

HMDAC November 16, 2022

Meeting Minutes

Present on the Zoom meeting for HMDAC, Byrne Conley, Bob Schussel, Ian Forsyth, Chris Brittle and Laurie Foster. Present for the City were Jason Lacey, James Olson and Sam Kumar.

- Bids on the Parkway came in on October 20, 2022. The low responsible bidder was McGuire and Hester, a long-established and well-known contractor. The bid was \$2,070,056. This compares favorably to the Engineer's estimate of \$2,061,175, in other words it was close to what was expected. The next lowest bid was \$47K higher.
- Sam Kumar, Senior Civil Engineer for the City, will be project manager, assisted by LMD staff. Landscape Architect Brian Kilian is on retainer in case any change orders are requested, or any design clarifications.
- There will be an overhead charge for City staff time but since the bid is so close to the Engineer's estimate, Jason says the City overhead costs should be within parameters previously provided to us. He hopes to come in even "shorter" than those estimates.
- The bid is good for 90 work days, about 18 weeks. Staff reports are being circulated with Council approval scheduled for the 12/20/2022 Council meeting. The City Attorney has already signed off on documents.
- There will be a pre-construction meeting with the contractor in late December, and Jason hopes to break ground by January, 2023.
- The contractor will use an area just outside the park for a staging area; to the right of the park, between the park and the creek. It has already been used for park construction and when PG%E tied in another power source to the Valley.
- The South Hill Court fence repair will come pretty soon, James has to do some more work on where the property lines are, and it has been difficult to get contractors to bid on repair of wooden fences. Some contractors don't want to bid them, and it costs a lot to get a crew out for a day on such a relatively minor job. There are some lower, bowed sections that need to be replaced.
- We updated Jason on our meeting with the City Traffic Engineer re traffic calming measures (more Botts dots) approaching the Welcome Center, ladder striping on crosswalks on Bennington, and possibly a stop sign at Bennington/Songwood. The traffic engineering department needs to do a traffic count study first. Jason advised that if we want HMD fund (traffic engineering has none to spare) we would likely need a cost estimate by mid-January, since the miscellaneous account (\$50K) in the HMD is more than half spent already, including damage repair to fences and a control box (for which we hope the City will get some subrogation recovery). James indicated he had pictures of the fence damage but no police report yet. We suggested he might forward what he has (a police incident number and photos) to Risk Management to see if they could pursue a claim against the auto carrier for the driver who damaged the fence, without a full police report.

- We had a long discussion about areas the Golf Course has neglected outside of their white fences, particularly along Bennington near the 18th hole and between holes 1 and 2. The Course has abandoned watering them and they were weed infested, though at least the weeds have been removed recently. Still, it is a bad look and undercuts the work being done to improve the Parkway. We discussed that a golf course representative met with the homeowners recently and said the course was still losing money though they have narrowed the deficit, but they are getting killed on water costs and are using pond water and leaving some areas un-watered to save money. Just looking at the course, we can see that they are narrowing the areas on the course itself that are being watered, and although maintenance has improved, they current owner inherited deferred maintenance. What HMDAC wants to do is explore HMD taking over maintenance of strips outside the golf course white fence along Bennington. It makes sense insofar as LandCare is already in the area. (This would have to be planting and maintenance only, as it would not be practical to install new irrigation and the areas are on golf course irrigation currently, when it is turned on.) Jason had been receptive to the idea in past meetings but expressed misgivings this time; it is really up to the course to be a good neighbor and maintain their own property, and the course got itself exempted from paying HMD taxes. We told Jason we would contact the course ownership and would bring the issue back to a future HMDAC-City call. We would like to follow the model the City agreed to when it agreed to maintain Reflections HOA property through HMD even though the City does not own the HOA property. Whatever contract was entered re that could serve as a template.
- A City-wide tree service contract was just approved the day before, so they will be getting service out to the Willow Creek address with an overhanging tree, which is marked for removal; they will also cut dead branches, raise (trim) overhanging limbs to a 12 foot clearance.
- We talked about firebreak lanes and James will look at them. The firebreak contract is to cut by May 1 each year, and stay within specifications the rest of the year. So, if there is overgrowth during the year that exceeds specifications, the contractor is to remedy it. They are entitled to spray within regulations.
- James Olson and Brian Waters will be out to test holiday lights tomorrow. They will be lit the Monday after Thanksgiving for the holiday season.
- We set another conference call by Zoom for **Wednesday, 12/21/2022 at 10 a.m.**