



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

**MINUTES OF SPECIAL MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, November 21, 2024 at 6:00 p.m.

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

Call to Order: *President Covington opened the meeting at 6:07 p.m.
Pledge of Allegiance was led by Director Ramirez.
Invocation was given by Director Hoffman.*

Announcement and Verification of Remote Meeting Participation
No directors were attending via teleconference.

Roll Call:

Directors present:	Covington, Hoffman, Ramirez, Slawson, Williams (6:16 p.m.)
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Director of Operations James Bean Assistant Director of Finance and Administration Sylvia Molina Engineering Assistant Evan Ward Engineering Assistant Khalid Sebai Development Services Technician Lilian Tienda Water Utility Superintendent Julian Herrera Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance: None.

Public Comment: None.

- 1. Adjustments to the Agenda:** General Manager Jagers requested President Covington table Item 9, Closed Session.
- 2. Presentation: Completion of the Automated Meter Reading / Advanced Meter Infrastructure (AMR/ AMI) project**

Director of Operations James Bean presented a review of the AMR-AMI project, which spanned five years and successfully replaced 21,805 meters with modern automated meter reading (AMR) and advanced metering infrastructure (AMI) technology, along with the installation of 2,651 additional meters for new developments. These upgrades improved data collection speed, accuracy, and operational efficiency by reducing the

number of staff required for meter readings from eight to one. The new system also enables near real-time data transmission, offers potential for AI-driven analysis, and supports proactive identification of leaks before they escalate into major issues.

Despite challenges, including supply chain disruptions caused by COVID-19 and complications with older, non-standard meters, the project was successfully implemented, Mr. Bean explained.

The project came in under the \$5.7 million budget at approximately \$4.7 million, with \$1.5 million offset by grant funding. It also achieved significant water loss reduction, saving approximately 927 acre-feet annually, which translates to \$370,000 in cost savings for water purchases. Currently, 70 percent of the meters are fully integrated into the system, with ongoing efforts to expand coverage through additional collectors and repeaters. The long-term benefits of the project include enhanced meter accuracy, improved data availability, proactive maintenance capabilities, and tools to support water conservation. These advancements position the District to meet future regulatory and operational challenges effectively.

President Covington's questions focused on the project's financial implications. He asked about the return on investment (ROI) and the projected financial outlook over a 10-year period and requested an analysis of annual operational and maintenance costs compared to labor savings, as well as the lifespan of AMI system components, such as collectors and meters, to ensure proactive planning for replacements. Staff acknowledged that while a detailed ROI assessment has not been finalized, the savings in labor and water losses already demonstrate significant benefits. A more comprehensive financial analysis will be complete once the system is fully operational.

Director Williams asked about the accuracy of AMR-AMI readings compared to manual meter readings and the potential for discrepancies. General Manager Jagers explained that the meters themselves are 100% accurate, though occasional coding issues in data translation have occurred and are being addressed. To ensure system reliability, District staff conducts periodic manual audits, inspecting meters to verify electronic readings and maintain system integrity. Williams also asked about the 147 manually read meters and was informed that these are primarily large fire-flow meters at commercial sites, which present unique challenges due to non-standard configurations.

In response to President Covington, Mr. Bean confirmed that AMI-compatible meters are being installed in all new residential and commercial projects, and adhere to updated standards, ensuring compatibility with the District's system.

Overall, the Board expressed satisfaction with the project's progress and outcomes. Director Slawson highlighted the importance of these advancements for the District's long-term sustainability. Covington reiterated the need for ongoing monitoring and financial analysis to address remaining system nuances and optimize benefits for the District and its customers.

3. Proposed Amendments to Bylaws of the Association of California Water Agencies (ACWA)

General Manager Jagers briefly reviewed the bylaws revisions submitted by ACWA.

The Board supported the proposed ACWA bylaws amendments and directed the Authorized Voting Representative, Vice President Daniel Slawson, to cast a vote at the ACWA Fall Conference by the following roll-call vote:

MOVED: Slawson	SECONDED: Ramirez	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

4. Authorization for the General Manager to enter a Six-Month Contract Extension for Social Media and Public Relations Services with Consultant CV Strategies

Assistant Director of Finance and Administration Sylvia Molina outlined the achievements of the District in handling public relations in-house in 2024, such as generating the Water Quality Report, managing the majority of social media content, and enhancing website functionality, which has resulted in savings of more than \$59,000 from the original 2024 contract budget.

Ms. Molina explained that CV Strategies' continued expertise is necessary to support upcoming water rate study education and outreach efforts, which had been delayed. She recommended extending the contract by six months, utilizing the remaining balance of approximately \$59,000 from the 2024 budget. The extension would cover critical public relations activities, particularly focusing on the water rate education campaign scheduled for early 2025.

The Board authorized the General Manager to enter into a six-month contract extension to utilize an existing estimated remaining budget for Social Media and Public Relations Services with consultant CV Strategies in an amount not to exceed \$59,000 by the following roll-call vote:

MOVED: Williams	SECONDED: Ramirez	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

5. Resolution 2024-20: Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment and Consideration of Will-Serve Letter for the Proposed 14201 California Avenue Industrial Project located south of 1st Street and west of Highway 79

Engineering Assistant Evan Ward presented details of the proposed 14201 California Avenue industrial project. The project covers approximately 129.1 acres across multiple parcels and involves the development of 2.5 million square feet of industrial warehouse space spread across seven buildings. While the project lies within the District's Sphere of Influence, it is outside the current service boundary. The Water Supply Assessment (WSA), discussed in a prior October Engineering Workshop,

confirmed that the District can meet the estimated annual water demand of 63 acre-feet (115 Equivalent Dwelling Units [EDUs]). Infrastructure needs include connections to existing domestic and non-potable water mains, which will be further addressed in a forthcoming Plan of Service.

