



## COUNCIL INFRASTRUCTURE COMMITTEE MEETING

Hayward City Hall – Conference Room 2A  
777 B Street, Hayward, CA 94541-5007

July 24, 2017  
4:00 p.m. – 6:00 p.m.

### MEETING MINUTES

**CALL TO ORDER:** Meeting called to order at 4:01 PM by Council Member Márquez

**PLEDGE OF ALLEGIANCE:** Led by Council Member Mendall

#### ROLL CALL:

**Members Present:** Elisa Márquez, Chair; Al Mendall, City Council Member; Marvin Peixoto, City Council Member

**Staff Present:** Kelly McAdoo, City Manager; Maria Hurtado, Assistant City Manager; Alex Ameri, Director of Utilities & Environmental Services; Morad Fakhrai, Director of Public Works; Fred Kelley, Transportation Manager; Abhishek Parikh; Colleen Kamai, Executive Assistant (Recorder)

**Others:** John Vukasin; Radonna Scott; Afa Vukasin; Steven Dunbar; Charles Dalmon; Ruth Ritter; Diane Balloue; Laurel Quirk; Raveen Singh; Gerald Kruse; Robert Carlson; Michael Balmuth; Bijan Mashaw

#### PUBLIC COMMENTS:

None

#### APPROVAL OF MINUTES:

##### 1. Draft Meeting Minutes from April 26, 2017 Regular Meeting

The Committee approved the minutes of the Council Infrastructure Committee meeting of April 26, 2017.

#### REPORTS/ACTION ITEMS:

##### 2. Capital Improvement Program FY 2018 – FY 2027 Review Schedule:

Public Works Director Fakhrai introduced the report, noting that due to the large amount of material covered in the CIP, staff recommends that the CIC review specific segments of the CIP over the course of several meetings. Director Fakhrai presented the proposed review schedule and asked committee members for feedback.

#### PUBLIC COMMENTS/DISCUSSION:

Council Member Peixoto asked if the Roads and Transportation review item is scheduled early to coordinate with allocations from ACTC. Director Fakhrai responded yes, and added that staff will have information regarding SB 1 to share with the Committee.

Council Member Peixoto asked about the status of SB 1 in the Legislation process. Director Fakhrai replied that SB 1 was approved in April and the Hayward's estimated additional funding allocation is \$3 million dollars. He added that they have not yet defined the reporting

requirements, but staff expect the reporting requirements for SB 1 to be similar to the reporting requirements of AB 1. Director Fakhrai also spoke about the timing of approving projects in relation to reporting requirements.

Council Member Mendall commented that the order of the CIP schedule is good, but he does have concerns that the Committee will not be able to review all three items within three meetings. It is more likely they will need two meetings per item; one meeting to review the staff presentation and ask questions; and a second meeting for the Committee to provide staff with policy and direction. He asked staff to think about adjusting the timeline. He acknowledged that the Committee will not be able to review the entire CIP in detail this year in time for next years' CIP.

Director Fakhrai suggested the schedule be kept as is and revise the schedule later if follow-up items are needed.

Chair Márquez agreed that the schedule can be adjusted as needed and requested staff monitor potential State and Federal funding, and provide CIC with updates as information becomes available.

### **3. Old Highlands Homeowner Association (OHHA) Roadways**

Director Fakhrai introduced the report and provided background information about the annexation of the area and explained the history between the City and OHHA in regard to road improvements. Mr. Fakhrai reported that most recently, in 2010, a cost analysis by the City determined the approximate cost to improve all OHHA roads would be \$11 million dollars. He added that at that time the City had offered to contribute \$2 million in capital funding allocation to help reduce each property owner's share of cost. An overwhelming response was received from the community that they did not want to pay for the improvements. Director Fakhrai added that since then any significant street repair efforts in the OHHA area have remained on hold except for emergency repairs by the City estimated at \$270,000.

Director Fakhrai elaborated on cost saving options for rehabilitation and shared information about pavement maintenance funds. Staff proposed two options for the Committee's consideration: one option with property owner funding and the other with a combination of property owner and City funding.

