

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
VISTA IRRIGATION DISTRICT

June 1, 2022

A Special Meeting of the Board of Directors of Vista Irrigation District was held on Wednesday, June 1, 2022 at the offices of the District, 1391 Engineer Street, Vista, California.

**1. CALL TO ORDER**

President Miller called the meeting to order at 8:15 a.m.

**2. ROLL CALL**

Directors present: Miller, Vásquez, MacKenzie, and Sanchez (arrived at 8:30 a.m.)

Directors absent: None.

Staff present: Brett Hodgkiss, General Manager and Lisa Soto, Secretary of the Board.

Other attendees: Scholarship contest award recipients and their families. Candidates for the Division 3 vacancy, Peter Kuchinsky, David Drum, and Richard Alvarez were also present.

**3. PLEDGE OF ALLEGIANCE**

Director MacKenzie led the pledge of allegiance.

**4. APPROVAL OF AGENDA**

22-06-50	<i>Upon motion by Director MacKenzie, seconded by Director Vásquez and carried (3 ayes: Vásquez, MacKenzie and Miller; and 1 absent: Sanchez), the Board of Directors approved the agenda as presented.</i>
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**5. ORAL COMMUNICATIONS**

No public comments were presented on items not appearing on the agenda.

**6. SCHOLARSHIP CONTEST AWARD PRESENTATIONS**

See staff report attached hereto.

Management Analyst Alisa Nichols provided background regarding the District's Scholarship Contest and stated that the Public Affairs Committee recommended and the Board approved awarding scholarships to seven winners.

President Miller presented the scholarship award certificates to the four recipients who were in attendance, Emilie Taylor (\$2,500); Abigayle Paliotte (\$1,500); and Jennifer Galan (\$1,000) all from Rancho Buena Vista High School and Grace Koumaras (\$1,000) from Mission Vista High School. Other award recipients, all from Rancho Buena Vista High School, were Samantha Bailey (\$2,000), Mateo Sulejmani (\$1,000) and Kenneth Morales Reyes (\$1,000). Ms. Nichols said that the students not in attendance would receive their certificate by mail. The Board congratulated and thanked the award recipients and their families; the students and their families thanked the Board and left the meeting.

A brief break was taken from 8:22 a.m. to 8:33 a.m. Upon return from break, Director Sanchez had joined the meeting.

**7. INTERVIEW AND APPOINT DIVISION 3 DIRECTOR**

See staff report attached hereto.

The Board began the interview process at 8:33 a.m. with Mr. Peter Kuchinsky. At 9:03 a.m., upon conclusion of his interview at 9:03 a.m., Mr. Kuchinsky left the meeting and break was taken from 9:05 a.m. to 9:26 a.m. Following the break, the Board conducted its second interview with Mr. David Drum from 9:27 a.m. to 9:51 a.m. After his interview, Mr. Drum left the meeting and a break was taken from 9:51 a.m. until 10:24 a.m. The Board conducted its third interview with Mr. Richard Alvarez from 10:24 a.m. to 10:59 a.m. At the conclusion of his interview, Mr. Alvarez left the meeting.

The Board discussed the three candidate interviews and took the following action:

21-06-51	<i>Upon motion by Director MacKenzie, seconded by Director Vasquez and unanimously carried (4 ayes: Miller, Vásquez, Sanchez and MacKenzie), the Board of Directors appointed Peter Kuchinsky as Director for Division 3 on the Vista Irrigation District Board of Directors.</i>
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At 11:18 a.m., Mr. Drum and Mr. Alavarez returned to the meeting (Mr. Kuchinsky was unable to return due to a scheduling conflict). The Board thanked the applicants and expressed the difficulty it experienced in making its decision. The Board encouraged the candidates that were not selected, regardless of who receives the appointment, to run for the position in November 2022. The Board announced that after careful deliberations, it appointed Mr. Peter Kuchinsky. The candidates thanked the Board for the opportunity and left the meeting.

**8. COMMENTS BY DIRECTORS**


Directors MacKenzie and Sanchez commented briefly on meetings they will be attending in the upcoming week.

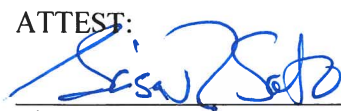
**9. COMMENTS BY GENERAL MANAGER**

None were presented.

**10. ADJOURNMENT**

There being no further business to come before the Board, at 11:27 a.m. President Miller adjourned the meeting.

