

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
January 22, 2021 @ 12:00 p.m.

Due to the Governor's Executive Order N-25-20, Committee Chair Bilodeau called the Property Management Committee meeting to order telephonically. Members of the Board and the public participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Denis Bilodeau
Jordan Brandman
Kelly Rowe
Dina Nguyen
Tri Ta

OCWD Staff

Mike Markus, General Manager
Jeremy Jungreis, General Counsel
Christina Fuller, Assistant District Secretary
Bruce Dosier, Director IS/Property
John Kennedy, Executive Director
Daniel Park, Property Manager

Alternates

Cathy Green
Roger Yoh
Nelida Mendoza
Bruce Whitaker
Steve Sheldon

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Rowe, seconded by Director Bilodeau, and carried [5-0].

Ayes: Bilodeau, Brandman, Rowe, Ta, Green

Abstain: Ta, Item No. 1, Minutes

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held November 20, 2020 were approved as presented.

2. Amendment Six to License Agreement with T.E. Roberts for Storing of Construction Equipment Located at Huckleberry Basin, Anaheim

Recommended for approval at February 3 Board meeting: Approve and authorize execution of Amendment Six to License Agreement with T.E. Roberts, Inc. extending the expiration date to January 31, 2022, with a fee of \$1,260 per month, and all other Agreement terms to remain the same.

MATTERS FOR CONSIDERATION

3. Corona Recreation, Inc. Request to Operate a Radio Control Electric Car Dirt Track at Warner Basin

Director of Property Management Bruce Dosier recalled that the District entered into a lease with Corona Recreation in 2006 for operation of a fishing concession, including food services facilities, boat and motor rentals, sale of bait and tackle and overnight camping for fishing. He reported that upon a recent inspection of the leased premises, staff discovered a dirt track at the front entrance on La Palma Avenue. He stated that Mr. Douglas Elliott, President of Corona Recreation, informed staff

that the dirt track is currently not in use but would eventually be used for the purposes of operating a radio control (RC) electric car track. He advised that since operating an RC car track is not an allowed use under the Lease, Corona Recreation is requesting to amend the Lease to include this use. Mr. Dosier advised that staff is looking to the Committee for further direction. After a brief discussion, the Committee took the following action.

Upon motion by Director Brandman, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its February 3 meeting: Approve and authorize execution of Amendment to Lease Agreement with Corona Recreation, Inc. to include the operation of a radio control electric car dirt track at Warner Basin as a use under the Agreement.

Ayes: Bilodeau, Brandman, Rowe, Ta, Green

4. Renewal of License with Southern California Edison (SCE) for Green Acres Project Pipeline

Mr. Dosier reported that a current five-year License Agreement with SCE expires on January 31, 2021 for the Green Acre Project Pipeline. He stated that SCE has submitted a subsequent License Agreement for an additional five-year period (2021 through 2025) with a revised annual fee schedule. He advised that the License agreement would be paid annually for a total fee of \$115,020.

Upon motion by Director Brandman, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its February 3 meeting: Approve and authorize renewal of SCE License Contract No. 9.4068 (formerly Contract No. L2110) required for the Green Acres Project pipeline for a five-year period commencing February 1, 2021 for a total fee of \$115,020.

Ayes: Bilodeau, Brandman, Rowe, Ta, Green

Director Bilodeau recused himself for the following item due to his employment with the County of Orange.

5. Easement Agreements with Orange County Flood Control District for the Lower Norco Bluffs Toe Protection Project

Mr. Dosier reported that the Orange County Flood Control District (OCFCD) is currently working with the U.S. Army Corps of Engineers (USACE) on the Lower Norco Bluffs Protection project, a component of the Santa Ana River Mainstem (SARM) project, which will prevent further erosion of the lower Norco Bluffs toe near the Santa Ana River. He stated that the project area includes the Santa Ana River Channel, its southern bank, and approximately 6 acres of District land. He advised that OCFCD has requested a temporary construction easement on District land to complete the portion of the project and a permanent easement for ongoing maintenance of the project area.

Upon motion by Director Rowe, seconded by Director Green and carried [5-0], the Committee recommended that the Board at its February 3 meeting: 1) Authorize appraisal for temporary construction and permanent easements on District Prado Basin properties by Orange County Flood Control District for the Lower Norco Bluffs Toe Protection Project at its sole cost and expense; and 2) Authorize General Manager or his designee to negotiate terms of the Temporary Construction and permanent Easements with Orange County Flood Control District for the Lower Norco Bluffs Toe Protection Project.

Ayes: Brandman, Rowe, Ta, Green, Yoh

Director Bilodeau returned at this point in the meeting.

INFORMATIONAL ITEM

6. Quarterly Report on Leases and Permits/Licenses for Period Ending December 31, 2020

Property Manager Daniel Park reviewed the Quarterly Report on Leases and Permits/Licenses for the period ending December 31, 2020. He advised that the 2020 4th quarter reflects a decrease of 19.03% year over year due to Corona Recreation receiving rent credit for tree trimming services for October and November for \$16,000; NSM Golf's October 2020 rent payment recording of \$9,507 in the 3rd quarter; North American Recycling and Crushing's January 2020 payment of \$68,209 and Prado Basin Duck Club's 2019 annual rent payment of \$16,847 being recorded in the 4th quarter of 2019. He reported that all Lessees and Permittees/Licensees are in full compliance with the terms of their lease/permit/license and all are current with their rent.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE FEBRUARY 3 BOARD MEETING

It was agreed to place Items No. 2-5 on the Consent Calendar at the February 3 Board meeting.

RECESS TO CLOSED SESSION

The Committee adjourned to Closed Session at 12:40 p.m. as follows:


CONFERENCE WITH REAL PROPERTY NEGOTIATORS
[Government Code Section 54956.8]
Real property located at: South west corner of Anaheim Lake
OCWD negotiator: Michael Markus
Negotiating party: Corona Recreation, Inc.
Under negotiation: Price and Terms

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 1:15 p.m. whereupon General Counsel Jungreis advised that no reportable action was taken in Closed Session.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 1:15 p.m.

DocuSigned by:

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Director Denis Bilodeau, Chair