



Denair Community  
Service District

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

June 18, 2024

Phone: 209-634-4986

Fax: 209-634-9805

I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Director's to order at 6:00 p.m.

PRESENT: Directors McDonald, Comfort, Edwards, Bradley, Couchman and Assistant General Manager Glenn Doerksen and Secretary Gomes

ABSENT:

ALSO, PRESENT: Neal Costanzo, District Counsel & Jennifer Hildago, Stanislaus County Community Relations Manager

II. Public Comment

Jennifer Hildago, Stanislaus County Community Relations Manager introduced herself to the Board to let them know that she is new to the position and wanted to reach out to let them know that she is available as a liaison for any county departments that we many need assistance with as well as provide us with resources for grants that relate to the District.

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on May 21, 2024 as prepared by Secretary Gomes. (Couchman & Bradley)

IV. Approval of the Closed/Executive Session Meeting

The Board unanimously approved the minutes from the Closed/Executive Session Meeting held May 21, 2024, as prepared by Chairman McDonald (submitted by Secretary Gomes). (Bradley & Couchman)

V. Approval of the Special Meeting Minutes

The Board unanimously approved the minutes from the Special Meeting held on June 3, 2024 as prepared by Neal Costanzo, District Counsel (submitted by Secretary Gomes). (Bradley & Couchman)

VI. Old Business

A. The Board unanimously approved the Report of Funds as of June 18, 2024, as prepared by Secretary Gomes. (Bradley & Comfort)

B. Manager's Report

DEVELOPERS:

**Elmwood Estates** (Torre Reich) – County has approved plans. Waiting on funding to proceed.

**Monte Vista Collections** (LGI Homes – CA, LLC) – Plans have been sent to District Engineer for final review.

**Hoffman Ranch** (Dan Dunkley) – Nothing to report.

**Sophie Estates** (FQC, Inc.) (formerly: Heans Martin Project/Kersey Rd.) – Updated plans for condos instead of duplexes have been sent to District Engineer for review.

**Issaco Estates** (Solaria Technologies Sam David) (formerly Dean Wilson) – Underground work is ready to begin.

WTS/GSA/JPA:

Nothing to report.

WATER LEVELS:

2024: 100.6' Last Year, 2023: 93.70'

CONSERVATION:

May 2024: 39.2%

TUOLUMNE LIFT STATION:

New pumps have been installed and has been working well.

DAMAGE/VANDELISM:

Nothing to report.

NEW VAC-CON:

The chassis has been delivered. Looking at early-mid October for delivery. The extension for the shop bid has expired, will work on getting an updated one to get started in July.

WELL 7:

First or second week July Howk will be removing the tank, replumbing and pouring concrete.

OTHER:

We are about finished with the town sewer line cleaning and the yearly valve exercising plan.

VII. New Business

- A. The Board unanimously approved the bills to be paid as presented for May 2024. (Bradley & Edwards)
- B. Amend Resolution 2024-007: Changes/Updates to Signature Cards at Oak Valley Community Bank/Cetera Investments

On a motion made by Director Couchman and seconded by Director Bradley, the Board unanimously approved and authorized to amend Resolution 2024-007 that changes and updates the signature cards at Oak Valley Community Bank/Cetera Investments.

- C. Resolution 2024-008: Change/Update Local Agency Investment Fund Transaction Authorization

On a motion made by Director Edwards and seconded by Director Couchman, the Board unanimously approved Resolution 2024-008 that changes the person authorized to deposit and withdraw monies to the Local Agency Investment Funds (LAIF).

VIII. Other Business

- A. Chairman McDonald asked other members of the Board to make a motion to permanently change the office hours to:  
Monday – Thursday 7:15-4:30 (No closure during lunch).  
Friday: 7:15-12:00

On a motion made by Director Bradley and seconded by Director Edwards, the Board unanimously approved the changes to the office hours.  
Monday – Thursday 7:15-4:30 (No closure during lunch).  
Friday: 7:15-12:00

- B. Chairman McDonald confirmed that the Gaslight Theater has resumed monthly rent payments.

- C. Director Edwards inquired about the two generators that are kept at the shop.

Assistant Manager, Glenn Doerksen confirmed that one was being used at the Main Lift Station but now there is a permanent one there. But they are both kept charged to be used in case of an emergency.

- IX. Adjournment: Chairman McDonald adjourned the Regular Session at 6:21 p.m.

As there was no further Regular business to discuss, Chairman McDonald adjourned the Regular Meeting at 6:21 p.m. and called for Executive Session to begin at 6:26 p.m.

- X. Executive Session: Director McDonald called Executive Session to order at 6:25 p.m. and adjourned at 7:05 p.m.

- XI. Regular Session reopened at 7:25 p.m.

Chairman McDonald reported the following:

A motion was made by Director Comfort to rescind the merit pay increase for General Manager Odom but allow the COLA increase of 4.25%.  
Director Edwards made a motion; that was seconded by Director Couchman, the Board unanimously rescinded the merit increase but approved a 4.25% COLA increase for General Manager, David Odom.

The Board also agreed unanimously to close the Denair Community Services Office on Friday July 5, 2024 and pay the staff regular pay.

- XII. Adjournment: Chairman McDonald adjourned the Regular Session at 7:30 p.m.

Next Regular Meeting – Tuesday July 16, 2024

Respectfully submitted,

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

CC: Directors; General Manager; Attorney and Accountant.