



Denair Community
Service District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

May 21, 2024

Phone: 209-634-4986

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I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Director's to order at 6:01 p.m.

PRESENT: Directors McDonald, Comfort, Edwards, Bradley, Couchman and General Manager Odom and Secretary Gomes

ABSENT:

ALSO, PRESENT: Glenn Doerksen, DCSD Assistant General Manager

II. Public Comment

No public comment.

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on April 16, 2024 as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of May 21, 2024, as prepared by Secretary Gomes. (Bradley & Comfort)

B. Manager's Report

WTS/GSA/JPA:

The GSP was submitted and was kicked back for revision with 180 days to complete. An extension was requested until December 2024 in order to organize budgets and pumping data. We are awaiting for the authorization of the extension

WATER LEVELS:

2024: 94.5' Last Year, 2023: 100.25'

CONSERVATION:

April 2024: 44.61%

DEVELOPERS:

Elmwood Estates (Torre Reich) – Nothing to report.

Monte Vista Collections (LGI Homes – CA, LLC) – LGI Homes is now the Developer for the Monte Vista Collections subdivision. We had a meeting with Evan Licht, LGI Homes along with the District Engineer to get the Developer's Agreement finalized. Evan is planning to attend a future Board Meeting to discuss financing options and the BOLD program.

Hoffman Ranch (Dan Dunkley) – This subdivision is now in the hands of LGI Homes as well. They have not yet purchased the land but are the primary contact for the project. We are working with them on the Developer Agreement that includes a similar infrastructure contribution as the Monte Vista Collections subdivision, in the amount of \$250,000 for water and sewer improvements.

Sophie Estates (FQC, Inc.) (formerly: Heans Martin Project/Kersey Rd.) – Nothing to report.

Issaco Estates (Solaria Technologies Sam David) (formerly Dean Wilson) – Nothing to report.

TUOLUMNE LIFT STATION:

New pumps have been installed and has been working well.

SURFACE WATER TREATMENT PLAN:

Nothing to report.

DAMAGE/VANDELISM:

Nothing to report.

COMMUNITY CENTER:

Nothing to report.

V. New Business

- A. The Board unanimously approved the bills to be paid as presented for May 2024. (Bradley & Comfort)

- B. Review and approve the Denair Community Services District 2024-2025 Fiscal Year Budget as presented.

Director Edwards requested that approval of the 2024-2025 Fiscal Year Budget be suspended until after salaries are discussed in Closed/Executive Session.

VI. Other Business

Chairman McDonald requested we look into the historical status of the Gaslight Theater.

VII. Adjournment: Chairman McDonald adjourned the Regular Session at 6:32 p.m.

VIII. Executive Session: Director McDonald called Executive Session to order at 6:37 p.m. and adjourned at 7:05 p.m.

IX. Regular Session reopened at 7:05 p.m.

Chairman McDonald reported the following:

On a motion made by Director Couchman, and seconded by Director Edwards, the Board unanimously approved a 4.25% COLA salary increase for staff.

On a motion by Director Edwards, and seconded by Director Bradley, the Board unanimously approved the Denair Community Services 2024-2025 Fiscal Year Budget.

X. Adjournment: Chairman McDonald adjourned the Regular Session at 7:07 p.m.

Next Regular Meeting – Tuesday June 18, 2024

Respectfully submitted,


Jennifer Gomes, Secretary to the Board of Directors
Denair Community Services District

CC: Directors; General Manager; Attorney and Accountant.