

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
April 28, 2023 @ 12:00 p.m.

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

Committee

Steve Sheldon\*  
Natalie Meeks  
Denis Bilodeau (absent)  
Bruce Whitaker  
Roger Yoh

OCWD Staff

Mike Markus, General Manager  
Jeremy Jungreis, General Counsel  
Leticia Villarreal, Assistant District Secretary  
John Kennedy, Executive Director  
Bruce Dosier, Director of Property/IS  
Daniel Park, Property Manager  
Kevin O'Toole, Senior Planner

Alternates

Valerie Amezcua  
Dina Nguyen (absent)  
Van Tran  
Kelly Rowe (absent)  
Cathy Green (absent)

\* Participated as member of the public

**CONSENT CALENDAR**

**The Consent Calendar was approved upon motion by Director Whitaker, seconded by Director Yoh, and carried [4-0] as follows:**

**Ayes: Meeks, Whitaker, Yoh, Amezcua**

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held March 24, 2023 were approved as presented.**

2. License Agreement to Caliagua, Inc. Allowing Use of Laydown Area at Santiago Basin for City of Tustin PFAS Treatment Facility

**The Committee recommended that the Board at its May 17 Board meeting: Approve and authorize execution of License Agreement with Caliagua, Inc., allowing use of laydown area at Santiago Basin for pipe materials to be used for PFAS treatment facility for the city of Tustin, for a 2-year period ending May 18, 2025, with a License Fee of \$1,148.**

**MATTERS FOR CONSIDERATION**

3. Engineering Support Services for the Imperial Highway Property

Director of Information Services/Property Management Bruce Dosier reported the OCWD had received three quotes for the potential development of the Imperial Highway property. The low bid was from Adams Streeter (\$66,550); he stated OCWD had worked with them previously on similar engineering services. He stated that the other proposals were from Stantec (\$130,966) and Tetratoc (\$218,347). He stated that the Adams Streeter proposal increased \$7,000 to a total of \$73,550 after they were able to review the Title Report. He noted the increase was due to the complexity of the

property. He reported that the site access options to be reviewed by Adams Streeter would be 1) Intersection from the westbound 91 freeway exit and Imperial Highway; 2) Roundabout on Imperial Highway; and 3) Bridge from La Palma Avenue across the Santa Ana River (SAR) to Imperial Highway property.

**Upon motion by Director Yoh, seconded by Director Amezcua and carried [4-0], the Committee recommended that the Board at its May 17 Board meeting: Authorize the General Manager to negotiate and execute an agreement with Adams Streeter for Engineering Support Services to prepare a Site Development Analysis in support of exploring potential development of the District's Imperial Highway property to include 1) development of key information about the Property, and 2) development of high-level conceptual access options to the Property, to include meeting with Caltrans and City of Anaheim staff to review and solicit feedback regarding the Property access concepts; at a cost not to exceed \$73,550. Ayes: Meeks, Whitaker, Yoh, Amezcua**

Director Tran joined during the discussion of the following item.

4. City of Anaheim's Proposed OC River Walk

Executive Director John Kennedy gave the committee an update on the OC Riverwalk project being developed by the city of Anaheim (City). He stated that the Riverwalk project would create trails around the river. He advised that the City would like to put in two rubber dams that OCWD would ultimately own and maintain after the City has them constructed.

**INFORMATIONAL ITEM**

5. Quarterly Report on Leases and Permit/Licenses (Period Ending March 31, 2023)

Property Manager Daniel Park reviewed the Quarterly Report on Leases and Permits/Licenses for the period of January 1, 2023 to March 31, 2023. He reported the District has 933 acres of land under 16 leases and 20 permits/licenses. He reported an increase of \$68,119 for 1<sup>st</sup> Quarter 2023 vs. 1<sup>st</sup> Quarter 2022 for a total increase of 20.57%. He stated the increase was primarily due to the early recording of January 2022 rent from two lessees: North American Recycling & Crushing (\$72,364) and Mike Raahauge Shooting Enterprises (\$18,012). He stated this rent was offset by the late January 2022 rent payments from NSM Golf (\$10,085) and from former Lessee Sunny Slope Tree Farm (\$17,813). Mr. Park identified two upcoming renewals for the 2<sup>nd</sup> Quarter; Prado Basin Duck Club and Raahauge Duck Hunting leases which expire June 30, 2023. He indicated that there are two leases expiring in the 3<sup>rd</sup> Quarter: Raahauge Pheasant Lease and NSM Golf, both expiring September 30, 2023. He advised that all Lessees and Permittees/licenses are in full compliance with the terms of their lease/permit/license, and all rents are current.

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE MAY 17 BOARD MEETING**


It was agreed to place all Items on the Consent Calendar at the May 17 Board meeting.

**VERBAL REPORTS**

General Manager Mike Markus reported that staff from ocV!BE provided a briefing to OCWD staff on the proposed improvements to Phoenix Club Drive. He stated that the ocV!BE team will update the committee at the June Property meeting.

## ADJOURNMENT

General Counsel Jungreis stated that there was no need to adjourn to Closed Session at today's meeting. There being no further business to come before the Committee, the meeting was adjourned at 12:37 p.m.

DocuSigned by:  
  
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Natalie Meeks, Director