



CITY OF BEVERLY HILLS
City Hall Room 280-A
455 N. Rexford Drive
Beverly Hills, CA 90210

MINUTES

PUBLIC WORKS COMMISSION SPECIAL MEETING August 11, 2015 8:00 A.M.

The meeting was called to order at 8:07 a.m.

A. ROLL CALL

Commissioners Present: Felsenthal, Wolfe, Aronberg, Shalowitz and Pressman.
Commissioners Absent: None.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Aronberg.

C. COMMISSION MINUTES

Consideration of the Minutes of the Public Works Commission Regular Meeting of July 9, 2015. MOTION by Commissioner Pressman, SECONDED by Commissioner Aronberg to approve as amended. Absent objection by the Commission, the Minutes are approved by order of the Chair.
CARRIED 5/0

D. ORAL COMMUNICATIONS FROM THE AUDIENCE

None.

E. REPORT FROM THE CHAIRPERSON

Mayor's Cabinet Meeting Chair Shalowitz attended the meeting of July 28, 2015.

Other Items of Interest Chair Shalowitz and Vice Chair Aronberg attended the July 23, 2015, Infrastructure Committee Meeting; the top five priorities are being set. Regarding the Notice of Violation sent to the City from the State Water Board, it advised that Beverly Hills conserved 20%, not the required 32%. The City must respond by August 19, 2015, outlining actions the City will take to reach the 32% reduction in water use. The next Liaison Meeting is August 12, 2015, at 1:00 p.m. where wastewater capacity fees and building and window washing will be discussed.

F. CAPITAL IMPROVEMENT PROGRAM PROJECTS UNDER PUBLIC WORKS SERVICES

1. Capital Improvement Program Project Summary

Mr. Cuneo and Mr. Lightner provided an update. Regarding the differences between Capital Assets [Civil Engineering, Real Estate and Property Management, Project Administration] (CA) and Public Works Services (PWS), PWS is a client of CA in regards to capital projects. The Water Treatment Plant is slated to be back online February 2016 with a project completion date of mid-April. Three bids were received for the Foothill shallow groundwells and will go before City Council in September for award with a tentative completion date of February 2016. The Greystone Reservoir Project is behind schedule but is being expedited for completion; scope is complete and additional improvements are under consideration for completion while the tank is empty. The bid is set for advertisement on September 4, 2015, with opening October 1st, award November 3rd and construction is slated for completion December 2016. The overall reservoir replacement project #796 is complete. Next month's revised matrix will focus on critical projects and include narratives.

2. Reverse Osmosis Water Treatment Plant Rehabilitation Project Update

Mr. Lightner and Mr. Cuneo provided an update. Work has been initiated and will begin before month's end. A Notice to Proceed was issued after six weeks of the award date to allot for time to execute contract packages. Liquidated damages can be assessed if it takes longer than one year to complete the project; there is the ability to reward/penalize contractors for not meeting deadlines. If the reservoir is not running by February, damages will occur; it is Staff's intent to not allow delays. Work is slated to begin next month. The biggest risk factor in not meeting the February 2016 date for the Plant to be running is that some of the necessary equipment has a long lead time (material ordering, fabricating and manufacturing issues) and the project includes coatings to be completed while no other work takes place. Staff worked to mitigate issues by holding a preconstruction meeting requiring a detailed schedule and review. The construction manager is in contact with the manufacturer to ensure materials are ready.

3. Shallow Groundwater Well Project Update

Mr. Lightner and Mr. Cuneo provided an update. Regarding the delay in moving forward, Mr. Lightner stated there have been staffing challenges. The Civil Engineering Division was restructured with recruiting currently taking place. The first wave of recruitments will be completed by year's end. Of the three bids received, Staff is checking references and making evaluations. The biggest risk to not meeting the date for Well completion in February 2016 is the environmental document completion. It should be completed within the next couple of weeks; environmental studies are not completed prior to other project tasks as accurate project description and locations must be set first. Staff should know by the next Meeting whether or not there are challenges to the environmental document. Staff is on track for a September 10, 2015, City Council award.

