

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COUNTY SANITATION DISTRICT NO. 18
HELD AT THE OFFICE OF THE DISTRICT

March 26, 2025
1:30 o'clock, P.M.

The Board of Directors of County Sanitation District No. 18 of Los Angeles County met in regular session.

There were present: Ray Dunton, Director from Bellflower
Bruce Barrows, Alternate Director from Cerritos
Cory C. Moss, Director from Industry
Carol Engelhardt, Alternate Director from La Habra Heights
Steve De Ruse, Alternate Director from La Mirada
John Garcia, Director from Pico Rivera
William Rounds, Director from Santa Fe Springs
Cathy Warner, Alternate Director from Whittier
Kathryn Barger, Director from Los Angeles County
Ali Sajjad Taj, Chairperson, Director from Artesia

Absent: Hector Sosa, Director from Downey
Tony Ayala, Director from Norwalk

Also present: Kimberly S. Christensen, Secretary to the Board
Robert Ferrante, Chief Engineer and General Manager
Jessica Lienau, District Counsel

RE: PUBLIC COMMENT
The Chairperson announced this was the time for any questions or comments by members of the public. There were no public comments or questions to address to Board on any matters not listed on the agenda. Public comments on items listed on the agenda are included in the item below.

RE: ALTERNATE DIRECTOR FROM CITY OF LA HABRA HEIGHTS
A copy of an action taken by the City Council of the City of La Habra Heights at a meeting held December 9, 2024, was presented to the Secretary stating that Ms. Carol Engelhardt, a member of the City Council of the City of La Habra Heights, was appointed to serve as alternate Director from the city.

Upon motion of Director Barger, duly seconded and unanimously carried, the action was accepted and ordered filed.

RE: MINUTES
Upon motion of Director Barger, duly seconded and unanimously carried, the minutes of the regular meeting held February 26, 2025, were approved.

RE: DISTRICT EXPENSES
The following expenses for the month of December 2024, were presented and upon motion of Director Barger, duly seconded and unanimously carried, were approved:

| | |
|--------------------------|-----------------|
| Local District Expenses: | |
| Operations & Maintenance | \$79,439 |
| Total Expenses | <u>\$79,439</u> |

RE: SERVICE CHARGE REPORT RECEIVE AND ORDER FILED SET PUBLIC HEARING FOR MAY 28, 2025, AND GIVE REQUIRED NOTICE
A report titled *County Sanitation District No. 18 Service Charge Report for Fiscal Year 2025-26*, prepared in accordance with Section 5473 of the Health and Safety Code of the State of California and which establishes the formula for the calculation of a sewage unit that represents the average daily quantity of sewage flow and strength from a single-family home (SFH) was presented.

Filing of the Service Charge Report is required each year to collect the wastewater service charge on the property tax roll. The current service charge rate per SFH is \$15.92 per month (\$191 per year). The rate for fiscal year 2025-26, as previously adopted by the Board of Directors, is \$16.17 per month (\$194 per year). A letter discussing the service charge rate, the fiscal year 2025-26 preliminary budget, and related matters accompanied the agenda. Staff recommends the Public Hearing be held at the Board meeting scheduled for May 28, 2025. This item is consistent with the Districts' Guiding Principles of commitment to fiscal responsibility and prudent financial stewardship; and to plan for both short-term and long-term needs to minimize the need for significant rate increases.

A recommendation was made that, in accordance with Section 5473 of the Health and Safety Code, the Board instruct the District Clerk to publish newspaper notices to inform the public of the date, time, and place for a public hearing on the Service Charge Report, and that a public hearing be set for May 28, 2025, at 1:30 p.m. in the District's Board Room at the Joint Administration Office, 1955 Workman Mill Road, Whittier, California, for the purpose of public discussion of the proposed service charge rates, and its collection on the property tax roll. After the public hearing is closed, the Board must consider adoption of the Service Charge Report providing for the collection of the service charge on the property tax roll.

BE IT RESOLVED, that the Board does hereby fix May 28, 2025, at 1:30 p.m. as the date and time, and in the District's Board Room at the Joint Administration Office, 1955 Workman Mill Road, Whittier, California, as the place for a public hearing on *County Sanitation District No. 18 Service Charge Report for Fiscal Year 2025-26*, the proposed service charge rates, and the collection of the service charge on the property tax roll.

The Clerk of this Board shall cause notice of the filing of the Service Charge Report and the time and place of the public hearing to be published once a week for two successive weeks in the *Whittier Daily News*, a daily newspaper printed and published within the District, and in such other publications as are deemed appropriate by the Chief Engineer and General Manager.

Upon motion of Director Barger, duly seconded and unanimously carried, the *County Sanitation District No. 18 Service Charge Report for Fiscal Year 2025-26* was ordered filed with the Clerk of the District.

