



**BEAUMONT-CHERRY VALLEY WATER DISTRICT**  
**560 Magnolia Avenue, Beaumont, CA 92223**

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP  
OF THE BOARD OF DIRECTORS**  
**Thursday, February 23, 2023 at 6:00 p.m.**

*Meeting held in person at 560 Magnolia Ave., Beaumont, CA  
pursuant to California Government Code Section 54950 et. seq.*

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**Call to Order:** *President Hoffman opened the meeting at 6:07 p.m.*

*Pledge of Allegiance was led by Director Covington.*

*Invocation was given by Director Williams.*

**Announcement of Teleconference Participation**

*No Board members were attending via teleconference.*

**Roll Call:**

Directors present:	Covington, Hoffman, Williams
Directors absent:	Ramirez, Slawson
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Administrative Assistant Cenica Smith
Legal Counsel	James Markman

Members of the public who registered their attendance: David Gomez and Jesse Jones of Placeworks; Bruce Kirby, BKF and Dustin Christensen representing Stewart Park; and Doug Story

**Public Comment:** None.

**1. Adjustments to the Agenda:** None.

**2. Declaration of Surplus Property and Method of Disposal**

General Manager Dan Jagers explained the request for a variance from District policy and described the equipment to be declared surplus: two trailers and four trucks at the end of their service lives:

- 2008 Ford F-450
- 2004 Ford F-250 4x4
- 2008 Ford F-250
- 2006 Ford Ranger

Staff requests a policy variance to allow auctioning of the surplus property rather than advertising for sale, Jagers stated. He noted that the auction process has been used in the past and staff had been pleasantly surprised at the amount of money recovered.

Jagers reminded that the Board had been advised that new replacement vehicles would be purchased but the old equipment would be maintained as long as possible.

Director Covington asked about past practice and cost. Mr. Jagers answered that third party auction has been used a couple of times.

President Hoffman noted that auctions typically charge around five to six percent. He pointed out that there is a fair demand for used equipment and trucks, and explained some detail on the auction process. He said he believed the market would provide a fair return, but cautioned that the District should be transparent in identifying the problems with the vehicles to potential buyers. He noted there are also options for selling the vehicles through Truck Trader or others.

Director Covington asked if any of the trucks were operable, and Mr. Jagers further detailed the issues with each.

President Hoffman invited public comment. There was none.

*The Board declared two (2) Trailers and four (4) fleet vehicles surplus, directed staff to comply with BCVWD and Procedures Part III, Section 18. A. ii-vi, and approved a variance from BCVWD's Policies and Procedures Part III, Section 18. A. ii-iv and to utilize a third-party auction service to recover any residual value for the District by the following roll-call vote:*

MOVED: Covington	SECONDED: Hoffman	APPROVED 3-0
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

### **3. City of Beaumont Stewart Park Upgrades and Potential District Activities**

General Manager Dan Jagers explained that the City of Beaumont is in the design and construction process for upgrades to the existing Stewart Park, located between 8th and 11th streets, east of Orange Avenue and west of Maple Street, and which houses an integral stormwater detention basin.

#### Detention basin

Renovations of the northerly end of the park will not significantly reconfigure the detention basin, but it is a bit undersized, Jagers noted. Nearby, the District has Wells 1, 2 and 3 that discharge into the stormwater collection system and into that detention basin upon startup and flushing of the wells, as well as during construction and maintenance activities. In addition, upon the upcoming well redrilling activities, Well 1A and 2A will discharge on a daily basis while operational.

Of issue to the District is the historic condition of flushing, Jagers continued. Two of the three wells are awaiting grant funding to move forward with renovation. Staff has spoken to City Engineering staff about the continued discharge to those facilities and to the park design group about working together to ensure that the District is not

adversely impacted by the park renovations during normal operations and/or during construction and well rehabilitation, he said.

Part of the City's request is for the District to consider vacating its easements that provide for water lines, Jagers stated. Well flushing is historically collected at the park, even prior to the City's storm drain installation, he noted. Director Covington asked if the water was conveyed through streets to the storm drain system, noting that the wells historically flushed to the street; Jagers said the water was conveyed from the street to catch basins then to the park retention basin, and he confirmed that three wells will continue to discharge to Stewart Park.

In response to Director Williams, Mr. Jagers reviewed the locations of the elements in question. Director Hoffman asked if the well discharges were random or scheduled. Mr. Jagers explained flushing / blow off at well startup and the need for flexibility to discharge to the street.

