



Denair Community  
Service District

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

November 19, 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 6:00 p.m.

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

ABSENT:

ALSO, PRESENT:

II. Public Comment

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on October 15, 2024, as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of November 19, 2024. (Bradley & Couchman)

B. Approve the Lease Agreement for the Gaslight Conservatory

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously approved the Lease for the Gaslight Conservatory Theater.

C. Manager's Report

WATER LEVELS:

November 2024: 94.4' average for all four wells.

CONSERVATION:

October 2024: 15.34%

DAMAGE/VANDELISM:

Scout Hall was "tagged" along with the Sterling Ranch Park.

DEVELOPERS:

**Monte Vista Collections** (LGI Homes – CA, LLC) – They have failed three Bac-T tests. They are flushing and sampled again today. Once they have passed two consecutive tests, they will begin patching.

**Elmwood Estates** (Torre Reich) – Developer Agreement has been signed. Dennis Bailey will begin the groundwork.

**Hoffman Ranch** (Dan Dunkley) – Plans are still in the review process. Comments and redlines have been returned to the engineer for changes. Likely to begin groundwork in early Spring.

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

**Issaco Estates** (Solaria Technologies Sam David) (formerly Dean Wilson) – The insurance and bond information were delivered today.

WELL 8/FILL LINE:

Dennis Barksdale, District Engineer will be out soon to survey soon. Send out RFP late spring or early summer.

VAC-CON TRUCK:

Extension at the shop is complete and the new truck will be delivered by January 1, 2025.

TREE:

A tree at the triangle across from the office is looking bad. We had it evaluated. It's approximately 80% dead and was recommended to be removed. It will be a two day project the first week of December.

CITY OF TURLOCK & TID:

Due to the recent notification of rates being significantly increased to industrial customers from the City of Turlock and all rates increasing from TID beginning January 1, 2025, it's suggested that we begin the PROP 218 process to evaluate the rates.

V. New Business

A. The Board unanimously approved the bills to be paid as presented for November 19, 2024. (Bradley & Comfort)

B. Resolution 2024-009: Approval of the Existing 125 POP Plan

On a motion made by Director Comfort and seconded by Director Couchman, the Board unanimously approved Resolution 2024-009 which continues the existing 125 POP Plan effective January 1, 2025.

C. Approval for the District to begin the process of joining the California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD) Program.

The Board unanimously agreed to begin the process of joining the CMFA BOLD Program that was introduced and described at the October 2024 meeting.

VI. Other Business

A. JKB lawsuit update? Request an update from District Counsel.

B. Workplace safety and personnel policies?

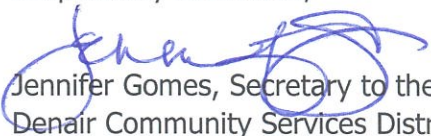
Workplace safety concerns have been implemented. Personnel policies are near completion with new laws and regulations.

VII. Adjournment:

As there was no further business to discuss, Chairman McDonald adjourned the Regular Meeting at 6:34 p.m.

Next Regular Meeting – Tuesday January 21, 2024

Respectfully submitted,

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

CC: Directors; General Manager; Attorney and Accountant.