GENERAL PURPOSE MEETING

Monday, May 16, 2011
6:00 p.m.

Council members’ attendance: Cheryl Miraglia, Chair, Dave Sadoff, Vice Chair, Sheila Cunha, John Ryzanych, Marc Crawford, Matt Turner

Location: Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

Summary Action Minutes

I. Approval of Minutes

A motion was made by Dave Sadoff and seconded by Sheila Cunha, that the minutes of April 18, 2011, be accepted as submitted.

Motion passed 6/0.

Abstention: Dean Nielsen

II. Budget Overview

Susan Muranishi, County Administrator, presented an overview of the County’s 2011-2012 Budget.

State budget update:

The Governor released the May Revised Budget today, May 16, 2011. The funding gap for the state budget started out at $26.6 billion, however, the legislature adopted $11 billion in cuts and higher than expected revenues brought the gap to $15.6 billion.

- Highlights of the May Revise include:
- Redevelopment elimination proposal
- Extend sales and VLF taxes until an election
- Program realignment
- Elimination of forty-three (43) state boards and commissions; Cuts 5,500 State jobs
- State and Local pension reforms.

County budget update:

The County has to close a $137.9 billion funding gap. County Departments have been given the following target reduction amounts:

- General Government - $22.6 million
- Public Protection: - $44 million
- Public Assistance - $33.2 billion
- Health Care - $38.1 million

Budget/Hearings Schedule

The proposed budget will be submitted to the Board of Supervisors on June 9, 2011 and the Budget Hearings will be held from June 20-24, 2011, with final adoption on June 24, 2011.
Questions/Discussion

Dean Nielsen: The reduction in Health Care is not for County employees, but for people receiving services.

Susan Muranishi: Yes, the reductions are for the individuals in the community receiving services; however, all labor has agreed to take three (3) years with no increases. In addition, the Sheriff’s Office agreed to offer a lower tier of retirement for new hires, and several employees are paying 10% of their health premiums.

Marc Crawford: Going forward with the $138 million, in reductions, is that assuming the County will not get the taxes?

Susan Muranishi: The $138 in reductions assumes that the County will not receive the Vehicle License Fee (VLF) to backfill funding gaps.

Cheryl Miraglia: Regarding property tax distribution, does the County retain the portion from the unincorporated area?

Susan Muranishi: The County’s revenue is the amount that is attributable to the unincorporated area.

This item is informational only and required no Council action or recommendation.

III. Redistricting Preview

This item was continued to a future meeting.

IV. Report from Castro Valley Merchant’s Boulevard Meeting

Supervisor Miley reported that he attended the Castro Valley Merchant’s meeting held on May 11, 2011. The Redevelopment Agency, Public Works Agency and some of the project consultants attended the meeting. There were some measures taken prior to the meeting to alleviate some of the issues, for example the opening of Daughtry’s lot for parking.

Some suggestions being considered are: to make more use of the Forum, group marketing, using the Chamber of Commerce as a conduit for merchants for marketing campaigns.

The County agencies will meet with Supervisor Miley on Wednesday, May 18, 2011 to go through all of the concerns of the merchants to determine some solutions and report back to the merchants.

Questions/Discussion

Marc Crawford asked about turning the corner at the Boulevard and going up Redwood Road with the sewer line; Mr. Crawford suggested that that the section of Redwood Road not be completed until school is out of session.

Daniel Woldesenbet and the staff are aware of the concern and will look into it.

Cheryl Miraglia stated that all of the merchants concerns really need to be addressed. They need help and they need to know that the County and the Council are helping them.

V. Introductions to Alameda County Public Works Agency

Daniel Woldesenbet presented a PowerPoint presentation on the operation and administration of the Public Works Agency.
Questions/Discussion

Cheryl Miraglia: What are balance transfers?
Daniel Woldesenbet: Funds transferred from the previous year. The Agency sets aside a certain amount of money for projects and those funds transfer over.

Cheryl Miraglia: What are the projects that will create twelve hundred jobs (1200)?
Daniel Woldesenbet: There are several projects, including: miles of roadway resurfacing; safety projects and signal projects.

Cheryl: What is the Alameda County connection to Lake Elizabeth in Fremont?
Daniel Woldesenbet: The Public Works Agency is responsible for the water system in Lake Elizabeth.

Dean Nielsen: How much funding is obtained from permits?
Daniel Woldesenbet: $18 million.

Dean Nielsen: How many people does the Agency employ? Dean Nielsen asked the Agency to provide a breakdown by duties, maintenance operations and administration.
Daniel Woldesenbet: 426 FTE and actual persons is approximately 320. Breakdown will be provided.

Marc Crawford: The one stop permit center is a real improvement. Regarding the Planning Department and the Public Works Agency: In some jurisdictions Planning and Public Works is under one roof, would it be more efficient if these agencies were under one roof and one leadership?

Daniel Woldesenbet: The planning department is extremely small and of the 4600 permits issued at the one stop center, only about 400 have to do with the Planning Department. Mr. Woldesenbet does not agree that Planning and Public Works should be under one roof.

