



# IID

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## MINUTES OF REGULAR MEETING

### Work Session

**Tuesday, November 18, 2025**

William R. Condit Auditorium  
1285 Broadway Avenue  
El Centro, CA 92243

Division 1—Alex Cardenas

Division 2—JB Hamby, *Vice Chairman*

Division 3—Gina Dockstader, *Chairwoman*

Division 4—Lewis Pacheco

Division 5—Karin Eugenio

Jamie L. Asbury, *General Manager*

Wayne K. Strumpfer, *General Counsel*

Raquel Najera, *Secretary to the Board*

### **CALL TO ORDER— 1:01 p.m.**

All directors were present in the El Centro Boardroom.

### **PLEDGE OF ALLEGIANCE**

Director Pacheco led the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

Moved by Director Cardenas, seconded by Director Eugenio, that the board approve the agenda as presented.

Motion carried, 5-0.

### **PUBLIC COMMENTS**

- Via Email:

General Counsel Wayne Strumpfer reported on two public comments received by email.

1. Terry Kent, President, and Jim Vaughn, Vice President of the Building Industry Association Coachella Valley Chapter expressed support for the following two action items:

- Action Item No. 4: Approval of Cook Street Substation Funding and Reservation of Capacity Agreement

- Action Item No. 5: Approval of Avenue 58 Substation Funding and Reservation of Capacity Agreement and Engineering and Procurement Agreement.

2. Jon McMillen, City Manager of La Quinta, expressed support for action item No. 5: Approval of Avenue 58 Substation Funding and Reservation of Capacity Agreement and Engineering and Procurement Agreement.

• In Person:

Comments supporting action item No. 5: Approval of Avenue 58 Substation Funding and Reservation of Capacity Agreement and Engineering and Procurement Agreement were received from the following:

- Philip Bettencourt of La Quinta
- Norm Witt, Travertine Corporation, La Quinta
- Geri Bone, the attorney representing 12 developers backing the Avenue 58 Substation project.
- Josh Frantz, CM Wave Development, La Quinta

**CONSENT**

Moved by Director Cardenas, seconded by Director Pacheco, that the board approve the consent agenda as presented (Nos. 1, 2, and 3).

Motion carried 5-0.

1. Approval of Service Agreement with Securitas Security Services, USA, Inc. (SRFP No. 534)

Approval of a three-year service agreement with Securitas Services, USA, Inc., for \$7.5 million, effective January 1, 2026.

2. Adopt Resolution for Declaration of Exempt Surplus Land

Adoption of Resolution No. 33-2025 designates approximately 39.96 acres of real property, identified by Assessor's Parcel Numbers 021-200-013 and a portion of 021-240-007, as "Exempt Surplus Land" that is not needed for IID's use and purposes, located in unincorporated areas of Imperial County.

3. Approval of Land Sale to County of Imperial (Niland Sanitary District) APN 021-200-013 and Portion 021-240-007

Approval of IID's land sale of 39.96 acres of real property to the County of Imperial for \$260,000, and authorization for Real Estate to take all necessary steps to complete the sale, subject to the following:

- Adopt the Purchase and Sale Agreement; and
- Direct all costs associated with this sale, including escrow and title insurance, to be at the expense of the County of Imperial for the Niland Sanitary District; and
- Adopt Resolution No. 34-2025, making the required findings under the Water Code and approving the sale.
- Execute a Grant Deed to the County of Imperial with a reservation of all existing rights of way of record or by prescription, and a reservation for all subsurface mineral and geothermal interests on the property.

## CONSENT ITEMS ADDED TO ACTION AGENDA

None.

### ACTION

4. Approval of Cook Street Substation Funding and Reservation of Capacity Agreement

Cameron Bucher, IID's outside counsel, reported on the creation of a new electrical distribution substation in Thousand Palms, which IID has collaborated with the County of Riverside, the City of Rancho Mirage, Palm Desert, the Berger Foundation, and private developers to develop. A draft Funding and Reservation of Capacity Agreement has been negotiated to fund and construct the Cook Street Substation. IID will own, operate, and maintain the substation, with total project costs estimated at \$39,672,000, to be paid over nearly three years. The agreement will be effective for 20 years from the completion date, and additional distribution line extensions will be funded by customers in accordance with IID regulations.

Chairwoman Dockstader and Director Eugenio expressed their appreciation for the staff's dedication and hard work on this project.

Director Cardenas expressed his appreciation for everyone's efforts in advancing this project. Cameron Bucher responded to Director Cardenas' question about lead times on transformers, which he believes are between sixteen and nineteen months, as quoted from the manufacturer.

