

Denair Community  
Service District

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

August 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 6:00 p.m.-b

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

ABSENT: Secretary Gomes

ALSO, PRESENT: Jack Smith & Ken Jones

II. Public Comment

Jack Smith from the San Joaquin Toy Train Operators, Inc., mentioned that they would be having an open house during the upcoming Denair Farm & Family Event on September 14, 2024

Ken Jones was in attendance to reintroduce himself to the board and remind them that he is interested in and would like to be considered for any upcoming job opportunities within the District.

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on July 16, 2024 as prepared by Secretary Gomes. (Edwards & Bradley)

IV. Approval of the Closed/Executive Session Meeting

The Board unanimously approved the minutes from the Closed/Executive Session Meeting held July 16, 2024, as prepared by Chairman McDonald (submitted by Secretary Gomes). (Couchman & Bradley)

V. Old Business

- A. The Report of Funds as of August 20, 2024, was not available as Secretary Gomes was not in attendance. She will email it to the board upon her return.
- B. Review and accept the Denair Community Services District 2022-2023 Fiscal Year Audit.

No decision or comment was made to accept or deny the 2022-2023 Fiscal audit at the July 2024 meeting. It was included on the agenda for acceptance/approval at the August 20, 2024, but again it was not discussed. It will be added to the agenda for the September 17, 2024 meeting.

C. Manager's Report

DEVELOPERS:

**Elmwood Estates** (Torre Reich) – We, along with Dennis, District Engineer are finalizing the requirements for the water/sewer separation.

**Monte Vista Collections** (LGI Homes – CA, LLC) – Earthwork has begun at the project site. We received approval from the state today for the off-site plan regarding an old TID line. The state is allowing the 12 inch to run underneath with a two-foot separation in a concrete encasing.

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

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

**Issaco Estates** (Solaria Technologies Sam David) (formerly Dean Wilson) – We had two separate meetings at the job site with the Developer and the county. There was an issue with the storm basin being too close to Santa Fe. One solution would be to move it to the East approximately 4 feet. The county inspector, Amber, will ask the county engineer for approval.

WTS/GSA/JPA:

Nothing to report.

WATER LEVELS:

August 2024: 107.9'

CONSERVATION:

July 2024: 28.02%

DAMAGE/VANDELISM:

Nothing to report.

WELL 7:

The tank will be removed on Tuesday. New plumbing will be installed shortly to get the well up and running again.

WORKPLACE SAFETY:

We have been working diligently to get the required signage posted, replaced a couple of GFI plugs and purchased safety equipment as suggested by the recent Safety Inspection by Smith & Associates.

I'd like to ask the Board to make a motion to authorize Smith & Associates to assist the District in writing safety policies and continue safety inspections for one year with an additional inspection done in 6 months.

CITY OF TURLOCK:

The City of Turlock is proposing to increase all industrial waste discharge customers approximately 90-100% beginning January 2025 which could increase the District's fees by \$20-\$24,000 per month. There will be two Public Hearings in September and October. The City will then make their proposal to the City Council for approval in November. The District discharges residential waste, but are considered by City of Turlock as industrial due to the volume.

I, Glenn Doerksen, Asst. General Manager, am asking how we will support the increase if it's approved. The DCSD Board suggested that Glenn contact District Counsel to get clarification as how to proceed considering we discharge residential waste.

VI. New Business

- A. The Board unanimously approved the bills to be paid as presented for August 2024. (Bradley & Comfort)
- B. Approve the continued use of the Scout Hall by the San Joaquin Toy Train Operators, Inc.  
Because Secretary Gomes was not in attendance the previous "agreement" was not available. This item will be forwarded to September's meeting agenda.

VII. Other Business

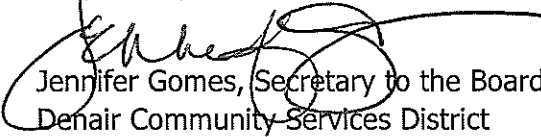
Chairman McDonald reported that Michelle Benton, CPA is currently out of the county. Upon her return, she will begin the salary/wage comparison. He also reported that Neal Costanzo, District Counsel, is working on contract and personnel policies.

VIII. Adjournment:

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

Next Regular Meeting – Tuesday September 17, 2024

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Gomes", with a long horizontal flourish extending to the right.

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

CC: Directors; General Manager; Attorney and Accountant.