ORANGE COUNTY SANITATION DISTRICT

MINUTES

BOARD OF DIRECTORS

OCTOBER 22, 2025



Board Room Headquarters 18480 Bandilier Circle Fountain Valley, CA 92708 (714) 593-7433

CALL TO ORDER

A regular meeting of the Board of Directors of the Orange County Sanitation District was called to order by Board Chairman Ryan Gallagher on Wednesday, October 25, 2025 at 6:00 p.m. in the Orange County Sanitation District Headquarters. Director Erik Weigand delivered the invocation and led the Pledge of Allegiance.

ROLL CALL AND DECLARATION OF QUORUM

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

PRESENT: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

ABSENT: None

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; Valerie Ratto; Thomas Vu; Kevin Work; Sammady Yi; and Ruth Zintzun were present in the Board Room.

<u>OTHERS PRESENT:</u> Scott Smith, General Counsel; Phillip Lem, Special Counsel, Payne & Fears LLP; Sean Millet, City of Fountain Valley Mayor Ted Bui; City Manager of Fountain Valley Maggie Le; Brandei Dieter and Jordan Lim, Lee & Ro; Heather Lee; and the graduates of the Wastewater 101 Citizens Academy were present in the Board Room. Alternate Director Art Perry was present virtually.

PUBLIC COMMENTS:

Maggie Le, City of Fountain Valley provided comment on Item No. 19.

SPECIAL PRESENTATIONS:

1. WASTEWATER 101 CITIZENS ACADEMY GRADUATION

2025-4541

Originator: Kelly Lore

Chair Gallagher presented certificates to the following Wastewater 101 Citizens Academy graduates who were in attendance: Dallana Salinas, Costa Mesa; Victor Padilla, Midway City; Richard Nguyen and Sean Millet, Westminster; Stephen Hardy, Orange; Carena Duarte, Santa Ana; Yocely Galindo, Newport Beach; Felipa Penaloza, Anaheim; Milton Barron and Heather Lee, Brea; Shawna Chambers, Placentia;

Alejandro Ortiz, Stanton; Brent Lee, Fullerton; Neha Bharti, San Diego; Ashli Word, Diamond Bar; Brandei Deiter, Montebello; and Jordan Lim, West Covina.

Recognize the graduates from the Wastewater 101 Citizens Academy.

2. EMPLOYEE SERVICE AWARDS

2025-4559

Originator: Kelly Lore

Chair Gallagher recognized Administrative Assistant Elizabeth Lapite for their 25 years of service and Facilities Worker Eric Rakutt for their 20 years of service.

25-vear Service Award

Liz Lapite, Administrative Assistant - Division 770 Eric Rakutt, Facilities Workers - Division 260

REPORTS:

Chair Gallagher thanked all who attended the 12th annual State of OC San on October 17, 2025, noting it was the first time the event was held at the Headquarters. He stated there were approximately 150 people in attendance and Joaquin Esquivel, Chairman of the State Water Resource Control Board who was the guest speaker.

Chair Gallagher also reported that the Directors and Alternate Directors would receive talking points that highlight OC San activities.

Chair Gallagher also provided the holiday schedule and reported that OC San Administrative offices would be closed on Tuesday, November 11 in observance of Veteran's Day; and on Thursday and Friday, November 27 and 28 for the Thanksgiving holiday. He also stated that the November Board Meeting would take place one week earlier, on Wednesday, November 19th.

Assistant General Manager Tyner reported that a request to receive and file the OC San 2024/25 Annual Report was on the Agenda; and was also released at the State of OC San. It is now available on OC San website and social media along with the year-end video.

CONSENT CALENDAR:

3. APPROVAL OF MINUTES

2025-4563

Originator: Kelly Lore

MOVED, SECONDED, AND DULY CARRIED TO:

Approve minutes of the Regular meeting of the Board of Directors held September 24, 2025.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Tanya Doby (Alternate), Bonnie Peat (Alternate) and

Cindy Tran (Alternate)

NOES: None ABSENT: None

ABSTENTIONS: Ted Bui (Alternate)

4. ORANGE COUNTY SANITATION DISTRICT ANNUAL REPORT 2025-4542

Originator: Jennifer Cabral

MOVED, SECONDED, AND DULY CARRIED TO:

