



August 20, 2012

Daniel E. Keen
City Manager
City of Vallejo
555 Santa Clara Street
Vallejo, CA. 94590

Dear Mr. Keen,

It was a pleasure to be able to meet with you at the recent gathering Councilmember Sampayan organized in Hiddenbrooke and to hear your plans for Vallejo's future. We wish you the best with your initiatives to improve the economy and quality of life for Vallejo residents, and we are encouraged by the actions you have taken already to put a more effective and stable Executive Management Team in place.

As you could tell from the meeting, while we are a small community, there have been a number of areas of engagement with the City over the past decade, such as trying to bring a school, fire station, and Park to Hiddenbrooke, the Hiddenbrooke Maintenance District, our contract with the City for managing the Welcome Center, planning for the I-80/Hiddenbrooke Parkway interchange project, and concerns with speeding and traffic enforcement in the community.

As a follow on to our informal meeting in Hiddenbrooke, we would like to propose another meeting with you and your staff to have a more detailed discussion about our current "Core Issues" (see attached). Hopefully by agreeing on a course of action now, we can reduce the need for future meetings and conserve staff resources.

Our letter is signed by the current and past Presidents of HPOA, as we have all been working on these issues for at least the past six years.

We know your time is limited, and appreciate your consideration of our request.

Sincerely,

Kevin Smith
Current President, HPOA

Chris Brittle
Recent Past President, HPOA

Joyce Estes,
Past President, HPOA

Cc: Bob Sampayan, Councilmember

Attachment 1

Hiddenbrooke's Core Issues

Hiddenbrooke Entryway Project (new rock walls, plants and uplighting of trees)

Funding: Hiddenbrooke Maintenance District

Concerns: Lack of consultation with our HMD Advisory Committee on a project initiated by this group. Our committee came up with a very focused project to improve the appearance of the Waterfall/Entryway area. City LMD spent \$8,000 on a design that does not meet the interests of the community, is prohibitively expensive, and apparently cannot be segmented to lower the costs. During the design process there was no collaboration with the community (Also see August 4 letter sent to James Nichols).

Request: We would like the City to draw up new plans, at no additional cost to the HMD fund, that reflect the desires of the community who initially suggested and conceived the project.

St John's Mine Rd Erosion Repairs

Funding: Combination of Hiddenbrooke Maintenance District and Hiddenbrooke Improvement District Bond (surplus) funds

Concerns: After spending \$130,000 in HMD funds to design repairs for the erosion damage caused by heavy rains in December 2005, there have been no recent meetings with the regulatory agencies to work on a solution (new wetlands were created and regulatory agencies are now involved in approving the repairs and mitigation). Hiddenbrooke taxpayers could be required to pay as much as \$700,000 for a problem that was created by failure of a culvert designed by the City. There is a possibility of even higher costs if future rains create additional damage (City staff believe this will not happen, but we are still concerned). This cost would have a large impact on either or both funding sources.

Request: With no future meetings scheduled with the regulatory agencies, we would like assurances that additional delays will not drive up the cost of the repairs due to new rain damage or penalties that might be imposed by the regulatory agencies. Also we want to ensure that we continue to be invited to future meetings between the City and regulatory agencies.

Pavement Repairs to Hiddenbrooke Streets

Funding: Hiddenbrooke Improvement District Bond (surplus)

Concerns: Maintenance of our public streets is first and foremost a City responsibility; however, due to a shortage of funds citywide for pavement repairs, City staff has suggested that the HID bond fund surplus be used in the future for repairs to Hiddenbrooke streets. We would like our streets maintained in good condition and are open to using some of these funds for future street repairs. However, since the bond surplus is finite and there are other demands for using this surplus, we need an accurate estimate of the amount that needs to be reserved, which has not yet been provided to us by the City.

Request: We would like to receive an estimate of street maintenance costs as promised in several meetings with City staff. Then, we would like to revisit the various proposals for use of the entire HID bond surplus (more below).

Replacement of Existing HPS Street lights with LED Lights

Funding: Hiddenbrooke Improvement District Bond (surplus)

Concerns: Hiddenbrooke did not initiate this project and is satisfied with the current HPS street lights in our rural valley. The City has proposed using surplus funds from the Hiddenbrooke Improvement District bond to replace the HPS lights with newer technology LED street lights which will generate annual electricity savings for the City. This would not be our choice for use of the surplus bond funds unless the money is considered a loan.

Request: Assuming the LED lights are acceptable to the community (after a demonstration project), we would like to discuss the concept of a loan to the City for the purchase of the lights. The loan would be paid back through the annual electricity cost savings. This would ensure that the funds would continue to be available for other Hiddenbrooke projects, as Hiddenbrooke taxpayers are the source of the bond surplus.

I-80 American Canyon/Hiddenbrooke Parkway Interchange Project

Funding: Developer Account (\$6-7.2 million?)

Concerns: The City has not managed this project proactively, as there has been little progress since the money was deposited into the interchange account many years ago. Some design options have been analyzed and several meetings have occurred with City staff and their consultants (most recently an informational meeting in Hiddenbrooke in October 2011), but there is no plan to advance the project. We have requested, but have not received, an official statement of how much money is currently available for the project.

Request: We would like the City to come up with a schedule for finalizing the project design and preparing the environmental documents. The project needs to address the input from the community so far in terms of potential traffic improvements, landscaping, elimination of big rig truck parking, and possible elimination of the Park and Ride lot. We would also like a formal accounting of the funds available for the project.

New Hiddenbrooke Park

Funding: \$1.5 million from Park Fund

Concerns: The City will need to manage the project effectively to meet the goal of having a new Park in Hiddenbrooke by mid-2014. Key concerns are the obtaining environmental clearance, staying within the available capital budget, and avoiding new costs to Hiddenbrooke taxpayers to operate/maintain the Park. Hiddenbrooke has been concerned as well with the fact that there has been no interest earnings applied to the Park fund, which would have increased the amount available to build the Park, given the \$1.5 million that has been sitting in the fund for a number of years. There have been suggestions that the HID bond surplus could be used for any shortfalls, but this should not be automatically assumed.

Request: It would be helpful to have some preliminary cost estimates early in the process to allow adequate time to deal with any cost issues and not delay the Park. We would also like assurances that the maintenance costs will be borne by the Greater Vallejo Recreational District and not require any supplemental funding from other Hiddenbrooke sources (e.g., HMD funds).

Using Welcome Center License Plate Cameras to provide data for PlateScan

Funding: Hiddenbrooke Improvement District Bond (surplus)

Concern: There is very little police presence in Hiddenbrooke, and because of its remote location, security is always a concern for Hiddenbrooke residents. An additional level of security would be provided, at very low cost, by connecting the Welcome Centers license plate cameras to the City's Plate Scan system which would enable the Police to quickly identify stolen and suspicious vehicles entering Hiddenbrooke in real time. We have proposed this for funding from the HID bond surplus, but were told that there are legal issues associated with its implementation –even though Hiddenbrooke would not be able to view or access this data and PlateScan is already in use by the City.

Request: Request the City Attorney to provide a legal opinion as to whether this proposal is feasible.