

A meeting of the Board of Directors of the Edgemont Community Services District, held at the Edgemont Community Center, was called to order at 7:03 p.m. by Mike Addie, President. Those board members present were Mike Addie, Brenda Addie, Cheryl Franklin, Hillary Ledbetter, and Moses Taylor Jr. Also present were Sinnaro Yos, engineer, Edward Mackey, attorney, Sandra Leer, attorney, and Jessica Pfalmer, general manager.

Approve minutes of April 23, 2026

Moses moved to approve the minutes, Brenda seconded, motion was carried.

Public comment

There were no members of the public present.

Budget Process –

Public hearing opened at 7:05 p.m.

The Board was presented with a written request from Evelyn Tran, owner of property with APN 263-190-027 requesting a re-evaluation of the EDUs charged to her rental property with four studio units. She provided two years of water bills to show usage for the property. Webb provided an assessment of the property findings that the usage was below 4 EDUs currently being charged and recommended that the property be switched from a flat EDU assignment to the District's commercial usage-based methodology. Under this methodology the property would be assessed a sewer charge based on 1 EDU total for the coming year. Based on this assessment, the Annual Engineer's Report is amended to include Section 3, documenting the change for APN 263-190-0270 to commercial methodology going forward.

Public hearing on sewer user fees, adoption of ordinances setting amount of those fees and charges – Ordinance No. 386 – Ed then presented the Ordinance No. 386, "...adopting the written report fixing the amount of sewer user charge for each parcel connected into the sewer system for the Fiscal Year 2026-2027..." and recommended adoption. Cheryl moved to adopt, Hillary seconded. Questions were answered about what kind of process this presents if there are similar future requests. Ed said that they would be addressed as they are presented to the Board. Motion carried.

Public hearing on lighting user charges, adoption of ordinances setting amount of those fees and charges – Ordinance No. 387 – Ed reviewed Ordinance No. 387, "...adopting the report fixing the amount of street lighting charges... for the Fiscal Year 2026-2027..." and recommended approval. Cheryl moved to adopt Ordinance No. 387, Moses seconded, motion carried.

Public hearing ended at 7:39 p.m.

Adoption of ordinance setting time, date and place for public inspection of budget and publication of notice thereof – Ordinance No. 388 – Ed reviewed Ordinance No. 388, "...fixing a time and place of hearing on the budget for the [ECSD] for the fiscal year July 1, 2026 through June 30, 2027," and recommends approval. Brenda moved to adopt Ordinance No. 388, Moses seconded, motion carried.

Adoption of Appropriation Limitation for District (General) and for Lighting District – Resolution Nos. 383 and 384 – Ed reviewed the calculation of the appropriation limitation. He then reviewed Resolution

No. 383, “Determining the appropriation subject to limitation for [ECSD] for the Fiscal Year 2026-2027,” and recommended adoption. Moses moved to approve Resolution No. 383, Brenda seconded, motion carried.

Ed reviewed Resolution No. 384, “Determining the appropriation subject to limitation for [ECSD], Illumination District 1, for the fiscal year 2026-2027,” and recommended adoption. Cheryl moved to adopt Resolution No. 384, Moses seconded, motion carried.

Legal – There are no legal items to be discussed.

Engineering – Sinnaro reviewed the ECSD Monthly Engineering Reports dated May 19, 2026.

District projects

Phase 1 CIP Cottonwood Avenue Sewer – approve \$20,000 increase in budget to incorporate Riverside County Flood Control requirements and City’s comments – Sinnaro requested the board approve the increase in the design budget by \$20,000. Brenda moved to approve the increase in design budget for this project, Hillary seconded, motion carried.

Phase 4A CIP Bay Avenue Sewer – approve \$12,000 increase in budget to add Bay Avenue laterals – Sinnaro requested the board approve the increase in the design budget by \$12,000. Brenda moved to approve the increase in design budget for this project, Cheryl seconded, motion carried.

Dracaea lateral repair – approve estimate from Big B’s Plumbing Electric Heating and Air – Sinnaro explained that there is a lateral in need of a repair at 21984 Dracaea. It has had a blockage twice this year. Big B’s Plumbing proposal totaling \$13,460.56 would clear the line, then install a slipline and cap in the existing sewer lateral, install a cleanout and clean up the soil along the street. Sinnaro indicated that this could be a more cost effective and less disruptive method to repair some of the lateral issues in the district and help the district to avoid emergency repairs requiring a full lateral replacement. Sinnaro recommended approval of the estimate for this project. Moses moved to approve, Brenda seconded, motion carried.

Private development projects

Geraldine Gibson Community Center by Genesis Christian Fellowship, Cottonwood Ave – approve sewer availability letter – Sinnaro explained the project and the conditions that would need to be included in the sewer availability letter. Sinnaro recommended issuing the sewer availability letter. Cheryl moved to authorize Albert A. Webb Associates to draft a sewer availability letter and Jessica to issue the letter with the conditions laid out by the engineers, Brenda seconded, motion carried.

22085 Cottonwood Ave Apartments – estimate of costs to be reimbursed by the project’s developer and approval to draft and send ECSD letter to the developer providing amounts and conditional requirements – Sinnaro provided information on the expected costs of preparing the offsite sewer plans and constructing the offsite sewer. Cheryl moved to authorize Albert A. Webb Associates to provide the cost estimates and expense reimbursement process to the developer, Moses seconded, motion carried.

Administration

Financial report – April 2026 – Jessica reviewed the April financial reports. There were no questions about the reports.

Submission of “Non-Category 1 Lateral Spills” report to State Water Resources Control Board – The issue at 21984 Dracaea produced a very small spill from the lateral, classified as a Non-Category 1 Lateral Spill.” The report of this spill was submitted as required.

FY 2025-26 financial audit – Authorize Nigro & Nigro to perform audit – Jessica provided the board with a copy of the engagement letter for the audit of fiscal year 2025-2026. Ed stated that the terms of the engagement letter were acceptable. Cheryl moved to approve the engagement letter and to authorize Mike and Jessica to sign it, Hillary seconded, motion carried.

Mongomery Plumbing monthly rate – approve increase to \$2,200 per month – Jessica provided a memo to the board and recommended that the monthly rate paid to Montgomery Plumbing be increased to \$2,200. Brenda moved to increase the monthly rate to \$2,200 per month as of July 1, 2026, Moses seconded, motion carried.

Edgemont Women’s Club –approval of request to increase landscaping reimbursement to \$300 per month – Jessica provided the board with copies of the request from the Edgemont Women’s Club. Cheryl moved to increase the landscaping reimbursement to \$300 as of July 1, Brenda seconded, motion carried.

Monthly update – other items – No other items

Open session ended at: 9:05 p.m.

Closed session opened at: 9:10 p.m.

Closed session

Staff salaries and wages – annual review

The closed session ended at 9:15 p.m. with Mike reporting that the board has authorized an increase in Jessica Pfalmer’s wages of 6% and accounting continuing education allowance to \$750 annually as of July 1, 2026.

Adjourned: 9:18 p.m.

Respectfully Submitted,



Jessica Pfalmer
Secretary