek & Associates, Inc. to perform annexation consulting services.
2. AUTHORIZE the Mayor to execute an agreement between the city and Dudek & Associates, Inc., prepared by the City Attorney based upon the firm's proposal.
3. APPROPRIATE \$99,475.00 from the unreserved, undesignated general fund balance to cover the cost of the consulting agreement.

ACTION: It was moved to Approve staff recommendation Nos. 1, 2, and 3 on motion of Ruiz-Raber and seconded by Gipson.

For the record, Council Member Santarina stated that the first time that he voted yes on this issue, the discussion was about determining the sphere of influence. The second time that he voted yes on this issue, he was informed that there was no money involved. This evening, staff has

recommended that the City Council appropriate \$99,475.00 to cover the cost of the consulting agreement. He stated, therefore, that he was not in favor of this item to move forward. He inquired whether this discussion was about expending more money in the future in order to move this item along in the process.

City Manager Groomes responded that the City could be looking at additional costs that could be in the \$15,000 to \$20,000 range outside of what happens when we try to confirm the legal description of the boundaries.

Council Member Williams stated that he was in favor of moving forward because what staff has done was consistent with the City Council direction provided on March 7, 2006. Furthermore, the proposal submitted by the consultant included everything normally included in a professional report.

Council Member Gipson stated that, initially, he was in opposition to what his colleagues had supported. He was persistent because he wanted to ensure that the residents of Carson were not adversely affected by the annexation. Based on previous votes, the only way to get to that point would be to hire a consultant to do a thorough study and get the appropriate agencies involved so that the proper checks-and-balances would be in place to determine that there will not be an adverse financial impact on the citizens of Carson.

It was moved to call for the question and end debate on motion of Gipson, seconded by Williams and failed to carry by the following vote:

Ayes: Council Member Williams and Council Member Gipson
Noes: Mayor Dear, Mayor Pro Tem Ruiz-Raber and Council Member Santarina
Abstain: None
Absent: None

Mayor Pro Tem Ruiz-Raber stated that she has supported this issue from the beginning. She believed that the people requesting annexation should live where they want to live, and she welcomes them. She pointed out that this would be a complex process and that we need to have professionals with the expertise to submit the detailed application to LAFCO.

Council Member Santarina reiterated his previous comments regarding his voting record on this issue. He stated that he found it difficult to accept that this process would cost the City \$99,475.00 and that additional funds would be required. He referred to the preliminary study results and expressed concern that it would cost the City in the millions of dollars for construction, equipment, etc. He found it difficult to reconcile his plan, as well as his plan, now, and stated that he would vote his conscience.

The motion was carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Ruiz-Raber, Council Member Williams, and Council Member Gipson
Noes: Council Member Santarina
Abstain: None
Absent: None



ITEM NO. (10) REQUEST FOR FUNDS FOR THE PREPARATION OF LEGAL DESCRIPTIONS FOR AREA NOS. 2, 3, 4, AND 5 FOR USE IN THE LOCAL AGENCY FORMATION COMMISSION FOR LOS ANGELES COUNTY (LAFCO) AND STATE BOARD OF EQUALIZATION (SBE) REQUIREMENTS IN CONNECTION WITH THE APPROVED SUBMISSION OF AN APPLICATION FOR PROCEEDINGS BEFORE THE LAFCO (ANNEXATION) (CITY MANAGER)

This item was heard after Oral Communications – Members of the Public.

City Manager Groomes summarized the staff report and recommendation.

Council Member Gipson discussed his concern that the funds would be funded from the unreserved funds and over the cost of the process because he would not want the City to be in a position where it would have to cut services.

Council Member Williams reiterated that his training and practice was to always have a map.

Upon inquiry, City Manager Groomes explained the process by which the City would prepare the documentation in order to submit the application to LAFCO. He reported that LAFCO would then interface with the County Assessor's Office, County Auditor's Office, and the State Board of Equalization. The application would be returned to the City to estimate the cost to provide services and infrastructure. At that point in time, the City Council would make a determination whether to go forward or not.

RECOMMENDATION for the City Council:

TAKE the following actions:

1. **APPROVE** the additional task of completing legal descriptions of Area Nos. 2, 3, 4, and 5 that meet LAFCO and SBE requirements into the approved (unexecuted) agreement with Dudek & Associates.
2. **AUTHORIZE** the Mayor to execute an agreement prepared by the City Attorney that incorporates the legal description task into the approved (unexecuted) agreement.
3. **APPROPRIATE** \$49,670.00 from the unreserved, undesignated general fund balance to cover the additional cost for LAFCO and SBE required legal descriptions for Area Nos. 2, 3, 4, and 5.

