



Denair Community
Service District

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

March 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 6:01 p.m.

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

ABSENT:

ALSO, PRESENT: Glenn Doerksen, DCSD Assistant General Manager, Nathan Couchman, Ben Sivils and Judy Kindle, representatives from LOVE Denair

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 February 20, 2024 as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of March 19, 2024, 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 and has been sent back for revision. We have a group that is working with DWR to discuss changes needed in order to send back before the 180-day deadline.

WATER LEVELS:

2024: 88.7' Last Year, 2023: 94.3

CONSERVATION:

February 2024: -39.16%

DEVELOPERS:

Torre Reich (Elmwood Estates) – Nothing to report.

Lazares Dev. / Monte Vista Collection (Trevor Smith) – We are finalizing a few details regarding the lift station in order to finalize the Developer Agreement.

Dunkley (Hoffman Ranch) –We are waiting transfer of ownership and the Developer Agreement which includes a request for \$250,000 contribution for infrastructure.

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

Isaaco Estates / Sam David (Wilson) – Nothing to report.

SURFACE WATER TREATMENT PLAN:

Nothing to report.

DAMAGE/VANDELISM:

Nothing to report.

COMMUNITY CENTER:

Nothing to report.

OFFICE HOURS:

Monday – Thursday 7:15-4:30

Friday: 7:15-12:00

Open through lunch hour.

Hours have been posted on the website, in the office lobby and on the monthly statements for 4 weeks. So far, we have not had any negative response from customers.

The Board requests we keep track of customer interactions and phone calls for two months and report feedback.

V. New Business

- A. The Board unanimously approved the bills to be paid as presented for March 2024. (Bradley & Edwards)
- B. Love Denair: Judy Kindle, Chairman and Ben Sivils, Vice Chairman of Love Denair. Love Denair started in August/September 2023. The goal is to clean up Denair. They are looking for the support of the Board. The organization

has been in contact with local churches, a general contractor, Denair Lumber and McAlister Painting, all who have contributed/donated to the organization. April 27, 2024 will be the first project for Love Denair. They will be cleaning up at Country Squire Mobile Home Park which is a senior living park. Love Denair meets the second Tuesday of every month @6:30 p.m. at the Gaslight Theater.

- C. Resolution 2024-003: Appoint New Director, Nathan Couchman to the Board of Directors effective April 1, 2024

On a motion made by Director Bradley and seconded by Director Edwards, the Board unanimously accepted Resolution 2024-003 where Nathan Couchman was appointed as a Director to the Denair Community Services Board of Directors.

- D. Resolution 2024-004: Realign the Board of Directors

Director Kuffel nominated current Chairman McDonald for Chairman, the nomination was seconded by Director Bradley and was unanimously accepted by the Board. Tommy "TJ" McDonald will again be named Chairman of the Denair Community Services Board of Directors.

Director Bradley nominated Director Comfort for Vice Chairman, the nomination was seconded by Director Edwards and was unanimously accepted by the Board. Director Joel Comfort will be named Vice Chairman of the Denair Community Services Board of Directors.

Therefore, the Board unanimously realigned the Board and accepted Resolution 2024-004.

- E. Resolution 2024-005: Public Facilities Fees Increase

Director Edwards suggested that the Public Facilities Fees increase to 4% instead of the suggested 2.5%. On a motion by Director Bradley and seconded by Director Comfort, the Board unanimously approved to increase the Public Facilities Fees for Developer Fees for building/construction to 4% effective April 1-2024 through March 31, 2025.

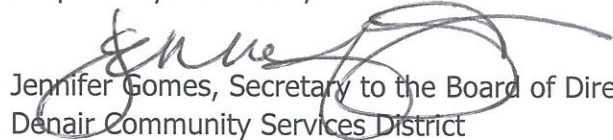
- F. Resolution 2024-006: Review and approve/authorize David Odom, General Manger to execute Lease Purchase Agreement and Associated Certificates, Designations, Notices, Escrow Agreement for Lease and Ultimate Purchase of Vac-Con V311AHE/1300 Mounted on a Freightliner 1145SD+6X4 Truck Chassis (Vactor Truck)

On a motion made by Director Edwards and seconded by Director Kuffel the Board unanimously approved and accepted Resolution 2024-006 that authorizes David Odom, General Manger to execute a Lease Purchase Agreement and Associated Certificates, Designations, Notices, Escrow Agreement for Lease and Ultimate Purchase of Vac-Con V311AHE/1300 Mounted on a Freightliner 1145SD+6X4 Truck Chassis (Vactor Truck)

- VI. Other Business: No Other Business
- VII. Executive Session: Not requested or scheduled.
- VIII. Adjournment: Next Regular Meeting – Tuesday April 16, 2024

As there was no other business to discuss, Chairman McDonald adjourned the Regular Meeting at 6:56 p.m.

Respectfully submitted,


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

CC: Directors; General Manager; Attorney and Accountant.