  
Marty Miller, President

ATTEST:  
  
\_\_\_\_\_  
Lisa R. Soto, Secretary  
Board of Directors  
VISTA IRRIGATION DISTRICT



## STAFF REPORT

Agenda Item: 6

<b>Board Meeting Date:</b>	<b>June 1, 2022</b>
<b>Prepared By:</b>	<b>Alisa Nichols</b>
<b>Reviewed By:</b>	<b>Marlene Kelleher</b>
<b>Approved By:</b>	<b>Brett Hodgkiss</b>

**SUBJECT:** SCHOLARSHIP CONTEST AWARD PRESENTATIONS

**RECOMMENDATION:** Award a \$2,500 scholarship to Emilie Taylor from Rancho Buena Vista High School; a \$2,000 scholarship to Samantha Bailey from Rancho Buena Vista High School; a \$1,500 scholarship to Abigayle Paliotti from Rancho Buena Vista High School; and \$1,000 scholarships to Mateo Sulejmani, Jennifer Galan and Kenneth Morales Reyes all from Rancho Buena Vista High School and Grace Koumaras from Mission Vista High School as winners of the scholarship contest.

**PRIOR BOARD ACTION:** On May 11, 2022, the Board selected the seven winners for the Vista Irrigation District scholarship contest.

**FISCAL IMPACT:** \$10,000.

**SUMMARY REPORT:** In November 2021, application packets, which included a brochure for the scholarship contest, were provided to high school counselors within the District's jurisdictional boundaries. Follow-up calls and e-mails were made to the counselors to make sure the application materials were received and inquire as to students' interest in the program. Additional scholarship promotional efforts included issuing a news release and promoting the contest on the District's website. Application materials were also made available on the District's website.

The District received twelve completed application packages by the February 25, 2022 deadline. Of those, there were eleven applicants from Rancho Buena Vista High School and one applicant from Mission Vista High School.

Public Affairs Committee members Sanchez and Vásquez were the competition judges. The Committee reviewed the applications and recommended awarding scholarships as follows: a \$2,500 scholarship to Emilie Taylor from Rancho Buena Vista High School; a \$2,000 scholarship to Samantha Bailey from Rancho Buena Vista High School; a \$1,500 scholarship to Abigayle Paliotti from Rancho Buena Vista High School; and \$1,000 scholarships to Mateo Sulejmani, Jennifer Galan and Kenneth Morales Reyes all from Rancho Buena Vista High School and Grace Koumaras from Mission Vista High School as the winners of the Vista Irrigation District scholarship contest. Once enrolled at a college, university or trade school, District staff will forward a check directly to the school on each recipient's behalf.

**ATTACHMENTS:** Certificates of scholarship award

# SCHOLARSHIP VOUCHER

Emilie Taylor

has been awarded a

**\$2,500.00 Scholarship**

from Vista Irrigation District  
in recognition of her academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*

# SCHOLARSHIP VOUCHER

Samantha Bailey

has been awarded a

**\$2,000.00 Scholarship**

from Vista Irrigation District  
in recognition of her academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*

# SCHOLARSHIP VOUCHER

Abigayle Paliotti

has been awarded a

**\$1,500.00 Scholarship**

from Vista Irrigation District  
in recognition of her academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*

# SCHOLARSHIP VOUCHER

Mateo Sulejmani

has been awarded a

\$1,000.00 Scholarship

from Vista Irrigation District  
in recognition of his academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*

# SCHOLARSHIP VOUCHER

Jennifer Galan

has been awarded a

**\$1,000.00 Scholarship**

from Vista Irrigation District  
in recognition of her academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*



# SCHOLARSHIP VOUCHER

Kenneth Morales Reyes

has been awarded a

**\$1,000.00 Scholarship**

from Vista Irrigation District  
in recognition of his academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*

# SCHOLARSHIP VOUCHER

Grace Koumaras

has been awarded a

**\$1,000.00 Scholarship**

from Vista Irrigation District  
in recognition of her academic achievement and  
service to the community

A check will be sent directly to the college, university, or trade school of the student's choice upon verification of acceptance and enrollment as a full-time student.

