

The Metropolitan Water District of Southern California

Agenda

The mission of the Metropolitan Water District of Southern California is to provide its service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

RP&AM Committee

Vacant, Chair
G. Peterson, Vice Chair
M. Camacho
L. Dick
D. Erdman
A. Kassakhian
C. Kurtz
R. Record
T. Smith
N. Sutley

Real Property and Asset Management Committee

Meeting with Board of Directors *

July 12, 2022

10:30 a.m.

Teleconference meetings will continue until further notice. Live streaming is available for all board and committee meetings on mwdh2o.com ([Click Here](#))

A listen only phone line is also available at 1-877-853-5257; enter meeting ID: 831 5177 2466. Members of the public may present their comments to the Board on matters within their jurisdiction as listed on the agenda via teleconference only. To participate call (833) 548-0276 and enter meeting ID: 815 2066 4276.

Tuesday, July 12, 2022 Meeting Schedule

9:30 am - E&O
10:30 am - RP&AM
11:00 am - OP&T
12:00 pm - L&C
1:00 pm - C&L
1:30 pm - WP&S
3:00 pm - BOD

MWD Headquarters Building • 700 N. Alameda Street • Los Angeles, CA 90012

* The Metropolitan Water District's meeting of this Committee is noticed as a joint committee meeting with the Board of Directors for the purpose of compliance with the Brown Act. Members of the Board who are not assigned to this Committee may participate as members of the Board, whether or not a quorum of the Board is present. In order to preserve the function of the committee as advisory to the Board, members of the Board who are not assigned to this Committee will not vote on matters before this Committee.

1. Opportunity for members of the public to address the committee on matters within the committee's jurisdiction (As required by Gov. Code Section 54954.3(a))

**** CONSENT CALENDAR ITEMS -- ACTION ****

2. CONSENT CALENDAR OTHER ITEMS - ACTION

- A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held June 13, 2022 [21-1306](#)

Attachments: [07122022 RPAM 2A Minutes](#)

3. CONSENT CALENDAR ITEMS - ACTION

NONE

Zoom Online

**** END OF CONSENT CALENDAR ITEMS ****

4. OTHER BOARD ITEMS - ACTION

NONE

5. BOARD INFORMATION ITEMS

NONE

6. COMMITTEE ITEMS

- a. District Housing and Recreation Management Update

[21-1305](#)

Attachments: [07122022 RPAM 6a Presentation](#)

7. MANAGEMENT REPORTS

- a. Real Property Group Manager's Report

[21-1307](#)

Attachments: [07122022 RPAM 7a Presentation](#)

8. FOLLOW-UP ITEMS

NONE

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

NOTE: This committee reviews items and makes a recommendation for final action to the full Board of Directors. Final action will be taken by the Board of Directors. Agendas for the meeting of the Board of Directors may be obtained from the Board Executive Secretary. This committee will not take any final action that is binding on the Board, even when a quorum of the Board is present.

Writings relating to open session agenda items distributed to Directors less than 72 hours prior to a regular meeting are available for public inspection at Metropolitan's Headquarters Building and on Metropolitan's Web site <http://www.mwdh2o.com>.

Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the Board Executive Secretary in advance of the meeting to ensure availability of the requested service or accommodation.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

MINUTES

REAL PROPERTY AND ASSET MANAGEMENT COMMITTEE

June 13, 2022

Vice Chair Peterson called the teleconference meeting to order at 12:45 p.m.

Committee Members present: Vice Chair Peterson, Directors Camacho, Erdman, Kurtz, Record, Smith, and Sutley.

Members absent: Directors Dick and Kassakhian

Other Board Members present: Directors Abdo, Ackerman, Atwater, Blois, Codero, DeJesus, Dennstedt, Faessel, Fellow, Fong-Sakai, Jung, Lefevre, Miller, Morris, and Tamaribuchi

Committee Staff present: Chapman, Hagekhalil, Otake, Shraibati, Upadhyay and Holland

1. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMITTEE ON MATTERS WITHIN THE COMMITTEE’S JURISDICTION

None

CONSENT CALENDAR ITEMS — ACTION

2. CONSENT CALENDAR OTHER ITEMS – ACTION

A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held May 9, 2022.

