

OPERATIONS COMMITTEE MINUTES

DATE: Wednesday, February 20, 2019

1. CALL MEETING TO ORDER AND ROLL CALL

The meeting was called to order at 10:05 a.m. Present were Director Alejandra Sotelo-Solis, Director Hector Martinez, and *Director Josie Calderon-Scott (10:07 a.m.). Director Sotelo-Solis was selected to serve as Chair of the Operations Committee. Staff members present: General Manager Tish Berge, Assistant General Manager Jennifer Sabine, Interim Director of Water Quality Justin Brazil, Director of Engineering Ron Mosher, Director of Distribution Greg Snyder, Director of Finance Rich Stevenson, and Engineering Manager Luis Valdez. Others present: Isaac Calderon, Abraham Edid, and Dylan Hinkle of Blue Centurion Homes, Andrew Oven of Dexter Wilson Engineering, Inc., and Steve Leyton of Protection Design & Consulting.

2. ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED IN THE AGENDA

(Government Code Section 54956.5)

Director Martinez requested that agenda item number 4. E., "Ridgeway Apartments Project by Blue Centurion Homes" be reordered to item 4. A., and reorder all subsequent agenda items.

3. OPPORTUNITY FOR PUBLIC COMMENT

(Government Code Section 54954.3)

There were no comments from the public.

4. ACTION AGENDA

A. Ridgeway Apartments Project by Blue Centurion Homes, Development Project Update (Information Item):

(Note: Director Calderon-Scott entered the meeting at 10:07 p.m.)

General Manager Berge indicated this item was placed on the agenda by Director Martinez and that this item had first been brought to Management's attention by former Director Morrison in August 2018.

Director Calderon-Scott clarified that she had received a call from the developer and referred the request to Chair Castaneda. Director Martinez stated that Chair Castaneda asked him to investigate the issues.

Ms. Berge provided a brief overview of the project history, including the impact of fire flow on water facility improvements, and the revision of the fire flow requirement from the City of National City Fire Department.

Mr. Edid stated that they are not asking for an exemption from any of the Authority's requirements; rather, they believe staff is misinterpreting the existing policies. Mr. Edid then provided a summary of the proposed project. Mr. Leyton of Protection Design & Consulting, a

fire sprinkler consultant to Blue Centurion Homes, described the building features that allowed the National City Fire Department to change the fire flow requirement to 1,000 gpm. Mr. Edid stated that the Authority's pipeline velocity limitation of 10 feet per second (fps) and the fire flow requirement of 1,000 gpm are not linked, and that this is the primary point of disagreement between Blue Centurion Homes and Authority staff.

Director of Engineering Mosher explained that the fire department is concerned about fire flow capability, residual pressure during fire flow conditions, and duration of fire flow to ensure a fire can be extinguished. These requirements are stated in the National City Fire Department fire flow letter to be 1,000 gpm at 20 psi residual pressure for a duration of two hours. Mr. Mosher explained that these requirements translate into impacts to the water distribution system in terms of velocity of the water during fire flow conditions, residual pressure, and storage tank sizing to provide the volume of water needed to meet the two-hour duration. He explained that these evaluation criteria have been used by the Authority since the 1980's, and that the 10 fps velocity criteria is supported by industry standards.

Engineering Manager Valdez explained that the velocity of the water flowing in the pipelines, regardless of whether the cause is peak day demand in the system or fire flow conditions, can have a substantial impact on the water distribution system through the creation of transient pressures as a result of quickly stopping the water, creating what is commonly referred to as a water hammer. Mr. Valdez explained that the 10 fps velocity can generate a pressure spike that either nearly reaches or exceeds the pressure class of the asbestos cement pipe in Ridgeway Drive.

Director Calderon-Scott asked if there had been any discussion with Blue Centurion Homes regarding a reimbursement agreement. Mr. Mosher replied that a reimbursement agreement had been discussed, but that discussion had occurred prior to the reduction in the fire flow requirement by the National City Fire Department. Mr. Mosher explained how the reimbursement agreement would be implemented in light of the new scope of work required to accommodate the proposed development, which consists of installing about 430 feet of 8-inch water main to replace the existing 6-inch asbestos cement main in Ridgeway Drive.

Director Martinez stated that he agrees with Mr. Edid that there is some ambiguity regarding the impact of the velocity criteria and suggested that the developer go back to the National City Fire Department for authorization to use two fire hydrants to meet the required fire flow. Mr. Edid and his team (Mr. Leyton and Mr. Owen of Dexter Wilson Engineering, Inc.) replied it would not be a fruitful exercise as the National City Fire Department will only consider the proposed fire hydrant to be constructed at the project site as the source of supply for fire-fighting purposes needed to complete the fire-fighting activities that are not addressed by the fire sprinkler systems in the buildings.

Director Martinez suggested that the Authority look at this project and others for ways to facilitate projects by considering when the Authority would have replaced this particular pipeline in Ridgeway Drive, based on the analyses performed for and documented in the Water Distribution System Master Plan. This could then be used to establish a credit to the

developer for the value of the existing water main that had been “used” by the Authority versus the value “lost” by replacing it before its time. In effect, determine the depreciated value of the pipeline and apply that as a credit to the developer’s cost of installing the required new 8-inch water main to support the needs of the proposed development by Blue Centurion Homes.

The Operations Committee recommends that the Governing Board direct staff to evaluate the remaining life of the existing water main in Ridgeway Drive; determine the depreciated value of the pipe; and offer that value as a credit to the cost of installing the new water main needed to support the proposed development.

B. Consideration to Award a Contract for Heavy Equipment Replacement:

Director of Distribution Snyder provided an overview of the item.

The Operations Committee recommends that the Governing Board award a contract in the amount of \$121,920.32 to RDO Equipment Company, Lakeside, CA, for the purchase of one (1) John Deere 410L Backhoe Loader with attachments.

C. Request to Approve Easement Quitclaim – 237 Rogan Road, Chula Vista:

General Manager Berge provided an overview of the item.

The Operations Committee recommends that the Governing Board approve the quitclaim request of the San Diego Land and Town Company easement, with the Owner paying all costs associated with processing the quitclaim.

D. Overview of Fiscal Impact – Expense vs. Capital (Information Item):

General Manager Berge provided an overview of two different types of fiscal impacts as provided in memos to the Board: (1) Expense items, or (2) Capital items. She then explained the difference in reporting of these items, as provided to the Committee in their agenda packet.

Director Calderon-Scott stated she would like the fiscal impact to show how the requested funds line up to the available funds as presented in the Budget for all requests, including requests for items or services funded through the Expense portion of the Budget.

The Operations Committee members agreed that the example the memos provided for the fiscal impact of Capital projects offers the Board the detail needed to understand how the fiscal impact is presented. The Committee and had no recommendation for changes to how fiscal impacts are presented in memos to the Board.

No action is required by the Governing Board.

E. Facility and Capital Project Tours (No Enclosure):

The Operations Committee members indicated that they are interested in facility and project tours as part of future Operations Committee meetings.

No action is required by the Governing Board.

5. CLOSED SESSION

There was none.

6. NEXT MEETING

The next regularly scheduled Operations Committee meeting will be held on Wednesday, March 20, 2019 at 10:00 a.m.

7. ADJOURNMENT

The meeting adjourned at 11:44 a.m.