

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
February 24, 2017 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order at 12:00 p.m. in Conference Room C-2. The Assistant District Secretary called the roll and reported a quorum as follows.

Committee

Steve Sheldon  
James Vanderbilt  
Vicente Sarmiento  
Dina Nguyen (not present)  
Roger Yoh

OCWD Staff

Mike Markus - General Manager  
Joel Kuperberg - General Counsel  
Bruce Dosier - Director IS/Property  
Judy-Rae Karlsen - Assistant District Secretary  
John Kennedy, Cindy Leinart, Greg Woodside

Alternates

Phil Anthony  
Cathy Green  
Bruce Whitaker  
Shawn Dewane (not present)  
Denis Bilodeau

Others

Jonathan Borrego – City of Anaheim  
Joe Toolson, Kendall Zirkel – Orange County  
Transportation Authority  
Linda Whitaker – City of Fullerton

**CONSENT CALENDAR**

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

***Ayes: Sheldon, Vanderbilt, Sarmiento, Yoh, Anthony/ Noes-0***

1. Minutes of the Meeting

**The Minutes of the Property Management Committee meeting held January 27, 2017 were approved as presented.**

2. License Agreement with Southern California Edison Company for the MCAS-10 Monitoring Well Site

**Recommended by Committee for approval at March 15 Board meeting: Approve and authorize execution of License Agreement with Southern California Edison Company for the MCAS-10 well site at a cost of \$2,515 for the five-year period December 1, 2017 through November 30, 2022.**

**MATTERS FOR CONSIDERATION**

3. Amendment Two to Lease with Sandwood Enterprises Inc. D.B.A. Orange County Sandbagger for Property Located at 2424 N. Batavia Street, Orange

Director of IS/Property Bruce Dosier reported the Lease to Sandwood Enterprises, Inc. dba Orange County Sandbagger (Sandbagger) is for a 2.6 acre parcel located at 2424 N. Batavia Street in Orange that is leased for the operation of a sandbag business, rental of space to contractors and a maintenance facility for truck repairs. He advised that Sandbagger has requested the District renew the lease with a five year extension through March 31, 2022. Mr. Dosier reported the current rent is \$10,208 per month and the rent has been late approximately 38 times in the last five years, however the company is now current and all late payments and penalties have been paid in full. The

Committee reviewed the lease terms and conditions, the location of the property and several Committee members expressed concerns about the number of late payments. The Committee recommended issuance of a lease extension to Sandwood Enterprises, Inc. until March 31, 2018 and then took the following action.

**Upon motion by Director Anthony, seconded by Director Sarmiento and carried [5-0], the Committee recommended that the Board at its March 15 Board meeting: Approve and authorize execution of Amendment Two to Lease with Sandwood Enterprises, Inc. d.b.a. the Orange County Sandbagger extending the Lease expiration date to March 31, 2018, with all other Lease terms to remain the same.**

**Ayes: Sheldon, Vanderbilt, Sarmiento, Yoh, Anthony/ Noes-0**

4. Amendment Three to Lease with Harvest Landscape Enterprises, Inc. for Property Located at 950 West Lincoln, Orange

Mr. Dosier advised the Lease to Harvest Landscape Enterprises, Inc. (Harvest) is for a 3.6 acre parcel of land that has limited access and is located at 950 West Lincoln Avenue in Orange. He advised that Harvest operates a wholesale container nursery and the business also provides a layer of security for residents within the immediate vicinity. Mr. Dosier stated the rent is \$1,728 per month and Harvest has requested a five year lease extension through March 31, 2022. The Committee discussed the location of the nursery, the lease terms and conditions, and then took the following action.

**Upon motion by Director Anthony, seconded by Director Yoh and carried [5-0], the Committee recommended that the Board at its March 15 Board meeting: Approve and authorize execution of Amendment Three to Lease with Harvest Landscape Enterprises, Inc. to extend the Lease expiration date to March 31, 2022, with all other Lease terms to remain the same.**

**Ayes: Sheldon, Vanderbilt, Sarmiento, Yoh, Anthony/ Noes-0**

5. Agreement with Orange County Transportation Authority (OCTA) for Relocation of District Utility Facilities During the Caltrans I-405 Improvement Project

Mr. Dosier reported the Caltrans 1-405 Improvement Project will require the relocation of District utility facilities. He noted Orange County Transportation Authority (OCTA) is managing the project and will be relocating District facilities at their expense and will also reimburse the District for staff time on the project. OCTA representative Joe Toolson gave an overview of the scope of the project and the proposed project schedule. He reported the OCTA Utility Agreement No. UK214654 has been reviewed by District staff. Mr. Dosier noted the reimbursement for staff time is estimated at \$92,000 for this project. General Counsel Joel Kuperberg reported that he is also part of the staff oversight/review process. The Committee then took the following action.

**Upon motion by Director Yoh, seconded by Director Vanderbilt and carried [5-0], the Committee recommended that the Board at its March 15 Board meeting: Approve and authorize execution of Orange County Transportation Authority Utility Agreement No. UK214654 for relocation of District utility facilities during the Caltrans Interstate 405 Freeway Improvement Project.**

**Ayes: Sheldon, Vanderbilt, Sarmiento, Yoh, Anthony/ Noes-0**

## INFORMATIONAL ITEM

6. Status Update on the General Plan and Zone Change for the Ball Road Basin Property

Mr. Dosier reported the City of Anaheim provided comments on the second Draft Environmental Impact Report (EIR) and staff has had discussion with the City of Anaheim planning group, the City of Anaheim public utilities and District consultants (Environmental Advisors) about the comments

and it will be determined what needs to be addressed and if there are technical reports that may need to be updated. Mr. Dosier noted he will have more to report at the next Property Management Committee meeting.

City of Anaheim representative Jonathan Borrego stated the City of Anaheim is working cooperatively with District staff and trying to be sensitive regarding the financial impacts associated with updating/revising technical studies that were submitted three years ago. Executive Director Greg Woodside noted the Draft EIR will be released for public review in late March or early April. Mr. Dosier advised the Planning Commission will review the EIR in September following the extensive review process.

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE ON THE CONSENT CALENDAR AT THE MARCH 15 BOARD MEETING**

It was agreed that Item Nos. 2-5 be agendized on the Consent Calendar at the March 15 Board meeting.

**DIRECTOR COMMENTS**

Director Bilodeau suggested the District consider leasing additional parcels of property along the Santa Ana River to discourage potential invasive activity by the homeless population along the riverbank.

Director Bilodeau reported on a community meeting with Anaheim residents regarding the proposed park at Fives Coves.

**ADJOURNMENT**

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

  
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Director Steve Sheldon, Chair