



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

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IMPROVEMENTS COMMITTEE *(Directors Randy Jenco and Martin Pohl)*

Regular Meeting
May 2, 2023 at 8:00 a.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

- 1. Call to Order**
- 2. Comments from the Public**
- 3. Monthly Update**
- 4. Discuss Security Building Alternatives**
- 5. Discuss Lost Lake Maintenance**
- 6. Discuss Recycled Water Infrastructure**
- 7. Discuss Clementia Potable Water Storage**
- 8. Discuss Chlorine Gas Release After Action Report**
- 9. Director and Staff Comments/Suggestions**
- 10. Adjournment**

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Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is April 27, 2023. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: April 25, 2023
To: Improvements Committee
From: Travis Bohannon – Interim Director of Operations
Subject: Monthly Improvements Committee Updates

SB 170 PROJECTS – (No updates since last report)

Water Treatment Facility Sodium Hypochlorite Conversion – The 100% design is expected to be completed in the early spring.

History: HDR has completed the design to the 60% level Design. The 60% design provided an AACE Class 2 construction cost range of \$520,000 - \$660,000 (not including design costs). The District had previously envisioned \$892,500 to complete the project, with \$352,000 allocated from the SB 170 funding. Adding in the \$238,300 design fees would bring the range of estimated total cost of the project to \$758,300 - \$898,300. Staff are expecting draft 100% design sometime in the spring.

Recycled Water Disinfection Project – Dewberry has provided a preliminary report to the district. District staff have been reviewing and provided comments and questions back to Dewberry for answers.

Granlees Safety Improvements – The District Engineer has been awarded the design contract and will be moving forward with project designs.

History: The District has received the preliminary engineering report (PER) for the Granlees safety improvements. The report has been reviewed and the District provided comments to HDR. The preliminary engineering report provided an AACE Class 5 construction cost range of \$300,000 - \$720,000 (not including design costs). The District had previously envisioned \$945,000 to complete the project, with \$170,000 allocated from the SB 170 funding.

The district performed a condition assessment in the forebay structure. This procedure required isolating the structure and utilizing RMCSO equipment to clean out accumulated debris. The condition assessment will be referenced during the design phase for any potentially needed structural repairs.

The forebay report has been reviewed by District staff.

STORM CLEAN UP

Staff met with FEMA to access the damage and are waiting to hear back from them.

WATER

Water plant 1 is operational and running at about 2.0 MGD Plant 2 is down for maintenance and repairs.

Plant 2 filter room traveling bridge went off the railing at one end of the filter bed. It was fixed and tested and seems to be working fine at this time. Staff will monitor and test several times before putting back on line.

Rio Oso

The VFD's have been installed and the emergency project has been completed.

Integrated Water Master Plan

District has provided most of the information needed to begin the IWMP analysis. The Consultants will be providing a working Story Map to update and memorialize each step of the the plan as it unfolds.

SEWER

Wastewater Facility

The tertiary process of the wastewater facility was turned on to process recycled water on 4/25/23.

Lift Station Projects

Lift Station Rehabilitation – 3B Liftstation drawings are completed and approved by the district. Will start to move forward with the bid process. Alameda and Starter Shack are on hold due to the need to perform additional analysis on utilizing pre-fab drop in units.

DRAINAGE

Lake 11 Project – Below is a picture of the grating that is over the top of the drainage inlet. Still waiting on contractor to put a permanent locking mechanism on the grating.



SITE DEVELOPMENT UPDATE – (No updates since last report)

Riverview: Construction on homes has started. All underground work for the first phase is completed and has been accepted by the district.

Retreats: Contractor is working on the elevation issues for the underground storm drain. Teichert was asked to re-evaluate the elevation discrepancies for the storm drain. The evaluation was completed and sent to the district engineer for his evaluation and recommendation on how to proceed.

Circle K/Shell: The contractor is working on getting their fire service pressure test approved by the Fire Marshall. The contractor is continuing construction on the Circle K building.

Murieta Gardens Pet Hospital (Lot 12): Construction is being done on the building for the pet hospital. There is still the issue with the underground water line and the retaining wall. The contractor will be doing the moving of the water line at some point before the retaining wall is constructed.

MEMORANDUM

Date: May 1, 2023
To: Improvements Committee
From: Michael Fritschi, Interim General Manager
Subject: Safety Center Rehabilitation Update and Options

RECOMMENDED ACTION

Staff recommend postponing a decision until more quotes can be obtained from vendors in order to increase alternatives for the safety building replacement.