\_\_\_\_\_  
*Marty Miller, Board President*

\_\_\_\_\_  
*Date*



## STAFF REPORT

**Board Meeting Date:** June 1, 2022  
**Approved By:** Brett Hodgkiss

**SUBJECT:** INTERVIEW AND APPOINT DIVISION 3 DIRECTOR

**RECOMMENDATION:** Interview and appoint a director for Division 3 of the Vista Irrigation District Board of Directors.

**PRIOR BOARD ACTION:** At its April 20, 2022 meeting, the Board elected to post a “Notice of Vacancy” in three conspicuous locations in the District’s service area and accept applications from candidates until 3:00 p.m. on May 23, 2022.

**FISCAL IMPACT:** None associated with an appointment.

**SUMMARY:** With the April 8, 2022 passing of Director Paul Dorey, a vacancy exists on the Vista Irrigation District Board of Directors for Division 3. At its April 20, 2022 meeting, the Board considered the options available to fill the vacancy in accordance with Government Code §1780. The Board elected to exercise its option to appoint a qualified candidate to fill the vacancy in Division 3 until the next general election in 2022.

**DETAILED REPORT:** On April 12, 2022, the District’s Board Secretary formally notified the San Diego County Registrar of Voters of the Division 3 vacancy. On April 21, 2022, a Notice of Vacancy was posted in the District lobby, at Vista City Hall, at the Vista Library and at the Gloria McClellan Senior Center; the notice was also posted on the District’s website and a news release was submitted to local newspapers. Additionally, the City of Vista and Vista Chamber of Commerce provided information about the Division 3 vacancy in their e-newsletters.

Government Code §1780 requires that the vacancy be filled within 60 days following its effective date (on or before June 7, 2022). To meet this requirement, the Board set a deadline of May 23, 2022 at 3:00 p.m. to receive applications for the vacancy and called for a special meeting on June 1, 2022 to interview qualified candidates (e.g. reside within the boundaries of Division 3 and be a registered voter). The District received four applications, and one candidate withdrew from consideration.

When the Board makes an appointment, the Board Secretary will be prepared to swear in the appointee.

**ATTACHMENTS:**

- Interview Schedule
- Candidate Applications



1391 Engineer Street • Vista, California 92081-8840  
Phone (760) 597-3100 • Fax: (760) 598-8757  
www.vidwater.org

**Board of Directors**

Marty Miller, *President*  
Jo MacKenzie  
Patrick H. Sanchez  
Richard L. Vásquez

**Administrative Staff**

Brett L. Hodgkiss  
*General Manager*  
Lisa R. Soto  
*Board Secretary*  
Elizabeth A. Mitchell  
*General Counsel*

**NOTICE OF VACANCY**

Effective April 8, 2022, a vacancy occurred on the Board of Directors of the Vista Irrigation District in Division 3.

Division 3 encompasses the central and northeast portions of Vista and unincorporated areas of the County of San Diego; it is generally described as being bounded on the north by Townsite Drive and East Vista Way, on the west by State Route 78 and south and east by Woodland Road, Buena Creek Road and Foothill Drive.

Interested persons who are registered voters and reside within the boundaries of Division 3 may contact the District's Board Secretary at (760) 597-3128 for an application or for any other information. If interested, please call the District to verify that you are a resident of the Division.

Deadline for applications is May 23, 2022 at 3:00 p.m. Interviews will be conducted on June 1, 2022; interview schedule to be determined.

## **Candidate Interview Schedule**

8:30 a.m.	Peter Kuchinsky
9:30 a.m.	David Drum
10:30 a.m.	Richard Alvarez

May 6, 2022

RECEIVED

MAY 09 2022

VISTA IRRIG. DIST.

Vista Irrigation District  
Attention: Lisa Soto, Board Secretary  
1391 Engineer Street  
Vista, CA 92081-8840

Board of Directors:

Please let me extend my condolences on the recent loss of your colleague and friend Paul Dorey. I know his presence and guidance will be missed by all at Vista Irrigation District.

With the vacancy now created and your desire to fill the seat of District 3, please accept my Statement of Qualifications for the position on the Board of Directors ending in December 2022.

If selected, it would be a personal honor to serve and complete the term of Paul Dorey in an attempt to fill the void left by his passing.



