



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Elizabeth Gibbs, City Manager

PREPARED BY: Nate Smith, Deputy Director of Public Works/City Engineer
Art Vela, Director of Public Works

MEETING DATE: June 23, 2026

SUBJECT: Consideration of Resolution 2026-72, Approving Amendment No. 8 to the Professional Services Agreement with Mariposa Landscapes, Inc. for Landscape Maintenance Services at City properties in the Amount of \$200,128 for FY 2026/2027

STAFF RECOMMENDATION:

Adopt Resolution 2026-72

BACKGROUND:

On June 28, 2022, Resolution 2022-86 was approved, awarding a Landscape Maintenance Agreement with Mariposa Landscapes, Inc. to provide landscape maintenance services at various City properties for an annual amount of \$140,807, with the option to renew for four (4) additional single years, based on satisfactory performance.

On February 14, 2023, Amendment No. 1 to the agreement was approved, adding service locations to the agreement, including Fire Station 89 located at 172 N. Murray Street and the Fire Administration Building located at 3900 W. Wilson Street. Amendment No. 1 increased the annual agreement amount by \$7,248 for a total agreement amount of \$148,055.

On May 23, 2023, Amendment No. 2 to the agreement was approved by the City Council, extending the term and increasing the agreement compensation in the amount of \$139,794 for Fiscal Year (FY) 2023/2024. During this renewal period, locations under the Community Services Department were removed and added to a separate contract.

In August of 2023, Amendment No. 3 to the agreement was administratively approved, adding annual maintenance of the Highland Spring Avenue underpass in the amount of \$4,224 through FY 2023/2024.

On June 11, 2024, Amendment No. 4 to the agreement was approved by the City Council, extending the term and increasing the agreement compensation in the amount of \$148,372 for FY 2024/2025.

On March 26, 2025, Amendment No. 5 to the agreement was approved under the Master Agreement, increasing compensation by \$15,000.

On May 27, 2025, Amendment No. 6 to the agreement was approved by City Council, extending the term and increasing the agreement compensation in the amount of \$171,320 for FY 2025/2026.

In June of 2025, Amendment No. 7 to the agreement was administratively approved, adding annual

weed abatement at six (6) substations and around the base of over 200 electric poles for the Electric Dept. in the amount of \$22,744 for FY 2025/2026.

This Amendment No. 8 will extend the term by one year and increase the agreement compensation in the amount of \$200,128 for FY 2026/2027.

At this time, staff has evaluated and confirmed that the contractor continues to provide satisfactory services; therefore, staff recommends a term extension for FY 2026/2027. This will be the last year of the five (5) years maximum contract term.

The scope of work for landscape maintenance services is listed in the Original Agreement (which includes the Request For Proposals (RFP) No. 22-015) and includes turf management; shrub bed maintenance; tree care and pruning; fertilization; environmental weed and pest control program; irrigation equipment and operations for the City properties listed below:

- West Ramsey Street Medians, from Highland Springs Avenue to Highland Home Road.
- West Ramsey Street Medians from Highland Home Road to Sunset Avenue.
- East Ramsey Street Medians (West and East of N. Hathaway Street)
- Banning City Hall (99 East Ramsey Street) landscaping around building and parking lot.
- Banning Police Station (125 East Ramsey Street).
- Banning Police Station Northeast Parking Lot (125 E. Ramsey Street)
- Fire Station Building (5261 W. Wilson Street)
- Former Armory National Guard Properties (2041 W. Nicolet Street)
- Brinton Reservoir (1700 N. Mountain Avenue)
- Sunset Reservoir (1202 N. Sunset Avenue)
- San Gorgonio Ave. Parking Lot
- Fire Station 89 (172 N. Murray Street)
- Fire Administration Building (3900 W. Wilson Street)
- Highland Spring Avenue Underpass

The Cost Proposal for FY 2026/2027 includes an increase in fees to include the change in Consumer Price Index (CPI) (from January 2024 to January 2025), increasing the annual service fees by 3.25%. An annual cost increase equal to the increase in the CPI percentage for all Urban Consumers in the Riverside-San Bernardino-Ontario, CA area, published by the United States Department of Labor, Bureau of Labor Statistics during the preceding calendar year, is applied each year. Following this approval, there are no remaining options to renew this Contract; the original five-year maximum term expires on June 30, 2027.

Since the maximum five-year term for the City Properties Landscape Maintenance contract expires on June 30, 2027, these services will need to have an RFP and be bid out before next spring. As requested by the City Council, an RFP that combines all three of the City's landscape maintenance contracts is in the process of being prepared. This will include LMD No. 1, City parks, and the City properties contracts to determine if economies of scale could lead to cost savings. In the meantime, staff is recommending approval of Resolution 2026-72 to renew the current landscape maintenance services contract for the upcoming FY. This contract will be for one year, with the stipulation currently in the Agreement that it can be terminated with or without cause, subject to 30 days of written notice to Mariposa Landscapes, Inc., if the RFP yields a bid proposal for the City's properties' landscape maintenance services for a lesser cost.

JUSTIFICATION:

The Public Works Department does not have the required field staff needed to maintain the identified landscape areas, therefore; it is necessary to retain a landscape maintenance contractor to provide these services. Upon evaluating the existing services provided by Mariposa Landscapes, Inc., staff recommends the contract renewal and processing of Amendment No. 8.

FISCAL IMPACT:

Amendment No. 8 will increase the monthly landscape maintenance services agreement for FY 2026/2027 to an annual amount of \$200,128. The Building Maintenance Division Account No. 704-3200-412-23.29 will fund \$144,112 of the costs. The Water Fund Account No. 660-6300-471-45.07 in the amount of \$25,032 will fund landscape maintenance services at the reservoirs. Electric Division Account No. 670-7000-473.45-05 in the amount of \$8,037 will fund the annual weed abatement at the substations, and Electric Division Account No. 670-7000-473.45-02 in the amount of \$15,447 will be used for annual weed abatement around the poles. Funding sources for services “as needed” in the amount of \$7,500 will be defined on a case-by-case basis and later determined. A budget appropriation for services in this agreement will be included in the proposed FY 2026/2027 Operating Budget.

ATTACHMENTS:

1. [Resolution 2026-72.docx](#)
2. [Resolution 2026-72 Exhibit B - Mariposa Proposal For FY2026-2027.pdf](#)
3. [Original Agreement Mariposa.pdf](#)
4. [Amend No. 1 Mariposa.pdf](#)
5. [Amend No.2 Mariposa.pdf](#)
6. [Amend No. 3 Mariposa.pdf](#)
7. [Amend No. 4 Mariposa.pdf](#)
8. [Amend No.5 Mariposa.pdf](#)
9. [Amend No.6 Mariposa.pdf](#)
10. [Amend No.7 Mariposa.pdf](#)
11. [Amend No.8 Mariposa Landscape DRAFT 6.15.26.doc](#)
12. [Photos.pdf](#)