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## **CALL TO ORDER**

A regular meeting of the Steering Committee of the Orange County Sanitation District was called to order by Board Chairman Ryan Gallagher on Wednesday, October 22, 2025 at 5:00 p.m. in the Orange County Sanitation District Headquarters.

## **ROLL CALL AND DECLARATION OF QUORUM:**

The Clerk of the Board declared a quorum present as follows:

**PRESENT:** Ryan Gallagher, Jon Dumitru, Pat Burns, Christine Marick, Chad Wanke and John Withers  
**ABSENT:** Glenn Grandis

**STAFF PRESENT:** Lorenzo Tyner, Assistant General Manager; Jennifer Cabral, Director of Communications; Mike Dorman, Director of Engineering; Laura Maravilla, Director of Human Resources; Riaz Moinuddin, Director of Operations and Maintenance; Wally Ritchie, Director of Finance; Lan Wiborg, Director of Environmental Services; Kelly Lore, Clerk of the Board; Mortimer Caparas; Daisy Covarrubias; Raul Cuellar; Don Cutler; Thys DeVries; Martin Dix; John Frattali; Justin Fenton; Tania Moore; Omeed Pour; Valeria Ratto; Thomas Vu; Kevin Work; Sammady Yi; and Ruth Zintzun were present in the Huntington Beach Room.

**OTHERS PRESENT:** Scott Smith, General Counsel; Phillip Lem, Special Counsel, Payne & Fears LLP; City of Fountain Valley Mayor Ted Bui; and City Manager of Fountain Valley Maggie Le were present in the Huntington Beach Room.

## **PUBLIC COMMENTS:**

City of Fountain Valley Mayor Ted Bui, and City of Fountain Valley City Manager Maggie Le spoke in regard to Item No. 3.

The Clerk of the Board provided late communication regarding a revised recommendation and a final attachment for Item No. 3. The document was provided to the Steering Committee members and made available to the public.

## **REPORTS:**

Chair Gallagher and Assistant General Manager Lorenzo Tyner did not provide reports.

**CONSENT CALENDAR:****1. APPROVAL OF MINUTES**[2025-4535](#)**Originator:** Kelly Lore

MOVED, SECONDED, AND DULY CARRIED TO:

Approve minutes of the Regular meeting of the Steering Committee held September 24, 2025.

**AYES:** Ryan Gallagher, Jon Dumitru, Pat Burns, Christine Marick, Chad Wanke and John Withers**NOES:** None**ABSENT:** Glenn Grandis**ABSTENTIONS:** None**NON-CONSENT:****2. TRICKLING FILTER MEDIA REPLACEMENT AT PLANT NO. 1, PROJECT NO. P1-142**[2025-4180](#)**Originator:** Mike Dorman

Director of Engineering Mike Dorman provided a PowerPoint presentation on the Trickling Filter Media Replacement at Plant No. 1, Project No. P1-142. The overview included the project location, background information on the secondary treatment: trickling filters, reasons for the project, media replacement, coating repair, liner repair, bid results, and the recommendation.

MOVED, SECONDED, AND DULY CARRIED TO: Recommend to the Board of Directors to:

- A. Receive and file Bid Tabulation and Recommendation for Trickling Filter Media Replacement at Plant No. 1, Project No. P1-142;
- B. Award a Construction Contract Agreement to GSE Construction Company, Inc. for Trickling Filter Media Replacement at Plant No. 1, Project No. P1-142, for a total amount not to exceed \$21,565,292; and
- C. Approve a contingency of \$2,156,529 (10%).

**AYES:** Ryan Gallagher, Jon Dumitru, Pat Burns, Christine Marick, Chad Wanke and John Withers**NOES:** None**ABSENT:** Glenn Grandis**ABSTENTIONS:** None

**3. PROPERTY ACQUISITION FOR 18250 EUCLID STREET, FOUNTAIN VALLEY, CA** [2025-4543](#)

**Originator:** Lorenzo Tyner

Assistant General Manager Lorenzo Tyner provided a brief explanation of the item. Board Chair Gallagher provided explanation that the public comments brought forth today is an item separate from the actual Item. The consensus of the Steering Committee was to consider mitigating factors for the City of Fountain Valley and to bring back an item to the Committee in a timely manner.