Director Cardenas thanked Vice Chairman Hamby and Director Eugenio for providing the guiding principles. He also thanked General Manager Jamie Asbury, Manager of Distribution Services and Maintenance Operations Guillermo Barraza, Outside Counsel Cameron Bucher, and the cities, counties, and developers involved in these agreements.

Moved by Director Cardenas, seconded by Director Eugenio, that the Board approve the Funding and Reservation Capacity Agreement for the Cook Street Substation in Thousand Palms, CA.

Motion carried, 5-0.

5. Approval of Avenue 58 Substation Funding and Reservation of Capacity Agreement and Engineering and Procurement Agreement

Cameron Bucher, IID's outside counsel, stated that these two agreements have a similar arrangement to the one mentioned in action item No. 4. This project involves adding a fourth transformer to the Avenue 58 Substation.

Since 2023, IID has partnered with the City of La Quinta, Riverside County, and private developers to build a new electrical distribution substation in southeastern La Quinta. Two agreements were established: one is the Engineering and Procurement Agreement funded by the City of La Quinta, and

the second is the Funding and Reservation of Capacity Agreement, which outlines funding obligations for private developers, including provisions for city and county financial participation if needed. The substation, with an estimated cost of \$23.25 million, will be owned and maintained by IID, which will contribute up to 20 percent of the total cost. Distribution line extensions will be managed by prospective customers.

Director Cardenas commended General Manager Jamie Asbury's leadership and regional strategy, while Chairwoman Dockstader thanked the La Quinta Developers in attendance.

General Manager Asbury echoed the sentiments of IID's Outside Counsel, Cameron Bucher, acknowledging the patience and persistence shown by the development community, local municipalities, and Riverside County.

Moved by Vice Chairman Hamby, seconded by Director Eugenio, that the Board approve the Substation Funding and Reservation of Capacity Agreement and the Engineering and Procurement Agreement for the Avenue 58 transformer addition (4<sup>th</sup> Bank) in La Quinta.

Motion carried, 5-0.

## **POLICY MONITORING**

### **6. SD-5: Financial Resilience and Access to Credit Markets**

Chief Financial Officer Belen Valenzuela provided an update on the monitoring report regarding Board Policy SD-5: Financial Resilience and Access to Credit Markets. She noted that the District is focused on achieving and maintaining a "AAA" rating for the Water Department and a "AA" rating for the Power Department. Currently, the Water Department does not have a rating, as it lacks long-term bond issuance backed by water rate revenues. However, staff is actively working to build the financial infrastructure needed to potentially secure a "AAA" rating in the future.

The Power Department's AA- credit rating was recently reaffirmed, allowing the District to secure an interest rate of 3.84 percent on its current borrowing. This demonstrates that the District successfully accessed credit markets for long-term financing.

Chief Financial Officer Valenzuela addressed key issues in resource decision-making affecting long-term revenue, debt, financial risk, and flexibility. She emphasized the need for separate reserves to ensure financial stability and maintain a strong credit rating, and noted that the Board sets a minimum target for cash coverage of debt service payments to support these credit goals.

There was a discussion regarding Director Cardenas's suggestion to consider an amendment to Policy SD-5 at a future board meeting. The emphasis was placed on the significance of good governance and its impact on financial resilience. General Manager Asbury will certainly look into this matter.

Vice Chairman Hamby emphasized the importance of the rating assessment, noting that the IID is in a stronger position. Chief Financial Officer Valenzuela expressed optimism, indicating that if the district continues along this path, it could lead to positive results.

Moved by Chairwoman Dockstader, seconded by Director Pacheco, that the board find that the District is substantially in compliance with Board Policy SD-5: Financial Resilience and Access to Credit Markets.

Motion carried, 5-0.

## REPORTS

### 7. Board of Directors

Board of Directors Committee Reports:

Chairwoman Dockstader reviewed the list of external and Local Agency Two-on-Two appointments, and the directors provided brief reports on current activities related to the following appointments.

