

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
August 22, 2014 @ 12:00 p.m.

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

Committee Members:

Steve Sheldon
Philip Anthony
Harry Sidhu
Denis Bilodeau (arrived 12:18 p.m.)
Roger Yoh (arrived 12:04 p.m.)

Alternates

Cathy Green
Jan Flory (not present)
Kathryn Barr
Vincent Sarmiento (not present)
Shawn Dewane

OCWD Staff

Mike Markus, General Manager
Judy-Rae Karlsen, Assistant District Secretary
Bruce Dosier, Don Jackson

Others:

Doug Elliott – Corona Recreation
Pamela Galera, Susan Kim - City of Anaheim

VISITOR PARTICIPATION

There were no persons wishing to address the Committee on matters not on today's Agenda.

CONSENT CALENDAR

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

[Yes-Sheldon, Anthony, Sidhu, Green, Barr/ No - 0]

1. Minutes of the Meeting

The minutes of the Property Management Committee meeting held July 25, 2014 were approved as presented.

2 Amendment Nine to Pheasant Hunting Lease at Prado Basin to Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises

Recommended for approval at the September 3 Board meeting: Approve and authorize execution of Amendment Nine to Pheasant Hunting Lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises that provides for a one-year extension of the lease through September 30, 2015, with all terms and conditions remaining the same.

MATTERS FOR CONSIDERATION

Directors Yoh arrived at 12:04 p.m. during discussion of the following matter.

3. Request for Extension of Lease from Corona Recreational Inc. at Warner Basin and Anaheim Lake

Director of IS/Property Bruce Dosier reported that Doug Elliott, owner of Corona Recreation requested the District consider extending his lease for 5 years with a 5 year option to renew so that he could enter into a new contract for fish with his supplier and better position the financial future of the recreational fishing concession.

Mr. Elliott reported that his revenue losses were significant this year and he attributed the loss to the current economic impacts on disposable income and recreational fishing. He also requested the District continue the temporary rent (5% of gross receipts) as part of the new Lease Agreement because the decline in attendance impacts the available funding needed to restock fish in the lake and purchase necessary equipment for operations. The Committee asked Mr. Elliott for information about declining attendance and the corresponding decline in gross sales and net profits. The Committee stated the District supports the recreational fishing industry and requested that Mr. Elliott provide a regular status report on his operations. The Committee then took the following action.

Upon motion by Director Green, seconded by Director Anthony and carried [5-0] the Committee recommended that the Board at its September 3 Board meeting: Direct staff to negotiate a revised lease with Corona Recreation, Inc.

[Yes-Sheldon, Anthony, Sidhu, Yoh, Green/ No - 0]

Director Bilodeau arrived at 12:18 p.m. during discussion of the following matter.

4. Proposed Easement to City of Anaheim and Acquisition Agreement to Yorba Linda Water District (YLWD) for Electrical Service for YLWD Production Water Well No. 21

Mr. Dosier reported the Yorba Linda Water District currently has a Lease Agreement for the construction and operation of a groundwater production well (YLWD Well No. 21) at the Warner Basin complex. He advised the pump motor on that well requires electrical service, therefore staff has prepared an Acquisition Agreement to YLWD for the electrical service easement to the City of Anaheim for a fee of \$4,000, and the District will issue an Easement Deed to the City of Anaheim for that electrical service. Mr. Dosier reported that staff has determined the easement will not disrupt District operations at Warner Basin. The Committee 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 September 3 Board meeting: 1) Approve and authorize execution of Acquisition Agreement to Yorba Linda Water District for an easement to the City of Anaheim for electrical service at YLWD Well No. 21 at Warner Basin for a fee of \$4,000; and 2) Approve and authorize execution of Easement Deed to the City of Anaheim for electrical service to the YLWD Well No. 21 at Warner Basin.

[Yes-Sheldon, Anthony, Sidhu, Bilodeau, Yoh/ No - 0]

INFORMATIONAL ITEMS

5. Status Update of the Anaheim Canyon Specific Plan

Mr. Dosier reported the Committee requested additional information on the City of Anaheim's (City) plan to rezone three District parcels that are part of the Anaheim Canyon Specific Plan. There was a follow-up discussion with City of Anaheim representative Susan Kim about the City taking open space credits for District property, and the problems that it may cause in the future if the District wants to consider development of the properties. Director Barr stated her objection to the zoning changes on the basis that it devalues the property.

The Committee directed staff to transmit a letter that memorializes the District's objection to the City taking open space credit for District property within the Anaheim Canyon Specific Plan. The Committee then took the following action.

Upon motion by Director Bilodeau, seconded by Director Yoh and carried [5-0] the Committee recommended that the Board at its September 3 Board meeting: Direct staff to transmit letter to the City of Anaheim regarding zoning changes to District property.

[Yes-Sheldon, Anthony, Sidhu, Bilodeau, Yoh/ No - 0]

6. Quarterly Report on Leases and Permits/Licenses for the Period Ending June 30, 2014

Mr. Dosier noted the quarterly report on leases and permits for the period ending June 30, 2014 is in the packet. He reported the Family Development Group closed on the sale of the South Street properties.

DIRECTOR COMMENTS/REPORTS

Director Sidhu asked if the funds from the Competitive Power Ventures Option Lease Agreement were put into the general fund or into a designated fund. Director Bilodeau asked if staff was aware of the new signage at the Phoenix Club. Director Dewane advised that the District should consider coordinating funding efforts with the City of Santa Ana and the City of Anaheim regarding SB 1390. Director Sheldon asked if the issues with property owners near Highway 71 have been resolved. Mr. Dosier reported the issues with property owners near Highway 71 have been resolved and staff will return to Committee with an updated report on the other concerns.

ITEMS TO BE PLACED ON CONSENT CALENDAR FOR SEPTEMBER 3 BOARD MEETING

The Committee determined that Items No. 2, 3, 4, 5, be placed on the Consent Calendar for the September 3 Board meeting

ADJOURNMENT

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



Stephen Sheldon, Chair