

MEETING MINUTES

Midway City Street & Drainage Improvements

Date: Tuesday, June 23, 2009
Time: 7:00 p.m.
Location: Midway City Friends Community Church

SUMMARY

OC Public Works held its third community meeting on June 23, 2009, to provide the neighborhood with an update on the Midway City Street and Drainage Improvement project. Over one hundred people attended the meeting, including First District Representative, Diane Nguyen.

Neighborhood representative Mr. Del Catron provided a brief project history from the residents' perspective and then introduced Diane Nguyen from the 1st District's office. Ms. Nguyen was followed by Tony Lam from the OC Planning Commission, 1st District. Mr. Lam introduced the OC Public Works staff.

Edward Frondoso, Sr. Civil Engineer, OCPW/Road/Capital Projects, presented a summary of the project limits, existing conditions and proposed improvements. The presentation then focused on temporary construction easements (TCE), tree replacement and impacts to special hardscaping located in public right-of-way. Lastly, the presentation described utility impacts, roadway detouring impacts during construction, the proposed project schedule and funding.

After the presentation, Javier Soto, Manager, OCPW/Road/Capital Projects, conducted an open question and answer session.

These minutes outline the PowerPoint presentation and detail the Question/Answer session for the meeting. Please note that similar questions were grouped together for brevity. A copy of the PowerPoint presentation and speaker's notes will shortly be posted on the County's web site at www.ocroad.com.

PRESENTATION OUTLINE

1. Project Summary
2. Storm Drain Improvements
3. Street Improvements
4. Temporary Construction Easements (TCE)
5. Project Impacts
6. Construction
7. Schedule
8. Funding

Midway City Street & Drainage Improvements

June 23, 2009

QUESTION AND ANSWER SESSION

Waterline Relocations

1Q: South Midway City Mutual Water Company, Eastside Water Association, and Midway City Mutual Water Company (hereinafter referred to as “water companies”) have existing facilities that are affected by the project.

The water companies do not have funding to pay for the required relocations. The County recommended water companies to apply for Community Development Block Grants (CDBG). These grants are awarded in a competitive nature and are not guaranteed. If the water companies are unable to obtain the grants, they will need to assess the homeowners to pay for the relocations.

Therefore, the water companies requested the County not start the project until funding is secured for the waterline relocations.

A: The current project affects Eastside Water and Midway City Mutual. Estimated relocation costs for the aforementioned water companies are \$400,000 and \$450,000, respectively. South Midway Mutual is affected by a future project phase and costs are still being developed.

In an earlier public meeting, the water companies identified that they do not have the funds for the relocations. Therefore, the 1st District, OC Public Works, OC Community Services and the water companies met in February 2009 to discuss funding options. The County is unable to use project funding to pay for private utility company relocation work, and it was determined the best option was for the water companies to apply for CDBG funding.

The County will partner with the water companies and assist with the application process to ensure their applications have the best chance of receiving funding.

2Q: What happens if we do not get approved for CDBG funding? We do not want to sign the TCE document until funding for the waterline relocations is secure.

A: If the water companies do not obtain CDBG funding, we will continue to look for other funding options. You are entitled to wait until funding for the waterline relocations are secure before you sign the TCE document.

This project will not be advertised prior to December 2009. We expect to have such issues ironed out before advertisement.

Temporary Construction Easements (TCE)

3Q: The TCE is for 6 months. If construction will not start until next year, why are we signing it now?

A: The 6-month period does not start upon signing the TCE. The 6-month period starts after the contractor notifies you that he will be working within the TCE area at your home.

4Q: How can we get a TCE letter if we did not receive one in the mail?

A: If you did not receive a letter then we likely do not need TCE from you. Please give us your address and we will verify if your property is impacted.

5Q: Why does the easement include my whole yard if you will only be reconstructing a small portion of my driveway?

A: There were a total of 266 TCEs required within the neighborhood. Rather than preparing site specific easements identifying the location of the driveway at each property, we used a general parameter of 20' from the back of sidewalk across the entire property. However, we will only reconstruct the driveway. If you are not comfortable with the generic TCE language, we are available to work with you on a TCE specific to your property.

6Q: Will the County compensate us for the TCE?

