MEETING MINUTES

Board of Directors of the Embarcadero Municipal Improvement District

April 9, 2025

CALL TO ORDER

The Regular meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:00 PM by President Taylor.

ROLL CALL

Directors Bohley, Defoort, McCord Duncan, Menna, and Taylor present. District Manager Wynette Winkler was also present.

PUBLIC COMMENT

Resident Penny Hall reported that the water on the roadway below 300 VDC is a safety hazard. Her husband must go through it in his wheelchair, risking slipping. There is also a concern about the water being contaminated with pesticides due to the runoff coming from the farm at the top of the hill. They are requesting the EMID Board to confirm they have an NPDES permit. She also noted that the bark under the playground needs to be refreshed.

Resident Art Cockrum asked about getting more fire hydrants throughout the district.

**COMMITTEE REPORTS**

INFRASTRUCTURE COMMITTEE

1. County/EMID Joint Projects

* Drainage onto the road at 300 VDC
  + EMID has discussed the issue with County Planning who responded that the work is compliant with the permit.
  + The board will investigate the NPDES permit question.
* Calle Real Bike Lane
  + No update - Cape seal and restriping is still pending rescheduling by the County.
* Drainage Culvert at 908-930 Vereda Del Ciervo
  + Bids pending engineering work.

INFORMATION TECHNOLOGIES COMMITTEE

No report.

SAFETY COMMITTEE

1. Firewise Sub-Committee

* Dumpsters changed to May 28-Jun 2 for non-green waste. Green waste dumpsters will be June 23-July 1 and then again in October. Firewise chipping will begin on May 27.
* The rebate program is being updated for final approval at the May meeting.

FLOOD MITIGATION COMMITTEE

1. Expansion of power

* We have started the process to get a loan from CSDA. We are considering a line of credit of $2,000,000 since we can’t spend it all right now anyway. Propose using $1,000,000 from EMID and maintain the $100k/ year plan within our current budget.
* Meeting with NBS on 4/8.
  + We will set up a call with LAFCO to work that path in parallel (contingent on approval of funds).
  + We need to meet with Mark to resolve open questions around obtaining Easements (timing and cost). If a resident doesn’t want to quitclaim deed to us, then do we exclude? Can we?
* Meeting with County Public Works
  + County has not looked at anything yet. They still owe us answers on ownership.
  + The County budget is only $100k per year for culvert maintenance in South County.

**FINANCE OFFICER REPORT**

Director Menna presented a summary of the finance committee report.

ALLOWANCE OF CLAIMS

*Director Bohley moved to approve the allowance of claims in the amount of $16,406.28. Second by Director Defoort. Approved unanimously.*

**APPROVAL OF MEETING MINUTES**

*Director McCord Duncan moved to approve the minutes of the March 12, 2025, Regular Meeting. Second by Director Menna. Approved unanimously*.

**INFORMATION CALENDAR**

MANAGER’S REPORT

* See attached.
* Met with Bartlett, Pringle, & Wolf and have confirmed the audit and accounting plans going forward.

DIRECTORS’ COMMENTS

* Director Taylor reminded the Board of the upcoming district open house on 04/11.
* The Forest Service has reached out to confirm availability of the Meadow for emergency helicopter operations. The meadow needs to be mowed.
* Director McCord Duncan reported that the spring toy in the playground is broken and needs to be removed.

NEXT MEETING AGENDA

* Committee reports.
* FY2025-26 Budget Review
* Approval of Brush Clearing Rebate Policy

President Taylor adjourned the meeting at 8:07 PM.

APPROVED:

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President

(Seal)