

GENERAL PURPOSE MEETING

Monday, March 17, 2014

6:00 p.m.

Council members present: Marc Crawford-Chair, Cheryl Miraglia, John Ryzanych, Matt Turner, Aileen Chong-Jeung

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

Summary Minutes

PUBLIC COMMENT

Austin Bruckner, Representative of Senator Ellen Corbett, introduced himself and informed the Council and community members to contact their district office if there is any need for assistance.

Jim Robson, Representative for AC Transit Advisory Committee, 4th ward, stated that AC Transit is working on more accessibility for seniors and disabled persons and asked for feedback and input from the Council and community members.

Hera Alikian stated that the County is proposing changes to the Tree Ordinance and she would like to be included in the discussion when the item is heard before the Castro Valley Municipal Advisory Council.

I. Approval of Minutes - February 2014 minutes

A motion was made by Matt Turner and seconded by Cheryl Miraglia that the minutes of February 4, 2014 be accepted as submitted.

Motion passed 5/1 - Councilmember Cunha abstained.

II. Consideration of declaring March Myeloma Awareness Month

Tera Nicklaus, Castro Valley resident, informed the Council that she was diagnosed with Multiple Myeloma, a blood cancer in 2009, and it is currently incurable. Mrs. Nicholas requested the Castro Valley Municipal Advisory Council pass a resolution to declare the month of March 2014 Myeloma Awareness Month, in conjunction with the International Myeloma Foundation and the Bay Area Myeloma Support Group. The resolution is to raise awareness about the cancer and treatments that are available.

A motion was made by Cheryl Miraglia seconded by Sheila Cunha that the resolution to declare March 2014 as Myeloma Awareness Month be forwarded to the full Board of Supervisors, Alameda County.

Motion passed 6/0

III. Presentation on the East Bay Municipal Utility District (EBMUD) Project at President Drive/174th Avenue in Castro Valley

Tom Boardman and Marshall McLeod, East Bay Municipal Utility District (EBMUD), presented a PowerPoint presentation to inform the Council and community members of the pipe replacement project at the Almond Pumping Plant at President Drive and 174th Avenue in Castro Valley.

The name of the project is the Almond Pumping Plant and Associated Pipeline Improvements and EBMUD will upgrade aging infrastructure and will improve water service reliability and flexibility.

The project includes:

- Replacing the Almond Pumping Plant in its existing location
- Installing 1,500 feet of 36-inch pipeline in neighborhood streets
- Installing a new South 30 Rate Control Station (within the new pumping plant structure)
- Rehabilitating the El Portal Reservoir

The total construction cost is approximately \$11 million dollars.

There will be a total of five (5) road closures over a three month period and EBMUD has implemented detour and traffic control plans.

Design of the project began in June 2011 and was completed in summer 2013. Project construction has started and is expected to complete in February 2016.

IV. Presentation on the Castro Valley Traffic Circulation Study

Art Carrera, Deputy Director, Alameda County Public Works Agency, presented a PowerPoint presentation on the results of the Castro Valley Traffic Circulation Study.

The purpose of the Traffic Circulation Study in Castro Valley is to update the previous study due to construction of the streetscape on Castro Valley Boulevard, the completion of construction of I-580 interchange and the I-238 widening project.

The summary of findings of the study includes:

- Implement crosswalk on Redwood Road at I-580
- Implement synchronization of traffic signals on Redwood Road
- Improvements proposed for Redwood Road

Most intersections in Castro Valley will operate acceptably under near term and long term traffic conditions.

V. Update on the Strobridge Avenue Extension – Alameda County Public Works Agency

The Public Works Agency recommendation for Strobridge Avenue is to leave the restriction at Gary Drive in place, which restricts southbound traffic onto Gary Drive.

The Public Works Agency continues to work with CalTrans to obtain the right-of-way to extend the Strobridge off ramp to Castro Valley Boulevard.

Speakers

Marina Rabideau, resident of Virgil Street, wanted to thank the Public Works Agency for implementing the crosswalks at Redwood Road.

