

Manteca, California
July 11, 2017

The Board of Directors of the South San Joaquin Irrigation District met in regular session in their chambers at 9:00 a.m. President Kuil called the meeting to order and led the flag salute. Upon roll call the following members were noted present:

DIRECTORS: HOLBROOK HOLMES KAMPER KUIL
ABSENT: ROOS

Also present were General Manager Peter Rietkerk, Engineering Department Manager Sam Bologna, and Clerk of the Board Betty Garcia.

Public Comment - None

CONSENT CALENDAR

- A. Approval of Warrants in the amount of \$594,214.44; A/P wires in the amount of \$236,567.18; payroll dated July 7, 2017 in the amount of \$212,292.57.
- B. Approval of the regular board meeting minutes of June 27, 2017.

A motion was made by Director Holbrook and seconded by Director Holmes to approve the Consent Calendar as submitted. The motion passed 4 to 0 by the following roll call vote:

AYES: HOLBROOK HOLMES KAMPER KUIL
NOES: NONE
ABSTAIN: NONE
ABSENT: ROOS

ACTION CALENDAR

Item #1 – Consider adoption of Resolution #17-11-P for land sale to developer of the Vineyard Development Project in Ripon

Mr. Sam Bologna, Engineering Department Manager, stated that the 60-day notice requirements have been met and there were no objections from the public.

**SOUTH SAN JOAQUIN IRRIGATION DISTRICT
RESOLUTION NO. 17-11-P
RESOLUTION AUTHORIZING THE CONVEYANCE BY QUITCLAIM
OF PROPERTY OWNED BY THE DISTRICT**

WHEREAS, the SOUTH SAN JOAQUIN IRRIGATION DISTRICT, hereinafter referred to as “District”, is the title holder of a portion of real property located in the City of Ripon described as San Joaquin Assessor’s Parcel Number 245-340-13 as more particularly shown in the attached map labeled Exhibit “A”, and reserving therefrom that portion of said property to be retained as

an easement and being more particularly described in attached Exhibit “B”, and

WHEREAS, BMCH California, LLC, (“Buyer”) seeks to purchase a 666.08’ x 50’ strip of the Entire Property (approximately .76 acres) that is generally south of River Road and east of Fulton Avenue for road and other public improvements and which is described in Exhibit B attached hereto (“Subject Property”), and

WHEREAS, Buyer wishes to purchase Subject Property from District pursuant to the terms approved by the District’s Board of Directors at their December 13, 2016 Board Meeting, and subject to the terms and conditions of the Developers Agreement approved June 27, 2017, and

WHEREAS, the District’s fee interest is surplus to its needs and the retained easement interest and new conveyance is adequate for all reasonable District purposes, and

WHEREAS, it is in the best interest of the District to transfer property in exchange for the new easement and the established consideration, and

WHEREAS, the relinquishment of Subject Property will coincide with improvements related to the relocation of District facilities in conjunction with the Vineyards Estates Development Project, and

WHEREAS, it is in the best interest of the South San Joaquin Irrigation District that the Subject Property be quitclaim deeded to said adjacent owners of said property in consideration for the compensation as outlined by Board action of December 13, 2016, as follows:

1. Purchase price of \$76,000.00 for 0.76 of an acre
2. Property to be conveyed by Quitclaim Deed
3. Buyer shall be responsible for all costs related to transfer, including but not limited to, closing costs, title fees, brokerage fees, survey costs, recording fees and administration costs.
4. Sale of property shall be contingent upon compliance with any Government Code requirements that are applicable to the proposed sale.
5. Buyer shall assume all liabilities for property associated with acquisition.

6. Buyer shall convey new exclusive easements as required to serve as replacement easements for relocated irrigation and drainage facilities in accordance with policy and as directed by staff.

7. An easement shall be reserved from sale until such time as a Notice of Completion and acceptance of new facilities occurred, at which time easement shall automatically be relinquished.

