



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

**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS
Wednesday, March 12, 2025 at 6:00 p.m.**

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

Call to Order: *President Slawson opened the meeting at 6:06 p.m.*

*Pledge of Allegiance was led by President Slawson.
Invocation was given by Director Ramirez.*

**Announcement and Verification of Remote Meeting Participation Pursuant to
AB 2449 or GC 54953(b)**

No directors were attending via teleconference.

Roll Call:

Directors present:	Covington, Hoffman, Ramirez, Slawson, Williams
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Director of Finance and Administration Sylvia Molina Director of Operations James Bean Human Resources Manager Ren Berioso Finance Manager William Clayton Associate Civil Engineer I Evan Ward Engineering Assistant Khalid Sebai Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered attendance: Director Blair Ball and Director Larry Smith, San Geronio Pass Water Agency; Director Joyce McIntire, Yucaipa Valley Water District (YVWD); and Lilian Medellin, Bill Lattin, and Cesar Mota.

Public Comment: None.

1. Adjustments to the Agenda

Pursuant to Government Code Section 54954.2 the Board made a determination that there is an immediate need to take action and that the need arose after the posting of the agenda, and authorized placement of two Closed Session discussions as Item 13c and Item 13d:

13c. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)
Draper 26, LLC vs Beaumont-Cherry Valley Water District
Case no. CVRI 2406726

13d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

To which the District is a party pursuant to Government Code Section 54956.9(d)(1)
In re Appeal of Beaumont - Cherry Valley Water District re Department of Industrial Relations, Inspection No. 1733753

by the following roll-call vote:

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

2. Reports / Presentations / Information Items

The Board received and filed the following reports:

- California Water Supply Conditions and Water Issues*
- Legislative Action and Issues Update*
- Townsend Public Affairs, Inc. Monthly Update*
- Grant Activity Quarterly Update*
- Year-to-Date Analysis of Electric Cost to Pump Groundwater*
- Quarterly Report: Review of District Contract Expenditures in Fiscal Year 2024*

by the following roll-call vote:

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

3. Consent Calendar

Item 3f: Recording Secretary Lynda Kerney advised of an error on the February 12, 2025 minutes recording the votes for Items 5 and 6 as presented in the agenda packet. The minutes printed for signature have been corrected.

Consent Calendar items 3a through 3g were approved as corrected with one motion by the following roll-call vote:

- Review of the January 2025 Budget Variance Reports*
- Review of the January 31, 2025 Cash/Investment Balance Report*
- Review of Check Register for the Month of February 2025*
- Approval of February 2025 Invoices*
- Minutes of the Regular Meeting of January 23, 2025*
- Minutes of the Regular Meeting of February 12, 2025*
- Update of the General Manager's Job Description*

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

4. Request for Will-Serve Letter for an Existing Single-Family Residence located on the east side of the Intersection of Jonathan Avenue and Bridges Street within the Community of Cherry Valley (APN 401-220-005)

Associate Civil Engineer I Evan Ward explained that since the 1950s, the existing water meter at APN 401-220-011 has also been serving a single family residence on APN 401-220-005. The applicant, Mr. Bill Lattin, has expressed concern about the water pressure and proposes to retain the existing service and meter to continue serving APN 401-220-011 and establish a new service and meter for the residence on APN 401-220-005.

Director Covington expressed concern that two houses had been served from one meter for so many years. Mr. Ward indicated the homeowner had brought it to the District's attention. Staff investigated and found no evidence that there had ever been a second meter.

Director Williams asked if there had been a pressure test, and Ward explained one would be performed at meter installation. It is expected 40 to 50 psi will be provided, Jaggars noted.

Mr. Lattin added that he has owned both houses for seven years and has done everything possible to increase the pressure.

The Board approved the request for a Will-Serve Letter for the existing single-family residence at Riverside County Assessor's Parcel Number (APN) 401-220-005 within the community of Cherry Valley, subject to payment of all deposits and fees to the District and securing all approvals from the County of Riverside by the following roll-call vote:

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

5. Beaumont Heights Industrial Project

- a. **Resolution 2025-__:** Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment and Consideration of Will-Serve Letter for the Proposed Beaumont Heights Industrial Project located southeast of the intersection of California Avenue and Highway 79

b. Resolution 2025__ : Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary

The resolutions were not adopted.

Director of Engineering Mark Swanson reminded the Board about discussion of the Water Supply Assessment (WSA) at the February 27, 2025 Engineering Workshop. He summarized the proposed Beaumont Heights Industrial Project, located southeast of California Avenue and Highway 79, and noted that the project requires annexation. The WSA was required due to the project's scale and was prepared by the developer's consultant, with oversight by District staff. The assessment concluded that sufficient water supplies exist to support the project's projected annual demand of 294.4 acre-feet per year (AFY): 57.7 AFY of potable water and 236.7 AFY of non-potable (recycled) water, equivalent to 105.7 and 433.9 EDUs, respectively.

