



for a public hearing on the Service Charge Report, and that the public hearing be set for May 12, 2021, at 1:30 p.m., in the District's Board Room at the Joint Administration Office via teleconference, 1955 Workman Mill Road, Whittier, California, for the purpose of public discussion of the adopted service charge and industrial wastewater surcharge rates and in order to continue to collect these charges on the next property tax roll. After the public hearing is closed, the Board must adopt the Service Charge Report in order to ensure collection of the service charge through property tax billing.

Upon motion of Director Solis, duly seconded and unanimously carried by a roll-call vote, the *County Sanitation District No. 8 Service Charge Report for Fiscal Year 2021-22* was ordered filed with the Clerk of the District and the Board does hereby fix May 12, 2021, at 1:30 p.m., as the date and time, and in the District's Board Room at the Joint Administration Office via teleconference, 1955 Workman Mill Road, Whittier, California, as the place for a public hearing on *County Sanitation District No. 8 Service Charge Report for Fiscal Year 2021-22*, the Report having been duly filed with the District Clerk.

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

RE: FACILITIES PLANNING  
SETTLEMENT AGREEMENT  
DIRTMASTER, INC.  
CONTRACT NO. 5358 - APPROVE

Beginning in December 2018, the District issued Dirtmaster, Inc., (Dirtmaster) a series of entry permits to utilize vacant land adjacent to the Joint Water Pollution Control Plant (JWPCP) to receive and crush concrete debris in order to produce aggregate for a proposed development in the City

of Carson. The entry permits expired in November 2019. Dirtmaster has not removed a stockpile of approximately 30,000 cubic yards of concrete debris from the property and has not paid the District \$112,000 in back rent. In August 2020, the Board authorized initiating litigation against Dirtmaster and Districts' Counsel filed a lawsuit for breach of the entry permits. Recent negotiations have resulted in the proposed *Settlement Agreement and Release of All Claims* (Settlement Agreement), under which Dirtmaster agrees to crush and remove the concrete stockpile from the property by March 31, 2021, and apply any proceeds from sales of the aggregate towards the \$112,000 in back rent. If Dirtmaster does not perform by the deadline, the concrete stockpile will become District's property, allowing the District to take action to remove it from the property and then pursue Dirtmaster for any costs incurred. This item is consistent with the Districts' Guiding Principle of commitment to continual improvement. A recommendation was made to approve and order executed a Settlement Agreement with Dirtmaster, Inc., to settle a lawsuit concerning concrete crushing operation on the Districts' property adjacent to JWPCP.

Upon motion of Director Solis, duly seconded and unanimously carried by a roll-call vote, the Board of Directors of County Sanitation District No. 8 of Los Angeles County found and determined that it would be to the advantage of the District to enter into an *Settlement Agreement and Release of All Claims* with Dirtmaster, Inc., providing that Dirtmaster, Inc., agrees to crush and remove the concrete stockpile from the vacant land adjacent to the Joint Water Pollution Control Plant by March 31, 2021, and apply any proceeds from sales of the aggregate towards the \$112,000 in back rent. If Dirtmaster does not perform by the deadline, the concrete stockpile will become District's property, allowing the District to take action to remove it from the property and then pursue Dirtmaster, Inc., for any costs incurred, as set forth in the Agreement and under terms and conditions contained therein. All the terms and conditions of the *Settlement Agreement and Release of All Claims*, Contract No. 5358, dated March 10, 2021, were accepted and approved, and the Chairperson and Secretary were authorized to execute the Agreement on behalf of the District.

RE: FACILITIES PLANNING  
WILMINGTON JAYCEES  
FOUNDATION, INC. - GROUND LEASE  
AGREEMENT - WILMINGTON ATHLETIC  
COMPLEX CONFERENCE WITH REAL  
PROPERTY NEGOTIATORS - DISCUSS

The Wilmington Athletic Complex (WAC) is located adjacent to the Joint Water Pollution Control Plant (JWPCP) on approximately 18 acres of Districts' property in the Wilmington neighborhood of the City of Los Angeles. In the 1960s, the Districts purchased the vacant land to act as buffer for JWPCP and support potential plant expansion. Starting in 1975, the Districts entered into a

series of agreements with the Wilmington Jaycees Foundation, Inc., (Jaycees), a local non-profit organization, to develop sports fields and ancillary improvements on the property and to organize sporting activities for the benefit of the local community. By the early 2000s, the facilities at the WAC were in need of significant revitalization. In 2013, the Districts entered into a 30-year ground lease agreement (Lease) with the Jaycees. Among other items, the Lease requires the Jaycees to satisfactorily operate and maintain the WAC, as well as to construct certain improvements. The Chief Engineer and General Manager, Districts' Counsel, and the Districts' Real Property Negotiators: Raymond L. Tremblay, Ajay M. Malik, and Stan Pegadiotes, were anticipated to discuss the status of the Jaycees' performance of its obligations under the Lease and potential next steps in joint closed session.

