

Denair Community  
Service District

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

January 21, 2025

Phone: 209-634-4986  
info@denaircsd.org

I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District's Board of Director's to order at 5:58 p.m.

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

ABSENT: Directors Couchman & Macedo

ALSO, PRESENT: Evan Lucht, LGI Homes  
Mark Swartz, Denair Lion's Club  
Dempsey Grover, LPL Financial  
Mike Slater, Attorney w/Costanzo Law

II. Open Public Hearing

A. Topic: Monte Vista Collections Sub-division – Bond Opportunities for Land Development (BOLD) Program

B. Presentation by LGI Homes, Developer for Monte Vista Collections to inform the public about the BOLD program, a financing program offered by the California Municipal Financing Authority (CMFA) that allows for the financing of public infrastructure and impact fees for development projects.

C. Adjourn Public Hearing

As there were no persons from the Public with questions or concerns regarding the Monte Vistas Collections Sub-division – Bond Opportunities for Land Development (BOLD) Program, Chairman moved forward with the Regular Meeting.

III. Public Comment

No public in attendance.

IV. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on November 19, 2024, as prepared by Secretary Gomes. (Bradley & Edwards)

V. Old Business

A. The Board unanimously approved the Report of Funds as of January 21, 2025. (Edwards & Bradley)

B. Manager's Report

WATER LEVELS:

Average for all four wells:

December 2024: 89.4'

January 2025: 87.5'

CONSERVATION:

December 2024: 20.2%

DAMAGE/VANDELISM:

Wood benches at the park had to be replaced due to damage from teens.

DEVELOPERS:

**Monte Vista Collections** (LGI Homes – CA, LLC) – Sidewalks have been completed. Currently they are surveying (by camera) the sewer mains. Wednesday they will pressure test the sewer and the water on Thursday. They're also bringing in more dirt to raise the pads for the homes. We have a ZOOM meeting on Thursday to discuss the Lift Station, the controls (SCADA system) and XIO installation. They anticipate beginning to build in late spring/early summer.

**Elmwood Estates** (Torre Reich) – Groundwork is just about done. They had a delay due to the weather.

**Hoffman Ranch** (Dan Dunkley) – Plans are in the final stages of review. A bid for the underground work should be out soon and the process will begin late April/early May.

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

**Issaco Estates** (Solaria Technologies Sam David) (formerly Dean Wilson) – Marty, Inspector from Stanislaus County is still working with the Developer on the storm drain and easement on Santa Fe.

VAC-CON TRUCK:

Delivered December 26<sup>th</sup>. Training will take place on January 28, 2025, at 8:00 a.m. We will work to sell the old Vac-con once the new one is "dialed in."

TREE:

The tree at the triangle across from the office has been removed.

VI. New Business

- A. The Board unanimously approved the bills to be paid as presented for January 21, 2025. (Bradley & Edwards)
- B. Denair Lions Club – Explore the construction of a clock tower/media and message board at the community center parking lot entrance.

Marck Swartz, representing the Denair Lion's Club presented to the DCSD Board a photo (attached) of a proposed clock tower that the Lion's Club would like to place at the entrance to the Community Center. The Lions' club has a Gaslight Building Fund that the Lion's club fund raises annually that would fund the project. The photo is only a sample, and the actual design would be somewhat different as the project is only in the beginning stages. The DCSD Board suggested that the placement be at the entrance to town near the triangle on Monte Vista. The Board also raised questions such as: who would maintain the clock tower? Who would be responsible for changing the message, etc. DCSD Board also suggested using the funds to upgrade other areas in or around the Gaslight Theater such as the restrooms.

Mark said he was here in place of Tony Varni, who is actually heading up the project and that he would take the Board's suggestions and report to Tony. He mentioned that the Lion's Club wanted permission from the DCSD Board before moving on with the project.

- C. General Manager Job Description – Discuss, Amend (if needed) & Approve Job Description for General manager.

Director Edwards requested the following changes/additions to the General Manager Job Description:

- a. Wordage be changed to prefer a bachelor's degree, not must have because District Counsel informed the Board that experience can override the requirement for the degree at their discretion.
- b. Requirement be included that the General Manger obtain Treatment Operator 3 and Distribution Operator 2 with reasonable length of time to obtain.
- c. Set a response time.
- d. Add the General Manager needs a minimum of five (5) years' experience.

The approval was tabled to the following meeting pending the suggested changes/amendments.

D. Consider and Approve Employment Agreement for General Manager

At the request of Mike Slater, Attorney Costanzo Law, Chairman McDonald moved this item to closed/executive session.

E. Re-Organization of the Board

1. Nominate and elect Chairman
2. Nominate and elect Vice Chairman

Re-organization of the Board was tabled to the February 18, 2025, meeting by Chairman McDonald as Directors Couchman and Macedo were not in attendance.

VII. Other Business

Dennis Barksdale, District Engineer, added that he agreed that the BOLD Program was good. He suggested a "mature person" be hired into the General Manger position. Dennis said that he was working on a timeline to get the water line and new tank RFP completed.

VIII. Adjournment:

Chairman McDonald adjourned the Regular Meeting at 7:04 p.m. and requested a five (5) minute break before the start of Executive/Closed Session.

IX. Executive Session

Chairman McDonald called Executive session to order at 7:09 p.m.

A. Public Employee Appointment Pursuant to Government Code Section 54957

Title: General Manager

X. Re-Open Regular Session & Report

Regular session was reconvened at 7:40 p.m.

Attorney Slater reported that the Board voted to set the Acting General Managers salary at \$140,000, per annum effective the current pay period.

AYES: McDonald, Edwards & Bradley

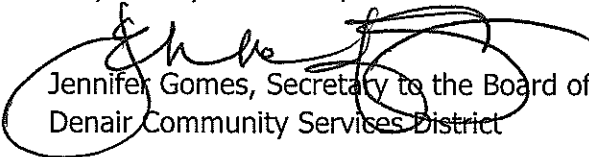
NOES: None

ABSENT: Couchman & Macedo

As there was no further business to discuss, the meeting was adjourned at 7:41 p.m.

Next Regular Meeting – Tuesday February 18, 2025

Respectfully submitted,



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

CC: Directors; General Manager; Attorney and Accountant.