Peter Kuchinsky II

[REDACTED]  
Vista, CA 92084  
[REDACTED]



1391 Engineer Street • Vista, California 92081-8840  
Phone (760) 597-3100 • Fax: (760) 598-8757  
www.vidwater.org

**Board of Directors**

Marty Miller, *President*  
Jo MacKenzie  
Patrick H. Sanchez  
Richard L. Vásquez

**Administrative Staff**

Brett L. Hodgkiss  
*General Manager*  
Lisa R. Soto  
*Board Secretary*  
Elizabeth A. Mitchell  
*General Counsel*

STATEMENT OF QUALIFICATIONS FOR DIRECTOR  
VISTA IRRIGATION DISTRICT BOARD OF DIRECTORS, DIVISION 3  
TERM ENDING DECEMBER 2022

NAME PETER KUCHINSKY II  
ADDRESS [REDACTED]  
VISTA CA 92084  
PHONE NUMBER ( [REDACTED] ) [REDACTED] EMAIL ADDRESS [REDACTED]

Please attach your response to each of the questions below to this coversheet.

- 1. How long have you been a resident of Vista?
- 2. Why do you feel you are qualified to perform as a Director of this District?
- 3. What has been your experience in working with/for governmental agencies?
- 4. What experience do you have in working with/for the water industry?
- 5. Are you or have you been active in civic affairs? If so, in what capacity?
- 6. Briefly outline your philosophy as a Director of the District.

Thank you for your interest in serving as a Director of the Vista Irrigation District.

# Statement of Qualifications for District 3 Vacancy

## Peter Kuchinsky II

### **1. How long have you been a resident of Vista?**

I have been a resident of Vista, homeowner and Vista Irrigation District customer since about 1982. Stephanie and I choose Vista as our home after college and raised our four children here. All graduated from Vista High. We have lived in our current home and District 3 since 1994.

### **2. Why do you feel you are qualified to perform as a Director of this District?**

As a longtime resident and homeowner of Vista, I feel that I reflect the values and concerns of many of the customers of Vista Irrigation District. We know we live in a desirable area, of increasing growth and development, but in a State that will continually face water issues.

My college degree in Public Administration / Finance (San Diego State University, 1981) and career experience in construction management/development, safety and insurance could bring a unique perspective to Board of Directors when considering challenges of water supply/quality, budgeting, staffing, and capital improvements to represent the customers regarding the delivery of efficient service and water at a reasonable cost.

### **3. What has been your experience in working with/for governmental agencies?**

In my past experience in construction management/development, I often needed to present projects to city commissions, Boards and work with staff for approval and positive outcomes. Since 2004, working for ACWA/Joint Powers Insurance Authority (a public agency serving water agencies throughout the State), I am often called to interact with water district Board of Directors, General Managers, senior management and staff on detailed, critical and sensitive issues to present and achieve a desirable outcome for all involved.

### **4. What experience do you have in working with/for the water industry?**

Since 2004, I have worked for ACWA/Joint Powers Insurance Authority as a Senior and Lead Risk Advisor. In that role, I work with member water agencies on issues concerning policies, risk exposures, liability, property and worker safety. The goal being to promote and support industry best practices to maintain efficient operations, preventative maintenance and emergency preparedness/response to reduce losses.

I hold certifications from the State Water Resources Control Board in Distribution and Treatment, along with a Collection System Maintenance certificate from CWEA. As part of these certifications, I must attend continuing education and conferences to stay current in industry best practices.

### **5. Are you or have you been active in civic affairs? If so, in what capacity?**

While my children attended Vista schools, I participated in school site committees and was a member of Vista United School District-wide oversight committee for the first school bond.

Over the years, I have held various roles and committee positions within the industry and presented on water industry related topics concerning liability, risk control and safety for CWEA, AWWA, National Safety Council, Water Utility Safety Managers Association and Pacific Safety Council.



# **Statement of Qualifications for District 3 Vacancy**

## **Peter Kuchinsky II**

### **6. Briefly outline your philosophy as a Director of the District.**

The customers and ratepayers served by the Vista Irrigation District are entitled to a Board member who is transparent, fair, ethical, and accountable. As a member of the Board of Directors, one should provide input to, and assist in the policy direction and leadership for the District. A Board member should seek to reflect the following behaviors and qualities:

- Use the public office only for the public good, not for personal gain
- Participate in public deliberations and processes openly in an atmosphere of mutual respect, civility and transparency.
- Exercise independent, impartial, and fair judgment and actions

The role and responsibilities of a Board Member is to promote the best interests of the District's customers by establishing policies that support the vision and mission of the District and by ensuring the implementation of those policies. They are entrusted to establish policies that ensure fiscal stability and the effective use of funds that will be revised as the mission of the District evolves over time. The Board hires the General Manager to manage the day-to-day operations and effective management of the District, with the additional responsibility to properly evaluate the General Manager on an annual basis.

