

PUBLIC WORKS COMMITTEE

May 25, 2010

3:10 P.M.

Councilwoman Ladd, Chairman, called the meeting of the Public Works Committee to order with Councilmen Rico, Berz, Robinson, Benson, Scott, Gilbert and Murphy present. City Attorney Michael McMahan and Shirley Crownover, Assistant Clerk to the Council, were also present.

Others present included Dan Johnson, Beverly Johnson, Chief Maffett, Larry Zehnder, Chief Parker, Chief Rawlston, Lee Norris, Steve Leach, Daisy Madison, Barry Bennett, Richard Beeland, Mark Keil, Jerry Stewart, Dennis Malone, Bob Saylor and Gary Hilbert. Karen Hundt and Dickie Hutsell joined the meeting later.

On motion of Councilman Benson, seconded by Councilman Rico, the minutes of the previous meeting were approved as published.

Adm. Leach began with **Resolution 7(a)** concerning an agreement with Brown and Caldwell for engineering services for the implementation of equipment maintenance and reliability improvement program in an amount not to exceed \$1,573,800.00. He stated that there was a representative present today to go over this in detail.

Mr. Stewart introduced a man named Richard who was with Brown and Caldwell. The representative gave a brief presentation showing the results of the assessment. He went through the Assessment results and implementation. He stated that during the assessment they used a variety of tools; that they had 100 years of experience and could present hands-on details; that they did some surveys and interviews and also shadowed maintenance workers. He mentioned process mapping, stating that they looked at 18 areas and four principal places; that it is an experienced assessment and comparable within Best Practices. He briefly went over the 18 areas addressed, noting that Oracle Implementation was one of them. He stated that in terms of results, the number performance was quite well; that there was senior leadership that was committed to improvement, mentioning CityWorks and Oracle and also CMOM. He stated that the City had a stable and loyal workforce and were interested in public health in the environment.

He went on to say that there was room for improvement and that they had tools to measure improvements that could be made. One suggestion was to do more planned maintenance because this worked better. He mentioned the "wrench" time relationship, stating that more time needed to be spent on planning so that we would get more "wrench" time.

The representative talked about benchmarks as being a state of measurement and shows where we currently are as an organization; that waste resources are running 40%, and there is room for improvement here. He talked about Preventative Maintenance and Predictive Maintenance, which was running about 60%, and there is also room for improvement. He stated that the benchmark is about diagnostics. He stated that the tool box for solid maintenance was moved; that expendables are low dollar items to reduce non-productive time; that they laid out a road map for performance.

He went on to talk about the two-year implementation; that jump-starting is really important; that the Staff is engaged; that they provide mentoring and coaching; that it is not about working harder but moving barriers. He stated that they measured effects; that one barrier was the availability of parts; that they wanted to improve this and reduce the inventory cost.

He next talked about benefits and increased “wrenching” time; that they wanted to remove barriers and move toward Best Practices; that they wanted to reduce associated costs with better planning; that they wanted to capture the Oracle investment and get some power out of this; that other benefits are pro-active maintenance to accrue long-term of 15-20 years of useful life.

He went on to talk about regulatory benefits and a pro-active plan that will get the City regulatory discretion; that this program would implement more regulatory discretion.

Councilwoman Scott stated that she had read the report that this company did and was extremely impressed. She mentioned the issue of sewer overflows and the Industry Standard being higher; that when she saw the figure of \$1,573,800, she took a deep breath because this is a lot of money, and she wanted to know what we got for that—that there may be real savings down the road, and she would like to have an idea of the whole ballpark and the delivery of this and other costs.

The representative responded that in terms of their service, they could deliver with \$1,573,800; that the City was in a good position since spending money on Oracle; that when you make an investment, make sure you get a return; that we might be talking of no bigger further cost than \$1,000, which is in the operating budget anyway; that there might be one or two other positions needed, but these positions were already authorized, and we might need to upgrade a position in engineering with a higher salary to match skills.

Mr. Stewart added that this would be paid out of their budget, and they did a great job of planning; that there were no extras, but this would help them use what they got, with the representative mentioning critical spare parts.

Councilman Benson wanted to know how long this assessment would take and was told by Mr. Stewart “two years”; that we have to change the way we do business. Adm. Leach added that we have done the assessment and this is implementation. Councilman Benson asked about outcome and expectations, stating that this was not quantitative. He asked to see one slide again.

Councilwoman Scott noted that this was a two-year project and asked them to come back in a year to show us where they are.

Councilwoman Berz asked “59.4% as measured by what?” The representative explained that this is where you currently are and where you can get to. She asked if this related to being more cost-effective? The representative responded that the “wrench” time would go from two hours to four hours, thus doubling the current maintenance staff and doing twice as much work; that there would be increased productivity with lower failure costs and 15% more useful life, which would be worth \$750,000 over the long-term. Councilwoman Berz asked if this was preventative and only a guesstimate? The representative responded that it was an educated guess; that their people had done this program in other places.

Resolution 7(c) is a temporary usage for Keller Williams Realty to use an existing canopy at 200 Manufacturers Road for the placement of signage, subject to certain conditions. **Resolution 7(d)** allows Graphic Works to use a right-of-way temporarily located at 826 Georgia Ave. for the placement of a sign over a portion of the right-of-way subject to certain conditions. Mr. Malone showed a picture of the banner for Keller Williams and noted that Resolution (d) was for a florist. Councilwoman Robinson asked if this was typical since we seem to be doing it more.

Resolution (e) was a temporary usage for Thompson Galetovic of the right-of-way located along 173 and 139 River Street for the installation of an indoor/outdoor lamp, a seating area, and a drink vending machine, subject to certain conditions. The Staff was recommending denial of this. Bob Saylor was present and explained that surface water comes down, and there are a couple of drains; that they were concerned about this and also the island is a buffer between the parking area and businesses; that there was also an aesthetics concern, and the City does maintain this. Adm. Leach added that there were also issues about vending machines and ADA issues and because of all of this they were recommending denial.

Resolutions (f) and (g) concern SLAP, which is Sanitary Sewer Line Repair. Resolution (f) is a decrease, with Mr. Malone explaining that the work has to be done. The next Resolution relative to a contract with C & C Construction Services is an increase due in part to emergency repair at Gayle Lane; there was also additional curb and gutter work.

AGENDA ITEMS FOR JUNE 1, 2010

Ordinances (a) and (b) have been discussed and there will be more discussion about parking issues.

Resolution 7(a) is a temporary usage on behalf of Sweet Building Shell Renovation for the right-of-way at 215 E. Main St. for the placement of a canopy over a portion of the right-of-way, subject to certain conditions. This is for Neidlov Bakery. Mr. Malone showed a picture of the canopy. The district number should have been District 8 rather than District 1, and this is being changed.

At this point, Mr. Malone went over Volkswagen Drive and the round-about. Councilwoman Robinson stated that this was a gorgeous roadway. Councilman Benson pointed out that one side is in Councilwoman Berz' district, and he has the side across the street; that people were saying that Public Works was not taking into consideration the people and church around there—that it was all for Volkswagen. He asked if he could have these people call Public Works.

Chairwoman Ladd stated that we had had a great Public Works' Week and she congratulated Dennis Malone.

The meeting adjourned at 3:50 p.m.