WHEREAS, the District's Board of Directors finds as follows:

1. The foregoing findings are true.
2. The District's interest in the Subject Property easement proposed to be quitclaim deeded is no longer necessary for District purposes, and
3. The proposed disposition of the District's Easement in the Subject Property is categorically exempt under California Environmental Quality Act as Class 12 Project pursuant to 14 CA Adm. Code of Regulations 15112 since the surplus government property does not have significant value for wildlife habitat or other environmental purposes and the property is of such size and shape that it is incapable of independent development or use.
4. The District has satisfied the Government Code 54222 requirement of agency notification.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the South San Joaquin Irrigation District hereby authorize the President and Secretary execute on behalf of the District a quitclaim deed to the Buyer disposing of the District's interest in the Subject Property.

A motion was made by Director Holbrook and seconded by Director Holmes to adopt Resolution #17-11-P which documents the land sale to BMCH California, LLC, developer of the Vineyards Estates Development in Ripon. The motion passed 4 to 0 by the following roll call vote:

AYES:	HOLBROOK HOLMES KAMPER KUIL
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ROOS

Item #2 – Consider adoption of Resolution #17-12-P for land sale to Delicato for property owned by the District located on Lateral “Qk”

Mr. Bologna stated that the District has entered into a purchase agreement with Delicato for property located on Laterals QK, QN and QR and that all of the noticing has been completed without objection.

Director Kamper stated that he had visited the site and asked about trees that were planted directly on top of District facilities. Director Holmes asked if the Engineering Department had made site visits to review any encroachments. A discussion regarding the agreement and various encroachments on to District facilities followed.

**SOUTH SAN JOAQUIN IRRIGATION DISTRICT
RESOLUTION NO. 17-12-P
RESOLUTION AUTHORIZING THE CONVEYANCE BY QUITCLAIM
OF PROPERTY OWNED BY THE DISTRICT**

WHEREAS, the SOUTH SAN JOAQUIN IRRIGATION DISTRICT, hereinafter referred to as “District”, is the title holder of property acquired by virtue of deed recorded in Book “A” of Deeds, Volume 246, Page 47 of San Joaquin County Records on February 27, 1918 of San Joaquin County Records, hereinafter referred to as “Subject Property” located within a portion of Sections 8 and 17, Township 1 South, Range 7 East, Mount Diablo Base and Meridian, and being more particularly described in the attached Exhibit “A”, and

WHEREAS, Delicato Vineyards and San Bernabe Vineyards (“Buyer”) seek to purchase three strips of land as follows:

1. Lateral “Qn” – 40’ strip (1.16 acres) located within Assessor Parcel Numbers 204-040-01, 02 & 15, by Quitclaim Deed and reserving easement by separate instrument,
2. Lateral “Qk” – 40’ strip (1.37 acres) located within Assessor Parcel Numbers 204-050-06 & 14, by Quitclaim Deed,
3. Lateral “R” – 30’ strip (.87 acres) located within Assessor Parcel Number 204-050-15, by Quitclaim Deed and reserving easement by separate instrument,

which are described in Exhibit “B” attached hereto (“Subject Property”), and

WHEREAS, Buyer wishes to purchase Subject Property from District pursuant to the terms approved by the District’s Board of Directors at their January 10, 2017 Board Meeting, and subject to the terms and conditions of the Developers Agreement approved April 24, 2017, and

WHEREAS, the District’s fee interest is surplus to its needs and the retained easement interest and new conveyance is adequate for all reasonable District purposes, and

WHEREAS, it is in the best interest of the District to transfer property in exchange for the new easement and the established consideration, and

WHEREAS, the relinquishment of Subject Property will coincide with improvements related to the relocation of District facilities in conjunction with the Vineyards Estates Development Project, and

WHEREAS, it is in the best interest of the South San Joaquin Irrigation District that the Subject Property be quitclaim deeded to said adjacent owners of said property in consideration for the compensation as outlined by Board action of January 10, 2017, as follows:

- 1) Purchase price of \$102,000 for 3.4 acres
- 2) Property to be conveyed by Quitclaim Deed.
- 3) Buyer shall be responsible for all costs related to transfer, including but not limited to: closing costs, title fees, brokerage fees, survey costs, recording fees and administration costs.
- 4) Sale of property shall be contingent upon compliance with any Government Code requirements that are applicable to the proposed sale.
- 5) Buyer shall assume all liabilities for property associated with acquisition.
- 6) Buyer shall convey new exclusive easements as required to serve as replacement easements for relocated irrigation and drainage facilities in accordance with policy and as directed by staff.
- 7) An easement shall be reserved from sale until such time as a Notice of Completion and acceptance of new facilities occurred, at which time easement shall automatically be relinquished.

