



## CITY OF MORRO BAY PUBLIC WORKS ADVISORY BOARD AGENDA

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*The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.*

### REGULAR MEETING Wednesday, March 16, 2022 – 5:30 PM Held Via Teleconference

ESTABLISH QUORUM AND CALL TO ORDER  
MOMENT OF SILENCE  
PLEDGE OF ALLEGIANCE  
ANNOUNCEMENTS

#### PUBLIC COMMENT

Pursuant to Assembly Bill 361 (2021-22) and Government Code section 54953 this Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to Assembly Bill 361 (2021-2022) and Government Code section 54953, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Veterans' Hall will not be open for the meeting.

#### **Public Participation:**

Remote public participation is allowed in the following ways:

- Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Public Works Advisory Board at [PWAB@morrobayca.gov](mailto:PWAB@morrobayca.gov) prior to the meeting.
- Agenda Correspondence received by 10 a.m. on the meeting day will be posted on the City website.
- Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).
- Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the **"raise hand"** feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.

Please click the link below to join the webinar:

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzdwTHlRTk9xaTlmWVNWRWFUQT09>  
Password: 135692
- Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; **Press \* 9 to "Raise Hand"** for Public Comment

A. CONSENT AGENDA

A-1 APPROVAL OF MINUTES FOR THE JANUARY 19, 2022, PUBLIC WORKS ADVISORY BOARD REGULAR MEETING

**Recommendation:** Approve as submitted.

A-2 DIRECTOR'S UPDATE

**Recommendation:** Information item, no action needed.

B. BUSINESS ITEMS

B-1 AMENDMENT NO. 1 TO CONTRACT WITH SUPERIOR TANK SOLUTIONS FOR FACTORY REHAB OF BLANCA TANKS 3 & 4 AND OTHER STORAGE TANK IMPROVEMENTS

**Recommendation:** Review Amendment No. 1, Contract with Superior Tank Solutions for Factory Rehab of Blanca Tanks 3 & 4 and other Storage Tank improvements, for the amount of \$326,495.

B-2 PAVING MANAGEMENT PROGRAM UPDATE - PRESENTATION

**Recommendation:** Receive Presentation

C. FUTURE AGENDA ITEMS  
EV Charging Stations

D. ADJOURNMENT

The next regular meeting of the Public Works Advisory Board meeting will be held on April 20, 2022.

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This agenda is subject to amendment up to 24 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Public Works Department, 955 Shasta Avenue, for any revisions or call the department at 772-6263 for further information.

Materials related to an item on this Agenda submitted to the Public Works Advisory Board after distribution of the Agenda Packet are available for public inspection upon request by calling the Public Works Office at 805-772-6263.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department at (805) 772-6263 at least 24 hours prior to the meeting to ensure reasonable arrangements can be made to provide accessibility to this meeting.

*The Public Works Advisory Board conducted this meeting in accordance with Assembly Bill 361 (2021-22) and Government Code section 54953 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.*

- |          |                |                                |
|----------|----------------|--------------------------------|
| PRESENT: | John Erwin     | Board Member                   |
|          | Steven Francis | Board Member                   |
|          | Ian Gaffney    | Board Member                   |
|          | Robert Nava    | Board Member                   |
|          | Eric Riddiough | Board Member                   |
|          | Doug Rogers    | Chair (arrived 7:17 PM)        |
| ABSENT:  | Laurie Beale   | Vice Chair                     |
| STAFF:   | Greg Kwolek    | Public Works Director          |
|          | Joe Mueller    | Utilities Division Manager     |
|          | Damaris Hanson | Environmental Programs Manager |
|          | Pamela Newman  | Assistant Engineer             |
|          | Paul Amico     | WRF Program Manager            |

**ESTABLISH QUORUM, CALL TO ORDER**

The meeting was called to order at 5:39 P.M. with all Board members in attendance except Doug Rogers and Laurie Beale. Board Member Robert Nava was appointed Acting Chair for the meeting.

**MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

**BOARDMEMBERS ANNOUNCEMENTS**

<https://youtu.be/qM-Q6hnU5EE?t=101>

Greg Kwolek introduced new Board Member, Eric Riddiough.

Paul Amico, WRF Program Manager, reminded everyone about the South Bay Boulevard road closure between Quintana Road and Highway 1, noting the detour routes and signage regarding slowing down due to still being in an active construction zone. He noted anticipated completion by the end of February or early March.

**CONSENT AGENDA**

<https://youtu.be/qM-Q6hnU5EE?t=570>

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

The public comment period was opened.

