

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
January 28, 2022 @ 12:00 p.m.

Due to the continuing state of emergency declared by the Governor related to preventing the spread of COVID-19 and pursuant to Government Code Section 54953(e), Property management Chair Bilodeau called the Property Management Committee meeting to order via Zoom. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Denis Bilodeau  
Roger Yoh  
Cathy Green  
Dina Nguyen (absent)  
Tri Ta

OCWD Staff

Mike Markus, General Manager  
Christina Fuller, Asst. District Secretary  
Jeremy Jungreis, General Counsel  
Daniel Park, Property Manager

Alternates

Bruce Whitaker  
Nelida Mendoza  
Kelly Rowe  
Harry Sidhu  
Steve Sheldon

**CONSENT CALENDAR**

The Consent Calendar was approved upon motion by Director Green, seconded by Director Ta, and carried [5-0] as follows.

**Ayes: *Bilodeau, Yoh, Green, Ta, Whitaker***

1. Minutes of the Meeting

**The Minutes of the Property Management Committee meeting held October 22, 2021 were approved as presented.**

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

**Recommended for approval at February 16 Board meeting: Approve and authorize execution of Amendment Seven to License Agreement with T.E. Roberts, Inc. extending the expiration date to January 31, 2023, with a fee of \$1,298 per month, and all other Agreement terms to remain the same.**

**MATTERS FOR CONSIDERATION**

3. License Agreement to the City of Anaheim to Construct a Pipeline at Anaheim Lake

Director of Property/IS Bruce Dosier reported that the city of Anaheim (City) is requesting to construct, operate and maintain an underground pipeline at Anaheim Lake to be connected to the City's proposed groundwater treatment facility located on the adjacent property owned by the City. He stated that the facility is part of the City's Groundwater Treatment Program to treat PFAS on City owned wells located at the District's Anaheim Lake Recharge Basin. He noted that City and District staffs have been negotiating a License Agreement but at this time have not completed all terms of

the License. Mr. Dosier stated that to help the City meet its timeframe, staff is recommending that the Board authorize the General Manager to finalize negotiations and execute a License Agreement for the installation, operation and maintenance of PFAS Groundwater Treatment Pipeline at Anaheim Lake.

**Upon motion by Director Bilodeau, seconded by Director Ta and carried [5-0], the Committee recommended that the Board at its February 16 Board meeting: Authorize the General Manager to negotiate and execute a License Agreement with the city of Anaheim allowing the installation, operation and maintenance of PFAS Groundwater Treatment Pipeline at Anaheim Lake, subject to legal counsel review.**

**Ayes: Bilodeau, Yoh, Green, Ta, Whitaker**

4. Corona Recreation, Inc. Request for Tree Trimming at Warner Basin

Mr. Dosier reported that staff recently received a letter from the President of Corona Recreation, Doug Elliott, expressing his concerns over the heavy growth of tree branches that need immediate trimming and provided the District a quote for \$19,000 for the work. He stated that Mr. Elliott has requested that the District pay for the tree trimming directly or that the cost be deducted from his rent. Committee Chair Bilodeau stated that the cost estimate seemed reasonable for the amount of trees that needed trimming. He requested that staff seek out another bid to make sure the pricing is appropriate.

**Upon motion by Director Bilodeau, seconded by Director Green and carried [5-0], the Committee recommended that the Board at its February 16 Board meeting: Authorize the General Manager discretionary authority to provide a rent credit to Corona Recreation not to exceed \$19,000 as reimbursement for tree trimming services retained by Corona Recreation to expedite immediate tree trimming due to the safety issue brought to the Committee's attention.**

**Ayes: Bilodeau, Yoh, Green, Ta, Whitaker**

## INFORMATIONAL ITEMS

5. License Update on Southern California Edison Company and T-Mobile Cellular Site in the City of Orange

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Mr. Dosier recalled that the District entered into a License Agreement with Southern California Edison Company (SCE) and Royal Street Communications/Metro PCS (Royal Street) for a cellular communications site on an existing SCE transmission tower, located on an easement granted by the District to SCE, in the city of Orange. He reported that Royal Street has since assigned its interest as the carrier to assume and perform all the terms and conditions of the Agreement to T-Mobile West LLC (T-Mobile). He stated that at a prior Property Committee meeting, the Committee requested staff return with an update on the key terms of the License Agreement. Mr. Dosier advised that the License is currently in the final year of the first extension period expiring on November 12, 2022 with the final year of the upcoming second extension period ending on November 12, 2027. He advised that the District receives \$1,046 per month as rent from ATS Communications, and the rent is adjusted annually by three percent (3%).

6. Quarterly Report on Leases and Permits/Licenses for the Period Ending December 31, 2021

Property Manager Daniel Park provided a brief update on the Quarterly Report on Leases and Permits/Licenses for the period ending December 31, 2021. He reported that the 2021 4th quarter reflects an increase of 12.61% year over year primarily due to new rental income from the Aquapark for \$15,056, an increase in gross receipts rental income from Corona Recreation for \$19,054, and Prado Basin Duck Club's annual rent recordation of \$17,352. He advised that year over year increase reflects Corona Recreation increased gross receipts rent of \$45,781; Aquapark rent of

\$68,350; Sandwood paid Nov/Dec 2020 and January 2022 rent in 2021 (\$49,127); and MRSE January 2022 rent recorded in December 2021 (\$18,012). Mr. Park reviewed the upcoming renewals and advised that Harvest Landscape and Sandwood Enterprises leases will expire in March 2022.

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE FEBRUARY 16 BOARD MEETING**

It was agreed to place all Items on the Consent Calendar at the February 16 Board meeting.

**ADJOURNMENT**

There being no further business to come before the Committee, the meeting was adjourned at 12:20 p.m.

DocuSigned by:  
*Denis Bilodeau* 1/20/2023  
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Denis Bilodeau, Chair