3. CONSENT CALENDAR ITEMS – ACTION

7-11 Subject: Review and consider the U.S. Bureau of Land Management’s Final Environmental Impact Statement certified to satisfy CEQA and take related CEQA actions, and authorize the General Manager to grant a permanent easement for transmission line purposes to Delaney Colorado River Transmission, LLC on Metropolitan-owned property near Blythe, California in the county of Riverside

Presented by: Anna Olvera
Principal Real Estate Representative

Motion: Review and consider the Bureau of Land Management’s Final Environmental Impact Statement certified to satisfy CEQA and take related CEQA actions: and authorize the General Manager to grant a

permanent transmission line easement to Delaney Colorado River transmission, LLC.

The following Directors provided comments or asked questions:

1. Peterson
2. Sutley

Staff responded to the Directors questions and comments.

7-12 Subject: Review and consider the Lead Agency's adopted Mitigated Negative Declaration and take related CEQA actions, and adopt a resolution for Calleguas Municipal Water District Annexation No. 104 to Calleguas and Metropolitan

Motion: Review and consider the Lead Agency's adopted 2019 Mitigated Negative Declaration and take related CEQA actions, and adopt a resolution for the Calleguas Annexation No. 104 concurrently to Calleguas Municipal Water District and Metropolitan

7-13 Subject: Adopt resolution for Calleguas Annexation no. 106 to Calleguas Municipal Water District and Metropolitan; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Motion: Adopt resolution for Calleguas Annexation No. 106 concurrently to Calleguas and Metropolitan

After completion of the presentation, Director Camacho made a motion, seconded by Director Sutley to approve the consent calendar consisting of items 2A, 7-11, 7-12 and 7-13.

The vote was:

Ayes: Directors Camacho, Erdman, Kurtz, Peterson, Record, Smith, and Sutley

Noes: None

Abstentions: Director Sutley for item 2A only

Absent: Directors Dick, and Kassakhian

The motion for items 7-11, 7-12, and 7-13 passed by a vote of 7 ayes, 0 noes, 0 abstention, and 2 absent.

The motion for item 2A passed by a vote of 6 ayes, 0 noes, 1 abstention, and 2 absent.

END OF CONSENT CALENDAR ITEMS

4. OTHER BOARD ITEMS – ACTION

None

5. BOARD INFORMATION ITEMS

None

6. COMMITTEE ITEMS

None

7. MANAGEMENT REPORT

- a. Subject: Real Property Group Manager’s Report
 Presented by: Lilly L. Shraibati, Group Manager, Real Property Group

Ms. Shraibati reported on:

- Steps taken in response to the committee’s interest in monetizing MWD properties;
- The outside interest in the northern Delta properties and planned actions to respond to the requests;
- The Regenerative Agriculture study in partnership with Chico State and WRM that will be followed by a detailed report at the end of the year;
- And reported the completion of a second chiller installation at a residence in Eagle Mountain village

8. FOLLOW-UP ITEMS

None

9. FUTURE AGENDA ITEMS

None

Next meeting will be held on July 12, 2022

Meeting adjourned at 1:07 p.m.

