

AGENDA
Borrego Water District Board of Directors
Special Meeting
January 14, 2014, 9:00 a.m.
806 Palm Canyon Drive
Borrego Springs, CA 92004

I. OPENING PROCEDURES

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Agenda
- E. Comments from Directors and Requests for Future Agenda Items
- F. Comments from the Public and Requests for Future Agenda Items (comments will be limited to 3 minutes)

II. CURRENT BUSINESS MATTERS

- A. Discussion and possible action on updating the Groundwater Management Plan
 - 1. Review of studies and reports on Borrego Water District website
 - 2. Discussion of stakeholder interview process
- B. Discussion and possible action on Agri-Empire potato farm proposal (2-3)
- C. Discussion and possible approval of JC Labs & Monitoring Service proposal (4-6)
- D. Discussion of amendment to District Water Credit Policy
- E. Discussion of potential agenda items for January 22nd board meeting

III. CLOSED SESSION

- A. Conference with Legal Counsel – Anticipated Litigation
Significant exposure to litigation pursuant to paragraph 2 of subdivision (d) of Section 54956.9.
One case.

IV. CLOSING PROCEDURE

The next Regular Meeting of the Board of Directors is scheduled for January 22, 2014 at the Borrego Water District.

First National Investment Properties



Mailing Address:
13210 Harbor Blvd., #188
Garden Grove, CA 92843

Phone (714) 878-4302
Fax (714) 530-2624

Borrego Water District
806 Palm Canyon Drive
Borrego Springs, CA 92004

Dear Borrego Water District,

Agri-Empire appreciates your interest in purchasing either a water-restrictive easement or the Fee Ownership on their 867+/- acres. We would like to confirm to you that Agri-empire is indeed interested in pursuing the sell of either a water –restrictive easement or their full Fee ownership on 653+/- acres of their 867+/- acres in Borrego Springs and under the right terms and conditions, they would also be willing to entertain an offer on the remaining 214+/- acres.

We believe the steps in this process would be as follows:

- (1) Agri-Empire would receive a Letter Of Interest from the Borrego Water District expressing BWD's interest in pursuing a possible acquisition of Agri-Empire's property subject to BWD's board approval. While this is a non-binding letter to either party, it will let Agri-empire know of Borrego Water District's ("BWD") interest and help provide them a reason to consider an offer from BWD instead of moving forward with selling to a private party.
- (2) Both parties would enter into an option agreement that would allow BWD to acquire the Agri-Empire property or a portion thereof subject to reaching a mutually agreeable value for either the water-restrictive easement or the full Fee ownership on the Agri-Empire property in question. This may involve obtaining an appraisal.
- (3) We can help assist BWD in obtaining other funds for the acquisition. For example, I have extensive experience selling property to the State's Wildlife Conservation Board and will be happy to help you in navigating that process (I have sold 10's of millions of dollars worth of property to the State's Wildlife Conservation Board with some of the funds being grants and some being applied directly to purchases). You will need to write a grant to obtain those funds.
- (4) Once you have the funds, you would then move forward and complete the purchase. In the event the purchase is a water-restrictive easement, then an easement would be placed on the property at the close of escrow restricting the water use on the property. In the event the purchase is a full Fee ownership purchase, then the full Fee ownership would be transferred to BWD or their assignee at the close of escrow.

RE> Borrego Water District - Possible Purchase of Agri-Empire Property

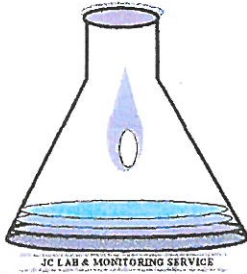
We want to thank you for the opportunity to possibly sell BWD either a water-restrictive easement or the full Fee ownership on some or all of Agri-empire's 867+/- acres and we look forward to working with you toward the completion of this acquisition. Please note that we are aggressively marketing the property to private parties so if you are interested in pursuing this acquisition, please provide us with a Letter of Interest so Agri-empire can consider holding off selling the property to private parties and start work on the acquisition by BWD.

I have attached a copy of the aerial and parcel numbers for your convenience.