BACKGROUND

At the April 19, 2023 the Board instructed Staff cancel the contract with Staples Construction to rehabilitate the Safety Center, which is a mobile unit located at the District office. This space houses the Security Department and has offices, restrooms, a small kitchen and a conference area. This unit was manufactured in 2004 and has sustained water damage from leaking windows over the years, resulting in mold and dry rot to the siding, beams, insulation and interior of the unit. The rehab included replacing all the windows. When the work began and the siding was removed, the contractor found that there was extensive damage to the building. This work will require mold remediation, plus replacing more beams, siding and insulation than previously considered. The cost to repair the existing unit was determined to be too high, and Staff was instructed to investigate other options, particularly for leasing or purchasing a replacement mobile office space.

DISCUSSION ITEMS

Staff researched all available options and are providing the Board with the following information to assist in with the recommended action:

Option 1 Purchase or Lease 24' X 40' refurbished mobile unit (Mobile Modular)	Option 2 Purchase or Lease 12' X 40' refurbished mobile unit (Mobile Modular)
Purchase \$183,625	Purchase \$97,200
Leasing the same size model will cost \$1,200 per month, \$4,000 set up fee and \$20,000 removal of old unit (20 year estimated cost of \$290,400)	Leasing the same size model will cost \$700 per month, \$4,000 set up fee and \$20,000 removal of old unit (20 year estimated cost of \$192,000)

Staff also reached out to the following companies:

- Vesta Modular Purchased by Mobile Modular
- Pacific Mobile Structures Responded – No Quote
- Prison Industries No response
- Wilscot Responded – No Quote
- 360 Mobile Office Responded – No available units
- Gordian Responded – No Quote

“Responded – No Quote” means that the company has not had time to produce a quote or is not capable of doing so. Some of the manufacturers do not have any units available to sell.

RECOMMENDATION

Staff recommend tabling this item until the June Improvements Committee meeting until additional quotes can be procured.

MEMORANDUM

Date: April 26, 2023
To: Improvements Committee
From: Michael Fritschi – Interim General Manager
Subject: Chlorine Gas Release After Action Report

On Saturday April 15, 2023, the water treatment facility experienced a small chlorine leak and residents were restricted from the surrounding area for approximately 2 hours. An employee accidentally initiated a chlorine alarm button which caused the chlorine cylinders to automatically lock down. When the cylinders automatically locked down, a regulator became loose and a very limited amount of chlorine gas trapped in the feed tube was released. Less than 1 pound of chlorine gas was released and was isolated in the chlorine building. Since this event, the chlorine regulator has been checked and reinstalled to the correct torque.

A District employee did come in contact with the residual amount of chlorine gas and was transported to the emergency room for medical evaluation to ensure that that employee was ok. Even though the employee sustained no permanent health impairment, this will become a workman's compensation claim.

The District is in the design process of replacing the chlorine gas disinfection process with sodium hypochlorite at the water treatment facility and at the wastewater treatment facility. The design for the water treatment plant project is almost 100% complete.

Some of the lessons learned from this event are as follows:

- 1. Regulator became loosened during the automatic shutdown of the chlorine feed valves.** While the regulator was checked and reinstalled and properly torqued after the leak, the regulator will be checked for tightness by manually tightening the stem. Add regulator tightness to the chlorine system check list.
- 2. Employee entered a potentially dangerous atmosphere without proper protection.** Employees have been informed that entry into an area under alarm will ALWAYS necessitate proper PPE associated with the atmosphere under alarm.
- 3. Follow state of California guidelines for reporting chlorine spill.** The Federal guidelines were met for reporting only for over 10 pounds of chlorine. To adhere to state requirements, the District needs to call Sacramento Office of Emergency Services for a chlorine leak of any size as soon as possible. This will be updated in the District Emergency Response Plan for Chlorine Release.
- 4. The Fire Department did not know how to get to the Water Treatment facility. While some of the local Sac Metro station employees know how to get to the plant, not all were aware of the vicinity.** Coordinate with Sac Metro on an annual basis to remind the captains and local HAZMAT of the vicinity of the water treatment facility and wastewater treatment facility.

5. **Emergency Chlorine Button was accidently pressed.** District will be re-installing new button with plastic covers to prevent accidental initiation.