

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
October 27, 2023 @ 12:00 p.m.

Director Meeks called the Property Management Committee meeting to order in Conference Room C-2. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Steve Sheldon (closed session only, under AB2449)  
Natalie Meeks  
Denis Bilodeau  
Bruce Whitaker  
Roger Yoh

OCWD Staff

Mike Markus, General Manager  
Bruce Dosier, Director of IS/Property Management  
John Kennedy, Exec. Director  
Jason Dadakis, Exec. Director  
Kevin O'Toole, Senior Planner  
Jeremy Jungreis, General Counsel  
Christina Fuller, District Secretary

Alternates

Valerie Amezcua (absent)  
Dina Nguyen (absent)  
Van Tran  
Kelly Rowe (participated as public member)  
Cathy Green

**CONSENT CALENDAR**

The Consent Calendar was approved upon motion by Director Whitaker, seconded by Director Tran, and carried [5-0] as follows:

***Ayes: Meeks, Bilodeau, Whitaker, Yoh, Tran***

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held August 25, 2023 were approved as presented.**

**MATTERS FOR CONSIDERATION**

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

Director of Property Management Bruce Dosier reported that Douglas Elliott, President of Corona Recreation, advised OCWD staff that an overgrown branch had fallen, however, no property damage was reported, and no patrons or employees were nearby at the time of the incident. Mr. Dosier stated that that with staff approval, Mr. Elliott retained emergency services to remove the branch from the premises and has requested reimbursement of \$900 from the District. He reported that Mr. Elliott has expressed the ongoing need to maintain the overgrown trees that surround the leased premises and has provided the District a quote for \$27,000 to trim additional overgrown trees that pose immediate threats. 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. Mr. Dosier reported that in accordance with previous Board actions authorizing reimbursement in the form of rent credit for tree trimming services at Warner Basin, staff has no objection to Mr. Elliott's request and recommends authorizing rent credit not to exceed \$27,900 as reimbursement for the emergency branch removal and additional tree trimming services retained by Corona Recreation.

**Upon motion by Director Whitaker, seconded by Director Yoh and carried [5-0], The Committee recommended that the Board at its November 15 Board meeting: Authorize rent credit not to**

**exceed \$27,900 as reimbursement for emergency branch removal and additional tree trimming services retained by Corona Recreation.**

**Ayes: Meeks, Bilodeau, Whitaker, Yoh, Tran**

### **INFORMATIONAL ITEMS**

3. Pollution Insurance for District Property Located at 3199 East La Palma Avenue in Anaheim

Mr. Dosier recalled that in January 2014, the District completed the acquisition of the 17.69 acre property at 3199 East La Palma Avenue, Anaheim (Property) from La Palma/Miller Owners LLC (Panattoni) to construct the La Palma Recharge Basin (Basin). He advised that when OCWD purchased the Property, OCWD was required to indemnify the seller (Panattoni) and the prior property owner (Boeing) for the Property and an adjoining 23 acres. He reported that since OCWD was required to indemnify the prior owners, in an abundance of caution, OCWD purchased a 10-year pollution insurance policy for approximately \$287,070 at the time for potential contamination which expires in January 31, 2024. Mr. Dosier stated that staff sees the risk of encountering unknown soil or groundwater contamination as being very low; however, OCWD is working with Rutan and Tucker to obtain environmental liability insurance quotes. He advised that staff anticipates having quotes in November and will bring them to a future Committee meeting prior to expiration of the current policy.

4. Status Update Regarding the District's Imperial Highway Property

Mr. Dosier stated that as of July 2023, Adams Streeter had completed a review of the Preliminary Title Report (PTR) provided by Fidelity National Title (FNT), the District's Title Company, and developed a survey of the property. He reported that Adams Streeter and District staff asked for clarification from the FNT regarding the report, resulting in changes to the legal descriptions in the PTR. He advised that Adams Streeter is revising their survey and will finalize if there are no further clarifications required from the FNT. Mr. Dosier stated that Adams Streeter will begin working on developing the other information key information regarding the property. He advised that District staff will schedule meetings with Caltrans and City of Anaheim staff to review and solicit feedback regarding Property access concepts. He advised that once Adams Streeter completes its report, staff will return to the Committee for Board approval to issue an RFP/RFQ for development services.

5. Status Update on Planning Remediation of Former Prado Shooting Area

Senior Planner Kevin O'Toole recalled that the District has been working with the Department of Toxic Substances Control (DTSC) on the planned remediation of the former shooting areas at Pigeon Hill and the Former Clay Target Range in Prado Basin. He advised that after resolving DTSC's concerns with OCWD's preferred remedy, to consolidate contaminated materials at Pigeon Hill, OCWD and their consultant AECOM, have restarted work on the Remedial Action Plan and associated environmental documentation. He stated that staff revisited the proposed haul route after a wet weather season this past year to ensure it is still a viable route and performed a needs assessment to determine logistics and cost to support heavy haul truck loads. Mr. O'Toole reported that OCWD will be working closely with DTSC through this process to ensure that all aspects of the project are designed in compliance with DTSC regulations and that the project achieves OCWD remediation goals.

6. Quarterly Report on Leases and Permits Licenses for the Period Ending September 30, 2023

Mr. Dosier reported that the decrease in year over year rent was due to the early recording of the July 2023 rent from North American Recycling in the second quarter (\$76,770) and no August and September rent payments from Sandwood Enterprises (\$26,349). He noted that staff has advised the Lessee that late charges will be assessed. He reported that this decrease was offset by increased rental income from the Anaheim Adventure Park (\$15,805), increased rental income from Corona

Recreation (\$10,052), and the early October rent recording from Raahauge Shooting Range Lease (\$19,613).

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE NOVEMBER 15 BOARD MEETING**

It was agreed to place Item No. 2 on the on the Consent Calendar at the November 15 Board meeting.

**RECESS TO CLOSED SESSION**

The Committee adjourned to Closed Session at 12:30 p.m. as follows:

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

[Government Code Section 54956.8]

Real property located at: land adjacent to the Santa Ana River, Anaheim, CA 92806

Parcels (5) - APNs 375-221-01, 375-221-02, 374-791-01, 374-792-02; 253-472-01

OCWD negotiator: Michael Markus

Negotiating party: City of Anaheim

Under negotiation: Price and Terms

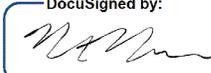
Director Sheldon participated in the Closed session via teleconference under AB2449.

**RECONVENE IN OPEN SESSION**

The Board reconvened in Open Session at 1:30 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 1:30 p.m.

DocuSigned by:  
  
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Natalie Meeks, vice Chair

12/8/2023