Receive and file the Orange County Sanitation District Annual Report for Fiscal Year 2024-2025.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

RECEIVE AND FILE:

5. COMMITTEE MEETING MINUTES

2025-4039

Originator: Kelly Lore

WITHOUT OBJECTION ACTION TAKEN TO RECEIVE AND FILE THE FOLLOWING:

- A. Minutes of the Steering Committee Meeting held August 27, 2025
- B. Minutes of the Operations Committee Meeting held September 3, 2025
- C. Minutes of the Administration Committee Meeting held September 10, 2025

6. REPORT OF THE INVESTMENT TRANSACTIONS FOR THE MONTH 2025-4057 OF SEPTEMBER 2025

Originator: Wally Ritchie

WITHOUT OBJECTION ACTION TAKEN TO RECEIVE AND FILE THE FOLLOWING:

Report of the Investment Transactions for the month of September 2025.

OPERATIONS COMMITTEE:

7. PLANT NO. 2 MAIN SEWAGE PUMP #7 OVERHAUL

2025-4544

Originator: Riaz Moinuddin

MOVED, SECONDED, AND DULY CARRIED TO:

- A. Approve a Sole Source Purchase Order SSJ#2889 to Bender CCP, Inc. for the overhaul of Main Sewage Pump #7 at Plant No. 2, for a total amount not to exceed \$270,942, including applicable sales tax and freight; and
- B. Approve a contingency of \$27,095 (10%).

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

8. ANNUAL PROFESSIONAL DESIGN SERVICES AGREEMENT,

2025-4545

CONTRACT NO. FE18-00-03

Originator: Mike Dorman

MOVED, SECONDED, AND DULY CARRIED TO:

Approve an increase of \$70,000 to the Professional Design Services Agreement No. FE18-00-03, annual compensation limit with Dudek for a total amount not to exceed \$670,000 per year.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None

ABSENT: None ABSTENTIONS: None

9. PIPELINE UTILITY EASEMENT CLEAN UP IN HUNTINGTON BEACH, <u>2025-4546</u> PROJECT NO. FE23-07

Originator: Mike Dorman

MOVED, SECONDED, AND DULY CARRIED TO:

- A. Receive and file Bid Tabulation and Recommendation for Pipeline Utility Easement Clean Up in Huntington Beach, Project No. FE23-07;
- B. Award a Construction Contract to Metrocell Construction, Inc., for Pipeline Utility Easement Clean Up in Huntington Beach, Project No. FE23-07, for a total amount not to exceed \$2,863,255; and
- C. Approve a contingency of \$286,326 (10%).

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

10. PROGRESSIVE DESIGN BUILD PROJECT AWARD AUTHORIZATION 2025-4547

Originator: Mike Dorman

MOVED, SECONDED, AND DULY CARRIED TO:

Develop a Resolution of the Board of Directors for future consideration that will delegate to the General Manager the ability to amend contracts of selected design-builders, after the total Progressive Design-Build contract amount and initial Phase 1 Design contract are approved by the Board.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None

ABSENT: None **ABSTENTIONS:** None

11. ENGINEERING DEPARTMENT STAFFING PLAN

2025-4548

Originator: Mike Dorman

MOVED, SECONDED, AND DULY CARRIED TO:

Direct the General Manager to shift staffing from the current Supplemental Engineering Services model toward a direct hiring model to support the existing Capital Improvement Program execution, and implement the plan over four years through the normal budget process.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

12. SALE OF EXCESS POWER

2025-4549

Originator: Riaz Moinuddin

MOVED, SECONDED, AND DULY CARRIED TO:

Authorize the General Manager to enter into an agreement to sell power, in a form approved by General Counsel, with a qualified power purchaser for excess power produced at Plant No. 2.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

ADMINISTRATION COMMITTEE:

13. NETWORK TAPS FOR INDUSTRIAL CONTROL SYSTEM (ICS)
NETWORK AND OFFICE NETWORK

2025-4552

Originator: Wally Ritchie

MOVED, SECONDED, AND DULY CARRIED TO:

- A. Approve a Purchase Order Contract to Insight Public Sector, Inc. for the purchase of Network Test Access Points for the Industrial Control System (ICS) network and Office network utilizing the OMNIA Cooperative Purchasing Agreement, Contract No. 23-6692-03, for a total amount not to exceed \$250,231 (Includes Sales Tax); and
- B. Approve a contingency in the amount of \$25,023 (10%).

