

Manteca, California  
February 27, 2007

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      KUIL      SCHULZ      ROOS

Also present were Secretary/Manager Stroud, Utility Systems Director Shields, Water Treatment Manager Hubkey and District Engineer Gilton.

President Kuil 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.

#### CONSENT CALENDAR

- A. Approval of SSJID warrants.
- B. Approval of Regular Board Meeting Minutes of February 12, 2007.
- C. Approve the following Irrigation Service Abandonment Agreements:

Agreement #	Acreage	APN	Owner
1523	20.18	245-130-37	Degerman, Bruce
1535	1.59	245-440-48	Bandoni, Robert
1536	24.33	197-020-48	Alameda Inv.

Motion by Director Roos, seconded by Director Kamper, to approve the Consent Calendar Items as presented:

PASSED AND ADOPTED this 27<sup>th</sup> day of February 2007 by the following roll call vote:

Ayes:	DeGroot	Kamper	Kuil	Schulz	Roos
Noes:	None				

Authorize General Manager to enter into a \$14,650 contract with Corrosion Specialists for corrosion control system services at the Treatment Plant. Hubkey told the Board it is essential we do this periodically to insure the life of our water storage and transmission systems. He said we got three bids to do the inspection and he recommends using the low bidder, Corrosion Specialists at \$14,650. Hubkey said they are \$12,000 below the other bidders, but he talked with three other treatment plants and they highly recommended Corrosion Specialists. Motion by Director Schulz, seconded by Director DeGroot, and unanimously carried, to authorize execution of an agreement with Corrosion Specialists at \$14,650.

President Kuil asked Hubkey to give his report:

Hubkey reported the following:

Divers are working on repair of the log boom.

Two operators have passed their Grade IV exams and are attempting to pass the District test to be certified Grade IV.

Consider approving Cancellations of Service Abandonment Agreements Numbers 421, 794, 1232, & 1233. Motion by Director Schulz, seconded by Director Roos, and unanimously carried to approve cancellations as requested per staff recommendations.

Consider adopting Resolution No. 07-02-P, Authorizing The Conveyance by Quitclaim of Property Owned by the District to the City of Manteca as requested by Western

Pacific Housing in conjunction with the Rodoni Estates Development Project. Gilton said this was tentatively approved at the last Board Meeting and he recommends adopting the resolution. Motion by Director Kamper, seconded by Director DeGroot, to adopt Resolution 07-02-P as submitted.

**SOUTH SAN JOAQUIN IRRIGATION DISTRICT  
RESOLUTION NO. 07-02-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 729, Page 347 of San Joaquin County Records on May 16, 1941 of San Joaquin County Records, hereinafter referred to as **■Subject Property●** located within a portion of Section 28, Township 1 South, Range 7 East, Mount Diablo Base and Meridian, and being more particularly described in the attached Exhibit “A”,

**WHEREAS**, the Subject Property lies on the north side of Louise Avenue between parcels 218-150-03 and 218-150-04 which is needed by the City of Manteca for the widening of Louise Avenue, and

**WHEREAS**, Western Pacific Housing, Inc., the developer of Rodoni Estates, hereinafter referred to as “Buyer”, wishes to acquire land on behalf of the City of Manteca for said road widening, and

**WHEREAS**, Buyer wishes to purchase Subject Property from District pursuant to the terms approved by the District’s Board of Directors at their February 13, 2007 Board meeting and conditions of the Developers Agreement approved September 27, 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**, Buyer has installed new District facilities in conjunction with the Rodoni Estates Development project, and

**WHEREAS**, it is in the best interest of the South San Joaquin Irrigation District that the Subject Property be transferred to the City of Manteca on the terms and findings as outlined by Board action of February 13, 2007 as follows:

1. District shall reserve an easement from the sale which provides standard restrictions as specified in District’s standard grant of easement form.

2. Property transferred to the City of Manteca shall be subject to all terms and conditions as specified in the Master Encroachment Agreement between the City and the District.
3. The conveyance of the District property to the City of Manteca will not hinder District operations.
4. The payment of \$691.00 for approximately .015 of an acre, execution of required documents and payment of all costs relative to transfer is valuable and adequate consideration for the conveyance.
5. District's title to be conveyed by Quitclaim Deed.
6. Buyer shall assume all liabilities for property associated with acquisition.
7. Buyer has constructed new pipeline facilities required to serve as replacement drainage facilities which are subject to acceptance by District in accordance with policy and as directed by staff.

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

1. The consideration for the transfer of the Subject Property is fair value, and
2. The retained easement interest is adequate for all reasonable District purposes.
3. The District's interest in the Subject Property easement proposed to be quitclaim deeded is no longer necessary for District purposes, and
4. 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 on the terms described above.

PASSED AND ADOPTED this 27<sup>th</sup> day of February 2007 by the following roll call vote:

Ayes:	DeGroot	Kamper	Kuil	Schulz	Roos
Noes:	None				

Consider approval of Agreement to Transfer Irrigation Facilities and Allow Use of Property for Irrigation Facilities – Travaille & Reece. Stroud recommended approval of the agreement and authorization of the President of the Board to sign the agreement, which has been signed by all other parties. Motion by Director Roos, seconded by Director Schulz, and unanimously carried to approve the agreement and authorize execution of same as requested.