The ultimate goal of the Board, through the policies it adopts and financial oversight, is to ensure that the District is progressive, transparent, innovative, well-managed and recognized as an industry leader. A Board Member always respects the role of the customers, staff and the other agencies that it serves in the governance of the District, and always encourages participation at all levels. Each Board Member must fully understand and respect that the Board exercises authority only collectively as a Board, and individual Board members shall not act on their own volition. The Board is made up of five members that make decisions and issues are decided by a majority of these five Board members.

If selected, it would be a personal honor to complete the term of Paul Dorey in an attempt to fill the void left by his passing.



GAVIN NEWSOM  
GOVERNOR



JARED BLUMENFELD  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

**State Water Resources Control Board**

April 27, 2022

**Peter Kuchinsky, II**  
[Redacted]  
Vista, CA 92084

Grade: D1  
Operator: [Redacted]

Subject: **Distribution Identification Card**

Your certification has been approved. Below is your ID card. This is official notice of your certification. Your next renewal is due **6/1/2025**.

If you have any questions regarding your renewal status, you may contact us at the number below.

Drinking Water Operator Certification Program

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State Water Resources Control Board  
Drinking Water Operator Certification Program  
P. O. Box 944212, Sacramento, CA 94244-2120  
Phone: (916) 449-5611 / Fax: (916) 449-5654  
Internet Address: [http://www.waterboards.ca.gov/drinking\\_water/certlic/occupations/DWopcert.shtml](http://www.waterboards.ca.gov/drinking_water/certlic/occupations/DWopcert.shtml)

Receipt and Pocket ID Card

State of California		
State Water Resources Control Board		
This verifies that the individual named below has paid the appropriate fee and is a certified <b>Water Distribution Operator</b>		
Name:	Peter Kuchinsky, II	
Level:	Grade D1	Operator #: [Redacted]
Expires:	10/1/2025	Fee Paid: \$ 55
Due:	6/1/2025	
Signature:		

Please sign card.



GAVIN NEWSOM  
GOVERNOR

JARED BLUMENFELD  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

**State Water Resources Control Board**

September 28, 2021

**Peter Kuchinsky, II**

[Redacted]  
Vista, CA 92084

Grade: T1  
Operator: [Redacted]

**Subject: Treatment ID Card Letter**

Your certification has been evaluated and approved. Below is your ID card. This is official notice of your certification. Your next renewal is due **9/1/2024**.



If you have any questions regarding your renewal status, you may contact us at the number below.

Drinking Water Operator Certification Program

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State Water Resources Control Board  
Drinking Water Operator Certification Program  
P. O. Box 944212, Sacramento, CA 94244-2120  
Phone: (916) 449-5611 / Fax: (916) 449-5654  
Internet Address: [http://www.waterboards.ca.gov/drinking\\_water/certlic/occupations/DWopcert.shtml](http://www.waterboards.ca.gov/drinking_water/certlic/occupations/DWopcert.shtml)

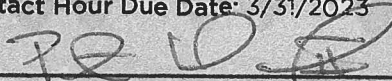
Receipt and Pocket ID Card

State of California		
State Water Resources Control Board		
This verifies that the individual named below has paid the appropriate fee and is a certified <b>Water Treatment Operator</b>		
Name:	Peter Kuchinsky, II	
Level:	Grade T1	Operator #: [Redacted]
Expires:	1/1/2025	Fee Paid: \$ 55
Due:	9/1/2024	
Signature:		

Please sign card.

**Peter Kuchinsky**  
ACWA JPIA  
[REDACTED]  
Vista, CA, 92084-5301

**Peter Kuchinsky**  
Collection System Maintenance Grade 1  
Certificate Number: [REDACTED]  
Certificate Expiration Date: 3/31/2023  
Contact Hour Period: 4/1/2021 to 3/31/2023  
Contact Hour Due Date: 3/31/2023

  
\_\_\_\_\_  
Signature of Certificate Holder

Dear CWEA Certification Holder,

Thank you for renewing your CWEA certification! Your certification helps build professionalism and promote public confidence in the water profession. It is proof that you have demonstrated a level of knowledge, skills, and abilities to perform your job safely and effectively and are up-to-date on safety practices, regulations, and technological changes in the industry.