#### District easements

The District's easements and rights across pretty much all properties were reserved by the Beaumont Land and Water Company (BLWC) when it divided the town into parcels starting in 1908, Jagers explained. Reserved were *rights to lay water lines in and across said premise in the abutting streets and alleys*, Jagers read. One of the City's requests is to consider vacating those easements, but because wells discharge across the easements, the District would want to maintain them to assure the opportunity to convey the waters. He suggested partnering with the City to avoid issues with large volume flows, and offered suggestions.

The District has drainage that is tributary to the park vicinity, therefore it is not recommended that the easement be released, especially in light of some of the burdensome costs that the District has been covering related to repair activities, Jagers stated.

Mr. Swanson said he needed to work with legal counsel to assure that all District easement rights are preserved. Mr. Jagers added that he did not remember the District ever releasing an overlying easement but has provided letters of no conflict. He explained that the City is looking to aggregate the parcels into a new parcel map to create the park. He recapped the two alternatives for the Board.

Director Covington asked if it was typically allowed to build something permanent over District facilities. Mr. Jagers said not to his recollection; even when abandoning streets, the District has maintained its easements to assure a clear path to reconstruct and to maintain.

Jagers noted that the District communicated to the City its desire for the minimum 25-foot easement in 2021, which hopefully remains. Mr. Dustin Christensen, Principal Engineer for the City, said he believed it is for the entire street width.

#### 10th Street water line

The City has vacated 10th Street, in which the District has facilities, Jagers advised. The City has asked the District to either grant an easement in alignment with existing water line facilities or consider another alternative (i.e., relocation). The park design includes a proposed playground in the vicinity of the vacated 10th Street.

Another request of the City is for the District to give up its right-of-way, and to abandon the 10-inch steel pipeline in 10th Street, Jagers advised. He explained the system,

locations, and hydraulics. He said staff had examined whether the 10th Street line could be abandoned, but from a fire flow perspective or a hydraulic connectivity perspective it cannot be abandoned, he concluded.

Jaggers also pointed to the significant issues and costs of paving related to realignment and indicated that staff's preference is to maintain the 10th Street pipeline so as not to create new problems for the District. Director of Engineering Mark Swanson advised that the 10th Street segment is 450 feet of pipeline.

Staff recommends finding a way to maintain the pipeline via an easement through the park, Jaggers noted.

#### Alternatives

Director Covington asked about the option described in the staff report. Mr. Swanson discussed the alternatives and the District's standard 25-foot minimum easement policy. A 10-foot easement as proposed through the park is not conducive to operation and maintenance, or replacement of the line, Jaggers explained. Swanson also pointed out a blow-off valve that must remain. Covington further questioned the easement and Jaggers described in detail the park design and potentially undersized detention basin.

The District's desire is to work with the City as a partner, and a meeting regarding park design resulted in a suggested alternative of how the easement would work, but the water line runs under some tree planters, sidewalks, and other elements, and below the soft surface of the play area. It is an older line, circa 1950s or 60s and it currently has no leaks, Jaggers cautioned.

Re-routing the alignment is not a dealbreaker for the District, but would result in a dual line in 11th Street and hydraulic capacity would need to be examined, Jaggers noted. Swanson pointed out that there is also a sewer line in 11th. Director Covington noted that there is no reason for the District to encumber the expense of realignment and give up an easement at the same time. It might bear further Board discussion if the City were to do this work as part of the park project, Jaggers posited. However, there would not be interest in maintaining the dual waterline system. Covington noted that a 10-inch line is an odd size, and it may be better served with a 12-inch at the same cost or cheaper.

Jaggers proposed that it may be feasible to partner with the City as part of a larger project to run replacement service lines for alley pipeline abandonment. He proposed a combined facility to serve the City's needs.

#### Fire flow

Director Hoffman pointed out the need to maintain the two fire hydrants even if the 10th Street line were moved to 11th given insurance considerations. Mr. Jaggers said he believed that Orange Street and possible Maple were recently repaved and may be subject to the City's paving moratorium. The fire hydrants could be realigned, he indicated; District standard is no more than 500 feet apart. Hydrant location modernizing may be part of the project to meet the fire department standards, Jaggers explained.

The 10th Street line is important to capacity in summertime and during fire flow events. Covington asked about system operation and Jaggers and Swanson provided detail. Covington emphasized the importance of fire protection.

### Partnership

Tonight's meeting was going to be canceled, Jaggars noted, however City Manager Elizabeth Gibbs identified this as a critical issue for the City. The objective is to obtain input from the Board for the design team to report back to the City for their March update.

Obviously, this is important to the City, Covington posited, noting that the Stewart Park renovation has been on the books for at least a year and a half. He emphasized the value of working together to resolve issues for the benefit of the public. He pointed out that the 10th Street line is critical but there has to be a workaround somewhere.