Glen Peterson
Vice Chair



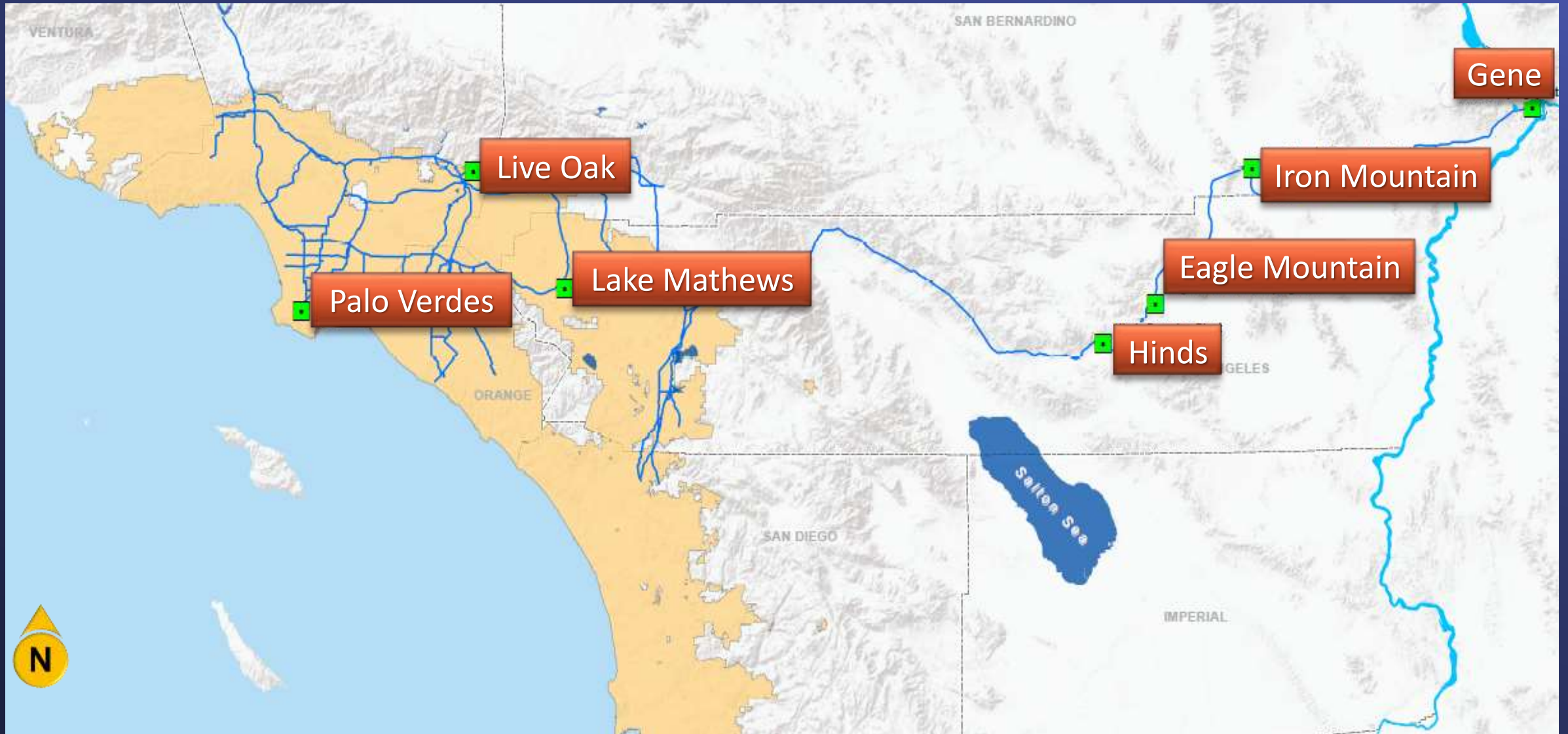
Real Property & Asset Management Committee

District Housing and Recreation Management

Item 6a

July 12, 2022

District Housing Locations



District Housing Management Plan

Roles & Responsibilities

Water System Operations

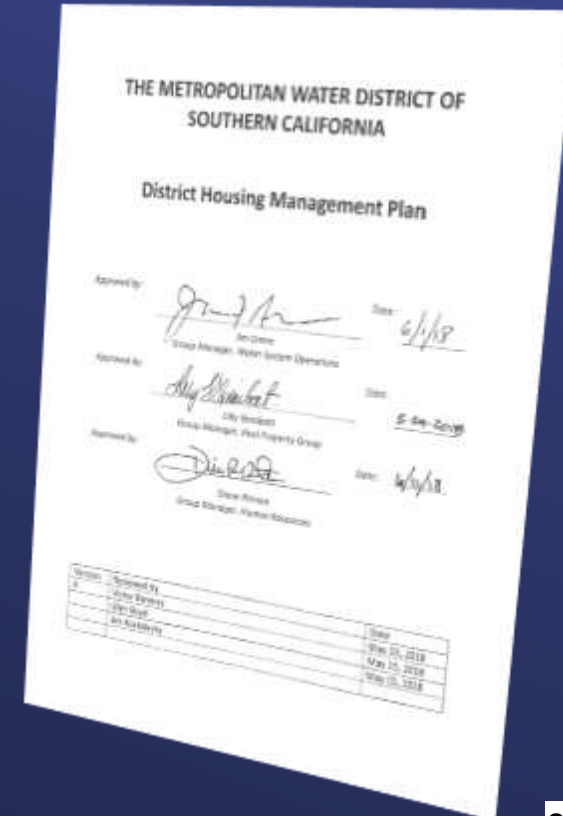
- Determine business needs criteria for housing
- Retain inspection trip support, lodging and food services
- Retain all site utility and road infrastructure maintenance responsibilities

