

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
April 22, 2016 @ 12:00 p.m.

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

Committee

Steve Sheldon  
Jan Flory  
Roman Reyna (arrived 12:03 p.m.)  
Dina Nguyen (arrived 12:01 p.m.)  
Roger Yoh (not present)

OCWD Staff

John Kennedy – Executive Director  
Bruce Dosier - Director IS/Property  
Janice Durant – District Secretary  
Don Jackson – Property Manager

Others

Pamela Galera – City of Anaheim  
Karen Ayres, Jason Ayres- Dan Copp Crushing  
Bill Cathcart, Gentry Golf

Alternates

Phil Anthony  
Denis Bilodeau (arrived 12:03 p.m.)  
Jordan Brandman  
Shawn Dewane (not present)  
Cathy Green

**CONSENT CALENDAR**

The Consent Calendar was approved upon motion by Director Green, seconded by Director Anthony and carried [4-0] as follows, with Director Flory abstaining as she was not present at the last meeting.

*[Yes- Sheldon, Anthony, Brandman, Green /No – 0/Abstain: Flory]*

1. Minutes of the Meeting

**The Minutes of the Property Management Committee meeting held February March 25, 2016 were approved as presented.**

Directors Bilodeau, Nguyen, and Reyna arrived during the following discussion.

**MATTERS FOR CONSIDERATION**

2. Third Revision to Easement Deed to Anaheim for Underground Utilities at Anaheim Lake

Director of IS/Property Bruce Dosier advised that on March 24, 2016, the City of Anaheim requested that the District approve a third revised Easement Deed for undergrounding electrical and telecommunication utilities along Miraloma Avenue, Anaheim, to improve and enhance the City's electric system. He stated this is the third revised Easement Deed that changes the location and size of the easement area.

**Upon motion by Director Reyna, seconded by Director Flory and carried [5-0], the Committee recommended that the Board at its May 18 Board meeting: Approve and authorize execution of a revised Easement Deed to the City of Anaheim to replace the Easement Deed recorded on June 2, 2015, as document no. 2015000284848 which revises the location of the easement area.**

*[Yes- Sheldon, Flory, Reyna, Nguyen, Anthony/No – 0]*

3. Request for Quotes for On Call Property Acquisition Services

Mr. Dosier reported that staff has identified a need for on-call Property Acquisition Services to assist in acquiring property rights for small parcels of land for monitoring wells, injection wells, and water treatment and small storage facilities with connecting pipelines facilities in various locations for Board approved projects. He stated that in order to construct the projects, it is necessary to acquire property access rights in a timely manner, and presented staff's recommendation to issue a Request for Quote for On Call Property Acquisition.

**Upon motion by Director Anthony, seconded by Director Bilodeau and carried [5-0], the Committee recommended that the Board at its May 18 Board meeting: Authorize issuance of Request for Quote for on-call Property Acquisition Services and return to the Property Management Committee with a staff recommendation.**

*[Yes- Sheldon, Flory, Reyna, Nguyen, Anthony/No – 0]*

**INFORMATIONAL ITEMS**

4. Update on Dan Copp Crushing Corporation Remediation Plan

Mr. Dosier recalled that the Committee was recently apprised that Dan Copp Crushing President Jason Ayres, the District's lessee at the southerly end of Richfield Road in Anaheim, noted some staining on the ground which was later identified by a laboratory as containing Petroleum Hydrocarbons in the soils. He stated that Mr. Ayres has begun the soil cleanup and that testing results are anticipated within one week.

5. Update on The Islands Golf Center Request for Rent Relief

Mr. Dosier noted that staff has not yet received the requested financial statements from The Islands Golf Center with regard to its request for rent relief. However, he noted that Gentry paid the past due rent of \$35,797.51. Gentry Golf President Bill Cathcart apologized for the delay in providing its financial statement. The Board then requested that staff formalize the notice requirements for Gentry Golf when the District plans to reduce water levels which impacts Gentry's operation.

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

Mr. Dosier reported that staff is still waiting for the second draft of the EIR and that an engineer has been hired to refine the legal description.

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE MAY 18 BOARD MEETING**

The Committee requested that Items No. 2 and 3 be added to the May 19 Consent Calendar.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:27 p.m.

  
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Stephen Sheldon, Chair