### **PUBLIC COMMENTS/DISCUSSION**

Resident and OHHA Board President, Robert Carlson, shared that he and Director Fakhrai have met many times over last two years and understand each other's position reasonably well. The issue is determining who is responsible for the cost of repairs. Mr. Carlson went on to express his displeasure with the OHHA annexation process and expressed his concern with some of the data presented in the staff report. Mr. Carlson indicated that OHHA is not objecting to a contribution; the debate and discussion is about cost and how it will be financed. Mr. Carlson added that his strong objection is on the plan to separate the OHHA streets and noted that the Board would rather look at the community as a package, that way everybody is contributing to all the streets.

Resident and Assembly member Bill Quirk remarked that this is approximately the fifth time he has gone through this since he bought his lot almost forty years ago. He added that every time it comes to paying money people vote against it. He agreed that the streets are falling apart, but if

the City is depending on the community to approve funding at \$3,000 to \$5,000 a year, it's not going to happen.

Resident Bijan Mashaw agreed with previous comments. He remarked that every year the issue comes up, the City expects the property owners to pay for it. Mr. Mashaw commented that after fifty-five years, it's time for the City to do something. He added that most residents are not expecting a complete infrastructure, they simply want the roads to be repaved.

Discussion ensued among Committee members and City staff regarding OHHA area street repairs and cost sharing.

Council Member Peixoto talked about a tour he took of the area with Mr. Carlson and agreed the streets are in bad condition. He noted that Mr. Carlson raised a good question during his tour that if the community has been paying taxes for fifty-five years, why hasn't the City set aside money, why doesn't the City own most of the responsibility?

Director Fakhrai said typically property owners are required to do upgrades before annexation, but that did not happen with OHHA. He noted that there was a condition to the annexation that infrastructure repairs would be done later at the cost of the property owners. Director Fakhrai added that sewer and water improvements were made after annexation through an assessment district that was approved by property owners. Property owners also formed a district to improve the roads, but after a few years OHHA decided that it was too much money.

Director Fakhrai commented that the City has spent money to do some emergency and safety repairs. He specifically mentioned signage and guard rail improvements to Grand View Avenue.

Council Member Mendall commented he is not inclined to support the City contributing to the cost of repairs on privately owned streets. He noted there may be some consideration for the City taking over if the private streets in the OHHA area, at the cost of the property owners, are brought up to a reasonable standard. There would need to be some type of cost sharing, the City cannot take on 100% of the cost. He is open to discussion about what the cost sharing would look like.

Chair Márquez acknowledged and thanked those in attendance for contributing to the conversation. She commented that there are still things to clarify, but she is supportive of the City contributing to a share of cost, although she does not know how much that will be.

Director Fakhrai indicated that staff will need to meet with the OHHA Board and possibly the community, and will report back to the CIC in October or January.

Council Member Mendall remarked that it is important to reach out to the community. He encouraged staff to reach out sooner than later.

#### **4. Main Street Complete Streets Design Alternatives**

Director Fakhrai introduced the report and turned it over to Senior Transportation Engineer, Abhishek Parikh. Mr. Parikh provided background information about the City of Hayward's Complete Streets Policy adopted by Council in 2013. Mr. Parikh reported that the proposed Main Street Complete Streets project (funded by ACTC) will improve pedestrian access and add bicycle lanes to create a safe and convenient environment for multimodal travel in the Downtown Hayward Priority Development Area. Mr. Parikh reviewed concept plans, reviewed next steps, and asked for Committee feedback on the design alternatives.

## **PUBLIC COMMENTS/DISCUSSION**

Community Member, Steven Dunbar, would like the City to create protected bike lanes as part of the project. He noted that it would be a marginal cost considering the City is already spending money to realign the sidewalks and gutters. Mr. Dunbar added that improving the bike lanes would invite more cyclist to the area.

Discussion ensued among Committee members and City staff regarding the three concept plans specifically protected bike lanes versus buffer lanes, parking spaces, sidewalk seating, lane conversions, and widening sidewalks.