Real Property

- Inventory and housing assignment
- Develop housing rental agreement
- Housing maintenance management

Human Resources

- Provide recruitment data
- Negotiate appropriate documents



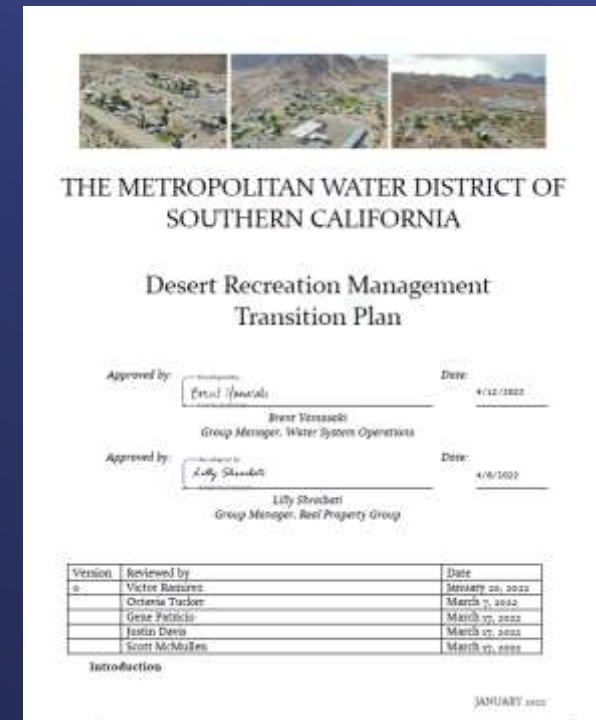
Desert Recreation Management Transition Plan

What have we done since the last time we reported?

April 2022

Goal : To maintain, manage and protect District recreation assets & establish standards and facility use processes

- Conducted site assessments
- Identified all recreational assets
- Developed responsibility Matrix for WSO & RPG