The Chairperson announced this was the time for any questions or comments by members of the public. The Secretary stated that one written comment via email was received, which was emailed to the Directors and posted on the Districts' website.

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1. Mr. Dean Martocchia, Partner with Seyfarth Shaw LLP, submitted comments in support of the contributions of the Jaycees to the Wilmington community through their development of the WAC.

The following public members addressed the Boards:

2. David Behar, WAC, thanked the Board. He recognized Districts' staff members Ajay Malik, Stan Pegadiotes, Alex Mena, and Doug Harman for working with him. He stated that he had known Chairperson Buscaino for years. He asked that Chairperson Buscaino recuse himself from voting in closed session because of obstruction and interference from the City Council office of the Districts' employees he previously named.

Mr. Wes Beverlin, District Counsel, stated that there was no legal conflict requiring Chairperson Buscaino to recuse himself.

Mr. Behar continued. He shared information regarding a ribbon cutting event on March 20 for the groundbreaking of stadium-like facilities and invited the Directors. Then he shared a newsletter that described the world-class facilities and restrooms at the WAC. He stated that the grass is beautiful and claimed that City Council District No. 15 staff have interfered with partnerships that would have led to other improvements. He stated that the property is undergoing a beautiful transformation for the youth and families in the area. He stated that the amenities are world-class and has 24-hour secured access. The northeast volleyball courts are the most challenging area on-site and will be improved in the near future.

3. Lionel Pasamonte, WAC, stated that he was born and raised in Wilmington, and that he is the son of a past President of the Jaycees. He has seen seven years of improvements since the signing of the 2013 lease. He stated that he believes that the LA City Council is using the WAC as a political platform, which is a disruption and has a negative effect on the progress.
4. Mike Marchetti, Musco Sports Lighting, stated that his company specializes in lighting for athletic facilities. He stated that using LED lighting for sports complexes is the latest technology. The lighting is efficient and meets the minimum lighting standards with various sports. The lighting provides safety and the facility is well-lit.
5. Edwin Guerrero, Southwestern Soccer Coach, spoke in support of access to the facility.
6. Ingrid Gonzalez, Southwestern Soccer Team Administrator, stated that she was the soccer manager. She expressed her happiness in having the access and benefit to use the WAC. She appreciates the facility.
7. Nobeyba Ortega, Co-Founder of Casa Bella Foundation, stated that she wanted to address the complaint regarding the Jaycees compliance with the Lease. She stated that the WAC underwent a beautiful transformation. She hoped that free access to the community would be continued.
8. Jesse P. Martinez, Resident of Wilmington, stated that he lived 1.5 blocks away from the WAC. He stated that the facility transformed beautifully over 30 years. He is unaware of any complaints. At the beginning the facility was not safe, but now it is beautiful.
9. Tynia Tomas, Resident of Wilmington, stated that, as a parent, she felt that the WAC is a good benefit for low-income youth. These kids need to stay active. She loves the park and its transformation. She hopes that kids will continue to have access to it.
10. Vida Patricia Rodriguez, Director of Design & Brand Development at FYT Branding, Inc., She stated that she is the global community arts curator in partnership with WAS. She was

excited in participating in developing the art of sports which bridges the gap between the art culture and sports. She shared her appreciation of the park and the enrichment it will bring to the community.

11. Norma Pedregon, JWPCP Citizens Advisory Committee member, stated that she lives two blocks from the WAC. She disagreed with the information presented by the previous speakers. She stated that the Jaycees are not doing anything to serve the needs of the community and have not met promises to meet with the Citizens Advisory Committee.

District Counsel advised that it would be in the interest of the District to meet in joint closed session with District No. 2 for the purpose of: Conference with Real Property Negotiators Pursuant to California Government Code Section 54956.8 – *Ground Lease Agreement* with the Wilmington Jaycees Foundation, Inc., for the Wilmington Athletic Complex property, identified as 1700 S. Figueroa Street, Wilmington, California, adjacent to JWPCP.

Upon motion of Director Solis, duly seconded and unanimously carried by a roll-call vote, the Board of Directors of County Sanitation District Nos. 8 and 2 of Los Angeles County met in joint closed session at 2:21 p.m. to confer on the matter referred by District Counsel.

Upon motion of Director Solis, duly seconded and unanimously carried by a roll-call vote with Director Garcia absent, the meeting reconvened in regular session at 2:44 p.m. District Counsel advised that no action was taken of a nature that requires disclosure pursuant to Government Code Section 54957.1.

Upon motion of Director Chambers, duly seconded and unanimously carried, the meeting adjourned to March 24, 2021, 11:30 a.m., at the Joint Administration Office, 1955 Workman Mill Road, Whittier, California.

JOE BUSCAINO  
Chairperson

ATTEST:

KIMBERLY S. CHRISTENSEN  
Secretary

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