

Manteca, California
January 24, 2006

The Board of Directors of the South San Joaquin Irrigation District met in regular adjourned session in their chambers at the hour of 9:00 a.m.

Upon roll call the following members were noted present:

DIRECTORS: DEGROOT KAMPER ROOS SCHULZ KUIL

Also present were Secretary/Manager Stroud, District Counsel Emrick, Engineering Department Supervisor Bologna and Water Treatment Plant Manager Hubkey.

President Roos called the meeting to order and asked for public comment. There being none he asked the Board to consider approving the consent calendar items as presented. Items D, E, and F were removed from the Consent Calendar and placed on the action calendar at the request of Directors Kuil and DeGroot.

CONSENT CALENDAR

- A. Approval of District Warrants of \$816,917.78.
- B. Approval of Regular Board meeting minutes of January 10, 2006.
- C. Approval of the following Irrigation Service Abandonment Agreements: All action requested is to be exempt fees.

AGREEMENT NO.	ACRES	APN	OWNER
1490	2.36	208-220-28	City of Manteca
1491	1.50	245-020-40	Eck, Bradley, Et Al
1492	.98	257-270-73	Barton, Michael A & Lisa J.
1493	17.96	259-020-78	Del Don, Leroy III & Debra
1494	1.00	226-020-01	Omholt, Nels
1495	2.00	228-100-16	Stephens, Allen T
1496	.99	241-320-07	Crane, Glenn & Chanel
1497	2.01	216-020-67	Manteca Redevelopment Agency

Motion by Kuil, seconded by Kamper, to approve the Consent Calendar Items, A – C, with the other items moved to the action calendar.

PASSED AND ADOPTED this 24th day of January 24, 2006 by the following roll call vote:

Ayes: DeGroot Kamper Roos Schulz Kuil
Noes: None

Discussion and possible action concerning WTP job descriptions and salary information changes. Bill Hubkey, Treatment Plant Manager reported to the Board that Zenon has still not completed their 42 day test. When asked, Hubkey said the first try they completed 34 or 35 days. He said they are having trouble with the backup generator, and he will most likely be coming back to the Board in the future to make changes to the system which may be fairly costly. In regards to personnel issues, he reported that one of the apprentices passed the Grade 2 exam, and the other passed the Grade 3 exam. Additionally, one Grade 3 passed the Grade 4 exam.

Stroud told the Board the revised Job Descriptions for Water Treatment Operator Apprentice, Operator II, Operator III, Operator IV, Operations Supervisor and Laborer are ready for approval. He asked the Board to approve the Job Descriptions as submitted. Motion by Kamper, seconded by Kuil, and unanimously carried to approve the job descriptions. General Council Emrick said he thinks the Job Descriptions need to

be run past the Union. Stroud said he would do that and will advise the Board if there are any problems.

Niles Fleege, of Fleege & Associates addressed the Board relative to a Wage/Salary and Benefit Survey he did for the Treatment Plant, and recommendations for changes. He told the Board he did comparisons with entities within 60 miles of the plant. They are MID, Tracy, Stockton East and Zone 7's Patterson Pass WTP. He said Zone 7 is in the Bay Area and considerably higher and Stockton East is quite a bit lower so he didn't compare them. He said our operators are currently about 15% below MID and 21.5% below Tracy. Currently our WTO III is at \$61,655 to \$68,000. MID is \$70,040 and Tracy is \$71,000. The other position recommendations were made as follows:

Position	Proposed	Current	Difference
WTO Apprentice	\$48,070	\$48,070	None
WTO II	\$57,475	\$57,745	None
WTO III	\$68,000	\$61,655	\$6,345
WTO VI	\$80,000	\$68,970	\$11,030
Plant Manager	\$118,000	\$100,000	\$18,000
Operations Supervisor	\$95,000	New Position	N/A
Mechanical I	\$54,000	\$50,160	\$3,840
Mechanical II	\$64,000	\$59,565	\$4,435
Electrician I	\$54,000	\$52,250	\$1,750
Inst/Control	\$83,000	\$73,150	\$9,850
Laborer	\$41,624	\$41,624	None
Office Specialist	\$54,000	\$45,056	\$8,944
Lab Coordinator	\$65,000	\$52,250	\$12,750

Motion by Kamper, seconded by DeGroot, to approve the increase as presented above.

Motion failed by the following vote:

Ayes:	DeGroot	Kamper	
Noes:	Roos	Schulz	Kuil

Motion by DeGroot, seconded by Roos, to direct staff to implement the increases in a manner consistent with applicable law, as presented with the exception of reducing the proposed salary increase for the Office Specialist, reducing the proposed from \$54,000, to \$49,000.

Motion carried by the following vote:

Ayes:	DeGroot	Kamper	Roos
Noes:	Schulz	Kuil	

Motion by Kamper, seconded by DeGroot to do a competent compensation study for the entire District. Motion failed on a 3-2 vote.

