

HMDAC February 20, 2024

Meeting Minutes

Present on the Zoom meeting for HMDAC, Byrne Conley, Bob Schussel, Laurie Foster and Chris Brittle. Present for the City were Jason Lacey and Scott Tedrow. Scott is the new landscape inspector for Hiddenbrooke. James Olson will work with him through a transition period. Scott will also be handling Glen Cove. His cell is 707-853-0337.

- We talked about the roundabout. Mark Helmbrecht at the City is setting up a meeting within the City in advance of the 2/28/2024 community meeting, and will let us know when the pre-meeting takes place. Bob Schussel asked them to address the issue of whether we can have a roundabout only on the Hiddenbrooke side of the overpass, in light of the cost estimate for the project exceeding funds in the Overpass account.
- Both radar signs are out of service, the one on the Parkway for a year. They need to be checked; could be just a solar battery replacement; City public works staff is overworked and had had trouble getting to these type of maintenance tasks.
- Byrne noted that he sent a notice to the fix it web site about 3 streetlights out on the Parkway. And, there is a pole missing since a car hit it, also a year ago, which pole needs to be replaced. (A public works issue, not HMD.)
- There was flooding at the intersection of the Parkway and Bennington last Sunday. Vallejo Flood Control was out with a vac truck that afternoon. “From the grate to the straight” [Mare Island Strait] is Vallejo Flood Control responsibility. The backup spot is of course the lowest elevation point with water draining to it from all directions.
- Jason indicates they may be able to spare a few traffic cones for the Welcome Center so that the security guards can put them out if any future flooding issue arises on the streets.
- Scott looked at the dry rot problem on the arbor over the Welcome Center. Public Works maintenance staff wants to repair it; they will invoice HMD for the time.
- Bob asked about the lack of lights on the Hiddenbrooke sign at the entrance. James Olson indicated it was not on the plans; but that the preexisting electrical box is there. Byrne noted that he put a solar light on the tree at the corner of the Parkway and Bennington, a simpler solution might be solar lights rather than dealing with the old electrical line.
- We discussed the Hiddenbrooke Improvement District, which has an available surplus of \$1,530,025 as of 6/30/2024, over and above debt service reserve, delinquency maintenance reserve, and funds designated for subsequent payment. This number is after a reduction of \$1.715 million clawed back from the County tax collector in light of the Grove Lots going into tax sale foreclosure. The fund was obviously hurt badly by the claw back, but considering that we just finished a \$2.3 million Parkway project, it is still well funded. The remaining question is whether the claw back funds are going to be charged to all Hiddenbrooke homeowners, including those who bought down their share of the HID, partially or completely, or will simply be taken out of the surplus funds

(which is in effect being done now) but this is a billing question. Florita Cruz at the Finance Department indicates this question is being sent up to the City Manager and City Attorney

- Part of the reason for mentioning all this is that HMD is also affected. The budget for FY 2023-2024 shows revenues of \$322,091 less than expenses, primarily because of the tax collector claw back (which likely relates to several years of non-payment by the Grove developer). This deficit was funded out of HMD surplus, which fortunately is \$3,044,346 estimated as of 6/30/2024 even after the claw back.
- But, it appears likely the HMD bill to homeowners will go up next year, with rising expenses and a smaller number of properties to spread the cost over.
- Jason indicates that the Engineer's report for HMD will be published in March or April, and will determine the HMD levy for next year. Whatever the budget number is, it will necessarily be spread over fewer homes, with the Grove lots removed (at least, the ones that were not purchased; those that were purchased will presumably still be billed .6 Equivalent Building Unit as before). Jason will be preparing the budget in the next couple of months; we will need to get him information on any adjustment in the Allied Security contract.
- (Just for perspective, the HMD tax was \$695 per home in FY 2021-22, but we lobbied to have it reduced to estimated actual cost, not continuing to build surplus, since the surplus had doubled over 10 years. For the past two years, the levy has been \$611 per home, matching the expected cost. So next year's levy should be somewhere between the two numbers.)
- Jason noted that the City Attorney is looking into the issue of surface water runoff from the Acevedo ranch next to the Parkway. Water migration has already damaged some of the new Parkway landscaping. (There are issues re easements and who is responsible to mitigate this, the City is looking to the adjacent owner to remediate the problem.)
- **Next meeting, by Zoom Tuesday, April 10, 2024 at 9 a.m.**