Jaggars said he pointed out to the City Manager that the District has done a lot to accommodate and stay ahead of the City's paving project. Common ground is being sought, he noted.

### Legal opinion

District Legal Counsel James Markman commented on the retention of easements and said it should be clear to everyone that the District cannot be made responsible for the cost of relocation of a pipeline. From a legal perspective, remain as operative as possible as a District while at the same time cooperating with the City, he suggested. The Board will have to digest any extra costs that would be incurred in view of the fact there is an operative line in the center of the project. There cannot be infrastructure or activity areas built over the pipeline, because if something goes wrong, the District would have to be tearing up an active part of the park at a lot more cost, he advised.

Jaggars acknowledged the advice to refrain from building on top of the pipeline and suggested other alignments. Ms. Jesse Jones indicated that one of the suggested alignments had been studied and was not feasible.

Jaggars reiterated legal counsel's opinion that any costs of realignment to accommodate the project were to be borne by the project, not by the District. Markman added that should the City construct facilities over the pipeline, should it break, any costs to restore the facilities would be allocated to the City, therefore the City would be taking the risk.

Jaggars acknowledged the concerns raised by legal counsel and the Board and said staff would continue to work with City staff and the consultant to identify viable options, then inform the Board.

### City response

Mr. Dustin Christensen, Principal Engineer for the City, thanked the Board for agendaizing this discussion. He noted there are other options in addition to those presented in the staff report. Ms. Jones emphasized that all structures are located outside of the easement area, and if it needs to be extended to 25 feet, they can be moved; but the surfacing is merely replaceable safety surfacing, she stated. There are walls that can be shifted, she added.

Jaggars reviewed the obstructions indicated on the design plan and stated that although the District prefers facilities not be located under structures, the liability for repair and replacement could be shifted to the City. He reminded that the Board prefers to locate facilities in the street and not across property.



Christensen noted that 10th Street has already been vacated from the public right-of-way. Markman assured that the street can be vacated with easements still reserved, at least enough to support any infrastructure that is still there. Christensen will check to determine the width or footprint of the easement.

Director comment

Covington opposed the location of the playground over the pipeline and said this can be corrected and a solution found. In response to a question from Covington, Swanson indicated that typical pressure is about 100 psi in that line and cover is three to four feet to top.

Jaggers reminded that the District has overlying easements across the properties and wells are fed into the retention basin, including Well 1 which was operational in 1936. He reiterated interest in working with the City to maintain the opportunity to go across the park.

Director Hoffman concurred with the avoidance of facilities in alley easements and for striving to stay within main streets. He said he is leaning toward the realignment to 11th Street.

Christensen asked if it is still an option to keep the line in its current position. Director Covington pointed out that the District has miles of pipelines running through yards and fields due to the way they were installed back in the 1920s and 30s, and again noted the fire flow needs. It has been the Board's position that rather than creating worse conditions, the District focuses on bringing lines up to standard, putting them in the streets, and modernizing, he stated.

Director Covington noted that leaving the line through the park creates the same situation as is trying to be avoided with lines running through properties (alley lines), not in the roadways where they are easily accessible to maintain.

Christensen stated that it had been hoped that the line could be protected in place, even if it meant upgrading, to allow the project to proceed based on the design. The design has been reviewed by the City Council and has been presented publicly, and so would hate to deviate much from it at this point, he noted.

Staff will follow up with the design consultant. President Hoffman assured that both agencies are on the same team and want to be successful for the area's residents.

President Hoffman invited public comment. There was none.

President Hoffman continued the item to a future meeting.

#### **4. Update Legislative Action and Issues Affecting BCVWD**

General Manager Jaggers briefly highlighted the news item on the Stop the Delta Tunnels Act. He touched on climate change, drought regulations, and State Water Project allocation.

Director of Engineering Mark Swanson reviewed the potential impacts to the District of AB 541. Director Covington questioned why the bill would require testing only for benzene.

Director Covington also pointed out potential direct effects of SB 3 regarding the discontinuation of residential water.

## **5. Reports for Discussion and Possible Action**

### **a. Directors' Reports:**

President Hoffman said he did not attend the Beaumont Chamber of Commerce Breakfast on February 10.

Director Williams reported attending the following:

- Beaumont Chamber of Commerce Breakfast on February 10
- CSDA Webinar: Grass Roots Advocacy and Public Outreach on February 14
- CSDA Webinar: Building Relationship with your Lawmaker's Office on February 23

### **b. Directors' General Comments:**

President Hoffman indicated that the directors absent will need to be updated on the Stewart Park information. Mr. Jagers recommended re-agendizing the item and stated that draft minutes will be available at the next meeting.