A: We are asking for TCE donations in exchange for the improvements. We will also construct new driveway approaches and reconstruct up to 20 feet of your driveway depending upon the proposed roadway improvements and associated impact on your existing driveway.

7Q: What is the deadline for signing the TCE?

A: The TCE must be signed prior to advertisement.

Driveway and Driveway Approach Reconstruction

8Q: Will driveways be constructed at no cost to the property owner?

A: For driveways that will need to be reconfigured to match the new street grade, the impacted portion of driveway will be reconstructed at no cost, up to 20 feet.

9Q: If the driveway is more than 20 feet long, where will you join?

A: Our contractor will reconstruct to the nearest driveway joint so that the new portion will look as much as possible like the existing remaining driveway.

10Q: Can you widen my driveway approach? Will we have to pay extra?

A: Generally, if space allows and as requested by property owners, we will consider widening driveway approaches to meet County standards. If you have any specific questions we will be happy to discuss with you at your property.

Tree Replacement

11Q: The County should only take out the trees that need to be taken out. These are beautiful trees that make up the nature of the neighborhood.

A: The County conducted an extensive study which evaluated the trees in the neighborhood. We acknowledge and appreciate the character these trees bring to the neighborhood. We will do our best to remove only those trees that are diseased or whose roots need to be cut for curb and gutter or driveway repair work.

12Q: The County has given me 4 options for replacement trees, but I do not like any of those. Will you consider different trees? If I already submitted my form, can I still change my mind?

A: You are welcome to let us know your preference for alternate trees even if you have already submitted your form. We will submit your request to our arborist for evaluation. If the tree is suitable for the parkway, we will change our plans to note its planting at that location.

13Q: The County's maintenance workers do not trim the trees correctly and are killing the trees. Can you inform whoever is responsible?

A: Your concern has been directed to our Operations & Maintenance Division. For specific contact to discuss tree trimming, please call Tammy Bragg at (714) 955-0234.

Proposed Improvements

14Q: Can the project maintain the same basic curb elevation throughout? Can you repair the roadway, only install storm drain where needed, and only replace the curb and sidewalk that is damaged by trees? Can the County work with the community to scale back the project so that less mitigation and utility relocations will be required?

A: Unfortunately, this development was built without storm drains. It is very flat and storm water drains very slowly. We are adjusting the curb to re-grade the roadways to facilitate better drainage. We do not want to provide the same roadway grade and elevation because we will still have ponding water after it rains. We want to move storm water to the drains so it will not pond on the road. We will continue to evaluate the least amount of adjustment of the existing street grade consistent with collecting and removing storm waters from the roadway.

15Q: I have a flagstone walkway from my front door to the sidewalk. Will it be raised or lowered to meet the new sidewalk grade?

A: We will ensure that driveways and walkways match the new sidewalk grade. If you have any other questions specific to your home, please give us a call and we will be happy to discuss with you at your property.

Construction

16Q: During construction will there be a time when cars will not be able to get onto that street at all? Will emergency vehicles have access?

A: There will be an 8-hour time frame during the day when you will not be able to access your home by car. You will have vehicle access by evening unless the contractor obtains your approval for a longer period of time. However, the contractor will ensure that emergency access is provided at all times.

Other Utility Questions

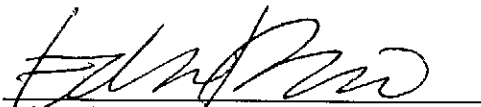
17Q: Has the County asked Edison, Verizon, or the cable company to underground their lines, since the street will already be under construction?

A: Any utilities to be undergrounded are established by an undergrounding district. Funding to underground utility lines comes from a different source, and thus we cannot obligate companies to underground their lines.

18Q: Some of our waterlines are very old. Are they going to be replaced? What if the contractor accidentally breaks them? Who is responsible for the repair or replacement cost?

A: Some of the old water laterals will have to be replaced because they are composed of transite (asbestos) pipes. We are discussing this issue with the water companies. If our contractor breaks any lines, not otherwise planned to be replaced, the break will be repaired as part of the project at no cost to you.

We plan to continue coordinating with property owners for TCEs, driveway approach reconstruction, tree replacement, special parkway hardscaping and other project related items. Please contact the undersigned at (714) 834-2795 if you have any questions on these minutes or to follow up on any concerns you may have.



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