

Denair Community Services District

Board Meeting



March 18, 2025

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, Edwards, Bradley & Macedo
General Manager Glenn Doerksen and Secretary Gomes

ABSENT: Director Couchman

ALSO, PRESENT:

II. Public Comment

No public in attendance.

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on February 18, 2025, as prepared by Secretary Gomes. (Bradley & Edwards)

IV. Old Business

- A. The Board unanimously approved the Report of Funds as of March 18, 2025. (Bradley & Macedo)

B. Manager's Report

DEVELOPERS:

Monte Vista Collections (LGI Homes – CA, LLC) – They have passed the Bac-T sample and are waiting on the weather to improve to begin paving. Anticipate beginning at the end of this week or beginning of next week. Lift station install is going well. Some parts are on back order. XIO parts have been ordered as well.

Hoffman Ranch (Dan Dunkley) – We received the contribution funds for sewer improvements, signed off on the final plans and have a signed Developer Agreement. They are now waiting for Stanislaus County to sign off.

Sophie Estates (FQC, Inc.) (formerly: Heans Martin Project/Kersey Rd.) – A revised set of plans were delivered and currently being reviewed by Dennis, District Engineer. They have reconfigured the original plans to have six duplexes and one single unit.

Elmwood Estates (Torre Reich) – Nothing to report.

Issaco Estates (Solaria Technologies Sam David) (formerly Dean Wilson) – Nothing to report.

WATER LEVELS:

Average: 87.1'

CONSERVATION:

February 2025: -13.4%

DAMAGE/VANDELISM:

Nothing to report.

WELL 7:

The motor has been repaired, and it is back online.

RFPS:

Dennis, District Engineer, will be working on RFPS for 2025-2026 Budget:

1. Fuel line from well 8 to the Corp yard.
2. Well 8 generator.
3. 12" water line extension from Tuolumne Rd. to Gratton Rd., which is part of the Master Plan for the loop system.

C. Resolution 2025-005: Resolution to Re-Align the Board as voted on at the regular meeting held February 18, 2025.

Chairman McDonald signed Resolution 2025-005 as it was already approved.

VI. New Business

- A. The Board unanimously approved the bills to be paid as presented for March 18, 2025. (Edwards & Bradley)
- B. Review & Approve Proposal for Water & Wastewater Rate Study from Tuckfield & Associates

On a motion made by Director Bradley and seconded by Director Macedo, the Board unanimously approved the Proposal for the Water & Wastewater Rate Study from Tuckfield & Associates.

- C. Gaslight Conservatory Theater

Mr. Sivils and Mr. Shehan were unable to attend tonight's meeting.

- D. Resolution 2025-006: Resolution to Revise the Public Facilities Fees

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously approved the increase of 2.5% for the Developer Public Facilities Fees to become effective April 1, 2025.

- E. Resolution 2025-007: Resolution for the Denair Community Services District to Change/Update the Signature Cards at Oak Valley Community Bank, Cetera Investments and Bank of Stockton.

On a motion made by Director Bradley and seconded by Director Macedo, the Board unanimously approved Resolution 2025-007 authorizing the changes to the Signature Cards at Oak Valley Community Bank, Cetera Investments and Bank of Stockton.

- F. Resolution 2025-008: Resolution for the Denair Community Services District Board to Authorize the Purchase of a New Service Truck, Declaring Certain Personal Property Surplus and Authorizing the General Manager to Dispose of Same

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously approved the Resolution 2025-008, to Authorize the General Manager to Purchase of a New Service Truck, Declare Certain Personal Property Surplus and Authorize the General Manager to Dispose of Same with the change in the resolution to state: *"The Board of Directors hereby declares the Property described herein surplus and directs the*

General Manager to dispose of the Property by sale, trade in or sealed bid for no less than fair market value as determined by the 'bluebook' of similar valuation."

VII. Other Business

- A. General Manger, Glenn Doerksen proposed to the Board an increase in rental fees for the Denair Community Center and Senior Center as fees for operation.) have increased over the past few years.

Resolution 2025-009: Resolution to Amend the Rates for the Rental of the Denair Community Center and Senior Center.

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously approved Resolution 2025-009 to increase the rental rates for the Denair Community Center and Denair Senior Center to become effective July 1, 2025.

VIII. Adjournment:

As there was no other business to discuss Chairman McDonald adjourned the Regular meeting at 6:28 p.m.

Next Regular Meeting – Tuesday April 15, 2025

Respectfully submitted,

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

CC: Directors; General Manager; Attorney and Accountant.