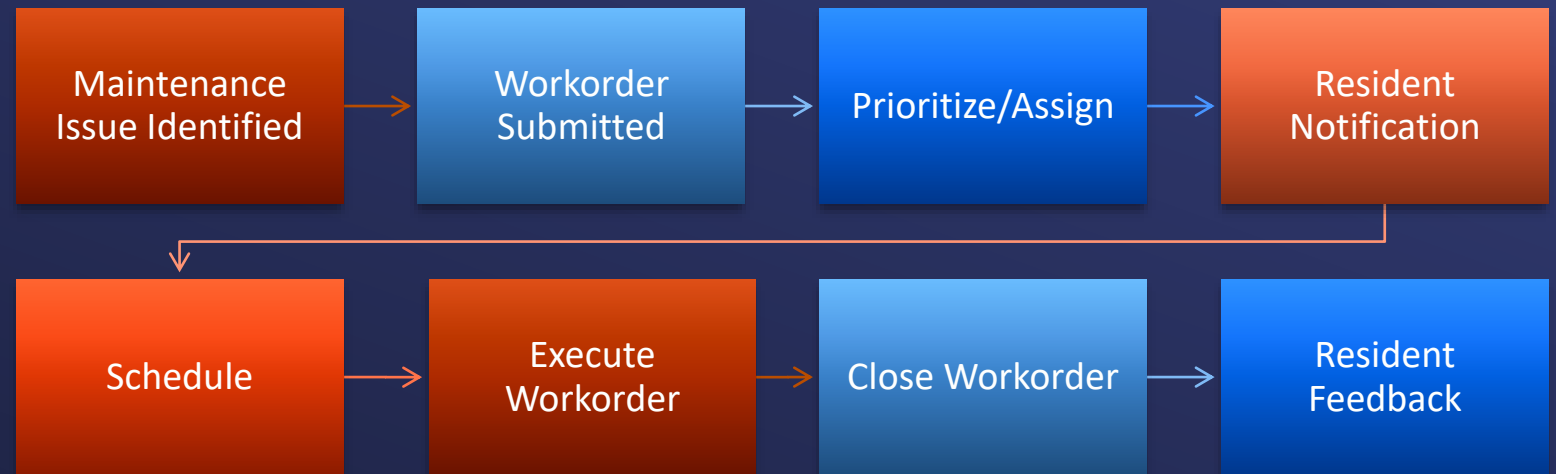


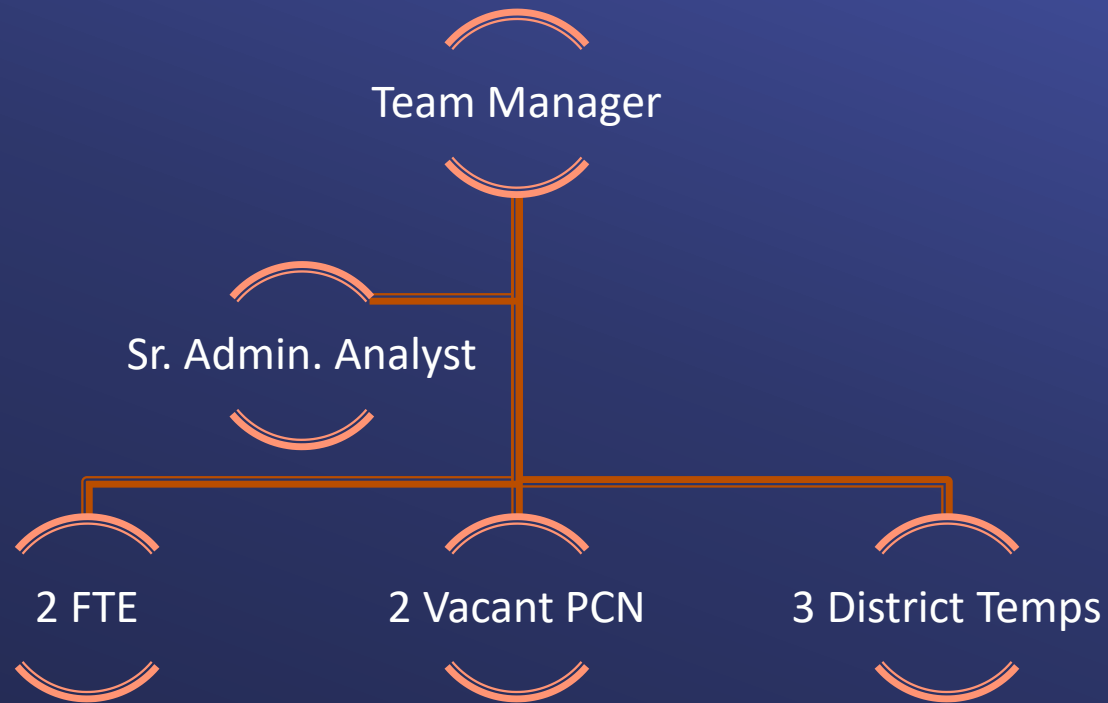
What have we done since the last time we reported?

May 2022

Increased Communication Efforts

- Conducted phone service feedback session ~37% participation
- Completed Recreation transition
- Updated workorder workflow process form to include priority levels in Maximo





Dedicated Staff

Work Order Historical Progress

Work order types

Resident Requests, Preventive, Corrective/Improvements

Status	2021		2022 (thru May)	
Completed Work Orders	470	94 %	315	67 %
Work Order Backlog	27	6 %	158	33 %
TOTAL WORK ORDERS	497		473	

Developing Standard Procedures

What have we done since the last time we reported?

June 2022

House Assignments

- Partner with WSO & HR to actively monitor recruitments
- Partner with Resident to gain information on number of occupants and special conditions
- Review available inventory

Occupancy Checklist

- ✓ Electrical
- ✓ Plumbing
- ✓ Painting
- ✓ Flooring
- ✓ Appliances
- ✓ Counters
- ✓ Windows
- ✓ General Clean up

Conducted Townhall Meetings

What have we
done since the
last time we
reported?

June 2022



What have we
done since the
last time we
reported?