WHEREAS, the District's Board of Directors finds as follows:

- 1) The foregoing findings are true.
- 2) The District's interest in the Subject Property easement proposed to be quitclaim deeded is no longer necessary for District purposes, and
- 3) The proposed disposition of the District's Easement in the Subject Property is categorically exempt under California Environmental Quality Act as Class 12 Project

pursuant to 14CA Adm. Code of Regulations 15112 since the surplus government property does not have significant value for wildlife habitat or other environmental purposes and the property is of such size and shape that it is incapable of Independent development or use.

- 4) The District has satisfied the Government Code 54222 requirement of agency notification.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the South San Joaquin Irrigation District hereby authorize the President and Secretary execute on behalf of the District a quitclaim deed to the Buyer disposing of the District's interest in the Subject Property.

A motion was made by Director Kamper and seconded by Director Holmes to adopt Resolution #17-12-P which documents the land sale to Delicato Vineyards. The motion passed 4 to 0 by the following roll call vote:

AYES:	HOLBROOK HOLMES KAMPER KUIL
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ROOS

Item #3 – Consider approval of plans from South Lathrop Commerce Center

Mr. Bologna stated this is a basic set of plans for water line crossings at a couple of locations. The plans call for a 12 inch water line to be bored under the District's water treatment pipeline facility at locations near Highway 120 and I-5. The plans are being revised to satisfy standard requirements and notes added for the protection of facilities.

A motion was made by Director Holbrook and seconded by Director Holmes to authorize approval of plans and issuance of required permits for the proposed crossings and that the City accepts responsibility for any damages to District facilities. The motion passed 4 to 0 by the following vote:

AYES:	HOLBROOK HOLMES KAMPER KUIL
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ROOS

Item #4 – Financial Statements for May 2017 (Information only)

Item #5 – Investment Reports for May 2017 (Information only)

Item #6 – Director’s Report from APPA Conference

Director Holbrook reported that he attended a Leadership Class entitled “Boards and Commissions Training” on Tuesday, June 13 from 6:00 to 9:00 p.m. at University of the Pacific. This class is required by the Board of Supervisors to those who serve on the Advisory Water Commission.

The course covered items such as:

- The power of the Board/Commission
- Mission/Purpose of the Board/Commission
- Responsibilities of Board/Commission
- Roles of the staff
- Several other areas

The course was taught by Peter Johnson who currently serves as a Commissioner on the LAFCO Board; he has served in many other leadership roles in the County. It was a very good class.

Director Holbrook stated that he and Denise volunteered to work at the Boys & Girls Club on the Day of Giving. He said the graduation rate of the kids that attend this program is 88%. The goal is to provide a safe place to play and learn. Students are encouraged to go to college, trades, and the military. Denise worked with the children and he worked with students from age 14 to 18 years. There were 150 volunteers and three venues to choose from.

On Sunday, June 18 from 2:00 to 4:00 p.m. he attended and participated in the Legislative and Resolutions Committee meeting and was given a list of Resolutions.

There were 1500 participants and 100 companies at the APPA conference. There are 48 million customers served by public power. Public power customers paid 14% less for power. APPA communication items are available through their website along with white papers. A survey showed only five customers knew they were getting public power. Cyber and physical threats are a reality. Battery storage is coming on strong.

Monday, June 19 it was announced that Districts need to support community activities. Nina Easton, a speaker in the second session was good. Statistics reported were 45 to 54 whites mortality rates are going up; 30% of adults have a 4 year degree and without a degree a great number will be drawing disability/unemployment. Work force needs to be trained for the jobs of the future.

Drones are becoming really popular. Underwater drones are being used to look at structures that are surrounded by water in order to get a better view and can capture pictures. The JPIA provides protection for property and general liability losses for its members from the use of drones.

