

A meeting of the Board of Directors of the Edgemont Community Services District, held at the Edgemont Community Center, was called to order at 7:00 p.m. by Mike Addie, President. Those board members present were Brenda Addie, Mike Addie, Cheryl Franklin, Crystal Smith, and Moses Taylor Jr. Also present were Sam Gershon, engineer, Edward Mackey, attorney, Sandra Leer, attorney, and Jessica Pfalmer, general manager.

Approve Minutes of January 25, 2024 – Crystal moved to approve the minutes, Cheryl seconded, motion carried.

Public comment – no public present.

Legal – Public hearing followed by Board action on Ordinance Increasing Board Members Compensation – Public hearing opened at 7:01 and ended at 7:02, since no members of the public were present. Ed explained Ordinance No. 364 “...increasing the amount of compensation of members of the Board of Directors for each day of service” and recommended adoption. Brenda moved to adopt Ordinance No. 364, Crystal seconded, and the motion was carried.

Engineering –

Proposal for evaluating the occurrence of shallow groundwater levels and location of piezometers – approval of proposal by KYLE Groundwater, Inc. – Sam explained the purpose of the suggested study and recommended that the board approve the proposal. Cheryl moved to approve the proposal by Kyle Groundwater, Inc. in the amount of \$17,840, Crystal seconded, and the motion was carried.

Sam then reviewed the other district projects and development projects as set forth in the Engineering Report of February 15, 2024.

Jessica told the board that she had received an email on February 21 (the day before the meeting) from the State Water Resources Control Board (SWRCB) that included a request for information that is a very detailed nine-page request. The letter states that the response is due to the SWRCB by March 15, which is prior to next month's meeting. Jessica noted that she had contacted the SWRCB, and they had agreed that the District could submit the response after March 15, since the Board's approval of the response might be necessary; however, even with an extension of time, the project needs to get underway, so it can be submitted as soon after the requested date as possible. Because of the time frame for this request, Jessica requested that the board add this item to the current meeting's agenda. Cheryl moved to add the SWRCB letter and Board response to the agenda, Crystal seconded, and the motion was carried. Jessica noted that the response to this letter falls outside of the regular work of the District Engineer and recommended that the board designate the response to the Request for Information be classified as a special project for which the district will be billed separately for Sam Gershon's time. Cheryl moved to authorize Albert A. Webb Associates to respond to the SWRCB Request for Information on behalf of ECSD and to also designate it as a special project for billing purposes, Crystal seconded, and the motion was carried.

Financial report – January 2024 – Jessica talked to the board about the financial statements. On the Profit & Loss by Class she noted that accounts 4935, 4990, 4009-4050 show that the first installment of the property taxes, sewer user fees and illumination fees have been credited to the district. She also noted that the payment to Houston & Harris for \$87,488.43 on the Cash Disbursements Listing was payment for the videoing of the sewer mainlines in the district.

Journal transfer of funds – approval – Crystal moved to approve the journal transfer of funds from the general fund the illumination fund in the amount of \$1,546.06, Moses seconded, and the motion was carried.

Office lease renewal – approval of 3% increase to \$915 per month – Jessica told the board that the office lease for calendar year 2024 has been received with a 3% rent increase over last year. She recommended that the board approve the lease. Crystal moved to approve the 2024 lease and authorize Mike Addie to sign the lease renewal on the District's behalf, Brenda seconded, and the motion was carried.

Board member request to attend CSDA Special District Leadership Academy Conference April 14-17, 2024 – approval of attendance and travel costs – Crystal explained to the board what the conference is and that she thought it would be worthwhile for a member of the board to attend. She said that if the director-specific education was valuable that perhaps other members of the board could attend in the future. Crystal moved to authorize a board member to attend the CSDA SDLA Conference and recommended that she be the attendee, Brenda seconded, and the motion was carried.

Discussion of possible sewer rate increase for FY24-25 – Jessica passed out an updated memo with the same financial reports as the prior month. She noted that she had included in the memo additional sewer user rate information, the number of EDUs that were recorded for last year's rolls, and the estimated cost per EDU to provide the sewer service pursuant to last year's rolls. The board members discussed various rate increase options. Cheryl asked if there were any current rates available for other local agencies. Sam and Jessica were able to find on websites sewer rates for Eastern Municipal Water District, which serves the remainder of the City of Moreno Valley (2024 \$1,062 per EDU and 2025 \$1,143 per EDU) and the sewer rates for the City of Riverside (\$59.62 per month, which is \$715.44 annually). It was noted that an increase of \$55 per year per EDU would bring the sewer user rate up to \$232. This would be 50% of the estimated cost per EDU based on the most recent Engineers' Report (FY 2023-24). Cheryl moved to request that an increase of \$55 per year be included as part of the engineers' report for FY 2024-25, Crystal seconded, and the motion was carried.

Monthly update – other items –

Jessica told the board that she and Mike had met with two representatives of State Assemblyperson Dr. Corey Jackson, who represents the area of Edgemont. They discussed them what ECSD does and what needs it might have now and in the future. Jessica will be following up with CSDA on whether the District can, as a special district, be included in specific budget allocations at the state level.

Jessica also said that she had been contacted by Mary McBean, of the Edgemont Women's Club about the possibility of a new renter having a locked storage cabinet kept in the Community Center main hall. Jessica asked Mary to provide a picture of the type of storage and the dimensions of the suggested cabinet for the board to evaluate.

Jessica also noted that Mary had asked if there was a carbon monoxide detector in the community center. Jessica noted that the clubhouse has passed multiple fire inspections in recent years, so neither smoke, nor carbon monoxide detectors are legally required, but it might make sense to install them anyway. She also noted that the costs would not be prohibitive to install the devices and are well within her authorization limit. Mike stated that he would install several units in the community center for safety.

Adjourned: 8:26 p.m.

Respectfully Submitted,



Jessica Pfalmer
Secretary