

A meeting of the Board of Directors of the Edgemont Community Services District, held at the Edgemont Community Center, was called to order at 7:02 p.m. by Mike Addie, President. Those board members present at the Edgemont Community Center were Brenda Addie, Mike Addie, and Crystal Smith. Those attending via Zoom app were Cheryl Franklin, board member, Sam Gershon, engineer, Edward Mackey, attorney, Sandra Leer, attorney, and Jessica Pfallmer, general manager. The board member absent was Moses Taylor Jr.

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 December 10, 2020 – Crystal moved to approve the draft minutes, Brenda seconded. Roll call Ch Y, Cr Y, Br Y, Mi Y. Motion was carried.

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

Legal – Ordinance to set public hearing on increased compensation of Board Members – Ed explained the purpose of Ordinance No. 333, “...fixing a time and place of hearing on the subject of increasing the amount of compensation to members of the Board of Directors of the District.” Crystal moved to adopt Ordinance No. 333 and Brenda seconded. Roll call Ch Y, Cr Y, Br Y, Mi Y. Motion was carried.

Engineering – Sam reviewed the engineering memo.

District sewer repair and replacement project – status – The project is 99% complete. The project is expected to be closed out in February 2021.

Private development projects – status – Freeway Business Center is finalized in relation to the District. 18-unit residential apartment along Edgemont Street has no change from last month. The Horizons at Moreno Valley project is still in the planning stage, waiting on easement process to be finalized. La Surtidora Market has a pending additional inspection on the newly installed grease interceptor. Orleans & York Deli has submitted connection fees. The Deli’s plan check was finalized.

Molto Edgemont Commercial Center, Southeast corner of Bay and Day – Approval of sewer availability letter – Sam recommended that the board approve the issuance of a sewer availability letter. Brenda moved to issue the sewer availability letter for the Molto Commercial Center and Cheryl seconded. Roll call Ch Y, Cr N, Br Y, Mi Y. Motion was carried.

Administration

Financial report – November and December 2020 – November - Jessica noted that the Profit & Loss by Class statement showed there were plan check deposits totaling \$10,000 received in November. She also noted that the amount listed for 5125 - Clubhouse Maintenance includes two plumbing repairs in November, one to repair the damaged in-line filter and one bathroom repair. The Cash Disbursements Listing shows two checks to Webb Municipal Finance, one each in 1029 – General fund – Wells Fargo and 1033 – Illumination District #1. Those checks are paying for part of the cost to put the sewer user charges and streetlighting charges on the property tax rolls. December – Jessica noted that the Balance

Sheet shows that all of the manual billings are paid in full. She noted that the Profit & Loss reports for the ACO fund, general fund and illumination fund all illustrate that the interest income rates are down substantially compared to the same period last year, likely due primarily to COVID-19. In reference to the Cash Disbursements listing, she noted that the \$3,800 payment to the Montgomery plumbing was for two months of on-call services and the previously mention clubhouse repairs. She also noted that the payment to State Water Resources Control Board is for the annual permit the District is required to obtain from the state.

Journal transfer of funds – approval – Jessica reviewed the journal transfer of funds memo. Pursuant to that memorandum, she recommended that the board authorize a journal transfer of \$2,917.98 from the general fund to the illumination fund and \$74,382.48 from the general fund to the sewer fund. Crystal moved to authorize the journal transfer of funds, Cheryl seconded. Roll call Ch Y, Cr Y, Br Y, Mi Y. Motion was carried.

Submission of “No Spill Report” to State Water Resources Control Board – The reports are being filed as required.

Monthly update – other items –

Jessica told the board that she had been contact by Jason Hunter regarding a sewer collection system project that the City of Riverside is looking to undertake in an unincorporated area of Riverside County, near and/or including Woodcrest. She said that he was contacting the District because he is concerned that the City is planning to apply the costs of the project to all ratepayers rather than just the ratepayers in the area to receive the benefit. He was asking that the District object to the inclusion of the costs in the District’s billing. Jessica said that based on her conversation with Sam regarding the rates that the District pays for sewage treatment, the collections costs are separate from the treatment costs, and the District rate is based on treatment costs only. This means that the District is not financially affected by this planned construction of the collections system, nor are the District’s constituents. Jessica asked the board if they would like to put the item on a future agenda for discussion. There was no request to add this item to an upcoming agenda.

Jessica also told the Board that in 2013 there was a Grand Jury report completed regarding County of Riverside water and wastewater providers. The report recommended that the District have a website with suggestions of some items that should be included on the site. The District opted not to create a website at the time because of the costs to start it. Several years later a new company started providing website hosting specifically for special district at a much more reasonable cost, with excellent assistance allowing Jessica to create and maintain the website. Jessica noted that though the District website includes all of the California mandated items, it does not include the approved meeting minutes, nor the audited financial statements, which were items that were recommended by the Grand Jury report. Jessica said that she will start posting those items on the website.

Jessica also let the board know that the technology security services with Ingenious Geeks are coming up for renewal and she plans to renew those services.

Closed session opened at 7:45 p.m.

Closed Session – Horizons at Moreno Valley property
Receipt and acceptance of appraisal
Proposal to owner for purchase of easement and construction easements

Closed session ended at 7:54 p.m.

Closed session report:

The Board received an appraisal report from Doverspike & Associates and accepted the report.
The Board also authorized Ed Mackey to make an offer to the owner of the property for the five easements necessary to complete the sewerline work necessary for the Horizons at Moreno Valley project, based on the developer's agreement to pay for the easement and all the associated escrow costs.

Adjourned: 7:55 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.