

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
March 25, 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), Committee 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 (absent)
Dina Nguyen (absent)
Tri Ta (absent)

OCWD Staff

Mike Markus, General Manager
Janice Durant, District Secretary
Jeremy Jungreis, General Counsel
Bruce Dosier, Director of Property/IS
Daniel Park, Property Manager

Alternates

Bruce Whitaker
Nelida Mendoza
Kelly Rowe
Harry Sidhu
Steve Sheldon (absent)

CONSENT CALENDAR

Committee Chair Bilodeau requested the removal of Item No. 5, *Procedure for Leasing Land from Army Corps of Engineers Property in Prado Basin*, from today's Agenda. The Consent Calendar was approved upon motion by Director Yoh, seconded by Director Bilodeau, **and carried [5-0] as follows.**

Ayes: *Bilodeau, Yoh, Whitaker, Mendoza, Rowe*

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held January 28, 2022 were approved as presented.

2. License Agreement West Of Highway 71/Prado Basin

Recommended for approval at the April 6 Board meeting: Approve and authorize execution of License Agreement with Parkview Real Estate for access across District's Property, west of Highway 71 access road for a one-year period, with a License Fee of \$1,148.

MATTERS FOR CONSIDERATION

3. YLWD Request for Lease Approval for Proposed Water Well at Warner Basin

Director of Property/IS Bruce Dosier recalled that In November 2018, the Yorba Linda Water District (YLWD) requested consideration of a new well site and pipeline easement on District property at the west side of Warner Basin near the intersection of Tustin and La Palma Avenues (Well No. 23). He further recalled that at its May 22, 2019, the Board conceptually approved the well site and pipeline for proposed Well No. 23 and directed staff to negotiate a lease with YLWD. Mr. Dosier presented

the proposed key lease terms and the Committee then took the following action approving the lease terms.

**Upon motion by Director Yoh, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its April 6 Board meeting: Approve Yorba Linda Water District's Well No. 23 Facilities and authorize General Manager to finalize negotiations and execute the lease, subject to legal counsel review
Ayes: *Bilodeau, Yoh, Whitaker, Mendoza, Rowe***

4. Amendment to Lease with Harvest Landscape Enterprises, Inc.

Mr. Dosier recalled that Harvest Landscape Enterprises, Inc. leases a 3.6 acre parcel of District land at 950 W. Lincoln Avenue in Orange for operation of a container nursery. He noted the current lease expires on March 31, 2022 and recommended renewal of the Lease for an additional five-years through March 31, 2027.

Upon motion by Director Yoh, seconded by Director Bilodeau and carried [5-0], the Committee recommended that the Board at its April 6 Board meeting: Approve and authorize execution of Amendment Four to Lease with Harvest Landscape Enterprises, Inc. to extend the Lease expiration date to March 31, 2027, with all other Lease terms to remain the same.
Ayes: *Bilodeau, Yoh, Whitaker, Mendoza, Rowe*

5. Procedure for Leasing Land from United States Army Corps of Engineers Property in Prado Basin

This item was removed from today's Agenda and deferred to a later date.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE APRIL 6 BOARD MEETING

It was agreed to place all action Items on the Consent Calendar at the April 6 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 5/27/2022
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Denis Bilodeau, Chair