



Denair Community
Service District

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

September 17, 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, , Bradley,
Assistant General Manager Glenn Doerksen and Secretary Gomes

ABSENT: Director Couchman & Edwards

ALSO, PRESENT: Gaslight Board members: Marcia Fowles, Margaret Munnely,
James Shehan & Ben Sivils

II. Public Comment

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on August 20, 2024, as prepared by Secretary Gomes. (Comfort & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as Of September 17, 2024. (Bradley & Comfort)

B. Review and accept the Denair Community Services District 2022-2023 Fiscal Year Audit.

On a motion made by Director Bradley and seconded by Director Comfort, the Denair Community Services District Board unanimously approved the 2022-2023 Fiscal Year Audit as presented by Benton Roberson CPA's, LLP on July 16, 2024,

C. Manager's Report

DEVELOPERS:

Monte Vista Collections (LGI Homes – CA, LLC) – Teichert has completed the grading and will begin installation of the sewer main, manholes and will finish by connecting to the Districts main.

Elmwood Estates (Torre Reich) – Plans have been finalized for the sewer lateral. We will begin working on the Developer Agreement.

Hoffman Ranch (Dan Dunkley) – Nothing to report.

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.

WTS/GSA/JPA:

Nothing to report.

WATER LEVELS:

September 2024: 101.7

CONSERVATION:

August: -25.5%

DAMAGE/VANDELISM:

Nothing to report.

WELL 7:

The tank was removed. Once the new tank is re-piped, we will chlorinate and flush to be up and running soon.

WELL 8 – FILL LINE PROJECT:

District Engineer, Dennis Barksdale will be out next week to survey and begin the RFP for the project. The RFP will include a generator, and the current SCADA system used by the District.

CITY OF TURLOCK:

Regarding the proposal from the City of Turlock to increase its wastewater discharge rates to industrial customers by 60%, Denair CSD Counsel Neal Costanzo reiterated that we cannot argue the proposed rate increase as a residential customer because the District's Wastewater permit for the City of Turlock is classified as industrial due to the amount of discharge.

The first of two meetings for public comment to the Turlock City Board will be on October 8, 2024.

VAC-CON EXTENSION:

Construction for the extension of the shop to house the new Vac-Con truck has begun. The new truck is estimated for delivery in mid to late October.

V. New Business

- A. The Board unanimously approved the bills to be paid as presented for September 17, 2024. (Bradley & Comfort)
- B. Approve the continued use of the Scout Hall by the San Joaquin Toy Train Operators, Inc.
On a motion made by Director Comfort and seconded by Director Bradley, the Denair Community Services District Board unanimously approved for the San Joaquin Toy Train Operators to continue using the Scout Hall.
- C. Approve the Lease Agreement for the Gaslight Conservatory
Members of the Gaslight Board were in attendance. They asked to modify the lease agreement to include maintenance to the roof and heating and air conditioning.
The records of the Gaslight Theater being a historical building were also discussed. Mr. Shehan mentioned that he researched and was not able to locate any documentation online. Secretary Gomes stated she has found some old documents that she would forward to Ben Sivils that might help locate proof.
The length of the new lease was also mentioned.
The approval of the lease was tabled to the next meeting to be held October 15, 2024, so the request for roof, heating and air repairs and maintenance and the length of the lease can be discussed and agreed upon by the Board.

VI. Other Business

Mr. Shehan presented a letter (attached) to the Board regarding the recent Farm & Family Festival event that was held in Denair.
Mr. Shehan requested the support of the Board as well as mentioning the use of the Community Center, and the requirements of a deposit for use of the center. Chairman McDonald asked Mr. Shehan to return during their planning time which Mr. Shehan mentioned would be early 2025. At that time, the Board can discuss the use of the Community Center and the District's support to the festival.

VII. Adjournment:

As there was no further business to discuss, Chairman McDonald adjourned the Regular Meeting at 6:40 p.m.

Next Regular Meeting – Tuesday October 15, 2024

Respectfully submitted,



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

CC: Directors; General Manager; Attorney and Accountant.