With your CWEA certification, you become part of a social network of water professionals who share your professionalism. Your CWEA certification gives you access to valuable information regarding your industry and gets you connected with other CWEA certification holders throughout the state.

Enclosed you will find your important certification documents:

- Your blue card is proof of your CWEA certification. It shows the certification you hold and the grade level you earned. It indicates when your certification is due for renewal (every year) and when your contact hours (continuing education) are due (every two years).
- Your official wall certificate includes the CWEA watermark and seal. This will serve as verification of the authenticity of your certification. To order or re-issue this original certificate, send a request to [tcp@cwea.org](mailto:tcp@cwea.org) (\$10 each for CWEA members, \$17 for non-members). Re-issues are available only for valid certifications.
- The back of this page provides information on renewing your certification yearly and how to earn contact hours every two years to stay certified.

Your achievement as a CWEA certification holder is valuable to your employer, the public you serve, and to CWEA. If you need a receipt for your certification renewal payment, please contact us at [tcp@cwea.org](mailto:tcp@cwea.org). For more information on how to stay certified, visit us on the web at [cert.cwea.org](http://cert.cwea.org) or contact us at [tcp@cwea.org](mailto:tcp@cwea.org).

**Earn contact hours through CWEA training and events. Check out our events website at [events.cwea.org](http://events.cwea.org).**

Sincerely,



**Abigail Gomez**, Chair  
CWEA Technical Certification

# Certificate of Completion

PETER KUCHINSKY II

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Attended the following class on November 30, 2021 (1:00 to 3:00 p.m.)

## ***Sexual Harassment Prevention for Board Members & Managers***

\*This Course meets the requirements established by AB 1825, 1661 & 2053

**Location:** Pasadena Convention Center  
Pasadena, CA

**Designed For:** Water Utilities

**Verified:**



**Robert Greenfield, ESQ.  
General Counsel, ACWA JPIA**



1391 Engineer Street • Vista, California 92081-8840  
Phone (760) 597-3100 • Fax: (760) 598-8757  
www.vidwater.org

RECEIVED

MAY 11 2022

VISTA IRRIG. DIST.

**Board of Directors**

Marty Miller, *President*

Jo MacKenzie

Patrick H. Sanchez

Richard L. Vásquez

**Administrative Staff**

Brett L. Hodgkiss

*General Manager*

Lisa R. Soto

*Board Secretary*

Elizabeth A. Mitchell

*General Counsel*

STATEMENT OF QUALIFICATIONS FOR DIRECTOR  
VISTA IRRIGATION DISTRICT BOARD OF DIRECTORS, DIVISION 3  
TERM ENDING DECEMBER 2022

NAME David Drum

ADDRESS [REDACTED]

Vista, CA 92084

PHONE NUMBER [REDACTED] EMAIL ADDRESS [REDACTED]

Please attach your response to each of the questions below to this coversheet.

1. How long have you been a resident of Vista?
2. Why do you feel you are qualified to perform as a Director of this District?
3. What has been your experience in working with/for governmental agencies?
4. What experience do you have in working with/for the water industry?
5. Are you or have you been active in civic affairs? If so, in what capacity?
6. Briefly outline your philosophy as a Director of the District.

Thank you for your interest in serving as a Director of the Vista Irrigation District.

1. I was raised in Encinitas and purchased my first home in Vista in November 2019.
2. I feel I am qualified to perform as a Director of this District because I have worked in Vista with my family's plumbing company since 2015 and currently hold the position of Assistant Operations Manager working with pricing and purchasing materials. I earned my Journeyman's Plumbing License in 2020.
3. I have not worked with or for a government agency.
4. I have worked in the plumbing industry for 7 years and have been on in-depth tours of both potable and wastewater treatment facilities in San Diego. I have also worked to support water meter replacements with VID in the Vale Terrace area.
5. No, I have not been active in Civic affairs.
6. My philosophy as a Director of the District is continuing with my beliefs formed from my years with Boy Scouts. I believe trust and integrity of character are important to being an upstanding member of the community; People are to be treated with kindness and respect; Nature is important to preserve as I was always taught: Leave it cleaner than you found it.