June 2022

Conducted Townhall Meetings

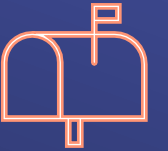
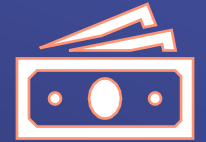
- Conducted listening sessions, ~70+% attendance
- Provided updates
- Distributed process and guideline documents
- Introduced Resident Portal phone app
 - Submit/track work requests
 - Contact the Real Property Manager
 - Receive communication
 - Access rental documentation



What we heard from the Residents

- **High level of concern about**

- Rental agreement process
- Rent Payments
- County possessory taxes and liens
- Desire remote location pay increase
- Centralized mail services for the Residents



- **Request additional communication**

- Follow up on work requests
- Improve communication with new residents
- Improve communication with residents on leave

What we heard from the Residents

Continued

- **Desired Improvements**

- Double carports for personal assets
- Coverage for damage to personal assets
- Fencing for pets and to define boundaries
- Standalone freezer for food storage
- Establish short-term rental process for friends/family



What we heard from the Residents

Continued

- Desired Improvements
 - Develop procedure for private/public local organizations to use recreation facilities
 - Install pool heaters for year-round use
 - Water recycling facility onsite for landscaping
 - Air conditioned/insulated garages
 - Add shade at playground and common areas



Village Recreation Management

Condition Assessment



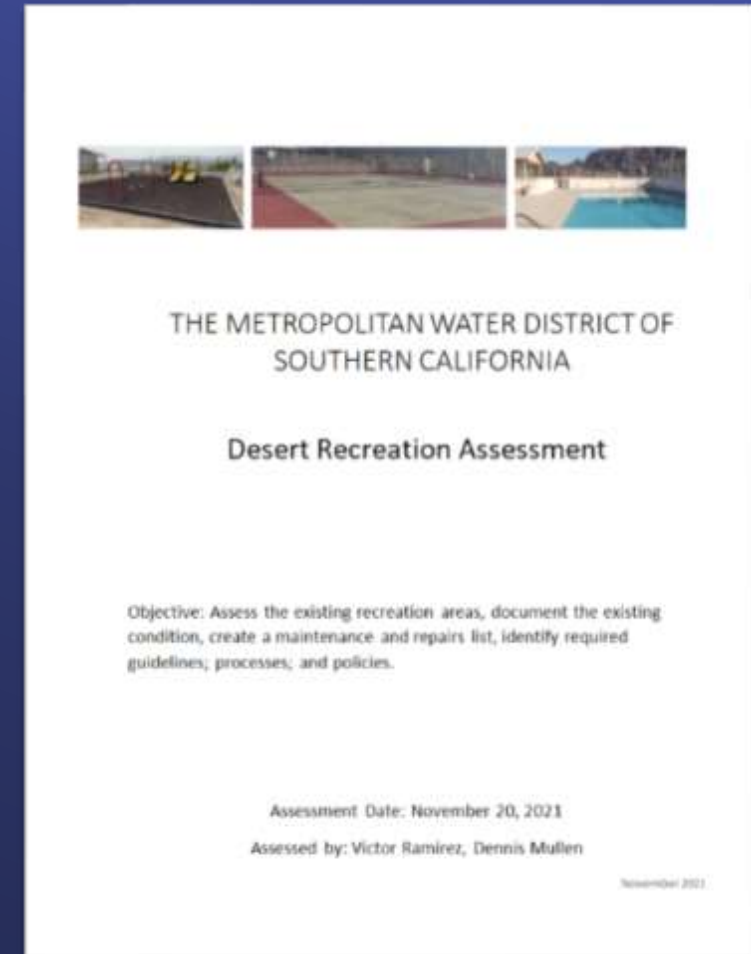
Recreation Survey

Management Plan



Village Recreation Assessment

- Conducted assessment of each recreation area
- Evaluated equipment condition
- Developed a repair and maintenance plan
- Defined responsibility matrix and resource requirements



Recreation Use Survey

March 2022

- Survey response rate: 47%
- Existing facilities are below standards
- High use areas
 - Pools, Gyms, Shooting areas
- Areas of improvement or changes
 - More shaded areas
 - Consistent maintenance
 - Re-open shooting areas
 - Resident access



Recreation Maintenance & Improvement Efforts

On Going

- Iron Mt. Gym Relocation (Dec 2022)



- Sports Court resurfacing (Nov 2022)