Consider approving the 2006 Revenue and Operations/Maintenance Budgets. Motion by Kamper, seconded by DeGroot, to approve the 2006 Revenue and O&M Budgets as presented.

Revenue:	\$24,269,838
Expenses:	\$15,734,654

PASSED AND ADOPTED this 24th day of January 2006 by the following roll call vote:

Ayes:	DeGroot	Kamper	Roos	Schulz	Kuil
Noes:	None				

Consider approving Resolution No 06-03-P, Resolution Authorizing the Conveyance by Quitclaim of Property Owned by the District.

**SOUTH SAN JOAQUIN IRRIGATION DISTRICT
RESOLUTION NO. 06-03-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 “708” of deeds, Page 131 of San Joaquin County Records on August 15, 1940, and Book “A” of deeds Volume 246, Page 49 recorded July 5, 1918 of San Joaquin County Records, hereinafter referred to as “Subject Property”, and further described as a narrow strip of land of varying widths found in San Joaquin County located within a portion of Section 19, Township 1 South, Range 7 East, Mount Diablo Base and Meridian, and being more particularly described in the attached Exhibits “A” and “B”, and

WHEREAS, the Subject Property lies adjacent to property described in documents recorded as 2006-002465 (APN 204-100-11, 12, 14) and 2006-005807 (APN 204-100-17) belonging to Pulte Homes Corporation, a Michigan corporation, hereinafter referred to as “Buyer”, and

WHEREAS, Buyer wishes to purchase Subject Property from District pursuant to the terms approved by the District’s Board of Directors at their September 27, 2005 Board meeting and subject to the terms and conditions of the Developers Agreement dated January 25, 2005, 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 easements 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 Union Ranch 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 September 27, 2005 as follows:

1. Purchase price of \$403,463 for 3.71 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 proposed to be quitclaim deeded is no longer necessary for District purposes,
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.

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.

Motion by Schulz, seconded by Kuil, to adopt Resolution No. 06-03-P.

PASSED AND ADOPTED this 24th day of January 2006 by the following roll call vote:

Ayes:	Kamper	Roos	Schulz
Noes:	DeGroot	Kuil	

Consider approving Resolution 06-04-P, Resolution Authorizing the Conveyance by Quitclaim of Property Owned by the District.

**SOUTH SAN JOAQUIN IRRIGATION DISTRICT
RESOLUTION NO. 06-04-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 “820” of deeds, Page 80 of San Joaquin County Records on March 27, 1943 of San Joaquin County Records, hereinafter referred to as “Subject Property”, and further described as being in found on San Joaquin County located within a portion of Section 1, Township 2 South, Range 6 East, Mount Diablo Base and Meridian, and being more particularly described in the attached Exhibits “A”, and

WHEREAS, the Subject Property lies adjacent to property described in document recorded as 2004-120273 (APN 241-310-22) belonging to the Manteca Redevelopment Agency, hereinafter referred to as “Buyer”, and

WHEREAS, Buyer wishes to purchase Subject Property from District pursuant to the terms approved by the District’s Board of Directors at their August 23, 2005 Board meeting, 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 easements 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 Airport/Daniels Area Improvement 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 August 23, 2005 as follows:

1. Purchase price of \$63,276 for .42 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 as a permanent replacement of

existing fee interest.

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 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.

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.

Motion by Schulz, seconded by Kuil, to adopt Resolution No. 06-04-P.

PASSED AND ADOPTED this 24th day of January 2006 by the following roll call vote:

Ayes:	Kamper	Roos	Schulz
Noes:	DeGroot	Kuil	

Managers' reports:

Stroud reported the following:

Relative to required ethics training, which is required under AB1234, ACWA will be offering a course at the Spring Conference in May. Additionally they will offer the course at other times, yet unannounced, during the year.

Governor Schwarzenegger is proposing a large water bond to be funded from the State's General Fund and from "capacity" charges on water users. Actually, the taxes/fees will be levied on the water utility supplying the end user, leaving the utilities to take the flack from the users. Using the 16-acre average size for ag parcels in the District, the water rates would add \$4.50 per acre minimum.

District employee recognition dinner will be held on February 17, 2006 at Kelley Brothers Restaurant in Manteca.

Director Kamper left at 12:20 p.m.

Maintenance: Shooting on the Q ditch is finished. Gable Tunnel is finished. We have a slide on the Joint Supply Canal that we will be repairing; it should be finished by February 6th.

Emrick reported that he and Shields went to the LAFCO meeting relative to Lathrop Irrigation District. He said that LAFCO voted 5 – 0 on the Negative Dec, and 4 – 1 on the application to annex additional land to LID.

Directors reports:

Kuil reported on the USBR Conference which he attended. He said the conference was good, that he enjoyed the workshops, and that the USBR is estimating delivering over 90% this year.

There being no further business to come before the Board it was moved by Kuil, seconded by Schulz, to adjourn to February 14, 2006 at 9:00 a. m.

ATTEST:

John Stein, Assistant Secretary