Walter T. Blake, resident of Hobert Street, supports keeping the restriction at Strobridge Avenue at Gary Drive because of traffic congestion on residential streets.

Michael Kusiak asked if traffic calming measures could be reviewed for Pine Street in Castro Valley.

Angela Bedford stated that the study analyzed travel times, but did not know if there was any analysis of public safety, speed and volume of traffic issues.

Leni Heinrich supports keeping the restriction at Strobridge Avenue.

James Heinrich supports keeping the restriction at Strobridge Avenue.

Lori Eberle supports keeping the restriction at Strobridge Avenue.

Derrick Hudson supports keeping the restriction at Strobridge Avenue

Remi Bereola supports keeping the restriction at Strobridge Avenue.

VI. Update on the Daughtrey's Building – Economic and Civic Development Department

Peter Rosen, Michael Kusiak and Scott San Filippo presented a PowerPoint presentation on a proposal to create a Town Square at the site of the Daughtrey's Building in Castro Valley.

The proposal included possible features and uses of a town square and a cost analysis for site acquisition, site demolition and remediation and site build-out. The total estimated cost based on their analysis is between \$1.2 million and \$1.8 million dollars.

The presenters have received positive support from community members for the proposed town square project from Castro Valley residents.

Speakers

Dorothy Theodore supports the town square proposal.

Susan Teague supports the town square proposal.

Ellen O'Donnell supports the town square proposal.

Elaine Connolly (comments read) supports the town square proposal.

Amar Pogaku supports the town square proposal.

Scott San Filippo supports the town square proposal.

Cindy Duckworth, President of the Board of Directors of the Castro Valley/Eden Area Chamber of Commerce stated that the town square proposal and the Daughtrey's Building were discussed at their board meeting and the Board of Directors is leaning towards retail commerce for the space, however, Ms. Duckworth attended tonight's meeting to obtain more information about the proposed towns square.

Bill Saltzman supports the town square proposal.

Bill Mulgrew, Castro Valley Chamber of Commerce, stated that the Chamber completed a survey regarding the Daughtrey's Building space and the results of the survey favored tearing down the building and building new retail space.

Joe Lamberti supports the town square proposal.

Hera Alikian does not have an opinion on the town square proposal but does not support an out of the area developer.

Shawn Alikian asked that the process be halted so all the options could be vetted before moving forward.

Marina Rabideau supports the idea of the town square.

Serean Kimmel would like to see the process reevaluated and have an open bidding process.

Dave Wilhite would like to hear from the developer on the property to hear both sides of the issue.

Ken Carbone does not support the town square proposal.

David Greensfelder, of Greensfelder Commercial Real Estate, the developer selected to purchase and rehabilitate the property spoke about some of the plans for the Daughtrey's Building and answered questions from the community and the Council.

After discussion from the Council, a motion was made by Cheryl Miraglia and seconded by Sheila Cunha that:

- 1) The Community Development Agency and Economic Development Agency (CDA/EDA) move forward with the contract with Mr. Greensfelder; and that the contract be brought to the Board of Supervisors for approval no later than June 30, 2014;
- 2) Should agreement not be reached with Mr. Greensfelder by that time or should the contract not be approved by the Board, that CDA/EDA:
 - a) Open up the bidding process again by remarketing the property through a new RFP; this process will include all information to date including conditions placed on development (ie, no dollar type stores, required façade upgrades or building demolition)
 - b) Should another qualified bidder not be selected within a six month period, that the EDA prepare and provide a timely analysis and feasibility study to the MAC, of other options for the property to include but not be limited to a town square or parking facility; the study to include identification of budget, funding mechanisms and timeline, discussion with HARD, economic feasibility, etc. and the item to be agendized for public input and discussion to determine further course of action.

Motion passed 5/1

Ayes: Crawford, Miraglia, Cunha Ryzanych

Noes: Turner, Chong-Jeung

The meeting was adjourned to April 21, 2014.