4. Rehabilitation of Greystone Reservoir Update

Mr. Lightner and Mr. Cuneo provided an update. The delay in beginning this project was due to the following: After discovering the water quality issue, a consultant reviewed tank conditions; Staff worked with Vendors to secure appropriate product to meet drinking water standards; Staff met with the Division of Drinking Water for approval to avoid permitting issues; Staff met with PWS to determine the scope; and the Water Operations Manager position was in transition. Issues have been resolved and the draft specification is ready. This project was not within the normal scope of business; there were many issues to remediate. Regarding efficiency and PWS projects, Mr. Lightner stated CA is focusing on division specific water projects, separating them from maintaining water resources. PWS will manage net new infrastructure, start to finish. Regarding the scope, Mr. Cuneo stated some of the seven tasks may be completed without the reservoir being empty and the reservoir may be able to be filled prior to December 2016. The majority of work is caulking and valve work; 25-30% is additional work. The reservoir is taken offline annually, drained and inspected; any emptied water will be used. Bids should come back October 1, 2015, with an evaluation lasting one month before it is taken before City Council for award. Staff would need to evaluate whether incentives can be put into the contract; milestone incentives may be best. Regarding construction, Staff will determine timeframes work can be done due to neighboring factors (restrictions on evening work, etc.). Mr. Lightner stated a way to expedite is to move up the start date absent bid submittal issues. Regarding the possibility of City Council approving the project with outside of the normal meeting schedule, Mr. Cuneo will check with the City Attorney. Commissioner Felsenthal stated a telephonic emergency meeting can occur any time the Mayor deems necessary.

G. NEW BUSINESS

1. Former Coldwater/Cabrillo Reservoir Site Rehabilitation Project

Chair Shalowitz stated the Infrastructure Committee is evaluating this as a potential project. The site is an old capped reservoir that is likely not salvageable in today's standards. Commissioner Felsenthal stated it is owned by the City, would be a viable site and if rebuilt, it would be a perfect location. Commissioner Pressman recommends the Infrastructure Committee to place it on its list as

a priority to look into. Mr. Lightner stated this item is on the Infrastructure Committee's top ten list. The next task is defining the project; this request went to Public Works Services staff and is being worked on. This would be a net new project as the reservoir is not in current use. Ms. Rhay stated the site could be a choice to be reestablished; it is old and rebuilding the entire structure is likely a high risk. This is not a current part of PWS' Workplan. Chair Shalowitz would like to direct Staff to investigate this option as a priority. Mr. Lynn stated the Commission can submit a recommendation to the Infrastructure Committee as they are the decision makers.

MOTION by Chair Shalowitz, **Seconded** by Vice Chair Aronberg that the Commission supports due diligence and investigation of rehabilitating or rebuilding the Former Coldwater/Cabrillo Reservoir Site for potable or non-potable water and deems this a high priority.

Ayes: Aronberg, Felsenthal, Pressman, Shalowitz and Wolfe.

Noes: None

Abstentions: None

Absent: None

CARRIED 5/0

2. *Building Code Amendments to Support Water Conservation*

Mr. Patel provided an update. In 2010 the State Department of Water Resources put in place restrictions on landscape irrigation. Landscapes greater than 2500 square feet have to provide a landscape documentation package. After the Governor's drought declaration, increased restrictions followed: A 25% reduction in landscape turf; An additional 20% outdoor use reduction was mandated; and As of June 1, 2015, the City is now required to follow new landscaping rules. Landscape area restrictions were updated from 2500 to 500 square feet. The State is working on compliance documentation and methods to ensure compliance. The new Model Water Efficient Landscape Ordinance (MWELO) is to be adopted by December 2015. Staff is working on a compliance package to bring before City Council. Some of the MWELO's requirements are: Flow sensors to detect landscaping leaks and overspray and Schools' outdoor irrigation will be regulated for the first time. The City has retrofit ordinances requiring point of sale upgrade to low flow fixtures and plumbing improvements over a certain value. All items mentioned will be in effect for the City by December 2015 or can be enforced earlier by ordinance. Regarding indoor use, the City can update the existing ordinance or follow Senate Bill 407 which contains a provision for alterations and improvements (Padilla's senate bill requires upgrading to the lowest numbers.). In 2017 residences will have to update to low flow fixtures; all buildings must update by January 1, 2019. Proposed Senate Bill 7 would authorize the State to propose a new law requiring submeters in multifamily buildings and that landlords could pass on the cost of water to renters after January 1, 2017. Commissioner Wolfe recommends updating the ordinance during remodel and sale, updating to today's lower standards: 1.28 for toilets and 1.5 for showerheads. He also raised the issue of compliance and oversight. Commissioner Pressman stated there is no reason to be more severe or make changes any faster than as required by the State. Commissioner Felsenthal raised the issue of the City investing in change-outs. Interim City Manager Mr. Aluzri previously investigated the idea and found it would cost the City roughly 10-12 million. The Commission or a Subcommittee should review the issue for discussion.

