



Denair Community
Service District

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

October 15, 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, Comfort, Edwards, Bradley,
Assistant General Manager Glenn Doerksen and Secretary Gomes

ABSENT: Director Couchman

ALSO, PRESENT: Evan Licht, Ralph Holmes from LGI Homes, Mike Whipple, VP from
Development & Financial Advisory, and John Macedo

II. Public Comment

III. Approval of the Regular Meeting Minutes

The Board unanimously approved the minutes from the Regular Meeting held on September 17, 2024, as prepared by Secretary Gomes. (Bradley & Comfort)

IV. Old Business

A. The Board unanimously approved the Report of Funds as of September 17, 2024. (Bradley & Comfort)

B. Approve the Lease Agreement for the Gaslight Conservatory

Before approval of the new lease agreement, Director Edwards requested that additional wordage be added: that approval from the Denair Community Services District is required for all major repairs.

C. Manager's Report

CITY OF TURLOCK:

At a meeting held on October 8, 2024, the City of Turlock approved to increase its wastewater discharge rates to industrial customers beginning January 2025. We will need to confer with District Counsel for direction on rate study.

DEVELOPERS:

Monte Vista Collections (LGI Homes – CA, LLC) – Work is progressing consistently. Teichert Constructions has been great to work with. Very informative and knowledgeable.

Elmwood Estates (Torre Reich) – District Counsel and Engineer are finalizing the Developers Agreement.

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) – Nothing to report.

WTS/GSA/JPA:

Nothing to report.

WATER LEVELS:

October 2024: 99.2'

October 2023: 106'

CONSERVATION:

September 2024: -21.5%

DAMAGE/VANDELISM:

Nothing to report.

WELL 7:

The tank removal is complete and replumbed. HOWK will pressure test tomorrow.

VAC-CON EXTENSION:

Construction for the shop expansion to house the new Vac-Con truck is complete and fell under budget by approximately \$3000.00.

V. New Business

- A. The Board unanimously approved the bills to be paid as presented for October 15, 2024. (Bradley & Edwards)
- B. Evan Licht & Ralph Holmes, LGI Homes and Mike Whipple, Development & Financial Advisory – California Municipal Finance Authority (CMFA) Bond Opportunities for Land Development (BOLD Program).

The BOLD Program is a financing program offered by the California Municipal Financing Authority (CMFA) to allow financing of public infrastructure and impact fees for development projects. Under the BOLD Program, Community Facility Districts will be created by the CMFA to finance eligible improvements and local agency fees.

Denair CSD will be required to join the CMFA by adopting a resolution. A public hearing will be held for the citizens of Denair at a later date prior to adopting a resolution to join the CMFA.

More information on the CMFA Bold Program can be found at:

<https://www.cmfa-ca.com/bold/>

VI. Other Business

- A. Personnel Policies along with salary schedules and job descriptions are under review by District Counsel and District Auditor. The contract for the new General Manager should be ready for presentation by the February meeting.

VII. Adjournment:

As there was no further business to discuss, Chairman McDonald adjourned the Regular Meeting at 7:07 p.m.

Next Regular Meeting – Tuesday November 19, 2024

Respectfully submitted,


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

CC: Directors; General Manager; Attorney and Accountant.