Other items discussed were:

- U.S. Federal Power Program
- Waters of the United States
- Cybersecurity and the Electric Sector
- Physical Security and the Electric Sector
- Nuclear Power
- Vegetation Management
- Municipal Bonds

Item #7 – Director’s Report from Hydrovision International Conference

Director Holbrook reported that Major General Scott A. Spellmon was the speaker who opened the session. He is the commander of the Northwestern Division of the U.S. Army Corps of Engineers. This is the largest owner/operator of hydroelectric plants in the U.S. with 75 hydropower plants providing a total installed capacity of 20,474 MW. These plants produce nearly a third of the nation’s total hydropower output annually.

China is spending over 8% of the GNP (Gross National Product).

Brian D. Good, Chief Administrative Officer with Denver Water discussed the company’s unique perspective on hydropower as an offset to the energy required to treat and distribute water, the challenges that face the organization due to climate change, how hydro fits into Denver Water’s new Sustainability Plan, as well as the role it sees for hydro in the future.

Infrared technology has higher resolution and is more accurate; cameras see heat in troubled areas. Now drones have infrared camera technology. Drones are being used to diagnose and monitor Dam Safety issues and the underwater drones are being used to view and log your assets and what they look like underwater. By establishing a base line for your assets and existing issues, you can better track the state of your assets and plan future projects.

Item #8 – Communications

Director Kuil

- He will be attending a GBA meeting tomorrow.

Director Holmes

- He attended the World Bank tour of the District’s facilities, Division 9 and said this was a very interesting and diverse group.

Ed Erisman, Water Treatment Plant Manager

- Drying bed #3 is empty and beds #2 and #4 should be ready to haul away in another month.
- TESCO will be starting today on the electrical panel inspection and maintenance. TESCO will be conducting this first round of inspections and maintenance to establish a baseline using a third party. WTP staff will then develop an annual testing and maintenance program to be completed in-house. This will bring us closer into compliance with the

NFPA 70 requirements for arc flash safety. The final piece will be the arc flash safety training for WTP staff happening July 18th through July 20th.

- SIEMENS will be sending us preliminary plans for the Tracy Booster Station VFD replacement project next week for our review.

Joe Catanzarite, Water/Operations Supervisor

- He reported that the main canal looked good and the algae was clearing up.
- He thanked Frank Avila and his crew for assisting the shop crew with camera installations.
- He noted that drones are great and even the fire departments are using them and they work well.
- Noted a problem with the new Chevrolet trucks such as fuel injection and lifter issues. He said they will be looking at Ford trucks and comparing prices. He said that Chevrolet did honor some of the warranties but they have had major radiator problems.
- Derek Adams is the new shop mechanic and is doing very well.
- Frank Avila and Joe Catanzarite worked with Stockton Police Department who were searching for a weapon along the canal banks.
- Collin Hodge is leaving the ag water department and is moving to the Water Treatment Plant on July 19.
- Maintenance department is busy with cleaning trash racks and installing head walls.
- Division 9 basin is running approximately 18,500 gpm and because of the demand may increase to 22,500 gpm.
- He will be leaving for vacation and Frank Avila will be providing coverage in his absence.

Walt Luihn, Environmental Compliance/Safety Manager

- He reported that the canals look good; the magnacide is working well with controlling the algae. He plans to apply another application of magnacide on June 17. He thanked Joe Catanzarite for providing staff to assist in the applications of magnacide. He says Joe has been a big help.

Sam Bologna, Engineering Department Manager

- GBA/ SGMA: There will be a GBA meeting tomorrow followed by the second meeting of the JPA. Attended the Ad Hoc meeting on June 28th to get an update on the groundwater modeling effort and to discuss the effort to seek grant funding for the GSP preparation.
- Participated in a couple of tours this week. One with Dr. Burt and a group of about 18 members of the World Bank representing a number of countries from around the world. The other tour was with staff from legislative analyst office. Both tours went well and they particularly enjoyed seeing and hearing about the Division 9 project. Bob Holmes also attended and was able to field many questions from the group. His attendance was much appreciated.

