

MINUTES OF THE SPECIAL PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
October 25, 2024 @ 1:30 p.m.

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

Committee

Steve Sheldon arrived at 1:45 p.m.
Natalie Meeks
Denis Bilodeau
Bruce Whitaker
Roger Yoh

Alternates

Valerie Amezcua (absent)
Dina Nguyen (absent)
Van Tran
Erik Weigand
Cathy Green

OCWD Staff

John Kennedy, General Manager
Bruce Dosier, Director of IS/Property Management
Daniel Park, Property Manager
Chris Olsen, Executive Director of Engineering
Jason Dadakis, Executive Director Water Quality & Technical Resources
Roy Herndon, Chief Hydrogeologist
Lisa Haney, Executive Director of Planning and Natural Resources
Kevin O'Toole, Principal Planner
Stephanie Dosier, Director of Human Resources
Gary Yoshiba, Hydrogeologist
Jeremy Jungreis, General Counsel
Leticia Villarreal, Assistant District Secretary

CONSENT CALENDAR (ITEMS NO. 1 – 3)

The Consent Calendar was approved upon motion by Director Whitaker, seconded by Director Bilodeau, and carried [5-0] as follows:

Ayes: Meeks, Bilodeau, Whitaker, Yoh, Tran

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held September 20, 2024 were approved as presented.

2. License Agreement West of Highway 71/Prado Basin

Recommended for approval at November 6 Board meeting: Approve and authorize execution of License Agreements with Rene Banuelos and Carlos Sanchez for access across District's Property, located west of Highway 71, for a five-year period, with a License Fee of \$1,148.

3. Approval Request for Repair and Improvements of Orange County Flood Control Facilities at Santiago Basin

Recommended for approval at November 6 Board meeting: Authorize written approval for the Orange Flood Control District to conduct repairs and improvements to their flood control facilities on District property located at Villa Park Road, City of Orange, in accordance with the Easement Deed granted on June 20, 1990

MATTER FOR CONSIDERATION

4. License Agreement with Orange County Flood Control District for Alamitos Seawater Barrier Project

Bruce Dosier, Director of IS/Property Management, stated the Alamitos Injection barrier is located between Long Beach and Seal Beach and is managed by both OCWD and LA County Flood Control. Chief Hydrogeologist Roy Herndon provide some background information and an update about the barrier. Mr. Herndon shared the barrier management goes back to 1965 with a joint agreement between LA County Flood Control and OCWD. He indicated that a portion of the Alamitos Barrier facilities is within Orange County Flood Control District's (County) right-of-way and operation and maintenance is allowed under several permits issued by the County. He detailed that the County has proposed consolidating existing permits into a new 10-year License Agreement with an annual fee and additional insurance requirements. Mr. Dosier stated through negotiations with the County he was able to negotiate from \$16,000 a year to \$5,000 a year with an upfront payment as opposed to paying annually, bringing savings to \$110,000 with no annual increase.

Upon motion by Director Bilodeau, seconded by Director Tran and carried [5-0], the Committee recommended that the Board at its November 6 Board meeting:

- 1. Authorize General Manager to finalize negotiations and execute a License Agreement with Orange County Flood Control District for the Alamitos Barrier Project facilities for a ten (10) year term with one-time fee of \$50,000; and**
- 2. Authorize General Manager to finalize negotiations and execute a pollution liability insurance policy with \$1 million coverage as required by the Orange County Flood Control District License Agreement for an initial term of 3 years, including payment of the initial premium in an amount not to exceed \$11,769; and**
- 3. Authorize General Manager to finalize negotiations and execute an increase in general liability insurance coverage to \$5 million as required by the Orange County Flood Control District License Agreement, including payment of the initial premium increase in an amount not to exceed \$31,000.**

INFORMATIONAL ITEMS

5. Status Update Regarding the District's Imperial Highway Property

Mr. Dosier recalled that at last month's Property meeting, the Board authorized an agreement with Voit Real Estate Service (Voit) to evaluate potential access points along East La Palma for constructing a bridge over the Santa Ana River (SAR) to connect to the District's parcel. He reported that the agreement was executed this week and Voit has begun reaching out to property owners on the opposite side of the SAR to explore potential access points for constructing a bridge. He will continue to update the committee as they move ahead.

6. Status Update on Planning of In-Place Remediation for the Prado Lead Remediation Project

Senior Planner Kevin O'Toole reported several milestones have been achieved. He shared that the District's consultant, AECOM, has completed the Draft California Environmental Quality Act (CEQA) Project Description and submitted to Department of Toxic Substances Control (DTSC) and they have provided concurrence allowing the CEQA Technical Studies to proceed. He stated AECOM and staff are preparing for the Geotechnical Studies anticipated to occur in November. He will continue to provide updates to the Committee as the project moves forward.

7. Quarterly Report on Leases and Permits/Licenses for the Period Ending September 30, 2024

Mr. Dosier reviewed the Quarterly Report on Leases and Permits/Licenses for the period of July 1, 2024 to September 30, 2024. He noted that the 2024 third quarter reflects an increase of 43.51% year over year primarily due to the early rent recording of the October 2024 rent from Mike Raahauge Shooting Enterprises (\$20,397), early rent payment from Raahauge Duck Hunting (\$40,867), late rent payments for August and September 2023 from Sandwood Enterprises (\$27,628, and the early recording of July 2023 rent from North American Recycling (\$76,770). He reported there were no lease renewals for the fourth quarter. He stated that all Lessees and Permittees/Licensees 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 NOVEMBER 6 BOARD MEETING

It was agreed to place Items No. 2-4 on the on the Consent Calendar at the November 6 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 2:00 p.m.

Signed by:  11/22/2024
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Natalie Meeks, Co-Chair