Ward outlined three key requests for Board consideration: adopting a resolution acknowledging the review, receipt, and acceptance of the WSA; approving a Will-Serve Letter to provide water service; and annexing the project into the District's service boundary. He emphasized that developers would bear all infrastructure costs, including mainline extensions and fire flow requirements, with any cost-sharing for upsized infrastructure funded through development impact fees, ensuring no financial impact on ratepayers.

Director Ramirez sought clarification on the developer's financial responsibility for infrastructure costs. Ward, with General Manager Jagers, confirmed that the developer would bear 100 percent of the costs, with potential reimbursement agreements if neighboring developments later utilize the infrastructure. Jagers provided additional context, explaining that cost-sharing for oversized infrastructure might occur, funded through development impact fees, and clarified the historical use of reimbursement agreements for projects in similar situations.

Director Ramirez emphasized the importance of ensuring clear language in any agreements to formalize these conditions. President Covington reiterated that any potential financial impact on the District would be limited to oversizing costs, which are funded by development impact fees rather than ratepayer contributions.

The Board adopted Resolution 2024-20, Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Proposed 14201 California Avenue Industrial Project, approved the request for "Will Serve Letter" for water service for a term of one year, and approved the request for annexation of the 14201 California Avenue Industrial Project to the District by the following roll-call vote:

MOVED: Slawson	SECONDED: Williams	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

6. Reports for Discussion and Possible Action

a. Directors' Reports:

The following reports were provided:

- i. Water Education Foundation Summit on October 30 (Slawson)
- ii. San Gorgonio Pass Water Agency meeting on November 18, 2024 (Slawson, Ramirez)
- iii. Beaumont Chamber of Commerce Good Morning Breakfast on November 8 (Slawson, Ramirez)
- iv. Riverside County Water Task Force on October 4 (Ramirez, Williams)

- b. Directors' General Comments: None.
- c. General Manager's Report:
In addition to the written report, Mr. Jagers reported:
 - 12th and Palm Facility Update: Work on the facility, including the Well 1A and 2A drilling project, is progressing. The well drilling rig setup is scheduled to begin next week, with opportunities for Board members to visit the site in mid to late December or early January. A presentation on the facility's progress will be provided at the December Board meeting.
 - Building Rehab Project: Improvements at the building rehab site include a new sunshade for staff use, which will be cleaned and prepared for photographs to accompany the December presentation.
 - Pipeline Work on Cherry Avenue: The pipeline installation along Cherry Avenue is nearing completion, with most work finished except for valve acquisition, which has caused minor delays. The mainline is expected to be in place within a week.
 - Golden Mussel Concerns: The invasive golden mussel, believed to have entered the Bay Area via ships from Asia, is a potential environmental issue requiring monitoring.
- d. Legal Counsel Report: None.

7. Topic List for Future Meetings

	Item requested	Date of request	Requester
A	Presentation on the San Bernardino Valley Resource Conservation District	7/13/22	
B	Presentation on solar power opportunities	12/14/22	Ramirez
C	Sites Reservoir update	2/23/23	
D	Operations Center update (before the end of 2024)		Williams
E	Update on the Sustainable Groundwater Management Act (SGMA)	11/13/24	Covington

8. Announcements

President Covington called attention to the following announcements:

- District offices will be closed Thursday, Nov. 28 in observance of Thanksgiving Day
- Beaumont Basin Watermaster Committee: Wednesday, Dec. 4 at 11 a.m.
- Finance & Audit Committee meeting: Thursday, Dec. 5 at 3 p.m.
- Regular Board meeting: Wednesday, Dec. 11 at 6 p.m.
- District Offices will be closed on the following holidays:
 - Wednesday, Dec. 25 for Christmas Day
 - Wednesday, Jan. 1, 2025 for New Year's Day

9. Closed Session

There was no Closed Session.

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to California Government Code Section 54956.8

Property: APNs 408-080-009, 408-080-010, 408-080,011, 480-080-012

Agency Negotiator: Dan Jagers, General Manager

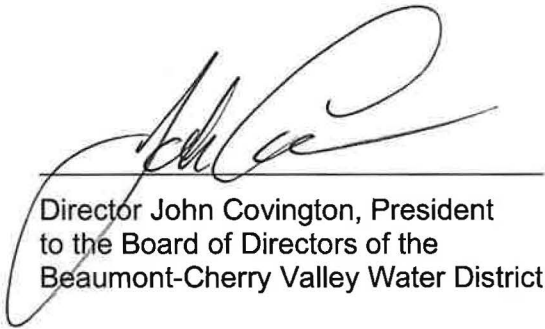
Under Negotiation: Price and terms of payment

10. Report on Action Taken During Closed Session

None. There was no closed session.

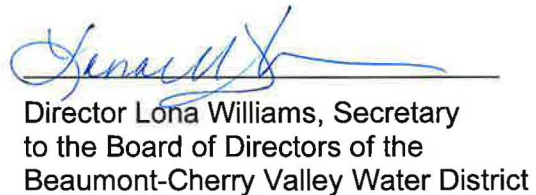
11. Adjournment

President Covington adjourned the meeting at 7:00 p.m.



Director John Covington, President
to the Board of Directors of the
Beaumont-Cherry Valley Water District

ATTEST:



Director Lona Williams, Secretary
to the Board of Directors of the
Beaumont-Cherry Valley Water District