Director Covington pointed out that the WSA asserts that the project's water demand can be met per the District's 2020 Urban Water Management Plan (UWMP), yet it also states that the project site is not included in the UWMP. Mr. Swanson explained that staff generally forecasts what might be developed, using the City of Beaumont's development and land use plans, and County maps, and those anticipated projects are cast in the UWMP. General Manager Jagers expressed confidence in the projections and reiterated that the UWMP casts the full District sphere of influence. He noted that the District's Master Plan and UWMP identify historically known projects and have projected the area's water use at between about 20,000 and 25,000 acre-feet at full buildout. The numbers were reviewed, and an upward revision is not expected, he stated.

Mr. Swanson noted that staff had reviewed the WSA, and the language in the document could be revised if the Board preferred. He pointed out that the project is within the City of Beaumont sphere of influence and is being changed from residential (urban village) in the range of 6,000 units to commercial.

Director Covington also noted that recycled water demand is 237 acre-feet per year. There is no recycled water supply, and it is unknown when it may be available given the challenges the City faces, and this need will be backfilled with domestic supplies, totaling 300 acre-feet of potable demand, he stated. The 2020 UWMP anticipated recycled water being available by 2025, but its summer demand is already fully allocated, he reminded. He highlighted the risks of over-allocating the District's water portfolio, especially given recent years when the District was forced to deplete its Beaumont Basin storage account to meet demands during periods of zero State Water Project allocations. He stressed that those storage gains were only rebuilt by purchasing additional water supplies, and that these were extraordinary wet years not to be relied upon as standard. Director Covington called the WSA an unfair analysis, expressed skepticism, reminded the Board of its challenges in drought years, and of the state conservation mandates, and questioned the wisdom of continuing to approve large developments with major water demands under those conditions.

Staff responded to Director Covington's request for a comparison of water use for 5,000 homes, estimating residential demand of 2,500 to 2,700 AFY. Mr. Swanson

noted different calculations for other multi-family units, noting that it still exceeds the demand of an industrial project in both potable and non-potable.

This is a very large water demand project, Covington continued. He acknowledged the conditions on the developer to bring in additional imported water. Mr. Swanson elaborated on the two project-specific conditions requiring the developer to either wait for recycled water to become available or help fund alternative sources. He reiterated that the project is several years away from buildout, potentially aligning with future availability of recycled water. Jagers acknowledged the concerns, referred to the 2022 draft Recycled Water Master Plan, and noted that the winter demand balances out the shortfall in the summer.

Director Covington emphasized the depletion of the District's Beaumont Basin storage account during dry years, and the need to meet demand without State Project Water. He said he believed the District's supplies are being overallocated and called for a more conservative and realistic approach in issuing will-serve letters. Jagers referred to supply forecasting by the SGPWA, discussed imported water supply, and suggested an update for the Board, and Mr. Swanson discussed conjunctive use.

Mr. Grant Ross of Orbis Real Estate Partners (the project developer) characterized the project as a godsend compared to the potential 4,913 dwelling units that would have been anticipated by the City. He said it not only avoided a drain on city resources but could occupy the 500 acres more efficiently from a water perspective. He urged open-mindedness and noted that rainfall needed to be considered along with the years of record drought.

Directors Hoffman and Williams expressed shared concerns with Director Covington. Hoffman emphasized the lack of clarity around recycled water availability including regulatory requirements, uncertain costs, undetermined allocation rights, and the possibility that the City of Beaumont would not choose to sell recycled water to the District at all. These unknowns, Hoffman indicated, undermine the assumption that non-potable demand for the Beaumont Heights project can be met without drawing on potable supplies. Given the scale of the non-potable demand and the uncertainty, Hoffman expressed concern that the entire non-potable requirement could fall on the potable water supply, which would strain the District's resources. He stated his support for the concerns raised by Director Covington and concluded that the project's water planning assumptions deserve further scrutiny.

Director Williams acknowledged the possible reliance on domestic water supplies due to the lack of recycled water and highlighted the public safety benefits of development on fire-prone land. Mr. Ross acknowledged Director Williams' concerns about fire and said the developer would welcome the opportunity to provide drought resistant landscape.

President Slawson emphasized the importance of balancing the water supply concerns with realistic planning and the District's responsibilities as a water provider. He acknowledged the regional water supply challenges and expressed general concern over the uncertainties surrounding future availability. He emphasized that many of the most significant factors affecting water supply, such as state and federal water policy, and infrastructure projects like the Delta Conveyance and Sites Reservoir, are beyond the District's control. He pointed out

that the District may ultimately be forced to implement rationing or other water restrictions if conditions worsen. While recycled water will eventually become available, the timeline and quantity remain uncertain, he noted.

