

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 at the Edgemont Community Center were Brenda Addie, Mike Addie, Crystal Smith and Moses Taylor Jr. Also present in person were Sam Gershon, engineer, Sinnaro Yos, engineer, Edward Mackey, attorney, and Sandra Leer, attorney. Those attending via Zoom app were Cheryl Franklin, board member, and Jessica Pfalmer, general manager.

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 April 22, 2021 – Crystal moved to approve the draft minutes, Moses seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Budget Process –

Public hearing on sewer user fees, adoption of ordinances setting amount of those fees and charges – Ordinance No. 338 – Public hearing opened at 7:05 p.m. There were two members of the public present. They consisted of a woman with her son. They indicated that they were concerned about any rate increase on their property. Ed explained that the public hearing was regarding the setting of sewer user fees. He also explained that the Board’s intention for the current year was to make no change to the sewer user fees. Ed read through Ordinance No. 338, “...adopting the written report fixing the amount of sewer user charge for each parcel connected into the sewer system for the Fiscal Year 2021-2022 and authorizing its collection through the tax rolls of Riverside County.” He recommended adoption of the ordinance. Brenda moved to adopt Ordinance No. 338 and Moses seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Public hearing on lighting user charges, adoption of ordinances setting amount of those fees and charges – Ordinance No. 339 – Public hearing opened at 7:08 p.m. Ed explained that the public hearing was regarding the setting of lighting user charges. He also explained that the Board’s intention for the current year was to make no change to the lighting fees for Zones 2 through 13. Changes to the lighting charges were only made with reference to the properties on zones 14 through 19, the property known as Elsworth Apartments and the property owned by the City of Moreno Valley, the owners of which have agreed to annual cost changes. Ed read through Ordinance No. 339, “...adopting the report fixing the amount of street lighting charges/assessments for each zone, approving the charges/assessment for each parcel therein, approving the charges/assessments on miscellaneous parcels, for the Fiscal Year 2021-2022 and authorizing its collection through the tax rolls of Riverside County.” He recommended adoption of the ordinance. Crystal moved to adopt Ordinance No. 339 and Moses seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Adoption of ordinance setting time, date and place for public inspection of budget and publication of notice thereof – Ordinance No. 340 – Ed explained Ordinance No. 340, “...fixing a time and place of hearing on the budget for the Edgemont Community Services District for the Fiscal Year July 1, 2021 through June 30, 2022.” Ed recommended adoption. Crystal moved to adopt Ordinance No. 340 and Moses seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Adoption of Appropriation Limitation for District (General) and for Lighting District – Resolution Nos. 341 and 342 – Ed briefly reviewed the methodology to calculate the appropriation limitation. He

recommended adoption of Resolution No. 341, “Determining the appropriation subject to limitation for Edgemont Community Services District for the Fiscal Year 2021-2022” and Resolution No. 342, “Determining the appropriation subject to limitation for Edgemont Community Services District, Illumination District 1, for the Fiscal Year 2021-2022.” Crystal moved to adopt Resolution No. 341 and Brenda seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried. Brenda moved to adopt Resolution No. 342 and Crystal seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Public comment – other items – The two members of the public who were present expressed their satisfaction with the fact there was to be no increase in the charges on their property and left the meeting.

Legal – no open session items

Engineering – Sinnaro reviewed the engineering memo.

2018-19 Sewerline Project – Status of closeout - Notice of Completion was filed and retention payment is pending.

Priority II Sewer Main and Lateral Replacement Project – authorization to prepare plans and specs – The project expected approximate cost is \$1,975,000, with an additional design engineering budget of \$100,000. Engineers request authorization to proceed with design engineering for this project. Crystal moved to authorize engineers to proceed and Moses seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Grant Street lateral replacements – status – Plans submitted to the City of Moreno Valley for approval. Bid opening is June 1. Project is expected to be completed in September 2021.

Annual cleanup – status – Cleaning cost quote was provided by Houston & Harris and approved by Jessica. Cleaning is tentatively scheduled for June.

Spraying of manholes for roach control is also planned. Approved by Jessica.

Engineers are compiling a list of laterals with known cleanouts that were unable to be videoed. After the information is compiled will request Montgomery Plumbing to flush the laterals and make videos for review of condition of laterals.

A review and update of the May 2016 Design and Construction Manual is underway.

Engineers will be comparing Moreno Valley’s February 2021 Master Plan to the 2008 ECSD Master Sewer System Evaluation Plan to determine if the District’s plan needs to be updated.

Private development projects – status – Apollo III project and Horizons at Moreno Valley have no changes since last month. La Surtidora’s final inspection was completed. There are sewer availability and/or plan reviews in process for landlord improvements in Canyon Springs Plaza, and a proposed warehousing project on Old 215. There is also a potential development project between I-215 and Old 215 Frontage Road that the engineers are following up on.

Apollo IV townhouse development – approve sewer availability letter – Sinnaro explained what the project was and recommended approval to issue a sewer availability letter for the project. Brenda moved to authorize the issuance of the sewer availability letter and Crystal seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Sinnaro also let the board know that he is currently coordinating with Southern California Gas to video the sewer lines near where the gas company did boring work to verify that there is no damage to the District lines. If any damage is discovered, the gas company will perform repairs.

Sinnaro left the meeting at 7:50 p.m.

Administration

Financial report – April 2021 – Jessica noted that the Profit & Loss by Class statement showed an item in 4946 – Customer Refunds for \$12,449.50 in the Sewer column. She noted that this was refunds to customers with projects that had been closed out over the last two years. She also noted that the account 5275 Contracted Services in the Sewer column includes \$9,773.07 in expenses that are related to the April sewer spill. She also noted that \$14,732.13 in 5180 Professional Services were for the time spent by the engineers on-site at the spill and for calculations and processing of report information. This means that to date the costs of the spill total \$24,505.20.

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 \$1,481.52 from the general fund to the illumination fund and \$12,660.78 from the general fund to the sewer fund. Crystal moved to authorize the journal transfer of funds, Moses seconded. Roll call Ch Y, Cr Y, Mo Y, Br Y, Mi Y. Motion was carried.

Monthly update – other items – Jessica told the Board that Mike installed GFCI plugs in the kitchen and bathrooms, as requested by the Edgemont Women’s Club. She also let them know that she has asked Webb to update the Design and Construction Manual since it has been five years. Based on Ed noticing that the connection fees were updated eleven years ago, she also asked Webb to assess the current connection fees to see if an update is necessary (hopefully to be completed prior to finalizing the Design and Construction Manual update).

Closed session opened at 8:15 p.m.

Closed Session – Horizons at Moreno Valley property – easement negotiations
Bud’s Tires Claim – request for reimbursement for spill cleanup

Jessica left the meeting at 8:20 p.m.

Staff salaries and wages – annual review

Closed session ended at 8:28 p.m.

Closed session report-

Claim was approved to be paid to Bud's Tires for \$3,322.27 with a signed general release being required for Bud's Tires to receive payment.

A staff salaries and wages increase in the amount of 5% was approved for Fiscal Year 2021-2022.

Adjourned: 8:30 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.