

MINUTES (DRAFT)  
Board of Directors of the Embarcadero Municipal Improvement District  
July 14, 2021

CALL TO ORDER

The Regular July meeting of the Board of Directors of the Embarcadero Municipal Improvement District was called to order at 7:03 PM by President Taylor. The meeting was held remotely. The remote meeting notice and instructions were posted in three places within the District and the on the EMID website.

ROLL CALL: Directors were present; Directors Taylor, Bohley, Duncan, Langle, Menna were present. Clerk of the Board/District Manager was also present.

PUBLIC COMMENT: Resident, Nancy Gardiner, asked that the Board review the graffiti, criminal activity, and fire danger on and around the Tecolote Meadows and Farren Rd. .

ACTION CALENDAR:

MINUTES: The Board approved the June 9, 2021 regular meeting minutes as submitted, on a motion made by Director Duncan, seconded by Director Bohley and passed unanimously (5-0).

DOG PARK PROJECT: The Board reviewed the Minutes of the December, 2019 meeting at which the Dog Park proposed project was discussed. The Board, at that time, found that the project was not one they wished to pursue. At the June, 2021 regular Board meeting, Director Duncan was tasked to create a survey to be placed on the NextDoor site asking for public input on the proposed project. Director Duncan reported that to date, of the 43 replies, 56% were not in favor of a dog park on the Tecolote Meadows and the response to the Riding Arena site were also mostly negative. As the date for final responses to that survey is August 1, 2021, the matter will be held over to the August regular Board meeting for final decisions, however the Board asked the public in attendance to give their input.

Vereda Del Padre property owner and resident, Juli Powell pointed to criminal activity moving from Farren Road onto the Tecolote Meadows, including homeless encampments, graffiti, illegal use of fireworks, camp fires, cigarettes, alcohol and drug use, as well as trash and noise. She further stated that residents adjacent to the Meadows are impacted in a greater way than others from the District.

Kirkman Gardiner asked if EMID would partner with the homeowners on Farren Road to find a solution.

Larry Ramos expressed opposition to the location of a dog park on Tecolote Meadows due to the proximity to the freeway exits and people coming from out of the area to sleep.

Matt Mathews reiterated the same opposition, citing vehicle activity after dark.

Ian Guthrie asked "what is a dog park?" in terms of what is the bigger picture of such a project and the unintended consequences of its creation?

President Taylor thanked those in attendance for their input and stated that the matter would be continued to the August regular meeting.

Director Menna requested that President Taylor move Agenda Item 5 to Agenda item 2 to allow for the guests representing Constant Power to answer questions. The Board agreed.

ALTERNATE POWER SOURCE AT COMMUNITY CENTER: Director Menna read from the reports given at the last several meetings about the purpose, scope and potential costs of purchasing a generator and E.V. Stations for the Community Center to be used in emergencies. The project scope is two fold: First, installation of a generator that would turn on thirty seconds after a power failure. The cost of the generator and installation is \$17,000. Second, upgrade the panel to provide 200 more amps and two electric vehicle stations at a cost of \$8670. The total cost is about \$26,000.

President Taylor asked if the other proposed community center projects should be done at the same time as the emergency power project and Constant Power rep, Brian Ray, answered that was not necessary. President Taylor stated that the project has been approved and budgeted and that EMID authorized the \$12,000 deposit required to order the generator, as it will take six months to arrive.

SECURITY CAMERA SYSTEM: Director Menna reported that he is working with Secure Pro technicians and has attended additional demonstrations and believes the cameras are working well. The proposed second project at Farren Road @ Vereda Del Padre will be reviewed after Secure Pro, Cox Cable, and SCE power provision options/bids are secured, reviewed and accepted. To date, Cox Cable has bid submitted bids. No decisions have been made about the Farren Road portion of the project. More information will be provided at the August meeting.

PARKS AND RECREATION POLICY AND PROCEDURES: No report this period.

COMMITTEE FORMATION: Director Bohley suggested that the Agenda be revised to include Committee reports instead of individual Director reports on projects. He will prioritize the process of creating committees and appointing directors and members of the public to serve on them, thereby streamlining the meeting process, vetting of projects, and reporting.

POLICIES AND PROCEDURE MANUAL REVISIONS: One of the new committees will be Policies and Procedures. Our current policy for adding items to agendas should be changed to reflect a stricter vetting process, formalizing time frames and calendars by which reports and agenda items must be received before monthly meetings, allowing for agenda packets to be disseminated no later than one week prior to meetings.

ORDINANCE 21-99: The Second Reading of Ordinance 21-99, rescinding Ordinance 20-98 and establishing compensation of Directors and other officers and employees of the District, was held.

ACTION: Upon a motion made by Director Langle, seconded by Director Duncan, Ordinance No.: 21-99 was adopted by the following called vote:

Ayes: Directors Langle, Menna, Duncan Bohley and Taylor

Noes: None

FINANCE OFFICER'S REPORT: Director Menna presented the Finance Officer's report, including information regarding the County Treasury Fund Balance, and Budget Reports for FY 2020/2021.

ALLOWANCE OF CLAIMS:

*ACTION: Director Langle moved to accept the AOC in the amount of \$27,410.54. The motion was seconded by Director Bohley and passed unanimously (4-0).*

*Note: Check Number 111701 in the amount of \$12,000 was not approved as Director Langle stated that the project had not yet been approved by vote of the entire Board. Although, earlier in the meeting(s), the project had not been objected to, a formal vote to continue with the project and approve the costs involved was not held. Director Langle also asked about the permit process and if all Coastal Zone and County permitting would be included in the project by Constant Power Corporation. The check will be held until after the next meeting report, answers to the permitting questions have been received, and a formal vote on the project held.*

MANAGER'S REPORT: The report was read into the record, including correspondence, regulations compliance and reporting, maintenance and repairs.

Roadway safety: It has come to staff's attention that a large tree adjacent to Vereda Leyenda at the entrance to the canyon that seems to be on private property is in danger of falling. Several years ago that very tree split and a large branch fell to cover the entire roadway. Since it was a public safety emergency, EMID paid to have the debris removed. Upon removing the Olive tree near the bulletin board, the tree trimmers reported that the same eucalyptus tree was cracked and in danger of breaking and falling again. A letter was sent to property owners on Vereda Galeria apprising them of the potential problem, including bids for removal and or trimming. No response has been received. President Taylor volunteered to work with staff to notify the proper property owners and resolve the problem.

DIRECTORS' COMMENTS: Director Taylor asked that a Community Safety Discussion be placed on the next Agenda. There were no other Directors comments.

President Taylor moved to adjourn the meeting at 9:25 PM.

APPROVED:

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President

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Clerk of the Board

(Seal)