It was moved by Director Ramirez and seconded by Director Williams to approve the staff recommendations and adopt the resolutions. The motion failed on a 3-2 vote.

*The Board **declined** approval:*

1. *Resolution 2025-__, Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Proposed Beaumont Heights Industrial Project located southeast of the intersection of California Avenue and Highway 79*
2. *Request for "Will Serve Letter" for water service to the proposed development of the Beaumont Heights Industrial Project*
3. *Resolution 2025-__: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary of the following parcels:*
APNs 424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, and 428-020-001

by the following roll-call vote:

MOVED: Ramirez	SECONDED: Williams	FAILED 3-2
AYES:	Slawson, Williams	
NOES:	Covington, Hoffman, Ramirez	
ABSTAIN:	None	
ABSENT:	None	

6. BCVWD Fiscal Year 2024 Operating Budget Carryovers

Director of Finance and Administration Sylvia Molina presented the budget carryover schedule and explained the criteria for rolling items over into the next fiscal year budget. Four projects meet the criteria:

- Capacity Charges study
- Water Rate study
- Reservoir maintenance
- CV Strategies outreach for the water rate study

The Board approved the Fiscal Year (FY) 2024 Operating Budget Carryovers, from the FY 2024 Budget to the FY 2025 Budget by the following roll-call vote:

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

7. Resolution 2025-08: Amending the District's Policies and Procedures Manual Part I Policy 3111 Leave for Crime Victims and Family Members

Human Resources Manager Ren Berioso presented the policy in compliance with AB 2499 and AB 1041, dealing with leaves of absence and designated persons. He noted it had been vetted by legal counsel and recommended by the Personnel Committee. Director Covington noted discussion by the Personnel Committee and that most changes are driven by state law.

The Board adopted Resolution 2025-08: Amending the District's Policies and Procedures Manual Part I Policy 3111 Leave for Crime Victims and Family Members by the following roll-call vote:

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

8. Discussion of Data Scrubbing Services - LeoWeb Protect Services *(Tabled from February 27, 2025)*

General Manager Jagers explained this has been brought to the Board upon request of a Board member. The vendor for consideration provides a service that minimizes personal information (names and addresses) on the internet to protect law enforcement and other officials. Director Ramirez noted that serving the community as a public official has risks and the cost of this service is just under \$100 per year (not \$1,000 as stated in the staff report), which is a small service coverage for elected officials to consider for additional security.

President Slawson stated that he would consider it as a personal service, not something in which the District should be involved. Director Williams asked about addition of family members, and Director Ramirez indicated additional would be paid by the individual, not the local government.

Director Covington acknowledged that it may be legal for an elected official to wipe personal information from the internet and expressed doubt, but said he supported the concept. He recommended it as an option and that staff bring back further information.

Legal Counsel James Markman concurred with the removal of personal information such as addresses and phone numbers, but cautioned about First Amendment concerns and content control, such as stories posted online (even if fictitious). The Board should not use public money to fund the service if it entails eradicating posted stories in order to protect public officials.

The Board directed staff to bring back further information.

9. Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem

Recording Secretary Lynda Kerney reviewed the list of events and responded to questions. Directors indicated interest in the following events:

DAY	EVENT	Est. Cost	Vote?	COVINGTON	HOFFMAN	RAMIREZ	SLAWSON	WILLIAMS
11-Mar	CSDA Webinar: AI in 2025	FREE				YES		YES
11-Mar	CWA: Women in Water Seminar	\$75	APR					YES
14-Mar	Beaumont Chamber Breakfast	\$25					YES	YES
24-Mar	Calif-Nevada Drought Outlook	\$25	APR			YES	NO	YES
2-Apr	CSDA Virtual Workshop (2 days)	\$265				YES	NO	MAYBE
10-Apr	WEF Water 101 Workshop	\$2,628					MAYBE	MAYBE
11-Apr	WEF Watershed Tour	\$500	APR				MAYBE	MAYBE
11-Apr	Beaumont Chamber Breakfast	\$25			YES		YES	
21-Apr	CSDA Special District Leadership Academy	\$2,943					YES	YES
1-May	CSDA Workshop - Financial Management	\$1487					NO	
8 – May	BIA Economic Update	\$94					YES	YES

The Board preapproved attendance of all directors at the following events for purposes of per diem and reimbursement of associated reasonable and necessary transportation expenses per District policy:

- *Building Industry Association Economic Update on May 8 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	

10. Reports For Discussion and Possible Action

a. Ad Hoc Committees:

- Communications Committee: Director of Finance and Administration Sylvia Molina presented the Association of California Water Agencies (ACWA) Outreach Handbook.
- Sites Reservoir: A meeting is scheduled on March 19.
- Bogart Park: No report.
- Water Re-Use 3x3: An update will be given in closed session.
- Board Policies: The next meeting will be March 17.

b. Standing Committees

A written report was provided.

