

Denair Community Services District

Board Meeting



Denair Community Services District

Board of Directors Regular Meeting Minutes

Date: May 19, 2026
Time: 6:00 p.m. – 6:22 p.m.
Location: District Office
3850 N. Gratton Rd.
Denair CA 95316

I. Call to Order

Chairman McDonald called the regular meeting of the Denair Community Services District’s Board of Directors to order at 6:00 p.m.

II. Attendance

- **Present:** Chairman McDonald, Vice Chairman Couchman, Director Macedo, Director Bradley, and Director Edwards
- **Staff Present:** General Manager Glenn Doerksen, Asst. General Manager Leo Tyrrell, Secretary Jennifer Gomes, Staff Services Technician Danelle Serpa
- **Absent:** None
- **Guests:** Lisa Brugger and Jennifer, Friends of Denair Library

III. Public Comment

No public comment was offered.

IV. Approval of Minutes

- **Motion:** To approve the minutes of the Regular Meeting held on April 20, 2026, as prepared by Secretary Gomes.

- **Moved by:** Director Bradley
 - **Seconded by:** Director Edwards
 - **Outcome:** Unanimously approved.
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V. Old Business

A. Report of Funds

- **Motion:** To approve the Report of Funds as of May 19, 2026.
- **Moved by:** Director Bradley
- **Seconded by:** Vice Chairman Couchman
- **Outcome:** Unanimously approved.

B. Manager's Report

General Manager Glenn Doerksen presented the operational and development updates:

- **Conservation:** April 2026 conservation rate was 29%.
- **Pumping Operations:**
 - April 2026: 30,180,200 gallons
 - March 2026: 27,777,700 gallons
- **Water Levels:**
 - Static Average: May 2026: 93.6 | April 2026: 90.6'
 - Pumping Volume: May 2026: 129,900 gal | April 2026: 126,800 gal
- **Damage/Vandalism:** Nothing to report.
- **Well #7**
 - Tested high for nitrates.
 - Currently not running per State Regulator.
 - State Regulator offered a couple of possible options: Nitrate Analyzer or Blending Program; pending final report:
- **Developer Projects:**
 - **Monte Vista Collections** (LGI Homes – CA, LLC)
31 permits pulled so far.
 - **Hoffman Ranch** (LGI Homes, LLC / Formerly Dan Dunkley)
Developer agreement extended by the district until August 2027.

*Project is currently going out to bid for underground infrastructure.
Revised map pending from LGI Homes upon county approval.*

- **Sophie Estates** (FQC, Inc. / Formerly Heans Martin Project/Kersey Rd.)
No new updates or changes to report at this time.
- **Elmwood Estates** (Torre Reich)
Two permits were pulled to begin construction on model homes.
- **Issaco Estates** (Solaria Technologies Sam David / Formerly Dean Wilson)
*Developer agreement extended by the district until August 2027.
Meeting held with Sam David and his associate regarding the 12" water line cost.
District reinforced that water line needs are due to fire flow requirements.
Developer was informed that board approval is required for fee assistance.
Developer was reminded of meeting schedule and to request agenda placement.
Adam's Underground performed passing pressure test. Set to flush and sample on Thursday.
Adam's Underground will also perform a mandrel test on the sewer.*

VI. New Business

A. Approval of Bills

- **Motion:** To approve the bills to be paid as presented for May 2026.
- **Moved by:** Director Bradley
- **Seconded by:** Vice Chairman Couchman
- **Outcome:** Unanimously approved.

B. Friends of Denair Library: Lisa Brugger & Jennifer

- Representatives from the Friends of Denair Library requested permission with requirements to add a reading/book themed mural or framed art near the entrance using grant funds.
- The Board requested visual renderings and information on long-term maintenance (such as anti-graffiti, washable epoxy coating) before granting final approval. District staff will power wash the library sign before the group cleans or repaints it.

C. Approval of Annual Budget 2026-2027

- **Motion:** To approve and accept the Annual Budget 2026-2027
- **Moved by:** Director Macedo

- **Seconded by:** Director Bradley
 - **Outcome:** Unanimously approved.
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VII. Other Business

No other business was brought before the Board.

VIII. Adjournment Regular Meeting

Chairman McDonald adjourned the Regular Meeting at 6:22 p.m. and requested Executive Session.

IX. Executive Session

Chairman McDonald called the Executive Meeting to order at 6:22 p.m.

- Discussion of employees.

Chairman McDonald had nothing to report from Executive Session.

X. Adjournment

Chairman McDonald adjourned the Executive Session at 6:34 p.m.

Next Regular Meeting: Tuesday, June 16, 2026.

Respectfully submitted,



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

CC: Directors; General Manager; Attorney; Accountant