External Appointments	Appointees
American Public Power Association Policy Makers Council	Cardenas
Association of California Water Agencies	Dockstader
California Farm Water Coalition	Dockstader
Coachella Valley Association of Governments — Coachella Valley Conservation Commission	Cardenas/Hamby
Colorado River Board of California	Hamby/Dockstader
Family Farm Alliance <ul style="list-style-type: none"> <li>Chairwoman Dockstader mentioned that Samantha Barncastle, Executive Director of the Farm Family Alliance, would like to give a presentation at a future IID Board meeting.</li> </ul>	Dockstader
Imperial County Transportation Commission	Eugenio
Local Agency Two-On-Two	Appointees
City of El Centro	Cardenas/Hamby
County of Imperial	Dockstader/Hamby

- Director Cardenas gave a report on meetings and events he attended:
  - He attended the monthly Chamber meeting, updating on two major IID capital improvement projects. He recognized Assistant General Manager Sergio Quiroz, who is developing a vendorization program for those interested in doing business with IID. He asked Assistant General Manager Quiroz to revisit the process to provide clarity and an overview of how it works.

- He participated in the San Diego Water Authority tour and delivered a speech.
- Vice Chairman Hamby attended the Seeley Community Advisory Committee meeting, where there is interest in establishing a lighting district. Seeley would take on existing lighting responsibilities and cover related costs.
- Director Pacheco gave a report on meetings and events he attended:
  - Participated in IID board site visits and employee appreciation luncheons.
  - Joined IID's Community Action Day on November 1, 2025, planting over 1,200 trees and bushes in the City of Calexico and a coalition of state and local partners to improve the New River wetlands.
  - Attended the Calexico Police Officers meeting and a breakfast for farmworkers at the Mexican Consulate.
  - Attended the veterans' program at Calexico Park.
  - Took a tour with the San Diego County Water Authority.
  - Attended the City Council meeting in Calexico. IID will help with drainage problems and retention basins.
- Director Eugenio gave a report on meetings and events she attended:
  - Participated in the Veterans Day Parade, and thanked IID's veterans and linemen for their service.
  - Attended IID facilities' board site visits and several employee appreciation luncheons. She thanked IID staff for attending and assisting with the organization of the lunch events.
  - Recently met with Joaquin Esquivel, Chair of the State Water Resources Control Board, to discuss a \$25 million request from Proposition 4 funds for Calexico, aimed at addressing New River and the Salton Sea issues.
- Chairwoman Dockstader gave a report on meetings and events she attended:
  - Attended a meeting with the city of Calipatria in the context of a business owner, regarding their strategic plan.
  - Participated in the Farm Bureau meeting
  - Attended the Imperial Valley Irrigated Lands Coalition at Stockman's Club.
  - Attended the Colorado River Board Workshops at Stockman's Club.
  - Went to the Chilis Cook Off in Brawley and the Cattle Call Parade.
  - Attended lunch with the San Diego County Water Authority.
  - Attended IID's employee appreciation cook-off at IID Headquarters.
  - Joined the Calipatria Foundation Cancer Walk.
  - She was honored to flip the switch for the Magic of Lights in Coachella Valley; IID sponsored the Holiday Village with giveaways scheduled on November 21, December 5, December 12, and December 19.

**RECESS— 2:13 p.m.**

## **WORK SESSION— 2: 19 p.m.**

8. Review the work session calendar for the month of November 2025
  - Strategic Plan Consultation:
    - Fernando Castro-Alvarez, the manager of Strategic Initiatives, provided an overview of the 2024-2025 initiative progress and 30-year outlooks. His presentation covered matters such as the plan's infrastructure investment and management, financial resilience, water conservation and leadership, Coachella Valley collaboration, community benefits and services, adopting advanced technologies, effective and engaging strategic planning, and a 30-year outlook for Water, Power, General Services, and Information Technology, and brought up next steps.

## **ANNUAL WORKPLAN REVIEW**

9. Review Board of Directors 2025 Annual Work Plan

The 2025 annual plan for December 2025 was reviewed, and after discussion, the following changes were proposed for the 12-month Work Session Calendar:

  - The 94-80 Rescission and PURPA Process Adoption was moved from the December 2025 calendar to the Parking Lot.
  - The Habitat Conservation Plan was added to the Parking Lot.
  - The topic of Illegal Dumping was removed from the January 2026 work session calendar.

The Board took a break.

## **CONVENE CLOSED SESSION— 3:08 p.m.**

1. CONFERENCE WITH LEGAL COUNSEL — ANTICIPATED LITIGATION  
(Cal. Gov. Code sec. 54956.9(d)(2) & (e)(1)).  
(3 cases)

The agenda order for the closed session was rearranged.

## **RECONVENE REGULAR SESSION— 5:13 p.m.**

### **REPORT ACTIONS TAKEN IN CLOSED SESSION, IF ANY**

None.

## **ADJOURNMENT— 5:13 p.m.**

**(The regular meeting was livestreamed and is available for public viewing on the IID website for those wanting to access a full recording of the proceedings. The work session part of the meeting was not livestreamed.)**