Marc Crawford: An example of some of the confusion that occurs with the two (2) different agencies is in the Castro Valley General Plan design guidelines it states that all future subdivisions be made with county roads; however, developers have been putting in private roads for a long time because the County does not want more roads to take care of.

Daniel Woldesenbet: There is no PWA policy that says the subdivisions have to have County roads. Most of the land use decisions, mapping and zoning have to do with the Planning Department. After those decisions have been made, the Public Works Agency makes sure the projects are done correctly.

Mr. Woldesenbet believes that there should not be any private roads. In his experience, there are developers that do substandard work on private roads, and when new people move into the subdivision they want the County to fix their road. The only reason he has found that the County allows private roads is to minimize the cost to the developer. The value is not to the public, the value is to the developer. These are Mr. Woldesenbet’s personal positions, and not those of the County of Alameda.

Dean Nielsen: Is there any plan to make a project program tracking system available to the public, to keep track of the progress of certain projects? Norbridge is an example of one such project.

Daniel Woldesenbet: On the website, there is a link to Flood Control Capital Improvement Projects, and the Agency has all of the information on all of the projects, but the Agency has to keep some control over the information.

Marc Crawford: Regarding the recent meeting of merchants in Daughtry’s building, the merchants were not happy. The Castro Valley streetscape project; is the PWA managing that project or is the Redevelopment Agency (RDA), and does the RDA have the expertise of managing the project?

Daniel Woldesenbet stated that the PWA has reached an agreement with the RDA and the PWA is now managing the project, however at one time there was a disconnect in the initial process. The PWA could have managed some of the minor issues better if it had been included in the beginning.

Marc Crawford: The streetlights have been changed on the streetscape project? Has anyone done an analysis of the streetlights? The new lights do not give off enough light and there could be dark spots on the Boulevard.
Questions/Discussion

Daniel Woldesenbet: The Public Works Agency will verify, but the demonstration was given before of the lights.

Speaker

Dan Briggs, Castro Valley resident, stated that the financing was the only question answered, of a series of questions submitted to the Public Works Agency.

Cheryl Miraglia suggested that Mr. Briggs meet with the Agency to get answers to said questions. Mr. Briggs suggested a Council person accompany him and Dean Nielsen agreed to accompany Mr. Briggs to a meeting with the Public Works Agency.

VI. Street Repair Report

Daniel Woldesenbet, Director, Public Works Agency gave a verbal presentation on how decisions are made regarding streets and roads. The PWA is partnered with the Metropolitan Transportation Commission (MTC) in a street paver program. There is a scientific way to measure the conditions of streets and roads through a process called Present Condition Rating (PCR) program. The PCR index system can prioritize street and road repair.

Alameda County is in the top ten (10) for best street and road conditions in the region. The County’s PCR index is 72; a statewide study that identified significant deficiencies in California, based on that study Alameda County was in great shape.

- 70-100 is considered good or excellent.
- 0-25- failed street – needs to be rebuilt

The PWA made a conscious effort to maintain high level condition of streets and roads.

The PWA does regular pothole repair; any request for pothole repairs will be done in 72 hours; if there is a large pothole creating unsafe condition people can call (510) 670-5500, the maintenance number. A work order will be created. Afterhours call (510) 667-7721.

Questions Discussion

Cheryl Miraglia: For notifying residents and or businesses of road repairs, does the PWA only send the letter out to residents on the street to be repaired?

Daniel Woldesenbet: The letter is sent out to a three hundred foot radius (300 ft); that is the standard practice; information is also available on the website.

Cheryl Miraglia: Do you send out information to the local media, Castro Valley Forum or the Patch? If not could you send out a press release or media notification?

Daniel Woldesenbet: The PWA does issue press releases.

Dean Nielsen: During talks about the streetscape project, there was some discussion about opening Norbridge. Could we get traffic on to Norbridge before the second part of the streetscape is complete?

Daniel Woldesenbet: The PWA will talk to Supervisor Miley and go over various strategies.

Sheila Cunha stated that she is grateful to have the number for pothole repair. It would be great to do a press release periodically, to let residents know who to call and where to go.

Marc Crawford: Regarding the Castro Valley Sanitary District manholes and the East Bay Municipal District (EBMUD) valve boxes; the manholes are creating a hazard and the valve boxes are sinking into the ground. Who is responsible for these issues?
Questions Discussion

Daniel Woldesenbet: Each agency is responsible for its own equipment. Mr. Woldesenbet will review what the standard is for the valve boxes; concrete barriers could be around the boxes.

PUBLIC COMMENT

Melanie Wade: Would like to commend the RDA and the streetscape project. In addition Mrs. Wade makes an effort to patronize the merchants on the boulevard as much as possible.

Regarding the Castro Valley sign, an appropriate place to re install it would be inside Lake Chabot were they rent the canoes. Another appropriate use would be to donate it to the Castro Valley High School and recycle the materials.

Cheryl Miraglia: For the record, recycling, burning, and throwing the sign in the lake is not an option, as stated in the contract with the artist.

Adjourn

The meeting was adjourned to June 20, 2011