

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

June 20, 2023

Phone: 209-634-4986

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I. Call to Order

Vice Chairman Kuffel called the regular meeting of the Denair Community Services District's Board of Director's to order at 6:01 p.m.

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

ABSENT: Chairman McDonald

ALSO, PRESENT: Ben Sivils & Melissa Cherry (Representing the Gaslight Theater)

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 May 16, 2023 as prepared by Secretary Gomes. (Comfort & Bradley)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of June 20, 2023, as prepared by Secretary Gomes. (Bradley & Comfort)

B. Manager's Report

WTS/GSA/JPA:
Nothing to report.

WATER LEVELS:
June 2023: 107.5' Last Year, June 2022: 111'

CONSERVATION:

May 2023: 35%

DEVELOPERS:

Torre Reich (Story Road) – Nothing to report

Lazares Dev. / Monte Vista Collection (Trevor Smith) – Engineers are working together to meet the State’s requirement for water/sewer crossing in order to complete the Developer Agreement.

Dunkley (Zeering & Riopel) – They’re approved by Stanislaus County and are in the process of submitting an application to LAFCO to annex into the Denair Community Services District boundary.

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

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

SURFACE WATER TREATMENT PLAN:

Nothing to report.

DAMAGE/VANDELISM:

Nothing to report.

COMMUNITY CENTER:

Nothing to report.

CONSUMER CONFIDENCE REPORTS (CCR’S):

2022 Water quality reports have been mailed out as of today June 20, 2023. A copy has also been uploaded to the District’s website.

FIRE HYDRANT/VALVE INSTALLATION:

We recently installed a new fire hydrant and an emergency shut off valve at the corner of Fresno Ave and Main St.

V. New Business

- A. Ben Sivils, President of the Gaslight Conservatory Board and Melissa Cherry, volunteer treasurer for the Gaslight Conservatory attended tonight to discuss the recent status of the Gaslight’s financials and the upcoming lease renewal. Ben and Melissa explained that Gaslight is doing better financially but not as well as they want. They are interested in “renting” out the facility, which would be an amendment to the lease and continue with the current “Movie Nights” to help increase funds. There are also a few projects and repairs that they would like to get done. The goal is for them, the Gaslight, to return to a learning facility with dance and theater productions. They would also like to hire a Theater Director when feasible. Ben and Melissa, on behalf of the Gaslight

Board, would like guidance from the DCSD Board to move forward with possible rental of the theater to increase funds.

On a motion made by Director Edwards and seconded by Director Bradley, the Board unanimously agreed to defer the monthly rental fee of \$300.00 until November 2023.

During this time, the DCSD Board asks Manager Odom to review the current lease and amend the new lease to a period of one (1) year with the option to extend for an additional one year term subject to a higher rental fee, to defer the rent until November 2023, and to allow the Gaslight Theater to rent the facility with prior approval from Manager Odom so no such rentals conflict with the Community Center rentals. The Gaslight will also need to require the rental party to purchase event insurance and provide a copy to DCSD. Manager Odom will ask Ben Sivils, President, to provide a prioritized list of repairs/projects. DCSD Board would also like a recap of the Gaslight's fiscal statement.

VI. Approval of the Bills

The Board unanimously approved the bills to be paid as presented for June 2023. (Comfort & Bradley)

VII. Other Business

No other business.

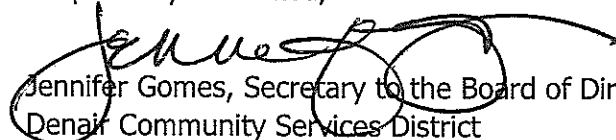
VIII. Executive Session

No Executive Session scheduled or requested.

IX. Adjournment: Next Regular Meeting – Tuesday July 18, 2023

As there was no other business to discuss and no need/request for Executive Session, Vice Chairman Kuffel adjourned the Regular meeting at 6:52 p.m.

Respectfully submitted,


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

CC: Directors; General Manager; Attorney and Accountant.