Council Member Mendall generally agreed with Mr. Dunbar about improving bike lanes, but he would also like to see wide sidewalks to allow sidewalk seating for businesses that want it. The challenge is adding protected bike lanes that do not eliminate sidewalk seating as an option.

Council Member Peixoto expressed concern regarding bike lane buffers and parking. He also commented about the dimensions for wide sidewalks.

Chair Márquez added that she agrees that business owners should have an option to add sidewalk seating, but urges staff to connect with business owners to make sure they understand that if they want sidewalk seating they would lose parking in front of their business.

### **5. East Bay Greenway (Rail to Trail)**

Director Fakhrai introduced the report and turned it over to Senior Transportation Engineer Abhishek Parikh. Mr. Parikh provided background about the East Bay Greenway (EBGW) project to construct a bicycle and pedestrian trail facility that will generally follow the BART alignment for sixteen miles in Hayward. He noted that the Alameda County Transportation Commission (ACTC) is leading the project development and implementation. Mr. Parikh reviewed two design options (Rails to Trails and Rails with Trails) for the EBGW segment in Hayward and asked for Committee feedback.

## **PUBLIC COMMENTS/DISCUSSION**

Discussion ensued among Committee members and City staff regarding the trail options and funding.

Council Member Mendall agreed bike lanes are needed, specifically North to South in the City and would be in favor of the Rail-to-Trail project.

Director Fakhrai mentioned that ACTC would fund building the trail facility, the City would be responsible for long-term maintenance.

Council Member Peixoto generally supports the project and agrees with Council Member Mendall, but is still concerned about long-term maintenance costs.

Chair Márquez generally supports the project and prefers the Rail-to-Trail design, which appears to be safer.

## **6. Proposed Agenda Planning Calendar**

Assistant City Manager, Maria Hurtado, reminded Committee members that the agenda calendar is to facilitate Committee discussion, selection, and scheduling of agenda items. She noted that today's agenda included some items not previously calendared, but were added due to timing issues. She further noted that based on Committee feedback on today's agenda items, staff will add an OHHA update to the October meeting as requested by Chair Márquez, and an East Bay Green Way Rails to Trails update to the January meeting.

Assistant City Manager Hurtado then provided an update regarding three items that were removed from the original calendar due to time constraints. They are the Downtown Parking Study (October), the Shuttle Study (July), and the Proposed list of streets included in the Next Pavement Rehabilitation Project (April).

Director Fakhrai added that the Downtown Parking Study was previously presented to Council and a final presentation is scheduled to go to Council in the fall. Similarly, he noted that the Shuttle Study was previously presented to Council and is scheduled to be presented to Council again in the September. Finally, Mr. Fakhrai reported that staff removed the proposed list of streets included in the next Pavement Rehabilitation Project from the calendar based on feedback from the Committee during previous CIC meetings, adding that the list would be included as part of the CIP Roads and Transportation review process during the October meeting.

Council Member Mendall commented that it is disappointing that the Shuttle Study would not be presented to the CIC. He added that he understands the reasoning and acknowledges that the CIC will not be able to review everything that they would like to.

Assistant City Manager Hurtado indicated that the Committee has discretion to change the order of the agenda topic calendar if they would like to move something from October to add the Shuttle Study.

Chair Márquez asked staff to add the Shuttle Study to the CIC October meeting if it doesn't go to Council before then.

## **7. ORAL UPDATE ON CIP PROJECT(S):**

Director Fakhrai reported that the Mission Blvd Phase II project was scheduled to be presented to the full Council in July, but due to project delays from PG&E design work, it is now tentatively scheduled for September. He also reported that Fire Station improvements are moving forward; there is still a lot of work to be accomplished, but staff is hopeful it will be completed on time. Finally, he reported that there have been some delays with Library construction, but staff expects completion early next year.

**8. FUTURE AGENDA ITEMS:**

Staff will modify the agenda topic calendar to incorporate the Committee's suggested topics for future agendas; OHHA update (October), Shuttle Study (October if it does not go to Council before then), and East Bay Green Way Rails-to-Trails update (January).

**9. COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:**

None

**ADJOURNMENT: 5:58PM**