

Manteca, California
September 27, 2005

The Board of Directors of the South San Joaquin Irrigation District met in regular session in their chambers at the hour of 8:00 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, and Engineering Department Supervisor Bologna.

President Roos called the meeting to order and asked for public comment. They're being none he asked the Board to consider approving the consent calendar items as presented.

- A. Approve Warrants – \$ 403,446.66
- B. Approve September 13, 2005 Board Minutes
- C. Adopt Resolution No. 05-10-V

RESOLUTION NO 05-10-V
AUTHORIZING THE SALE OF PROPERTY NO
LONGER NECESSARY FOR DISTRICT PURPOSES

WHEREAS, the District may sell for valuable consideration, any property of the District, which it finds to be no longer necessary for District purposes;

WHEREAS, the Board of Directors of the South San Joaquin Irrigation District finds one 1982 Ford light weight flat bed dump listed below:

DISTRICT I.D. NO.	SERIAL NUMBER
222-82	1FDNF60HOCUA46430
Utility Bed (257-03)	No Serial Number

is no longer necessary for District purposes and that it is in the best interest of the District to sell said property; and

WHEREAS, the District finds, the following value is a fair consideration for said property;

DISTRICT I.D. NO.	FAIR MARKET VALUE
222-82	\$ 2,000.00
Utility Bed	\$ 2,500.00

NOW, THEREFORE BE IT RESOLVED AND ORDERED that the Assistant General Manager of the District is authorized to display said property for sale for a period of ten days thereafter, directed to sell said property to whoever presents the highest cash offer, provided that the offer is equal to or exceeds the following:

DISTRICT I.D. NO.	MINIMUM PRICE
222-82	\$ 1,500
Utility Bed	\$ 2,000

BE IT FURTHER RESOLVED AND ORDERED that the Assistant General Manager is authorized and directed to take all necessary steps and execute all documents necessary to transfer title to said property.

D. Approve Service Abandonment Agreement #1473 McRoy Wilbur Communities – APN # 245-170-52&53

E. Approve OID's plans to replace a portion of the Cometa Lateral crossing and an encroachment agreement and temporary easements for staging and access for the project.

F. Accept and file Notice of Completion for the Spring Creek Meadows #2 Development.

Motion by DeGroot, seconded by Schulz to approve Consent Calendar Items A-F as presented.

PASSED AND ADOPTED on this 27th day of September 2005 by the following roll call vote:

Ayes: DeGroot Kamper Roos Schulz Kuil
Noes: None
Absent: None

Dave Ward, InterWest Insurance Services, addressed the Board concerning District liability insurance. Mr. Ward explained that there were basically two choices for the coming year. The first was Rural Special Districts Insurance (our current carrier) and the other was Special District Risk Management Association (our current Worker's Comp carrier). The major difference between the two choices was that RSDI is a traditional insurance with premiums and deductibles and SDRMA is a pool, with a potential for assessments throughout the year and possibly more risk to the District. Mr. Ward recommends RSDI because there is little difference in premiums between the two companies. Director Kuil requested that next year we look at SDRMA again. Mr. Ward concurred. Motion by DeGroot, seconded by Kamper to contract with RSDI for the District's Liability Insurance. The motion was unanimously adopted.

President Roos called for closed session to discuss Item 12a. Upon returning from closed session, District Counsel Emrick reported there was no reportable action taken in closed session.

The Board resumed open session. President Roos asked that item 9, a discussion concerning a request by the City of Manteca to provide storm drainage to the Dutra Estates project located outside of the District's boundaries, be discussed next. General Manager, Stroud addressed several key issues to making drainage services for Out of District Lands work. Stroud reiterated to the Board the importance of having a Master Storm Drainage Agreement with the City. Director Roos then opened the floor to Mr. Florsheim of Florsheim Homes and Ms. Zolezzi, Esq. After some discussion, Mr. Florsheim offered to pledge a default fee of \$250,000, for District improvements if a Master Agreement with the City is not agreed upon in a timely manner. General Counsel Emrick told the Board that both the City & District need to make a real commitment to getting a Master Agreement signed.

Motion by DeGroot to approve the "Non-exclusive Agreement for Lease of Drainage Facilities for Dutra Estates, by and between the City of Manteca and South San Joaquin Irrigation District, with the following changes:

1. page 4, item #8 "Upon execution the terms of the MSDA will supercede all provisions of this Agreement except for Sections 1,2,3,4 and 6.d,"--add 6a
2. delete last sentence of item #8 which reads "Landowner's right to connect the Property to the Drain is subject to final approval of the Master Storm Drainage Agreement between City and District"

DeGroot amended his motion to include the default fee of \$250,000 to be paid by the developer for District improvements if a Master Agreement with the City is not agreed upon within 6 months of this Agreement. The fee is refundable if a Master Storm Agreement is signed by the City and District within 5 years.

Motion seconded by Roos. Motion passed as follows: Ayes: DeGroot Kuil Roos
Noes: Kamper Schulz

Director DeGroot left the meeting. President Roos opened the floor to public comment. Mike Silva of Mitchell Engineering addressed the Board. Mr. Silva said he signed the Agreement and asked that the District do the same. He said there is a good faith dispute regarding the TID claim and the matter is in the hands of their insurer.

Item 4, consider request by Developer of Union Ranch to acquire property interests of the District as it relates to a fee interest for Drain 3. Motion by Kuil, seconded by Schulz to approve approve item 4 as submitted. The motion was approved unanimously by all present, DeGroot was absent.

Item 5, consider conditional approval of improvement plans and related documents pertaining to the Tesoro Unit #1 & 2 subdivision. Motion by Kamper, seconded by Kuil to approve Tesoro Unit #1 & 2 subject to special conditions and requirements of the Developer's agreement. The motion was approved unanimously by all present, DeGroot was absent.

President Roos called a recess for the Board to attend the unveiling of the name plaque at the Water Treatment Plant on Dodds Road, Stanislaus County.

The Board resumed the meeting at 2 p.m.

Item #2, consider awarding bids for painting the office building and the shop. Motion by Kamper, seconded by Kuil to award bid to Pro-Painting of Manteca to paint Office exterior and interior of the Shop, at a total cost of \$20,790 and authorized signature of necessary documents. Motion was approved 4-0.

Item #3, award bid for rewiring the District gas pumps. Motion by Kuil, seconded by Schulz to award bid to Riley Electric at a cost of \$17,648 and authorize signature of necessary documents. Motion was approved 4-0.

Item #7, consider conditional approval of improvement plans and related documents pertaining to the Cornerstone Subdivision project. Motion by Kamper, seconded by Kuil to approve the project and authorize signature of necessary documents subject to compliance with those special conditions and requirements reference in the Developer's Agreement. Motion was approved 4-0.

Item #8, approve revised job specifications for Laboratory Coordinator/ Administrator. Motion by Schulz, seconded by Kamper to approve the revised job specifications for Laboratory Coordinator/Administrator. Motion passed 4-0.

Item #10, Discussion and update on status of our investigation into the breach of our computer system. No action taken.

There being no further business to discuss, it was moved by Kuil, seconded by Kamper, and unanimously carried, to adjourn to October 11, 2005 at 9:00 a.m.

ATTEST:

Cheryl Burke
Executive Secretary