President Hoffman advised that the Redlands City Council will decide this week whether to apply a moratorium on additional warehousing construction, as it is impacting the City and available land, among other factors. He pointed to the warehouses in the vicinity and potential for more, especially if other cities are limiting them.

Director Williams advised of a webinar on February 28 regarding a new drought focused project.

Director Covington requested that the room heater should be functioning for the next meeting.

Director Covington advised that he met last week with newly elected US Congressman John Duarte from Modesto. Duarte is a farmer and water is a high priority. He is concerned about pushing for new water projects, assuring that federal funding comes to California, and making the SWP and Central Valley Project more reliable. They will meet again in Washington, D.C.

### **c. General Manager's Report:**

General Manager Jagers reported the following:

- District Legal Counsel Markman is willing to attend Board meetings in person or continue via Zoom video teleconference. Mr. Markman cautioned that travel time is billable
- Met with SGPWA General Manager Lance Eckhart and the new ACWA Executive Officer Dave Eggerton. Issues important to the District were conveyed: Chromium 6, PFAS, SWP, Sites Reservoir, and more
- Water is being recharged on behalf of BCVWD at both the BCVWD ponds and the SGPWA ponds

- The SWP allocation was increased from 30 to 35 percent. If rains continue, there may be some opportunities to move and capture water, and BCVWD is working closely with SGPWA to be ready to accept all the water available
- BCVWD has offered to assist SGPWA in operation of their ponds to assure capture of supply during this wet year, possibly up to 14,000 af
- Advised SGPWA about the use of EarthTec for effective algae control
- Met with the City Manager to discuss paving costs
- Shared photos and video of the MDP Line 16 project and ponds and noted the operations seem to be working
- Suggested some mitigation efforts at private properties to alleviate dirty water flowing into ponds
- Discussed preparation of ponds for receiving recharge water
- Will continue to support SGPWA via knowledge transfer, equipment and more
- Bids have been received for paving Grand Avenue
- The District is signed up with Public Purchase, a free service for project bidding
- At more than 150 percent of snowpack and as lakes are full, drought conditions may not be maintained.
- Developer Beyond Foods has sent a letter identifying a commitment not to run their car wash and minimize food activities to get below 2 EDUs, but this may be a moot point in a few months or sooner and it is worth bringing it back to the Board for consideration

Director Covington asked when the contractor was due to be finished in the recharge ponds. Jagers said that per the original schedule, they are beyond the date. Delays regarding procurement of materials caused a cascade of delay. Weather has also slowed them, but they are working to get ahead. Covington noted that the spillways are huge, but there was only one guy working when he drove by. Recharge is needed, and if the contractor is impeding the operation, it is a real problem, he stated.

Director Hoffman asked about the potential for mud and debris flow. Jagers explained that there is not much flow. He pointed to a report from the USGS and noted that in the steeper canyons there is still some risk, but most has washed down and is being conveyed out. Jagers advised that the District has been more successful than other locales.

President Hoffman asked about the recharge efficiency of the SGPWA ponds. Jagers said they found they are attaining 4 ft per day, which is very good. The anticipation is that the ponds will influence each other, he added. The agencies will work together for maximum flexibility.

d. Legal Counsel Report: None.

## 6. Action List for Future Meetings

- Update / presentation on the AMR / AMI project
- Presentation on the San Bernardino Valley Resource Conservation District
- Presentation on solar power opportunities
- Sites Reservoir update
- Maximization of groundwater supplies



## 7. Announcements

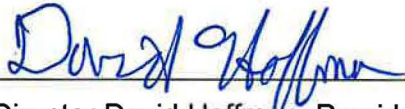
*President Hoffman called attention to the following announcements:*

- Collaborative Agencies Committee: Wednesday, Mar. 1 at 5 p.m.
- Finance and Audit Committee Meeting: Thursday, Mar. 2 at 3 p.m.
- CANCELED: Regular Board Meeting: ~~Wednesday, Mar. 8 at 6 p.m.~~
- Special Board Meeting: Wednesday, Mar. 15 at 6 p.m.
- Personnel Committee Meeting: Tuesday, Mar. 21 at 5:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Mar. 22 at 5 p.m.
- Engineering Workshop: Thursday, Mar. 23 at 6 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Apr. 5 at 11 a.m.

## 8. Adjournment

*President Hoffman adjourned the meeting at 8:54 p.m.*

ATTEST:



Director David Hoffman, President  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District



Director Daniel Slawson, Secretary  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District