RE: FACILITIES PLANNING - FIRST
AMENDMENT TO LEASE AGREEMENT
CINTAS CORPORATION NO. 2
CONTRACT NO. 4907A - APPROVE

In 2015, the Districts leased an unused portion of property along an access road connecting the Puente Hills Intermodal Facility (PHIMF) to the Puente Hills Materials Recovery Facility to Cintas Corporation No. 2 (Cintas) for employee parking. The lease agreement

expires on April 30, 2025, and Cintas desires to extend the term. The Districts does not have an immediate need for the property. The proposed *First Amendment to Lease Agreement* (Amendment) extends the term of the lease by five years and provides Cintas one 5-year extension option; however, the lease can be terminated upon 180-days' notice if the property is needed to support Districts' operations. Cintas has agreed to pay increased rent of \$90,338 per year, which represents fair market value, with annual adjustments according to the Consumer Price Index. On January 8, 2025, the Board of Directors of District No. 2 declared the property to be "exempt surplus land," pursuant to the provisions of the California Surplus Land Act, allowing the Districts to lease the property for commercial use pending its eventual use for Districts' operations. Staff has determined that approval of the Amendment is exempt or otherwise not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21084 and Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15301. As fee title holder of the property, District No. 18 must approve the Amendment, and District No. 2, as the administrative District, must approve the action by District No. 18. This item is consistent with the Districts' Guiding Principle to maximize use of our assets and resources (recycled water, recyclables, and energy). A recommendation was made to approve and order executed an Amendment with Cintas for Districts' property adjacent to the PHIMF.

Upon motion of Director Barger, duly seconded and unanimously carried, an amendment to the agreement entered into with Cintas Corporation No. 2, Contract No. 4907 dated April 22, 2015, providing for one 5-year lease extension, as set forth therein, was approved. All the terms and conditions of the *First Amendment to Lease Agreement*, Contract No. 4907A, dated March 26, 2025, were accepted and approved, and the Chairperson and Secretary were authorized to execute the Amendment on behalf of the District.

RE: FACILITIES PLANNING - CONSTRUCTION
PERMIT - COUNTY OF LOS ANGELES
AUTHORIZE CHIEF ENGINEER AND
GENERAL MANAGER TO EXECUTE

A recommendation was made to authorize the Chief Engineer and General Manager to execute a *Construction Permit* with the County of Los Angeles (County) for Phase 1A of the Puente Hills Landfill (PHLF) Park project. In 2016, the County approved a Master Plan and Environmental Impact Report (EIR) for construction of a public park at the PHLF, which closed in 2013. In

2021, the Districts and the County entered into a Joint Powers Agreement (JPA) that defines the responsibilities of the parties as they relate to post-closure maintenance of PHLF and the development and operation of the proposed park. Among other things, the JPA requires the Districts to grant the County the necessary property rights to construct, operate, and maintain the park. On February 18, 2025, the County approved an addendum to the EIR and awarded a contract for construction of Phase 1A of the park as described in the Master Plan. Construction is scheduled to begin in April 2025. The County recently requested that the Districts issue a permit to allow the County's work to begin while the parties continue to negotiate the necessary long-term property rights, which will be in the form of a ground lease agreement and will be presented to the Board for approval at a future meeting. The permit requires the County to indemnify the District and will expire when the ground lease is executed. Authorizing the Chief Engineer and General Manager to execute the permit, which is currently being finalized, will help avoid delaying the start of construction. As fee title holder of the PHLF property, District No. 18 must authorize the action requested, and District No. 2, as the administrative District, must approve the authority granted by District No. 18. This item is consistent with the Districts' Guiding Principle to maximize use of our assets and resources (recycled water, recyclables, and energy).

The Secretary called upon the following speaker:

Ms. Hilda Solis, Los Angeles County Board of Supervisors, greeted the Directors. She supported the agenda items for Districts Nos. 2 and 18 to authorize the Chief Engineer and General Manager to execute a Construction Permit with the County of Los Angeles for Phase 1A of the Puente Hills Landfill (PHLF) Park (Project). She stated that some Directors might recall discussions starting in 2016 regarding the PHLF Park Master Plan. The plan was reviewed with community members and residents who were impacted by the PHLF. She thanked the Chairperson; Mr. Stan Pegadiotes, Property Management Division Engineer; the Chief Engineer and General Manager; Supervisor Janice Hahn, Los Angeles County Board of Supervisors, and her staff, for serving as part of the team that helped get to this point. She stated that Supervisor Kathryn Barger, Los Angeles County Board of Supervisors, understands how the PHLF Park will improve Los Angeles County. This will be the largest urban park in the county. The Project will be funded with \$80 million from the Districts and an additional \$86 million from various Federal, State, and County funds. She referred to slides showing renderings of the Project. Phase 1A of the Project includes an Environmental Justice Center (formerly called a Visitor Center), including classrooms, open space for conferences/events, and exhibits. The center will serve as a hub for sustainability and conservation programs, offering educational resources and hands-on exhibits to help the community learn about waste reduction, circular economy, ecological preservation, water recycling, and the history of the Puente Hills area. She again thanked the Chief Engineer and General Manager for his leadership and Mr. Pegadiotes for collaborating with her staff.

Upon motion of Director Barger, duly seconded and unanimously carried, the Chief Engineer and General Manager, on behalf of the District, was authorized to execute a *Construction Permit* with the County of Los Angeles, for Phase 1A of the Puente Hills Landfill Park project.

Upon motion of Director Moss, duly seconded and unanimously carried, the meeting was adjourned.

ALI SAJJAD TAJ
Chairperson

ATTEST:

KIMBERLY S. CHRISTENSEN
Secretary

/ee