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

14. LEGISLATIVE AFFAIRS UPDATE FOR THE MONTH OF SEPTEMBER 2025-4553

2025

Originator: Jennifer Cabral

MOVED, SECONDED, AND DULY CARRIED TO:

Receive and file the Legislative Affairs Update for the month of September 2025.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

15. PUBLIC AFFAIRS UPDATE FOR THE MONTH OF SEPTEMBER 2025

2025-4554

Originator: Jennifer Cabral

MOVED, SECONDED, AND DULY CARRIED TO:

Receive and file the Public Affairs Update for the month of September 2025.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

16. SECURITY SERVICES BID EVALUATION CRITERIA

2025-4556

Originator: Laura Maravilla

MOVED, SECONDED, AND DULY CARRIED TO:

Approve the bid evaluation criteria to support the upcoming competitive solicitation process for contracted security services:

PROPOSED EVALUATION CRITERIA PROPOSED WEIGHT

- 1. Firm Background, Qualifications, Experience and References 30%
- 2. Security Officer Qualifications, Screening, Training 25%
- 3. Work Plan 30%
- 4. Completeness of Response/Degree of Compliance 5%
- 5. Cost 10%

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

17. INTERNAL AUDIT UPDATE

2025-4557

Originator: Wally Ritchie

MOVED, SECONDED, AND DULY CARRIED TO:

Receive and file the IT Governance Internal Audit Report.

AYES: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

NOES: None ABSENT: None ABSTENTIONS: None

STEERING COMMITTEE:

18. TRICKING FILTER MEDIA REPLACEMENT AT PLANT NO. 1, PROJECT NO. P1-142

2025-4565

Originator: Mike Dorman

MOVED, SECONDED, AND DULY CARRIED 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: Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru,

Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Jamie Valencia, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat

(Alternate) and Cindy Tran (Alternate)

Director Jamie Valencia departed the meeting at approximately 6:22 p.m.

NON-CONSENT:

19. PROPERTY ACQUISITION FOR 18250 EUCLID STREET, FOUNTAIN <u>2025-4573</u> VALLEY, CA

Originator: Lorenzo Tyner

Assistant General Manager Lorenzo Tyner provided a brief overview regarding the item.

MOVED, SECONDED, AND DULY CARRIED TO:

- A. Authorize the General Manager and General Counsel to finalize and execute the Draft 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 a not to exceed amount of \$26,710,000; and
- B. Authorize the General Manager and General Counsel to execute the following with authority to close negotiations on the Board's behalf on terms related to (a) alternative dispute resolution; (b) clarification of brokers' representation; and (c) any identified non-substantive changes:
 - 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;
 - Natural Hazard Disclosure Report acknowledging receipt of this document; and
 - 10. Any and all other instruments related to the transaction.

AYES:

Joyce Ahn, Debbie Baker, Pat Burns, Doug Chaffee, Jon Dumitru, Ryan Gallagher, Johnathan Ryan Hernandez, Lisa Landau, Tom Lindsey, Melinda Liu, Christine Marick, Jose Medrano, Andrew Nguyen, Robert Ooten, David Shawver, Chad Wanke, Erik Weigand, John Withers, Jordan Wu, Ryan Balius (Alternate), Ted Bui (Alternate), Tanya Doby (Alternate), Bonnie Peat (Alternate) and Cindy Tran (Alternate)

NOES: None

ABSENT: Jamie Valencia

ABSTENTIONS: None

INFORMATION ITEMS:

None.

AB 1234 DISCLOSURE REPORTS:

Directors Pat Burns, Andrew Nguyen, Bob Ooten, and Dave Shawver provided a report on their recent attendance at various Regional Board Meetings.

CLOSED SESSION:

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

The Board convened in closed session at 6:27 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 - 2025-4575 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 - GOVERNMENT CODE SECTION 54956.8

2025-4576

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 Board reconvened in regular session at 6:35 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

At 6:36 p.m., Chair Gallagher adjourned the meeting until the next Regular Meeting of the Board of Directors to be held on Wednesday, November 19, 2025 at 6:00 p.m.

Submitted by:

Kelly A. Lore, MMC Clerk of the Board