



# OPERATIONS COMMITTEE

## Agenda Report

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**File #:** 2024-3979

**Agenda Date:** 12/4/2024

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**FROM:** Robert Thompson, General Manager  
Originator: Riaz Moinuddin, Director of Operations & Maintenance

**SUBJECT:**

### **SITE ACCESS AND LICENSE AGREEMENT - ROCCS BREA DOSING STATION**

#### **GENERAL MANAGER'S RECOMMENDATION**

**RECOMMENDATION:** Recommend to the Board of Directors to:

- A. Approve a new site access and property license agreement with ROD International Holdings, LLC to lease property to install, maintain, and operate a chemical dosing station at 835 South Brea Boulevard in the City of Brea for a term of 36 months at the following lease terms, in a form approved by General Counsel:
- February 01, 2025, through January 31, 2026, \$4,036.26 each month,
  - February 01, 2026, through January 31, 2027, \$4,133.35 each month,
  - February 01, 2027, through January 31, 2028, \$4,233.35 each month; and
- B. Authorize the General Manager or designee to negotiate and approve one optional 36-month lease renewal period, in a form approved by General Counsel.

#### **BACKGROUND**

The Orange County Sanitation District (OC San) uses chemicals for odor and corrosion control in its collection systems, which also help reduce odors at the treatment plants. The Regional Odor and Corrosion Control Services (ROCCS) program operates ten remote continuous chemical dosing sites in nine member agency cities to minimize odors and extend the pipes' life expectancy. The real property is leased when the OC San property is unavailable at the chemical dosing site. Since January 01, 2019, this location has been leased to dose chemicals into the Euclid Trunk to reduce odors in the cities of Brea, Fullerton, Anaheim, Garden Grove, and Fountain Valley to reduce reliance on caustic shock dosing.

Before acquiring this location, OC San mitigated hydrogen sulfide in Euclid trunkline with intermittent slug doses of caustic soda chemical to raise the pH in the pipeline. The higher pH has the temporary impact of killing the slim layer growing on the pipeline walls which produces hydrogen sulfide. After treatment, the slim layer will regrow, especially during the warmer months. Increasing the slug dosing frequency can harm the biological treatment systems in the plants. A continuous chemical dosing station was built on the private property at 835 S. Brea Boulevard to provide an effective odor

control program for the Euclid Trunk Sewer. Real property is leased for continuous chemical dosing stations when OC San doesn't own property near the top of its gravity main sewer trunks.

## **RELEVANT STANDARDS**

- 12 or fewer odor complaints per year under normal operating conditions in the collection system
- Operate and maintain facilities to minimize impacts on surrounding communities, including odor, noise, and lighting
- Protect OC San assets

## **PROBLEM**

The 36-month lease agreement with ROD International Holdings, LLC expires on January 31, 2025. Renewal options ended and exceeded the Board's authorized approval.

## **PROPOSED SOLUTION**

Staff recommends renewing the lease with ROD International Holding, LLC at for the first year with an approximate 3% increase each subsequent year until January 31, 2028.

## **TIMING CONCERNS**

If no action is taken immediately, the City of Brea will experience a lapse in odor control service.

## **RAMIFICATIONS OF NOT TAKING ACTION**

Without action, magnesium hydroxide addition to the Euclid trunk will cease. Normal biological action in the sewer system will produce odors in an uncontrolled manner. An alternative odor control treatment is an intermittent slug dosing using caustic soda, which is partially effective and increases the potential for elevated odors and resulting complaints and problems in the collection systems.

## **PRIOR COMMITTEE/BOARD ACTIONS**

January 2019 - Approved a new Site Access and License agreement with Polfit Wellness, Inc., to lease property for the purpose of installing, maintaining, and operating a chemical dosing station at 835 South Brea Boulevard, in the City of Brea, for a term of 36- months, at the following lease terms, in a form approved by General Counsel: February 1, 2019 through January 31, 2020, \$2,600 per month; February 1, 2020 through January 31, 2021, \$2,652 per month; February 1, 2021 through January 31, 2022, \$2,705 per month; approved a new Sewer License and Maintenance Agreement with the City of Brea to allow the Orange County Sanitation District to access, install, and operate the Slip Line within the City Sewer; and authorized the General Manager or designee to negotiate beginning June 1, 2021 and subsequently award an option for an additional 36-month lease renewal period.

## **ADDITIONAL INFORMATION**

Before acquiring this specific dosing site, staff worked collaboratively with the City of Brea Public Works, the City's Director of Community Development, the City Engineer, and the City's Fire Department to ensure that the location meets safety and building code requirements. OC San developed a sewer license and maintenance agreement with the City of Brea to document and allow OC San to access, install, and operate the slip line within the city sewer.

## **CEQA**

N/A

## **FINANCIAL CONSIDERATIONS**

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget FY2024-25 and 2025-26, Section 6, Page, 92, Collection Facilities Operations & Maintenance) and the budget is sufficient for the recommended action.

## **ATTACHMENT**

*The following attachment(s) may be viewed online at the OC San website ([www.ocsan.gov](http://www.ocsan.gov)) with the complete agenda package:*

- Site Access and License Agreement