

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
February 22, 2013 @ 12:00 p.m.

Property Management Committee Vice Chair Phil Anthony called the Property Management Committee meeting to order at 12:00 p.m. in Conference Room C-2. The Assistant District Secretary called the Roll as follows.

Committee Members:

Steve Sheldon (not present)  
Phil Anthony  
Harry Sidhu  
Denis Bilodeau (not present)  
Roger Yoh (not present)

OCWD Staff

Mike Markus, General Manager  
Joel Kuperberg, General Counsel  
Judy-Rae Karlsen, Assistant District Secretary  
Bruce Dosier, Don Jackson, John Kennedy

Others

Pamela Galera – City of Anaheim

Alternates

Cathy Green  
Bruce Whitaker  
Kathryn Barr  
Vincent Sarmiento (not present)  
Shawn Dewane

**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 Green, seconded by Director Barr and carried [5-0] as follows.

1. Minutes of Meeting

**The minutes of the Property Management Committee meeting held January 25, 2013 were approved as presented.**

**MATTER FOR CONSIDERATION**

2. North Basin Groundwater Protection Project: Amendment to Agreement for Extraction Well Sites EW-2, EW-2A & EW-3A

Director of Information/Property Bruce Dosier reported that during final design of the North Basin Groundwater Protection project extraction wells, the District's design consultant determined the well site layouts (Exhibits "A", "B", & "C") required modifications. He recommended issuance of Third Amendment to Agreement with the City of Fullerton to change the well site layouts for extraction well sites EW-2, EW-2A, & EW-3A. The Committee took the following action.

**Upon motion by Director Barr, seconded by Director Green and carried [5-0], the Committee recommended that the Board at its March 20 Board meeting: Approve and authorize execution of Third Amendment to Agreement with the City of Fullerton to change the well site layouts for extraction well sites EW-2, EW-2A, & EW-3A.**

## INFORMATIONAL ITEMS

### 3. Status of Negotiations for Property located at 3199 East La Palma Avenue in Anaheim

Mr. Dosier provided a summary update on property negotiations with Panattoni Development Corporation (Panattoni). He advised that Panattoni made a verbal request for a change in the date for close of escrow. Mr. Dosier noted that staff is in the process of drafting the final Purchase Agreement for the property located at 3199 East La Palma Avenue in Anaheim. He reported the Purchase Agreement will be presented to the Committee prior to execution.

### 4. Status of the South Street property in Anaheim

Mr. Dosier provided an update on recent discussions with Family Development Group (FDG). He advised that staff is drafting the final Purchase Agreement for the 2.5 acre property located at South Street adjacent to Burris and Lincoln basins. Mr. Dosier reported the final Purchase Agreement will be presented to the Committee prior to execution.

### 5. Status of the Ball Road Basin property Located on Ball Road and Phoenix Club Drive in Anaheim

Mr. Dosier provided a verbal report on recent meetings with City of Anaheim that focused on the District's Environmental Impact Report for the property located on Ball Road and Phoenix Club Drive. He advised the District's deposits for zoning changes and General Plan Amendments were running low and will need to be replenished with additional funding. Mr. Dosier reported that staff will return to Committee with further information at the March 22 Property Management meeting.

## DETERMINATION OF ITEMS TO BE PLACED ON CONSENT CALENDAR FOR MARCH 20 BOARD MEETING

It was agreed to place Item No. 2 on the Consent Calendar for the March 20 Board meeting.

## REPORTS/COMMENTS

Director Whitaker reported that General Manager Mike Markus and Executive Director Bill Hunt took him and Director Sarmiento on a tour of District properties in Prado Basin.

Mr. Dosier reported that staff submitted the CALTRANS Easement and the 60 day incentive clock was reset.

City of Anaheim representative Ms. Pamela Galera reported that a public meeting was scheduled on Wednesday, March 14 to discuss the proposed Anaheim Coves development project.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 12:20 p.m.



Philip Anthony, Vice Chair