

*A meeting of the Board of Directors of the Edgemont Community Services District, held at the Edgemont Community Center, was called to order at 7:01 p.m. by Mike Addie, President. Those board members present at the Edgemont Community Center were Brenda Addie, Mike Addie and Moses Taylor Jr. Those attending via Zoom app were Sam Gershon, engineer, Edward Mackey, attorney, and Jessica Pfalmer, general manager. The board members not in attendance were Cheryl Franklin and Crystal Smith. Both had notified Jessica that they would be a bit late.*

*For roll call: Brenda Addie (Br), Mike Addie (Mi), Cheryl Franklin (Ch), Crystal Smith (Cr), Moses Taylor, Jr. (Mo), Yea (Y), Nay (N).*

*Approve Minutes of June 25, 2020 – Brenda moved to approve the draft minutes, Moses seconded. Roll call Mo Y, Br Y, Mi Y. Motion was carried.*

*Public comment – There were no members of the public present.*

*Legal – no open session items*

*Engineering - Sam provided a memo regarding several of the engineering items.*

*District sewer repair and replacement project – status – Construction continues. There was a stoppage in construction for three days due to concerns about an employee possibly having COVID-19, but the tests came back negative.*

*Private development projects – status – Freeway Business Center is mostly complete. Engineers recommend allowance for access to District's sewers. 18-unit apartment is through plan check, ECSD is awaiting payment of deposits. The easement process for Horizon at Moreno Valley continues. Grease interceptor demo along Alessandro is complete and final letter has been sent.*

*Freeway Business Center – possible interim approval for sewer access – Sam described the status of the Freeway Business Center and recommended that the Project be granted conditional access to the District's sewage system with the unconditional release to be issued after the closeout of the City of Moreno Valley Permit. Brenda moved to grant conditional access to the District's sewer. Moses seconded the motion.*

*Crystal and Cheryl joined the meeting via Zoom at 7:11 p.m.*

*Crystal said that she would abstain from the vote on the motion because she was not clear on the issue, having just arrived at the meeting. Sam, briefly, again reviewed the Freeway Business Center issue, after which Crystal decided she had sufficient information on which to vote. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.*

*Administration*

*Financial report – June 2020 – Jessica explained that because June 30, 2020, was the end of the fiscal year, the County of Riverside financial reports would not be available until at least next month. She hopes to be able to provide unaudited June financials next month.*

*Submission of “No Spill Report” to State Water Resources Control Board – The report was filed as required.*

*Homeless concerns at the District’s building – Brenda said the homeless problem is making the District’s building too expensive to maintain. She explained that the Edgemont Women’s Club (EWC) is not doing enough to prevent damage to the building. She cited the break-in which occurred in May as an example. Ed said there are fifteen years remaining on the lease with the EWC. He also said that EWC has an obligation to keep the building from being damaged, but just one incident would not constitute a breach. Jessica said she has corresponded about this subject with La Donna Jempson, the EWC rental coordinator. Jessica stated that it appeared to her that the EWC members were making an effort to check on the building more often. She said LaDonna had asked the neighbors to notify her if they see problems happening. Ed said the Board might consider offering to buy out the EWC lease. He suggested that it could be discussed in closed session at the next Board meeting. The board agreed to table the discussion until the next meeting.*

*Monthly Update – other items – Jessica stated there was an issue with the on-going Sewer Main and Laterals Replacement. She asked Ed to explain the situation to the Board. Ed said the contractor (Alabbasi Construction) has been working more hours each day than is provided in the construction contract, that is, they are working overtime. Overtime is not a problem under the contract as far as the contractor is concerned, but it results in overtime for the District’s (Webb) inspectors. Under the contract Alabbasi is required to pay the inspector’s overtime, that is, it must reimburse the District for the overtime incurred by Webb’s inspectors. Alabbasi objected to the payment of those charges. It suggested it would stop work until this issue was resolved. Ed told the District’s construction manager to tell the contractor that the contract requires Alabbasi to reimburse those charges and that this issue can be addressed at the end of the project. Alabbasi replied that they wanted the issue resolved right away and would stop work until it was resolved. Ed told the construction manager to tell Alabbasi that “they needed to perform the contract.” That day (Wednesday) the contractor quit early because “one employee might have COVID-19.” The next day the contractor said the employee was negative for the virus. They did not return to work until the following Monday. Ed said the issue remains unresolved, but the contractor is continuing to perform the contract.*

*Closed session opened at 7:37 p.m.*

*Closed Session – Claim against the City of Riverside*

*Closed Session – Easement required for Horizons at Moreno Valley*

*Closed session ended at 7:46 p.m. with nothing to report.*

*Adjourned: 7:47 p.m.*

*Respectfully Submitted,*

*Jessica Pfalmer*  
*Secretary*

*Note: Due to the COVID-19 outbreak, California Governor Gavin Newsom issued Executive Order Nos. N-25-20, N-29-20 and N-35-20. These three orders in combination allow the District to have its meetings via teleconference without the other teleconference locations be accessible to the public, board members to attend and be full participants with voting powers via teleconference, and to have the public attend via remote teleconference means.*

*For the current meeting, the District offered board members and attendees the ability to attend via Zoom app, which allows for audio connection*