

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
September 25, 2015 @ 12:00 p.m.

Director Flory 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

Steve Sheldon (arrived 12:05 a.m.)
Jan Flory
Roman Reyna
Dina Nguyen (not present)
Roger Yoh (not present)

OCWD Staff

John Kennedy - Executive Director
Bruce Dosier - Director IS/Property
Judy-Rae Karlsen - Assistant District Secretary
Bill Hunt, Don Jackson, Gary Yoshiba

Alternates

Phil Anthony
Denis Bilodeau (not present)
Harry Sidhu (not present)
Shawn Dewane (not present)
Cathy Green

Others

Wolfgang Arnold – Phoenix Club
Pamela Galera – City of Anaheim
Larry Buxton – Mike Raahauge’s Shooting Enterprises

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Green, seconded by Director Anthony and carried [4-0] as follows.

[Yes- Flory, Reyna, Anthony, Green /No - 0]

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held August 28, 2015 were approved as presented.

MATTERS FOR CONSIDERATION

Director Sheldon arrived at 12:05 p.m. during the following discussion.

2. Amendment to Permit Agreement to Phoenix Club for Directional Sign

Director of IS/Property Bruce Dosier reviewed the District’s relationship with the Phoenix Club. He advised the Phoenix Club had a permit from the District for a directional sign at the corner of Ball Road and Phoenix Club Drive in Anaheim, however the signage was removed in 2006 because it was deteriorating and failed to comply with the City of Anaheim’s zoning code. Mr. Dosier reported the Phoenix Club developed a conceptual design for a new sign and is requesting the District to approve the new sign, and sign a Development Application from the City of Anaheim Planning Services (City) to process the Phoenix Club’s application for a Conditional Use Permit (CUP) for its new signage. Staff is requesting that the Permit be amended to delete Paragraph 2.1.1 (Rent for Additional Signs) as the Phoenix Club will not be posting rider signs to the new sign. Mr. Arnold Wolfgang reported the Phoenix Club is taking steps to replace the signage at the intersection of Ball Road and Phoenix Club Drive. The Committee discussed the following: 1) Approval of the Amendment to the Permit for a directional sign, 2) Approval of the conceptual design of the signage; and 3) Authorize the General Manager to execute the City of Anaheim development application. The Committee then took the following actions.

Upon motion by Director Reyna, seconded by Director Anthony and carried [5-0] the Committee recommended that the Board at its October 7 Board meeting: 1) Approve and authorize execution of Amendment Two to Permit to the Phoenix Club, Inc. to approve the new directional sign at Ball Road Basin, subject to the Phoenix Club obtaining a Conditional Use Permit from the City of Anaheim; and to delete Permit Paragraph 2.1.1 (Rent for Additional Signs); and 2) Authorize the General Manager to sign the City of Anaheim Development Application as presented.

[Yes- Sheldon, Flory, Reyna, Anthony, Green /No - 0]

3. Agreement to AECOM Technical Services, Inc. for Prado Shooting Range Area Focused Remedial Investigation and Feasibility Study

Director of Special Projects William Hunt summarized Committee discussions on the proposed Focused Remedial Investigation and Feasibility Study at the Prado Shooting Range. He noted that staff prepared and issued a Request to Proposals (RFP) and received 4 bids that were subsequently reviewed and evaluated by staff. Mr. Hunt recommended authorizing the General Manager to finalize negotiations and to execute an agreement with the lowest responsive bidder AECOM Technical Services, Inc. (AECOM) for an amount not to exceed \$222,938 to develop a focused remedial investigation and feasibility study. He responded to Committee concerns, and discussed the scope of work, project schedule, project tasks and the recommended timeline. The Committee then took the following action.

Upon motion by Director Flory, seconded by Director Anthony and carried [5-0] the Committee recommended that the Board at its October 7 Board meeting: Authorize the General Manager to finalize negotiations and execute an Agreement with AECOM Technical Services, Inc., for an amount not to exceed \$222,938 for a focused remedial investigation and feasibility study of the Prado shooting areas.

[Yes- Sheldon, Flory, Reyna, Anthony, Green /No - 0]

4. Amendment to Expiring Lease with Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises

Mr. Dosier reported the lease for the Mike Raahauge Shooting Enterprises will require an extension until December 31, 2016 in order for AECOM to complete the remedial investigation and feasibility study and provide data for the preparation of a long-term lease. He stated the long-term lease will include remediation plans for the eventual cleanup of contamination on the property in the shooting areas. The Mike Raahauge Shooting Enterprise representative Larry Buxton gave an update on the County of Riverside's process for a Conditional Use Permit. He advised the CUP application process and associated fees were creating significant hardships on Raahauge operations. The Committee requested that Mr. Buxton provide additional information on the business hardships. The Committee then took the following action.

Upon motion by Director Flory, seconded by Director Anthony and carried [5-0] the Committee recommended that the Board at its October 7 Board meeting: Approve and authorize execution of Amendment Three to Lease Agreement to Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises that provides for a one-year extension of the shooting range lease through December 31, 2016, with all terms and conditions remaining the same.

[Yes- Sheldon, Flory, Reyna, Anthony, Green /No - 0]

INFORMATIONAL ITEM

5. Status of the General Plan Amendment and Zone Change for the Ball Road Basin Property Located on Ball Road and Phoenix Club Drive in Anaheim

Mr. Dosier gave a status report of the second draft of the Environmental Impact Report for the General Plan Amendment and the proposed zoning changes for the Ball Road Basin property located in Anaheim, CA. City of Anaheim representative Pamela Galera reported that the City of Anaheim is still interested in purchasing the property to develop as park space.

ITEM TO BE AGENDIZED ON THE CONSENT CALENDAR AT THE OCTOBER 7 BOARD MEETING

The Committee recommended item No. 2-4 be placed on the Consent Calendar at the October 7 Board meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:31 p.m.



Stephen Sheldon, Chair