I want to thank you for your time and consideration on this matter and look forward to working with you on the possible purchase of the Agri-Empire property.

Sincerely,

Greg Lowther
President
First National Investment Properties.



JC LABS & MONITORING SERVICE
1230 Stacey Ave. El Centro, CA. 92243
Ph. (760) 353-3279 / Mobile (760)791-3538

Date: November 18th, 2013

**To: Mr. Jerry Rowling
General Manager
Borrego Water District**

**Re: Proposal for Wastewater Consulting Services
JC Labs & Monitoring Service**

Dear Mr. Rowling,

As per your request, I am pleased to submit for your review the following proposal for wastewater plant consulting services for Borrego Water District.

INTRODUCTION

JC Labs & Monitoring Service (Joe Sr. & Frank Cornejo) have been providing water/wastewater consulting services in the Imperial Valley for the past 20 years. Our clients include U.S. Gypsum Co. (Plaster City), Seeley County Water District, Ormat Geothermal, and McCabe Union School District. We have assisted these & other water systems with water/wastewater plant operations and maintenance, maintaining regulatory compliance, as well as planning for future upgrades and expansions.

Joe Sr. worked as the Chief Water Systems Plant Operator for Imperial Valley College for over 20 years (*retired 2012*), where he also taught wastewater treatment technology for 10 years. He is a certified Grade 4 Wastewater Plant Operator, and holds various other water related certifications and credentials. He established JC Labs & Monitoring Service in 1993.

Mentored by my father, I have been employed as Water/Wastewater Operations Supervisor with the City of Holtville for the past 12 years, and also taught Water Treatment Technology at Imperial Valley College for 8 years.

Collectively, Joe Sr. and I have nearly 50 years of Waterworks experience working in the Imperial Valley.

As chief operator, I currently hold and maintain the following professional certifications:

- **California Wastewater Treatment Plant Operator 4- #IV-8896**
 - **CWEA Collections Systems Operator Grade 4- #05012403**
 - **California Water Treatment Plant Operator T4- #16911**
 - **California Water Distribution System Operator D4- #8696**
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PROPOSAL

After meeting with Borrego Water District wastewater plant staff and touring the facility, as well as reviewing WDR / Board Order R7-2007-0053 for this facility, we would hereby like to take this opportunity to propose the following services to Borrego Water District:

- Provide a State of California Grade 3 certified Wastewater Plant Chief Operator.
- Perform Bi-monthly (2x month) site visits to inspect the wastewater treatment plant, review all plant records, logs, lab results, and coordinate process control and maintenance operations with plant staff.
- Review and submit all regulatory reports, such as monthly/quarterly/annual eSMR's, etc...
- Review and reply to wastewater plant related correspondence received from state/federal regulatory agencies (CRWQCB / EPA).
- Assist in the planning of upgrades and system improvements with regards to any future regulatory revisions.
- Provide 24-hr/7-day availability via telephone to plant staff for any wastewater matters.
- Provide emergency on-site response and assistance for any wastewater plant related emergencies. *

Monthly flat rate for the aforementioned services - \$1500.

** Emergency site visits will be billed separately at a rate of \$250 per site visit.*

The aforementioned proposal assumes that Borrego Water District shall:

- agree to an initial 1-year (12 month) service contract term, after which any continued services may be considered on a *month by month* basis.

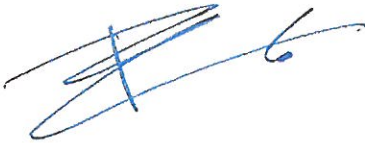
- agree to release JC Labs & Monitoring Service and its members from any liabilities/damages resulting from any business activities. JC Labs & Monitoring Service is a licensed and bonded company, and likewise agrees to release Borrego Water District and its staff of any liabilities/damages resulting from any business activities.

Jerry Rowling
General Manager
Borrego Water District

Date

I sincerely thank you for the opportunity to offer our services to the Borrego Water District. Please feel free to contact me at your convenience if you have any questions or comments regarding this proposal.

Respectfully submitted,



Frank X. Cornejo.
Water Systems Consultant
Mobile (760) 457-9064
Office (760) 356-3186
fcornejo@holtville.ca.gov