RECEIVED

MAY 17 2022

VISTA IRRIG. DIST.

Richard Alvarez  
[REDACTED]

Vista Irrigation District  
Board Members  
1391 Engineer Street  
Vista, Ca 92081

**RE: BOARD OF DIRECTORS DIVISION 3 VID**

To Whom It May Concern,

I learned of your opening for Division 3 with great interest and would like to apply.

As an active member of our community, I see this as an exciting opportunity to get further involved in our local infrastructure.

Being a water paying customer since 1999, I believe I could be a beneficial addition to your team and help navigate Vista Irrigation's complex situations through the coming years.

Please let me know if you have any questions as it is an extreme honor to be considered for this position.

Thank you for your time; I hope to hear from you soon.

Best Regards,

Richard Alvarez  
[REDACTED]  
[REDACTED]  
[REDACTED]

Vista, CA 92084



# Richard Alvarez

Richard Alvarez is a Licensed California Real Estate Broker with 37+ years of experience in buying, selling, managing, and leasing properties. Boasting 70+ tenants with a consistent occupancy rate of over 90% covering 150,000+ sq ft., he excels at financial accounting, site analysis, purchase negotiations, new construction/tenant improvements, contamination mitigation, tenant/landlord management responsibilities, estate planning, and loan procurement. He has also successfully negotiated individual contracts in excess of millions of dollars.

Richard proudly established Prime Investors Corporation locally in 2012. He leads an accomplished team that consists of both tenured and fresh agents he mentored and trained.

His properties have spanned over 6 counties across Southern and Northern California and include dealings with government organizations in cities such as Temecula, Ontario, Vista, Anaheim, Mendocino, and others in addition to large agencies such as the Immigration and Naturalization Service (INS), the Regional Water Quality Control Board, the South Coast Air Quality Control District, and Homeland Security.

In addition to managing current projects, Richard also successfully designed and constructed their own multi-tenant industrial facility. In the process he navigated numerous branches of the City, met with inspectors, and contracted and negotiated with individual vendors.

A proud graduate of the University of Southern California in 1989, with a Bachelor of Science degree in Finance and Real Estate, he began his career at Charterhouse Investment Company in Century City. There he spearheaded joint venture projects including the Citadel at the old Uniroyal Facility on the 5 Freeway, the 252,000 sq ft. La Mirada Metro Center, the 335,000 sq ft. Phoenix Airport Center, and the 6,000,000 sq ft. Imperial Concourse Project, to name a few.

He was also heavily involved with the procurement of permanent loans with institutional investors such as the Berkshire Life Insurance Company that included over 200 million for industrial projects in the City of Commerce with Trammel Crow Company, over 100 million with OMA in the South Bay of Los Angeles, and over 100 million with the Warner Center complex in the San Fernando Valley with Voit.

Richard has lived with his family in Vista since 1998 and has resided in the same home since July of 1999 that he built with his wonderful wife Linda Lopez-Alvarez. He has a daughter who is a television executive in Los Angeles.

An active member of the community, he and his wife started and ran a non-profit competitive Soccer Club, North San Diego Fútbol Club for over 7 years that assisted lower income children in the area.

He was also the proud treasurer of the Vista Village Business Association that held large scale events in Vista including the famous Strawberry Festival.

Similarly, wanting to give back to his alma mater and an avid sports fan, Richard was a member of the USC Board of Counselors, the fundraising arm of the prestigious football program.

# Richard Alvarez

## STATEMENT OF QUALIFICATIONS, QUESTIONS FOR DIRECTOR VISTA IRRIGATION DISTRICT BOARD OF DIRECTORS, DIVISION 3 TERM ENDING DECEMBER 2022

1. How long have you been a resident of Vista?

I have lived in Vista since 1997 and have been a resident of Division 3 since July 1999.

2. Why do you feel you are qualified to perform as a Director of this District?

I have been lucky enough to live in this district for 22 years. I know the area well but more importantly understand the needs of its residents. In addition, I have run a profitable real estate business that also oversaw a successful over 10,000 sf retail store, a non-profit soccer club (North San Diego Futbol Club), was the treasurer of the Vista Village Business Association, and now run a boutique real estate office where we manage our own and others properties, also overseeing agents that work beneath me. All of these positions have enabled me to be a decision maker on all fronts, exceling while working with others to get things accomplished and managing a broad scope of duties, including negotiating the lowest commercial loan rate about 2.3% fixed, that American Express had ever done.