Margaret, Morro Bay resident, spoke about the proposed Coleman Park plans, noting the plans look like a bad version of Disneyland that takes away from the natural beauty of Morro Rock and there are seniors who like to park and look at the Rock and ocean. She said the plans would take away from the beauty of our City.

The public comment period was closed.

**A-1 APPROVAL OF MINUTES FOR THE SEPTEMBER 15, 2021 PUBLIC WORKS ADVISORY BOARD REGULAR MEETING**

A-2 APPROVAL OF MINUTES FOR THE OCTOBER 20, 2021, JOINT PUBLIC WORKS ADVISORY BOARD / RECREATION AND PARKS COMMISSION SPECIAL MEETING

A-3 DIRECTOR'S UPDATE

John Erwin asked about the City recruitments for Engineering.

Greg Kwolek responded the City hired an Engineering Tech yesterday and is in the negotiations process for a candidate for City Engineer.

MOTION: Steven Francis moved to approve Items A-1, A-2, and A-3. The motion was seconded by John Erwin and passed 4-0-1 with Eric Riddiough abstaining.

PUBLIC COMMENT

<https://youtu.be/qM-Q6hnU5EE?t=960>

The public comment period was opened.

Barbara Doerr, Morro Bay resident, stated there is a misrepresentation about what the Coleman Park agenda item is about. She expressed concern about being adjacent to the coastal and otter area, and not wanting kayakers disturbing their habitat while listening to a concert. She noted the need to look at habitat preservation of the coastal areas and parking as it's a congested place that parallel parking doesn't seem to work. She stated she feels there was a Brown Act violation in way the meeting was posted, the subject that was provided was deceptive, and requested the meeting be continued.

The public comment period was closed.

BUSINESS ITEMS

B-1 AMENDMENT NO. 3 TO CONTRACT WITH WATER WORKS ENGINEERS, LLC FOR ENGINEERING DESIGN SERVICES DURING CONSTRUCTION FOR THE WATER RECLAMATION FACILITY (WRF) LIFT STATION AND OFFSITE PIPELINES; AND AMENDMENT NO. 2 TO CONTRACT WITH ANVIL BUILDERS, INC., FOR CONSTRUCTION SERVICES FOR THE WRF LIFT STATION AND OFFSITE PIPELINES  
<https://youtu.be/qM-Q6hnU5EE?t=1433>

Paul Amico presented the staff report.

Discussion, comments, and questions amongst Board members and staff.

The public comment period was opened, seeing none, the public comment period was closed.

B-2 OVERVIEW OF ONEWATER PLAN AND STATUS UPDATE (PRESENTATION)  
<https://youtu.be/qM-Q6hnU5EE?t=3606>

Greg Kwolek presented the staff report.

Discussion, comments, and questions amongst Board members and staff.

The public comment period was opened, and seeing none, the public comment period was closed.

B-3 REVIEW OF COLEMAN PARK IMPROVEMENTS AND CONCEPTUAL PLAN  
<https://youtu.be/qM-Q6hnU5EE?t=5570>

Greg Kwolek introduced Pamela Newman who presented the staff report and conceptual plan.

Discussion, comments, and questions amongst Board members and staff.

The public comment period was opened.

Erica Crawford, President/CEO Morro Bay Chamber of Commerce, noted there had been some concern expressed from the business community about cleanliness and sanitation maintenance that led to the support of a Council goals recommendation to develop a plan for enhancement of the landscape along the Harborwalk between Beach Street and the Rock, and this project helps move along that recommendation. Additionally, there were interesting and excellent remarks tonight about parking and circulation to this park from other places and we encourage the City Council to complete master plans of the wastewater treatment plant site over on Atascadero Road and over to the visitor site and surrounding areas which would encompass Coleman Park. Wanted to share we are supportive of this project, drawing from that work with the Board of Directors and outreach to our members, and to praise Public Works staff for their enthusiasm for this project and to some of the Consolidated Maintenance work to improve some of those cleanliness and maintenance issues that in just six months we've seen marked improvement on that.

The public comment period was closed.

Discussion and comments continued amongst Board members and staff.

FUTURE AGENDA ITEMS

<https://youtu.be/qM-Q6hnU5EE?t=8359>

Greg Kwolek noted Pavement Management would be coming to a future agenda.

John Erwin stated he would like an update on the battery storage project.

ADJOURNMENT

The meeting adjourned at 8:04 P.M.

