

MINUTES

Regular meeting of the City of Redlands Municipal Utilities/Public Works Commission on October 4, 2021 at 4:00 PM in the Council Chambers at the Civic Center, 35 Cajon Street. The meeting was an in-person meeting with teleconferencing available via Zoom. Votes were conducted in person and by roll call.

1. ATTENDANCE & CALL TO ORDER

Present: Adekunle Ojo, Chairperson
Steve Stockton, Vice Chairperson
Chandrasekar 'CV' Venkatraman, Commissioner
David Garcia, Commissioner
Thomas Breitzkreuz, Commissioner
R. Brad Thoms, Commissioner
Eddie Tejada, Council Liaison/Mayor Pro Tempore (joined remotely)

Staff: John Harris, Municipal Utilities & Engineering Director; Goutam Dobey, Engineering Manager; Kevin Watson, Utilities Operations Manager; Johana Silva, Assistant Engineer; Christian Duenez, Administrative Assistant II; Jane Weathers, Commission Liaison/Senior Administrative Assistant

Guests: Richard Brady with Richard Brady & Associates, Inc.

Chairperson Ojo called the meeting to order, thanked and welcomed everyone for attending, and offered any public present the opportunity to provide comment on any item on the agenda. No members of the public were in attendance or joined remotely.

2. PUBLIC COMMENT

None forthcoming.

3. APPROVAL OF MINUTES

On motion of Commissioner Garcia, seconded by Vice Chair Stockton, the minutes of the regular meeting of August 9, 2021, were unanimously approved. Commissioner Garcia asked for a change to be made to page 3, second sentence, "...asked how safe the water audits are that staff provides to customers..." and to change 'safe' to 'effective' or 'accurate', however, Chair Ojo clarified the context of the word 'safe' was due to staff resuming in-person visits with customers as audits had been conducted via Zoom throughout the pandemic.

Vote: 6 – 0 Passed

4. DIRECTOR'S REPORT

Before discussing the Director's Report, Director Harris shared a weekly email update would be available for the general public to receive regarding major capital projects. The content will provide some basic details such as the start and anticipated completion dates, contractor name and work schedule, city contacts, upcoming work and

MINUTES

current construction progress, project budget, link to view interactive map (where applicable), and how to register. The Pavement Management Project 2021 Street Resurfacing Project is the first project that staff will begin sending weekly updates. If anyone is interested in receiving the updates, please let Ms. Weathers know.

Director Harris proceeded with highlights of the director's report stating the preliminary design work for the Wastewater Treatment Plant (WWTP) Phase 2 Project is complete, the tribal consultation process is close to completion, and the application for a State Revolving Fund loan is slated to be submitted by the end of the year.

The 2021 Citywide Sidewalk & ADA Ramp Replacement Project was awarded to Indio-based contractor Universal Construction and Engineering and will utilize the sidewalk replacement matrix adopted by City Council many years ago. Set up as a two-phase project, staff budgeted \$1.5m for this fiscal year, with the first phase being approximately \$377K. Following project completion in January 2022 staff will review Measure T revenues before proceeding with phase two.

Director Harris invited Mr. Watson to provide clarification on the City's recently validated water loss audit and its impact on investing in infrastructure improvements. Water validity is an actual number the consultant certifies as valid and scores based on how reliable the data is. The higher the validity score the higher the value of represented data which is beneficial in budgetary and operational decisions. For example, the data obtained from the citywide meter accuracy tests increased the validity because it included known data to compare. Following a few brief questions concerning water loss versus water sold percentage, value of water lost per gallons per customer, per acre foot, per connection, etcetera, Director Harris offered to provide a more thorough update to the Commission at their next meeting.

The Waterline Replacement Project is near completion and added ~2/3 of a mile of pipe while remaining under its approved budget. Staff is finalizing a 2021-2022 fiscal year project list, and multi-year water and sewer pipeline replacement projects and paving projects for use in the City's move toward 2-year budget cycles. The Pavement Management Program's 2021 Street Resurfacing Project, awarded to Matich Corporation, commenced with anticipated completion in March 2022. Overall, staff is ahead of schedule and under budget on ongoing projects. In September, City Council approved a ~\$751K contract amendment with GSE Construction for the WWTP Phase 1B project for SCADA implementation and construction of the impure water pump station.

With regard to water conservation, staff has returned to meeting with customers in person, evaluating the rebate program with a plan to revise the large turf and find ways to entice customers to participate. Changes to the Redlands Municipal Code Chapter 13.06 Water Conservation Plan will be brought to the Commission before it is presented to City Council.

Chair Ojo thanked Mr. Harris for the comprehensive update, Mr. Watson for his explanation of the validated water loss process, and to the Municipal Utilities and Engineering staff for their efforts to facilitate the report.

5. PRESENTATION

Presentation from Richard Brady & Associates, Inc. on the Water Infrastructure Condition/Seismic/Structural Assessment

Mr. Harris introduced Richard Brady with Richard Brady & Associates, Inc. (Brady), the consultant hired to perform a condition, seismic and structural assessment on the City's water infrastructure. The presentation will

MINUTES

focus on the Sunset Reservoir site and overall assessment, which staff learned has potential for an unexpected critical failure, possible solutions for its rehabilitation or replacement, and an opportunity related to the reservoir site.

Mr. Brady began with a description of California's fault zones, noting that Redlands sits precariously in between two major faults, a brief synopsis of the City's historical build out of water treatment facilities, storage, delivery, pumping stations, pressure zones, typography, and overarching issues. Ultimately, seismic resiliency is the goal. Each site assessed will receive a letter grade and site recommendations for rehabilitation, replacement, capacity needs, and consolidation of water storage facilities.

A discussion ensued concerning future planning/design (conceptual), storage deficiencies, water provision for fire needs, pumping, easements, non-City equipment, parcels adjacent to the Sunset Reservoir, updates on the master plan, elevations of the water treatment plants, storing water at the highest elevation available, pressure zones, alternatives, importance of redundancies throughout the system, lead paint, and seismic inadequacies.

Following discussion of the water master plan updates, consolidation of water storage, conceptual replacement of Sunset Reservoir at its current location, and benefits of acquiring the four parcels totaling ~20 acres that surround Sunset site, the group voiced their support of staff pursuing land acquisitions so long as the terms are equitable for all parties. Mr. Harris reiterated the update was informational as staff awaits the results of this master plan, SCADA data, and the calibrated model. The commissioners were appreciative of the information provided, the opportunity for discussion, and await final water master plan results.

6. POSSIBLE AGENDA ITEMS FOR NEXT MEETING

Items requested for the next regular Commission meeting agenda were as follows: update on the Water Infrastructure/Seismic/Structural Assessment, status of the Meter Replacement Program and how it impacts the water loss ratio, Clarification on the City's recently validated water loss audit and its impact on investing in infrastructure improvements; clarification of whether monies from the enterprise funds were transferred to the general fund for office space (rent) and other City-provided services for the new building acquired/slanted for City Hall, and whether/confirmation that the reclaimed water discharged by Big Bear Lake impacts the quality of water delivered to Redlands.

7. ADJOURNMENT

There being no further business the meeting adjourned at 5:30 PM. The next regular meeting of the City of Redlands Municipal Utilities/Public Works Commission is scheduled for December 6, 2021.