3. *Santa Monica 5 Parking Facilities Maintenance Update*

Mr. Lynn provided an update. The following were discussed: Overview (City Facilities and Parking Operations); History; Interim Solutions; Long-term; and Block By Block. Regarding parking spaces taken in and out of service due to leaks, the recommendation is to do foam injection to assuage the issue without taking the restaurant out of service. Commissioner Felsenthal stated the cleanliness of

the City is an important issue. Commissioner Pressman asked that Staff inform the Commission of needs so it can push for /assist in securing funding and provide all assistance possible.

4. "Will Serve" Policy Discussion TABLED

5. 2015 Conflict of Interest Code

The Commission stands in agreeance of the 2015 Conflict of Interest Code as it stands.

H. CONTINUED BUSINESS

1. Wastewater Capacity Fee Update TABLED

2. Water Enterprise Plan Monthly Report TABLED

3. Project Manager Workload Forecast TABLED

4. Water Tracker Project Update

Mr. Schirmer and Mr. Romero provided an update. The following were discussed: Recap from July; Progress; Phase I Functionality; Surcharge Snapshot; Phase II Functionality; Other Efforts. Mr. Schirmer stated the City can use Water Tracker data to detect over-users in order to do outreach and that reports can be provided to Community Development for enforcement. Phase I has been rolled out, Phase II will follow as available and the account creation process has been completed. Continuous usage is measured once per hour, indicating any usage at that time. However, a threshold can be placed on this reading. Commissioner Wolfe stated such reading is not accurately reflective of continuous use and is confusing; PWS should decide on a threshold. Commissioner Pressman stated there should be delineation between residential and large buildings. Mr. Schirmer stated IT implemented the majority of the Subcommittee's suggestions regarding the interface. Decisions were made in collaboration with PWS. Mr. Chavez stated decisions are made at the regularly occurring meeting between PWS and IT.

5. Water Conservation Outreach Update TABLED

6. Reports From Sub-Committees TABLED

7. Outstanding Action Items List from Previous Meeting TABLED

8. Discussion of Future Agenda Items and Areas of Priority

Chair Shalowitz asked the Commission's interest in visiting.

- Reservoir Tour

I. COMMENTS FROM COMMISSIONERS

Commissioner Wolfe questioned if the Commission's and its Subcommittee's input are being taken into account/communicated when PWS works in concert with other Departments.

Commissioner Felsenthal raised the following issues:

- Beverly Hills should be able to create microprocessing at the Water Treatment Plant.
- Beverly Hills should be in front of the costs for wastewater (treatment).
- The Commission should be empowered to put forth recommendations and hold a leadership position as it pertains to securing funding for City needs.
- The *Former Coldwater/Cabrillo Reservoir Site* is more important and timely than merely putting it before the Infrastructure Committee.

- Is it possible for a representative from the City to visit Signal Hill to secure information on how they achieved success with microprocessing. Of the 7 million Signal Hill spent, they received roughly 2 million in state funding. Funds are available to assist through COGs. Staff should explain the COG system to the Commission.

J. COMMENTS FROM STAFF

Mr. Brower from Finance provided an update on Utility Bill Redesign. The new bill went live last Monday. The following were discussed: Background; Goals; Bill Comparison; Consumption Comparison; Prominently Advertise The Ability To Pay Online; Increase Space Available For Special Messages; and Penalty Surcharge Timeline. Commissioner Wolfe stated there is no information regarding the penalty surcharge and providing usage in gallons per day is not useful. Mr. Brower stated usage display was a policy decision; changes can be discussed.

K. COMMENTS FROM METROPOLITAN WATER DISTRICT (MWD) DIRECTOR

Director Wunderlich stated MWD will soon set property tax; it receives roughly one million from taxes. MWD will soon end negotiations with its represented employees.

L. ACTION ITEMS

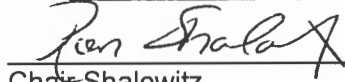
- Staff to discuss the flow of information concerning conservation from the Commission and its Subcommittee's input and how it is injected into the processes.

M. ADJOURNMENT

There being no further business, Chair Shalowitz, with the consent of the Commission, adjourned the meeting at 11:54 a.m.

Passed and approved

This 10th day of September, 2015


Chair Shalowitz