ACTION: It was moved to Approve staff recommendation Nos. 1, 2, and 3 on motion of Dear, seconded by Williams and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Ruiz-Raber, Council Member Santarina, Council
Member Williams, and Council Member Gipson
Noes: None
Abstain: None
Absent: None



**Preliminary Potential Revenues and Costs
March 21, 2006, Item No. 6**

Area No. 2

Potential Revenues

| | |
|-------------------------|---------------------|
| Property Tax | \$40,000.00 |
| Sales Tax | \$20,000.00 |
| Refuse Franchise Fee | \$7,800.00 |
| Gas Tax | \$14,300.00 |
| Proposition A | \$17,093.00 |
| Proposition C | \$14,178.00 |
| Total Area No. 2 | \$113,371.00 |

Potential Costs

| | |
|-------------------------------------|-----------------------|
| Law Enforcement Area Nos. 2, 4, & 5 | \$1,191,947.00 |
| Public Works: | |
| Street Sweeping | \$9,000.00 |
| Median Maintenance | \$0.00 |
| Traffic Signal Maintenance | \$1,200.00 |
| Total | \$1,202,147.00 |

Area No. 4

Potential Revenues

| | |
|-------------------------|-----------------------|
| Property Tax | \$370,000.00 |
| Sales Tax | \$1,160,000.00 |
| Refuse Franchise Fee | \$51,000.00 |
| Gas Tax | \$92,700.00 |
| Proposition A | \$17,108.00 |
| Proposition C | \$14,190.00 |
| Total Area No. 4 | \$1,704,998.00 |

Potential Costs

| | |
|----------------------------|--------------------|
| Public Works: | |
| Street Sweeping | \$18,900.00 |
| Median Maintenance | \$700.00 |
| Traffic Signal Maintenance | \$8,400.00 |
| Total | \$28,000.00 |

Area No. 5

Potential Revenues

| | |
|--------------------------|-------------------|
| Minimal Property Tax TBD | \$0.00 |
| Minimal Sales Tax TBD | |
| Refuse Franchise Fee | \$1,700.00 |
| Gas Tax | \$3,100.00 |
| Proposition A | \$0.00 |
| Proposition C | \$0.00 |
| Total Area No. 5 | \$4,800.00 |

Potential Costs

| | |
|----------------------------|-------------------|
| Public Works: | |
| Street Sweeping | \$500.00 |
| Median Maintenance | \$0.00 |
| Traffic Signal Maintenance | \$1,200.00 |
| Total | \$1,700.00 |

Area Nos. 2, 4, & 5

\$1,823,169.00

Total Area Nos. 2,4,5

\$1,231,847.00

Area No. 3

Potential Revenues

| | |
|-------------------------|---------------------|
| Property Tax | \$460,000.00 |
| Sales Tax | \$330,000.00 |
| Refuse Franchise Fee | \$63,000.00 |
| Gas Tax | \$114,000.00 |
| Proposition A | \$2,868.00 |
| Proposition C | \$2,379.00 |
| Total Area No. 3 | \$972,247.00 |

Potential Costs

| | |
|----------------------------|-----------------------|
| Law Enforcement | \$1,191,941.00 |
| Public Works: | |
| Street Sweeping | \$27,000.00 |
| Median Maintenance | \$800.00 |
| Traffic Signal Maintenance | \$2,400.00 |
| Total | \$1,222,141.00 |

Street conditions in these areas range from needing marginal to significant repairs. These costs could be spread over multiple years.

Public Works Fixed Costs

| | Area No. 2 | Area No. 3 | Area No. 4 | Area No. 5 |
|-----------------------------|-------------------|-----------------------|-----------------------|-----------------------|
| Major Street Reconstruction | \$0.00 | \$3,822,000.00 | \$2,469,600.00 | \$1,234,800.00 |
| Slurry & Crack Seal Type II | \$0.00 | \$2,128,680.00 | \$0.00 | \$0.00 |
| Street Sign Replacement | \$2,000.00 | \$30,000.00 | \$1,600.00 | \$1,200.00 |
| New Median Construction | \$0.00 | \$920,000.00 | \$800,000.00 | \$0.00 |
| Total Fixed Costs | \$2,000.00 | \$6,900,680.00 | \$3,271,200.00 | \$1,236,000.00 |

