



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: AUGUST 8, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: ROD POWELL, ACTING ASSISTANT DIRECTOR

BY: MICHAEL GOMEZ, ECONOMIC DEVELOPMENT ANALYST

TITLE: AGREEMENT FOR SERVICES FOR EMERGENCY SEWER LATERAL REPAIR AT 403 E ROMIE LANE

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager or designee to enter into an Agreement for Services for an amount not to exceed \$36,040 with E & D Industrial Trades, Inc., doing business as (dba) ACME Plumbing for emergency repair of the sewer lateral at City-owned property located at 403 E. Romie Lane.

EXECUTIVE SUMMARY:

City staff are seeking approval of an Agreement for Services for the emergency repair of the sewer lateral of tenant occupied City-owned residential property at 403 E. Romie Lane (Property). The sewer lateral is an essential part of the Property's and City's wastewater infrastructure, carrying waste from the Property to the main sewer system. Left unrepaired, this can lead to further property damage, potential environmental contamination, and an inability to maintain tenant occupancy. Upon the determination of an emergency by qualified City staff, a certified contractor was hired and began the repair allowing the resident tenants to move back into the property within five (5) days.

BACKGROUND:

On May 1, 2023, the City of Salinas used a portion of its American Rescue Plan Act (ARPA) funding to purchase a residential duplex located at 403 E. Romie Lane (Property) to provide additional affordable housing options within its jurisdiction. As part of the transaction's due diligence process, a home inspection was commissioned prior to the acquisition which revealed minor maintenance requirements that were subsequently addressed by the seller prior to close of escrow. No major concerns were noted on either the Sellers' disclosures or the commissioned home inspection and no additional inspections were completed. Following the City's acquisition of the Property, water softener systems were installed in each unit, a landscaper was contracted to

perform initial clean up and maintenance of a small yard area, and new tenant families assumed residency on July 3, 2023.

DISCUSSION:

On July 9, 2023, staff received an emergency notification from the new tenants of first floor flooding. An immediate assessment of the situation determined that the Property's sewer lateral had collapsed and required immediate repair. Based upon this determination, staff quickly coordinated with ACME plumbing, a frequently used contractor for City facilities, to replace a forty-five-year-old four-inch ceramic sewer lateral with a new four-inch SDR 17 pipe using rapid trenchless technology. Additionally, arrangements were made to temporarily relocate the tenants to a local hotel.

Upon repair of the sewer lateral and subsequent testing of the system, tenants were allowed to return to the units on July 14, 2023. Total cost of the required emergency repair is estimated at \$36,040.00. The contractor has completed the sewer lateral replacement and filled the excavated hole in the roadway that was filled with slurry and is temporarily covered with steel plates. The remaining work is to fill the hole with concrete. Upon Council approval of this Agreement for Services the contractor will complete the roadway repair and invoice the City for the job. Staff has projected a completion date of August 31, 2023 to allow the contractor sufficient time, but anticipate the job to be completed sooner.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action of approving this Agreement for emergency services is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378) because the Agreement and use of TID assessment does not cause a direct or foreseeable indirect physical change on or in the environment. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

Emergency repair of the sewer lateral at 403 E. Romie Lane supports City of Salinas Strategic Plan 2022-2025 Goals and Strategies of Housing/Affordable Housing and Infrastructure and Environmental Sustainability.

DEPARTMENTAL COORDINATION:

This report was prepared by the Economic Development Division of the Community Development Department in consideration of significant coordination with the Public Works, Finance, and Legal Departments.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for the Agreement for Services with E & D Industrial Trades Inc, a California stock corporation dba ACME Plumbing will come from existing General Fund Maintenance and Repair Account 1000.30.1355-63.6060 appropriations. Moving forward staff intends to utilize rent received from the property for ongoing maintenance and credit back the original expensed account.

ATTACHMENTS:

RESOLUTION

Exhibit A – Agreement for Services - Draft