Consider replacing a one ton, two wheel drive plaster truck and award bid to American Chevrolet, the low bidder. Stroud said the bids were less than \$20 apart, with American Chevrolet having the low bid at \$22,107.31. Recommendation is to purchase

a one ton, two wheel drive truck from American Chevrolet. Motion by Director Kamper, seconded by Director DeGroot, and unanimously carried, to authorize the purchase from American Chevrolet at \$22,107.31.

Consider approving replacement truck and spray unit and award bids to Steves Chevrolet for the truck and American Cleanway for the spray unit. Stroud said the truck is a 1 ton diesel 4 X 4, Steves Chevrolet was the low bidder by approximately \$91 at \$32,635.72. The cost of the spray unit is \$72,576.25, total cost of is \$103,211.97. Motion by Director Kamper, seconded by Director Schulz, and unanimously carried to purchase the truck from Steves Chevrolet and the spray unit from American Cleanway at a total cost of \$103,211.97.

Review committee assignments and appointments of Directors and Officers. President Kuil made the following changes:

Equipment Committee was Kuil and Kamper, now Kamper & Roos.

ACWA (Water Management, Water Reclamation, Environmental, and Re-Use):

Was DeGroot & Kuil, now Kamper & Roos.

No other assignments were made or changed. No action was taken.

Discussion and possible action relative to the start date for the 2007 irrigation season. Consensus of the Board was to leave the date at the 13<sup>th</sup> of March 2007 unless there is significant rain. No action was taken.

President Kuil asked for manager's reports:

Shields reported the following:

A couple of weeks ago Frank Avila left work and went home. At approximately 4:10 p.m. he got an alarm notifying him that Drop 8 had lost power. Avila went to Drop 8 assuming copper thieves again. He found nothing so he called PG&E to see why the power was out. They said someone would call back. Two hours later he called PG&E again and after speaking to PG&E employees he was told the power was disconnected because of failure to pay the bill. The power was disconnected without notice which is a violation of CPUC Rules and which PG&E's attorneys at a recent CPUC hearing said would not happen again. After further investigation PG&E found they had not billed us since 2001, which is why we have not paid them. They have read the meter, according to their records a couple of times. Also, according to them we owe about \$2,000 which was waived by them.

Relative to the solar project at the Water Treatment Plant we asked for and received four proposals ranging in price from \$15,211,605 to \$18,200,000. We are recommending working with Sun Technics, the low bidder. After working out an agreement we will bring it back to the Board for approval. Schulz asked about the project being ours since the cities can take the plant over on December 31, 2029. After discussion it was agreed to amend the Water Supply Development Agreement with the cities so we retain the property to protect this investment after 2029.

Shields will be going to Sacramento to the CMUA meeting to look at bills being proposed by the legislature.

Relative to the Communications Coordinator position we have 6 applicants we intend to interview. Director Kuil said he would like to attend the interviews. Shields said he would let him know the dates and times.

Stroud reported the following:

He met last week with muralist John Pugh. President Kuil, Tom Wilson of the Manteca Mural Society, and Paul Mahony of the Manteca Bulletin to review preliminary design sketches for the SSJID mural. He handed out a draft Mr. Pugh sent him of the mural. The Board expressed interest in refining the current concepts. Stroud said he would schedule the matter as an action item for the next Board meeting.

Reported that drops 6, 8, and the Northwest SIDE damages from copper thieves have been repaired.

We have some proposals for security improvements to our remote facilities. Stroud showed the Board some pictures of locks used to keep thieves out. Additional high security locks are on order and our welder will install them when they arrive.

Reported we hired a high school accounting student as a part time intern to help with accounts payable in the office.

Relative to \$5,000 Claire Hill scholarship we have to date received no applications. He asked the Board if they had anyone to have them contact Cheryl Burke for information.

Saturday, March 3<sup>rd</sup> is the company picnic at Micki Grove Park.

Water Treatment Operating Committee has a meeting Monday March 5<sup>th</sup>.

Directors reports:

Schulz asked about status work on the Condor Earth Technology contract. Gilton said they have finished field work, and are now writing their report which should be to us within 45 days.

Kamper asked about work on the lateral west of Van Allen Rd. by a contractor who cut farmers lines and did not notify them. Gilton said he will find out and feels confident DSS, the contractor, will fix the lines.

Kamper said he noticed on OID's agenda they were to discuss the 100 year anniversary celebration, and wondered what we are doing. Stroud said our 100<sup>th</sup> anniversary is two years away. The mural discussed earlier is part of the celebration. Additional planning will begin soon.

President Kuil asked if we had anything for closed session. Stroud said we do not. Schulz asked where is Doug Johnson. Stroud said Mr. Johnson sent an email that he had a conflict that he could not reschedule, so he could not come today. He said he again gave Mr. Johnson Director Kuil's phone number and told him to call. Kuil said he had not heard from him but would call him.

There being no further business to come before the Board it was moved by Director Schulz, seconded by Director Roos, and unanimously carried, to adjourn to March 13, 2007 at 9:00 a.m.

ATTEST:

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John Stein, Assistant Secretary