

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
June 23, 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 District Secretary called the roll and reported a quorum as follows.

Committee

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

OCWD Staff

John Kennedy - Executive Director
Joel Kuperberg - General Counsel
Bruce Dosier - Director IS/Property
Janice Durant - District Secretary

Alternates

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

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Green, seconded by Director Whitaker and carried [3-0].

Ayes: Sheldon, Green, Whitaker

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held May 26, 2017 were approved as presented.

2. Approval of Construction Drawings for Anaheim Coves Northern Extension Development by City of Anaheim at Five Coves Basin

Recommended by Committee for approval at July 5 Board meeting: Approve Construction Plans for Anaheim Coves Northern Extension Development by City of Anaheim at Five Coves Basin.

3. Easement with The Irvine Company for Recycled Water Service Lateral to Enclave Apartments In Costa Mesa

Recommended by Committee for approval at July 5 Board meeting: Approve and authorize execution of Easement Deed with The Irvine Company for a recycled water service lateral easement in Costa Mesa to be constructed and installed by The Irvine Company prior to the Easement Deed being executed.

MATTER FOR CONSIDERATION

Directors Anthony, Bilodeau, and Yoh arrived at 12:05 p.m. during discussion of the following item.

4. Amendment to Duck Hunting Lease with Prado Basin Duck Club

Director of Property/IS Bruce Dosier recalled that the District has a lease with Prado Basin Duck Club (PBDC), for approximately 66 acres in the Lower Prado Basin Duck Ponds which expires on June 30, 2017. He noted that Kelly Astor, President of PBDC, has requested the lease be extended for one year through June 30, 2018. Additionally, Mr. Dosier stated that staff recommends amending the lease to provide that the Lessee pay an amount of up to \$8,000 per year for vector control costs. The Board requested that staff meet with the Lessee to implement measures to decrease mosquito breeding on the premises.

Upon motion by Director Anthony, seconded by Director Green and carried [5-0], the Committee recommended that the Board at its July 5 Board meeting: Approve and authorize execution of Amendment Twelve to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District property at Prado Basin for the 2017/18 duck hunting season with a new expiration date of June 30, 2018, and with Lessee to pay an amount of up to \$8,000 per year for vector control costs.

Ayes: Sheldon, Yoh, Anthony, Green, Whitaker

5. Status Update on the General Plan and Zone Change for the Ball Road Basin Property and Additional Services for Marketing the Property

Mr. Dosier recalled that per the Property Committee's direction at its May 26 2017 meeting, staff is investigating the requirements to analyze industrial uses in the Draft Environmental Impact Report currently in progress. In this regard, he presented estimated costs of \$101,500 to revise the draft EIR. The Voit Real Estate Services representatives stated that changing the zoning to Industrial uses would increase interest in the property, and noted they would market the property to both commercial and industrial developers. City of Anaheim representative Jonathan Borego noted that industrial use of the property is a more viable option as there is a strong market for industrial use.

A discussion ensued in which the Committee discussed the need to obtain the support of the City Council before proceeding with any further expenditures. Director Sheldon disagreed and urged the Board to move forward with a plan in hand rather than putting the process on hold. He suggested the matter be placed on an upcoming City Council Agenda for a vote. City of Anaheim representative Pamela Galera expressed that City management is still working toward purchasing the property. Director Sheldon then moved to approve the staff recommendation with the understanding that the Board could pull back if the City Council determines not to grant the zone change. The motion failed on a 2-3 vote. The following action was then taken.

Upon motion by Director Green, seconded by Director Sheldon and carried [5-0], the Board recommended that this matter be considered before the full Board at its July 5 meeting.

Ayes: Sheldon, Yoh, Anthony, Green, Whitaker

INFORMATIONAL ITEM

6. Potential Annexation of Santiago Basin Property to City of Villa Park

Mr. Dosier advised that the City of Villa Park is discussing the potential annexation and rezoning of property owned by the District in an unincorporated area on Villa Park Road directly adjacent to the City of Villa Park. He stated the annexation and zoning would allow high-density housing reflected in the City's General Plan Housing Element. No further discussion took place on this item.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE ON THE CONSENT CALENDAR AT THE JULY 5 BOARD MEETING

It was agreed that item No. 5 would be considered by the full Board at the July 5 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:50 p.m.



Director Steve Sheldon, Chair