**MOVED, SECONDED, AND DULY CARRIED TO:** Recommend to the Board of Directors to:

- A. Approve a Standard Offer, Agreement, and Escrow Instructions for Purchase of Real Estate (Purchase Agreement) with Rexford Industrial Realty L.P. for Property at 18250 Euclid Street, Fountain Valley, APN No. 156-171-4, in a form approved by General Counsel, for \$26,710,000; and
- B. Authorize the General Manager and General Counsel to execute the following:
  - 1. Preliminary Title Report Consistent with the Standard Offer, Agreement, and Escrow Instructions;
  - 2. Title Approval Letter;
  - 3. Deeds and other evidence of title to the parcels of property that are the subject of the Purchase Agreement;
  - 4. Preliminary Change of Ownership Report;
  - 5. Acceptance of the Grant Deed to certain real property from Rexford Industrial Realty, L.P;
  - 6. Approved Estimated Closing costs;
  - 7. Seller's Mandatory Disclosure Statement acknowledging receipt of this document;
  - 8. Property Information Sheet acknowledging receipt of this document;
  - 9. Natural Hazard Disclosure Report acknowledging receipt of this document; and
  - 10. Any and all other instruments related to the transaction.

**AYES:** Ryan Gallagher, Jon Dumitru, Pat Burns, Christine Marick, Chad Wanke and John Withers

**NOES:** None

**ABSENT:** Glenn Grandis

**ABSTENTIONS:** None

**INFORMATION ITEMS:**

None.

**DEPARTMENT HEAD REPORTS:**

None.

**CLOSED SESSION:****CONVENED IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTIONS 54956.9 (d)(1) & 54956.8.**

The Committee convened in closed session at 5:21 p.m. Item No. CS-2 was not heard. Confidential minutes of the Closed Sessions have been prepared in accordance with the above Government Code Sections and are maintained by the Clerk of the Board in the Official Book of Confidential Minutes of Board and Committee Closed Session meetings.

**CS-1 CONFERENCE WITH LEGAL COUNSEL RE EXISTING LITIGATION - [2025-4555](#)  
GOVERNMENT CODE SECTION 54956.9(d)(1)**

CONVENED IN CLOSED SESSION:

Number of Cases: 1

Michael Oberly v. Orange County Sanitation District, Orange County Superior Court and Does 1-25, Orange County Superior Court Case No. 30-2025-01489491-CU-OE-CJC.

**CS-2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS - [2025-4564](#)  
GOVERNMENT CODE SECTION 54956.8**

DID NOT CONVENE IN CLOSED SESSION:

Property: 18250 Euclid Street, Fountain Valley, CA - APN No.156-171-41.

Agency negotiators: General Manager Robert Thompson; Assistant General Manager Lorenzo Tyner; and Director of Finance Wally Ritchie.

Negotiating parties: Rexford Industrial Realty LP

Under negotiation: Price and Terms of payment

**RECONVENED IN REGULAR SESSION.**

The Committee reconvened in regular session at 5:34 p.m.

**CONSIDERATION OF ACTION, IF ANY, ON MATTERS CONSIDERED IN CLOSED SESSION:**

General Counsel Scott Smith stated there was no reportable action.

**OTHER BUSINESS AND COMMUNICATIONS OR SUPPLEMENTAL AGENDA ITEMS, IF ANY:**

None.

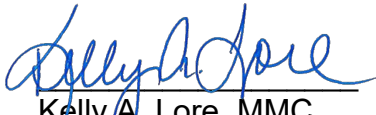
**BOARD OF DIRECTORS INITIATED ITEMS FOR A FUTURE MEETING:**

None.

**ADJOURNMENT:**

Chair Gallagher declared the meeting adjourned at 5:35 p.m. to the next Regular Steering Committee meeting to be held on Wednesday, November 19, 2025 at 5:00 p.m.

Submitted by:

  
Kelly A. Lore, MMC  
Clerk of the Board