- Met with Peter, Bere, and Joe to discuss upcoming capital improvement projects and revisions to the 5-year capital improvement plan. Plan to bring potential pipeline projects to the Board as soon as possible so that we can begin planning for those projects. One of the issues discussed at the project meeting is potential continued efforts to deal with seepage on the MDC adjacent to the cut-off wall that was installed last fall. We are not certain of its effectiveness due to water ponding that was discovered in the same general vicinity, but some of the water may be attributed to irrigation. We are also considering putting a temporary pump in the stilling wells that are there that are connected to an existing French Drain to see if that makes a difference. If so, we may want to consider installation of a permanent pump to eliminate seepage.
- Met with Peter and Forrest to discuss tasks to include in RFP for water master plan effort.
- Luke Jackson started work in the Engineering Department on July 5th as an intern for the summer. Luke is from Escalon and is a Ripon Christian graduate. He is currently attending college at Cal Poly majoring in Bio Resource and Agricultural Engineering.
- The Delicato project is underway. They have laid approximately 500 feet of pipeline for the new relocated portion of Lateral “Qk”. They are working on plans for the proposed “Qn” connection to the “Qk”.
- Jerry is off this week due to the passing of his dad.

Peter Rietkerk, General Manager

Administration

- He said the lobbyist are monitoring assembly bill AB-1667 and legislation for water management planning and working with our consultant.
- A tour of District’s Facilities was presented to Legislative Analyst Office on Thursday, June 29, 2017.
- He was unable to attend the World Bank Tour because he was attending the settlement negotiation meetings.
- Meetings with Stanislaus County and Calaveras County Water District to discuss water supply enhancements.
- Water Treatment Plant Operations Committee meeting will be held on July 24.
- Rosie Gentry has returned to work. Maria Gikas provided great coverage in her absence.

It was announced that items #9D, 9E, and 9G would be discussed in Closed Session.

Item #9 – Closed Session

9. a. Conference with Legal Counsel – Anticipated Litigation
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9
- 4 cases

- b. Conference with Legal Counsel – Anticipated Litigation
 Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9
 - Phase 1 hearings on San Joaquin River/Delta Water Quality Control Plan Before State Water Resources Control Board
 - 2 cases

- c. Conference with Legal Counsel – Existing Litigation
 Paragraph (1) of subdivision (d) of Government Code Section 54956.9
 - 5 cases
 - Pacific Gas & Electric Company vs. San Joaquin LAFCO
 Superior Court for San Joaquin County
 Case No. 39-2015-00321743-CU-JR-STK

 - SSJID vs. Pacific Gas & Electric Company, A California Corp., et al.
 Superior Court for San Joaquin County
 Case No. STK-CV-UED-2016-0006638

 - Lee Tyler, et al. vs. Oakdale Irrigation District, et al.
 Calaveras County Superior Court
 Case No. 17CV42319

 - I.B.E.W. Local 1245 and Thomas Johnson vs. SSJID
 Superior Court for San Joaquin County
 Case No. CV-2015-9228

 - SSJID vs. Robert Donald Ney, Jr., Trustee
 Superior Court for San Joaquin County
 Case No. 2017-5525

- d. Public Employment
 Title: General Counsel

- e. Conference with Real Property Negotiators pursuant to California Government Code Section 54956.8
 Property: A portion of District’s real property containing the French Camp Outlet Canal
 Agency Negotiator: General Manager and Engineering Department Manager
 Negotiating Parties: SSJID, Union Pacific Railroad
 Under Negotiation: Price and terms of payment

- f. Conference with Labor Negotiator
 Government Code Section 54957.6
 Agency Negotiator: General Manager
 Employee Organization: I.B.E.W. Local 1245

- g. Public Employment
Title: Management Accountant

Upon their return from Closed Session, it was reported that no action was taken while in Closed Session.

Item #10 – ADJOURNMENT

There being no further business to come before the board, a motion was made by Director Holbrook and seconded by Director Holmes to adjourn the meeting at 11:01 a.m. The motion passed 4 to 0 by the following vote:

AYES:	HOLBROOK HOLMES KAMPER KUIL
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ROOS

ATTEST: _____
Betty L. Garcia, Clerk of the Board