Recorded by:

Janeen Burlingame  
Management Analyst

# Morro Bay Public Works Department Update

## March 2022

AGENDA ITEM: A-2  
DATE: March 16, 2022  
ACTION: \_\_\_\_\_

### Utilities Division

On November 9, 2021, the City of Morro Bay (City) authorized the City Manager to execute a contract with (STS or “Contractor”) for recoating and rehabilitation of the Kings and Blanca Water Storage Tanks (Kings/Blanca Tank Rehab Project). After award of the contract, it was determined that it would be beneficial to include the following additional items into the contract with STS to better protect the City’s water storage tanks and improve the operability of the City’s water system:



- Factory Rehab of Blanca tanks 3 & 4
- Tank Mixers for Kings east and west tanks
- Tank Couplings for adding sampling ports and pressure gauges to read water levels
- Including Ridgeway tank in 10-year maintenance contract
- Elena tanks washout and spot repair

This contract amendment was approved by City Council on March 8th .

### Maintenance & Operations

The Maintenance Division has recently been repairing Hot Mix Asphalt berms around town to allow for proper water flow and eliminate erosion. Recently serviced locations include: Conejo Street, Acacia Street, and Hill Street.



### Solid Waste

SB 1383 regulations took effect January 1, 2022 that require everyone to divert their organic materials, such as food scraps and plant trimmings, from the garbage. The SLO Integrated Waste Management Authority (IWMA) has created a guide that provides information about the new regulation including hauling company contact information to sign up with organics collection, what’s required of residents and commercial entities, food recovery requirements, and waivers for businesses who qualify.



Visit [www.morrobayca.gov/sb1383guide](http://www.morrobayca.gov/sb1383guide) to view the guide. You can also contact the IWMA at 805-782-8530 or via email at [iwma@iwma.com](mailto:iwma@iwma.com) with questions about what’s required or which container to put an item in.

## Engineering

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The Engineering Division welcomes Eric Riddiough to his role as City Engineer and started with the City on Monday, March 7, 2022. Eric comes to Morro Bay with over 15 years of experience as a registered Civil Engineer in different capacities including managing capital and construction projects, and he has equal experience in a supervisory role in managing a business area in the construction and materials processing industry. Eric studied at Cal State Poly San Luis Obispo for his B.S. in Civil Engineering and UC Berkeley for an M.S. in Geotechnical Engineering.



Eric will oversee the Public Works Department's Engineering Division, which has two other full-time employees and manages traffic issues, encroachment permits, development reviews, and over a dozen active capital projects. The City's capital projects include, water and sewer projects, pavement management, sidewalk repairs, wayfinding signage, intersection improvements at the Route 1/Route 41 intersection, EV charging stations, and other projects. He will also be finalizing an update to the City's engineering standards as well as development of long-term capital planning. Welcome to the team, Eric!



AGENDA NO: B-1

MEETING DATE: March 16, 2022

## Staff Report

**TO: Public Works Advisory Board**

**DATE: March 9, 2022**

**FROM: Damaris Hanson – Acting Utilities Manager**

**SUBJECT: Amendment No. 1 to Contract with Superior Tank Solutions for Factory Rehab of Blanca Tanks 3 & 4 and other Storage Tank Improvements**

### **RECOMMENDATION**

Public Works Advisory Board (PWAB) to review Amendment No. 1, Contract with Superior Tank Solutions for Factory Rehab of Blanca Tanks 3 & 4 and other Storage Tank improvements, for the amount of \$326,495.

### **FISCAL IMPACT**

The total cost for Amendment No. 1 with Superior Tank Solutions (STS) is \$326,495. The total amount for the STS Contract increased from \$2,039,628 to \$2,366,123.

The value of Amendment No. 1 with STS and other anticipated project costs are estimated to be covered by the approved budget for the Kings/Blanca Tank Rehabilitation Project, which is currently \$2,691,152. With the proposed STS Contract Amendment and other anticipated project costs the total estimated cost for the project would be \$2,637,971, leaving a remaining project budget of approximately \$53,181. A summary of currently contracted and anticipated costs for the Kings/Blanca Tank Rehab Project are provided in the table below.

The costs of Contract City Engineering Services, Tank Mixer Electrical Connection, Engineering Services During Construction, Construction Management and Coatings and Special Inspection are budgetary estimates at this point. Detailed proposals are still being obtained and will be brought to City Council for approval at a future date, if necessary, in accordance with the City's updated Procurement Policies.