Local
Business
Outreach

On-Going

- Housing Maintenance and Minor Construction
- Recreation Maintenance



Next Steps

August 2022

- Shooting Area Assessment Update

September 2022

- District Housing Improvement Project Board Action

October 2022

- District Housing and Recreation Management Update





Real Property & Asset Management Committee

Group Manager's Report

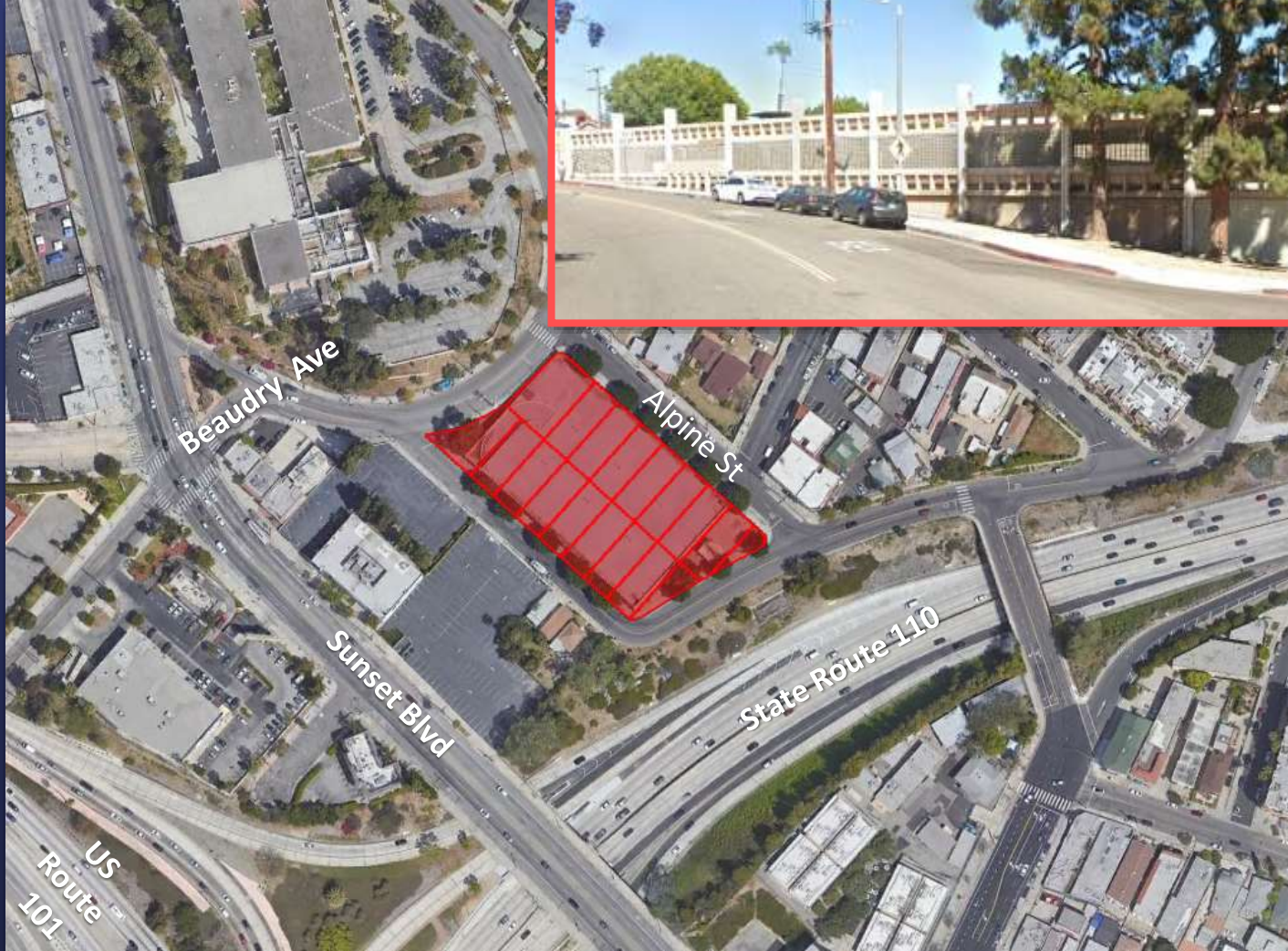
7a

July 12, 2022

Sunset Garage Property



Sunset Garage Property



IRWA “Government Employer of the Year”

Real
Property
Group
Recognition



Kalysha Murphy