3. What has been your experience in working with/for governmental agencies?

I have worked with many governmental agencies throughout California in various capacities:

- a. I was involved with the soccer club and the City of Vista in petitioning for available fields, on an annual basis.
- b. In Vista have spoken at City Council meetings and dealt with various departments on different occasions.
- c. In the City of Temecula, I developed a multi-tenant industrial building from the ground up, and worked hand in hand with the city and its varied agencies on design, permits, construction, certificate of occupancy, etc.
- d. In Temecula, was involved with planning/zoning departments and the City Council on Re-Development, where they were incorrectly applying zoning to properties that were constructed with buildings that were non-conforming.
- e. At the City of Ontario, was involved with the planning department to get a tenant variance so they could occupy a building I was managing. The zoning at the time was not conducive to the building.
- f. Leased and managed the US border patrol, at their facility in Temecula at 43136 Rancho Way, dealing with various issues throughout their tenancy.
- g. Dealt with OSHA and The City of Orange about cleaning solvents entering the storm drain, from a tenant that occupied a property we managed. Fortunately, I was able to negotiate a solution that worked for both parties.

I have also been involved in dealings with other cities such as San Marcos, Escondido, Oceanside, San Diego, Murrieta, Riverside, San Bernardino, Brea, Anaheim, etc. All of these experiences have been unique and allowed me foster a myriad of skills, including negotiation, communication, etc.

4. What experience do you have in working with/for the water industry?

I have experience with the Water Quality Control Board and Water Districts on numerous occasions, including:

- a. I have been on both sides of contamination issues in the cleanup of our site, in hiring the right parties to complete the remediation with the least amount of exposure. Fortunately, it was a gasoline tank of the US Immigration/Border Patrol.
- b. On the other side, we had to sue an adjacent owner for contaminating our property. The contaminants had leaked into the water table, that was cleaning solvents that do not dissipate like Petroleum products. I was deposed in this case in San Francisco that led to a successful conclusion for our business. On a side note, the water that was contaminated by the cleaning solvents, was also part of the aquifer that was pumped into the water supply for Rancho Water, that pump for RW was fortunately about ½ mile away. I was never sure how far the plume extended, it was never investigated.
- c. In constructing the property noted before, I was involved with the Rancho California Water District and the City of Temecula to confirm to the necessary building regulations.

5. Are you or have you been active in civic affairs? If so, in what capacity?

I am proud to have been involved civically in numerous capacities, including:

- a. With the soccer club we constantly pushed the players to give back to their city and did so through various projects, including cleaning at Brengle Terrace Park, donating various trees to the park, painting and light construction around town for those less fortunate, and more,
- b. In the VVBA, as the treasurer, I set up the forecasting/budgeting and worked hand in hand with the accountant. I also helped to run the Strawberry Festival, Rod Run, etc., and all the events we had ongoing in an effort to increase business.

6. Briefly outline your philosophy as a Director of the District.

The future of Water being available and the cost associated in lowering, maintaining or increasing costs, great decisions that help the constituents and the ongoing functionality of the Vista Irrigation District. I have always prided myself on making sound decisions with an eye to the future, especially in negotiations and coming up with solutions. I will always look towards the better interest of the people and the agency. We need to ensure that the VID has the water necessary for its constituents at reasonable prices so that the future is protected, even if tough decisions must be made. Being self-employed, will also enable me to make all the meetings, locally and overnight as necessary for whatever time necessary. I am very devoted with anything I do, always 100% committed. I am again excited about the potential opportunity but know there is a lot to learn, especially from these distinguished existing board members.

Best Regards,  
Richard Alvarez

[REDACTED]  
[REDACTED]  
[REDACTED]

Vista, CA 92084



## STAFF REPORT

**Agenda Item: 8**

**Board Meeting Date: June 1, 2022**  
**Prepared By: Lisa Soto**

SUBJECT: COMMENTS BY DIRECTORS

SUMMARY: This item is placed on the agenda to enable individual Board members to convey information to the Board and the public not requiring discussion or action.



## STAFF REPORT

Agenda Item: 9

Board Meeting Date: June 1, 2022  
Prepared By: Brett Hodgkiss

SUBJECT: COMMENTS BY GENERAL MANAGER

SUMMARY: Informational report by the General Manager on items not requiring discussion or action.