Prepared By:   DH  

Dept Review:   GK

**Kings/Blanca Tank Rehab Project Cost Summary**

<b>FY 21/22 Budgeted Amount</b>	<b>\$2,691,152</b>
<b>Original Budget/Contract</b>	<b>Estimated Cost</b>
Original Contract Amount (Superior)	\$2,039,628
Plans, Specs & Estimates (Cannon)	\$56,848
<b>Currently Contracted Amount Subtotal</b>	<b>\$2,096,476</b>
<b>STS Amendment No. 1</b>	
Factory Refurbishing of the Blanca Tanks 3 & 4	\$145,428
Tank Mixers (2)	\$34,351
3000# Couplings (Water Level & Quality Monitoring)	\$4,035
Ridgeway Tank Maintenance Contract	\$29,700
Elana Tanks Washout and Patch Repair	\$11,000
Contingency	\$101,981
<b>STS Amendment No. 1 Subtotal</b>	<b>\$326,495</b>
<b>Proposed STS Total Contract Amount</b>	<b>\$2,366,123</b>
<b>Additional Anticipated Project Costs</b>	
Contract City Engineering Services	\$15,000
Tank Mixer Electrical Connection	\$10,000
Engineering Services During Construction/Construction Management	\$90,000
Coatings and Special Inspection	\$100,000
<b>Estimated Additional Items Cost Subtotal</b>	<b>\$215,000</b>
<b>Total Estimated Additional Project Costs</b>	<b>\$541,495</b>
<b>Total Estimate Cost At Completion</b>	<b>\$2,637,971</b>
<b>Estimated Remaining Budget at Completion</b>	<b>\$53,181</b>

**DISCUSSION**

On November 9, 2021, the City of Morro Bay (City) authorized the City Manager to execute a contract with (STS or “Contractor”) for recoating and rehabilitation of the Kings and Blanca Water Storage Tanks (Kings/Blanca Tank Rehab Project). After award of the contract, it was determined that it would be beneficial to include the following additional items into the contract with STS to better protect the City’s water storage tanks and improve the operability of the City’s water system:

**Factory Rehab** – During the award of the original contract it was unclear what the costs and credits would be for awarding the factory rehab alternative bid item. Subsequent discussions with the Contractor have clarified these costs and credits. As a result, staff has determined that factory rehab of Blanca Tanks 3 & 4 is a cost-effective approach to improving tank protection against degradation.

**Tank Mixers** – To prevent short-circuiting water flow and increased water age, it is recommended the City install tank mixing systems in the each of the Kings Tanks. The inlet and outlet pipes in the Kings Tanks are located in relatively close proximity to each other and during fill and drain cycles fresh water flows quickly from the inlet to the outlet without fully mixing with the other water in the tank. Installation of tank mixers is a proven measure to prevent this and provide for a consistent water age in the tank. Additionally, tank mixers will improve the capability for City Staff to utilize supplemental disinfectant to increase the chlorine residual for water entering the distribution system to help better protect public health.

**Tank Couplings** – The existing liquid level indicators at the Kings and Blanca Tanks are no longer functional and there are insufficient sample ports on the tanks to adequately characterize water quality. Installation of multiple couplings on each of the tanks will allow staff to install pressure gauges to read the water level in the tank in the event of a failure of automated water level monitoring system or interruption of the SCADA system. Additionally, the couplings will provide additional sampling locations for City Staff to test water quality in each of the tanks and more effectively monitor the quality of water within the City's Water Storage Tanks.

**Ridgeway Tank Maintenance Contract** – Included as part of the Kings/Blanca Tank Rehab Project is a 10-year Asset Management Program, which includes annual inspections, coatings repairs, and periodic tank washouts and touchups. The City's Ridgeway Tank was not included in the Asset Management Program. However, given the relatively new condition of this tank, STS has indicated that it could be included in the Annual Maintenance Contract to provide enhanced inspection and coatings repair to extend the useful life of the Ridgeway Tank.

**Elena Tanks Washout and Spot Repair** – The City's Elena Tanks are planned to be removed from service as part of the upgrades envisioned under the City's Nutmeg Tank Replacement Project. However, the Elena Tanks are deteriorated and in need of spot repairs to extend their life until they are decommissioned. Washing out and performing spot repairs will temporarily extend the life of the Elena Tanks to allow them to operate until their replacement as part of the Nutmeg Tank Project.

**Contingency** – Due to the number of tanks included in the Kings/Blanca Tank Rehab Project, it is anticipated that additional rehabilitation or replacement needs could arise during the remainder of the project. To better prepare the City to be able to address any additionally identified deficiencies it is recommended that a Contingency amount of \$101,981 or 5% of the original contract be included in Amendment No.1 with STS for the Kings/Blanca Tank Rehab Project. The use of this Contingency would only be allowed under the authorization of the City Manager.

## **CONCLUSION**

City Council approved Amendment No. 1 for STS at the March 8, 2021 Council meeting. This Amendment will provide requested repairs and improvements to the City's Water Storage Tanks. These modifications will extend the life of these critical water system facilities, improve operability, and better protect public health by enhancing water quality in the distribution system.