



Denair Community
Service District

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

February 20, 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 6:03 p.m.

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

ABSENT: Director Comfort

ALSO, PRESENT: Glenn Doerksen, DCSD Assistant General Manager, Jack Smith,
San Joaquin Toy Train Association

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 January 16, 2024 as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of February 20, 2023, as prepared by Secretary Gomes. (Kuffel & Bradley)

B. Manager's Report

WTS/GSA/JPA:

The GSP that was submitted in January 2022 was denied by the State as presented. They are requesting that due to declining groundwater levels and reaching the 2024 sustainability requirement for 2024 be fixed because of overdraft pumping.

WATER LEVELS:

2023: 89.88' Last Year, 2022: 95.40'

CONSERVATION:

January 2024: -12.44%

DEVELOPERS:

Torre Reich (Elmwood Estates) – I have reviewed the revised plans. The District Engineer is in agreement with the few redline changes. We will move forward with a Developer's Agreement.

Lazares Dev. / Monte Vista Collection (Trevor Smith) – The Developer's Agreement has been approved by the District Engineer and Counsel. We've decided to move forward with the sewer lift station along with the \$425,000.00 infrastructure contribution. As soon as the Developer's Agreement is signed and sent over by the Developer, we will have the Board Chairman sign it on the District's behalf.

Dunkley (Hoffman Ranch) – We are working to finalize the Developer's Agreement since the property has been approved and annexed into the District Boundary.

Heans Martin Project (Kersey Rd. Project) – Nothing to report.

Isaaco Estates / Sam David (Wilson) – Equipment has been moved in. DCSD is waiting for their schedule for work to begin.

SURFACE WATER TREATMENT PLAN:

Nothing to report.

DAMAGE/VANDELISM:

Nothing to report.

COMMUNITY CENTER:

Per request by Director Edwards, I will get an estimate for fencing/gates around the center.

INVESTMENTS:

The District generated \$40,260.03 in interest for the month of December.

TUOLUMNE LIFT STATION:

The new pumps for the lift station have arrived. We are waiting on our contractor to schedule the installation and wiring.

- C. Gaslight Theater: Per recommendation from the District Auditor, it was advised that instead of refunding the two months of rent that the Board agreed upon at last month's meeting that we extend the monthly rent waiver for an additional two months.

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously agreed to extend the monthly rent waiver for two months instead of issuing a refund. The Gaslight Theater's rent will be waived until June 2024.

V. New Business

A. The Board unanimously approved the bills to be paid as presented for February 2024. (Kuffel & Bradley)

B. Resolution 2024-001: Vice Chairman Matthew Kuffel Letter of resignation effective March 31, 2024.

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously accepted Vice Chairman Kuffel's letter of resignation effective March 31, 2024. Notice of vacancy will be provided to Stanislaus County Elections Officials and notice of vacancy will be posted in three conspicuous places for fifteen days.

C. Resolution 2024-002; Renew Library Lease Agreement between Denair Community Services District and Stanislaus County for another two (2) year lease effective May 1, 2024.

On a motion made by Director Bradley and seconded by Director Kuffel, the Board unanimously approved to renew the lease with the Agreement between Denair Community Services District and Stanislaus County Library for another two (2) years effective May 1, 2024 through April 30, 2026.

VI. Other Business: No Other Business

VII. Executive Session: Not requested or scheduled.

VIII. Adjournment: Next Regular Meeting – Tuesday March 19, 2024

As there was no other business to discuss, Chairman McDonald adjourned the Regular Meeting at 6:29 p.m.

Respectfully submitted,


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

CC: Directors; General Manager; Attorney and Accountant.