

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
September 23, 2016 @ 12:00 p.m.

Committee 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 (present)
Jan Flory
Roman Reyna
Dina Nguyen
Roger Yoh
Alternates
Phil Anthony
Denis Bilodeau
Jordan Brandman (present)
Shawn Dewane
Cathy Green (present)

OCWD Staff

Mike Markus – General Manager
John Kennedy – Executive Director
Bruce Dosier - Director IS/Property
Janice Durant – District Secretary
Randy Fick, Bill Hunt, John Kennedy,
Cindy Leinart, Gary Yoshiba

Others

Jason Ayres – Dan Copp Crushing
Pamela Galera – City of Anaheim

CONSENT CALENDAR

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

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held August 26, 2016 were approved as presented.

MATTERS FOR CONSIDERATION

2. Easement Agreement to City of Anaheim for Modification of Electrical Poles and Guy Anchor Systems at La Palma Recharge Basin

Director of IS/Property Bruce Dosier advised that the City of Anaheim Public Utilities (APU) holds two utility easements on the District's La Palma Recharge Basin for power poles, guy anchors, access and related purposes. He noted that three wooden power poles and two guy anchor systems have been relocated by the District, with APU's approval, to increase the Basin's wetted area by approximately 8,000 square feet, with the increased percolation area expected to provide an additional 670 acre feet (AF) per year of recharge capacity. Mr. Dosier stated a new utility easement to APU is required to revise the easement premises for the utilities.

Upon motion by Director Green, seconded by Director Brandman and carried [3-0], the Committee recommended that the Board at its October 5 Board meeting: Authorize the General Manager to negotiate and execute an Easement Agreement with the City of Anaheim for the relocation of power poles and guy anchor systems at La Palma Recharge Basin.
[Ayes-Sheldon, Brandman, Green]

3. Renewal of Lease to Dan Copp Crushing Corporation

Mr. Dosier reported that Jason Ayers has requested a chance to negotiate the terms of a new lease. Director Sheldon stressed the need to know the fair market value of the property and suggested Voit Real Estate help in this regard and that Dan Copp Crushing pay the fee for this service. The following action was then taken.

Upon motion by Director Green, seconded by Director Brandman and carried [3-0], the Committee recommended that the Board at its October 5 Board meeting: Direct staff to negotiate a lease renewal with Dan Copp Crushing with the assistance of Voit Real Estate, with the Voit fee to be paid for by the Lessee.

[Ayes: Sheldon, Brandman, Green]

INFORMATIONAL ITEM

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

Mr. Dosier noted that staff is still waiting for the results of the traffic study.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE OCTOBER 5 BOARD MEETING

Staff was directed to place all action items on the Consent Calendar for the October 5 Board meeting.

ADJOURNMENT TO CLOSED SESSION

The Committee adjourned to Closed Session at 12:15 p.m. as follows:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

[Government Code Section 54956.8]

Real property located at: 14995 River Road, Corona, CA 92880

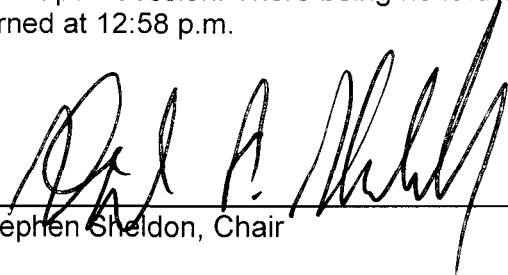
OCWD negotiators: Bruce Dosier

Negotiating party: Elaine Raahauge d.b.a. Mike Raahauge Shooting Enterprises

Under negotiation: Price and Terms

ADJOURNMENT

The Committee reconvened in Open Session at 12:58 p.m. whereupon General Counsel Kuperberg announced that there was no reportable action in Open Session. There being no further business to come before the Board, the meeting was adjourned at 12:58 p.m.



Stephen Sheldon, Chair