

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
October 24, 2014 @ 12:00 p.m.

Property Management Committee Chair Sheldon called the Property Management Committee meeting to order at 12 p.m. in Conference Room C-2. The Assistant District Secretary called the Roll and reported a quorum as follows.

Committee Members:

Steve Sheldon
Philip Anthony (not present)
Harry Sidhu
Denis Bilodeau (arrived 12:05 p.m.)
Roger Yoh (not present)

OCWD Staff

Mike Markus, General Manager
Bruce Dosier, Director IS/Property
Judy-Rae Karlsen, Assistant District Secretary
Don Jackson, Bill Hunt

Alternates

Cathy Green
Jan Flory
Kathryn Barr (not present)
Vincent Sarmiento
Shawn Dewane (not present)

Others:

Pamela Galera - City of Anaheim
Mark Lewis – Panattoni

VISITOR PARTICIPATION

There were no persons wishing to address the Committee on matters not on today's Agenda.

CONSENT CALENDAR

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

[Yes-Sheldon, Sidhu, Green, Flory, Sarmiento/ No - 0]

1. Minutes of the Meeting

The minutes of the Property Management Committee meeting held September 26, 2014 were approved as presented.

2. Amendment to Lease Agreement with County of Orange for Contract Extension

Recommended for approval at the November 5 Board meeting: Approve and authorize execution of Amendment Two to License Agreement with County of Orange that provides for an extension of the License Agreement through December 31, 2014.

3. Amendment to Lease Agreement with Griffith Company for Contract Extension

Recommended for approval at the November 5 Board meeting: Approve and authorize execution of Amendment Two to License Agreement with Griffith Company that that provides for an extension of the License Agreement through December 31, 2014.

MATTERS FOR CONSIDERATION

Director Bilodeau arrived at 12:05 p.m. during discussion of the following matter.

4. Easement Request from Panattoni Development Company for Utilities at District Property located at 3199 East La Palma Avenue in Anaheim

Director of IS/Property Bruce Dosier reviewed the original terms and conditions of the Acquisition Agreement with La Palma/Miller Owner, LLC (Panattoni) for the property located at 3199 East La Palma Avenue in Anaheim. He advised that Panattoni is requesting an Easement Agreement for the placement of utilities across the new access road and District engineers reviewed the proposed location of those utilities. Mr. Dosier reported that if the District agrees to the easement, Panattoni will construct the access road (at no cost to the District) and will install the District's water and sewer pipes under the access road for \$76,100 (those funds being deducted from the District's share of the Access Road Holdback funds). Mr. Dosier reviewed the estimated construction schedule and associated costs and noted that by combining the access road improvements with the District's utility installation project, the District will save approximately \$112,935. The Committee discussed granting the Amended and Restated Access Easement and requested the additional provision that Panattoni grant easements to the District for future utility placements. Mr. Mark Lewis, Panattoni representative reported that Panattoni would agree to the District's terms and conditions. The Committee requested that staff provide revised documents for approval at the November 5 Board meeting. The Committee then took the following actions.

Upon motion by Director Sidhu, seconded by Director Flory and carried [5-0] the Committee recommended that the Board at its November 5 Board meeting: 1) Approve and authorize execution of Amended and Restated Easement Agreement to La Palma/Miller Owners LLC for utility easements for fire, water line, electric, storm water drain, and sewer lines on District property located at 3199 E. La Palma Avenue, Anaheim, CA; and 2) Approve and authorize execution of Escrow Instructions to Release Access Road Holdback Funds to disburse \$76,100 to La Palma/Miller Owner, LLC for installation of District utility lines from the \$112,935 funds deposited in Escrow by the District to La Palma/Miller Owner, LLC, with the balance and interest of the District's Escrow Deposit disbursed to the District; and to disburse the balance of the \$153,233 funds deposited in Escrow by La Palma/Miller Owner, LLC and interest to La Palma/Miller Owner, LLC.

[Yes-Sheldon, Sidhu, Bilodeau, Green, Flory/ No - 0]

5. Decertification Process for the Caltrans' Imperial Highway Properties in Anaheim

Mr. Dosier advised that Caltrans reported the District's initial decertification deposit of \$25,000 for the Caltrans' Imperial Highway properties in Anaheim has been depleted by design, survey, and engineering work. He stated that Caltrans is requesting an additional \$25,000 to complete the functional clearance reviews, environmental study, and appraisal work. Mr. Dosier advised that staff has requested that Caltrans provide a detailed list of how funds were expended prior to the District making an additional deposit. He reported that Caltrans was not able to provide the comprehensive list of expenses prior to the Committee meeting. The Committee discussed the decertification process and it was a consensus of the Committee that staff take no action at this time and allow Caltrans adequate time to respond to the District's request for information.

ITEMS TO BE PLACED ON CONSENT CALENDAR FOR NOVEMBER 5 BOARD MEETING

The Committee determined that Items Nos. 2-4 be placed on the Consent Calendar for the November 5 Board meeting

DIRECTOR COMMENTS

Director Sheldon reported that Islands Golf will be contacting staff to discuss water levels and operational issues.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:40 p.m.



Stephen Sheldon, Chair