Personnel Committee: Director Covington noted that the update of policies are at 98 percent completion.

c. Directors' Reports:

Reports were provided as follows:

- Beaumont Chamber Breakfast on February 14, 2025 (Hoffman, Slawson, Williams)
- CSDA Webinar: Exploring Financial Strategies: Funding Options for Special Districts on February 18, 2025 (Hoffman, Ramirez, Williams)
- CSDA Virtual Workshop: Governance Foundations on February 19, 2025 (Ramirez, Slawson, Williams)
- CSDA Webinar: Leadership Lessons with Board Members on February 21, 2025 (Hoffman, Slawson, Williams)
- CSDA Webinar: Maximize Your Membership: Resources for Board Members on February 24, 2025 (Hoffman, Slawson, Williams)
- CSDA Webinar: Board Member and District Liability Issues on February 25, 2025 (Hoffman, Ramirez, Slawson)
- CSDA Virtual Workshop: Budget Preparations for Special Districts on February 26-27, 2025 (Ramirez, Williams)
- San Geronio Pass Water Agency Meeting on March 3, 2025 (Slawson)
- Special Beaumont Basin Watermaster Meeting on March 5, 2025 (Slawson)
- CSDA Webinar: AI in 2025: Legal Landscape and Strategic Imperatives on March 11, 2025 (Ramirez, Williams)
- California Water Association: Women in Water Leadership Seminar 2025 on March 11, 2025 (Williams)
- Water Education for Latino Leaders (WELL) Two Day Conference on March 7-8, 2025 (Ramirez)

d. Directors' General Comments: None.

e. General Manager's Report. Mr. Jagers reported:

Fire Preparedness and Water System Capacity

- Emphasized that public water systems are designed for structure fires (one to two homes), not large-scale wildfires.
- Hydrant and valve exercising is ongoing; however, full compliance with target cycles is aspirational.
- During the Apple Fire, all hydrants used by water trucks functioned properly, although 11 leaks were caused due to system surges.
- Discussed natural disaster unpredictability and limitations in firefighting infrastructure.

- Coordination with Banning and support for fire helicopters through water sources (e.g., Bogart Park lake) continues.

Facilities Planning and Fee Structure

- Final data was sent to Raftelis, the facilities fee consultant, for evaluating:
 - Today's system demands
 - Future requirements under "Making Conservation a California Way of Life"
- The analysis aims to inform future facility fees and planning, including input from the ad hoc Sites Reservoir committee.

Chromium-6 Compliance

- Staff is actively working on solutions for chromium-6 avoidance.
- Plans to present a discussion to the board including:
 - City of Banning's ideas
 - Staff's facility-wide analysis and recommendations

Project Updates

- Cherry International Parkway Pipeline: Valves expected end of March; construction to begin late March or early April.
- B-Line Edgar Canyon ARPA-funded project: Materials are arriving; construction to start soon.
- Well 1A Drilling Project:
 - Caused noise concerns due to nighttime operations (2:30 a.m. incident hitting a rock).
 - Letters were sent to residents; shipping containers used to dampen noise.
 - Development phase: Gravel pack finished; now moving into airlift development and pumping test.
 - Discharge strategy:
- Low-flow water diverted to Cherry Channel via non-potable line
- High-flow water redirected down Palm Avenue with City of Beaumont's cooperation

Grant Writing Services

- Current contract for grant writing services ends in April.
- Will discuss at a future workshop whether to continue with Townsend or seek alternative firms.
- Briefly discussed alternative approaches with Mr. Eckhart from the Pass Agency.

Noble Tank Site

- Demolition at Noble Tank mostly complete:
 - Quonset hut and foundation removed using rented equipment
 - Riprap generated for reuse in other areas to reduce future costs and avoid disposal fees

f. Legal Counsel Report: None.

11. Topic List for Future Meetings

	Item requested	Date of request	Requester
A	Report on alternative energy sources and storage (Agendize in August per Dan Jagers 2/27/25)	1/23/25 and 2/12/25	Ramirez

12. Announcements

President Slawson pointed out the announcements:

- Regular Board Meeting: Wednesday, Mar. 12 at 6 p.m.
- Personnel Committee: Tuesday, Mar. 18 at 5:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Mar. 26 at 5 p.m.
- Engineering Workshop: Thursday, Mar. 27 at 6 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Apr. 2 at 11 a.m.
- Finance & Audit Committee meeting: Thursday, Apr. 3 at 3:00 p.m.
- Regular Board Meeting: Wednesday, Apr. 9 at 6 p.m.
- Town Hall Meeting on Proposed Increase in Water, Fire, and Nonpotable (Recycled) Water Rates and Service Charges: Thursday, Apr. 10 at 6 p.m.

13. Closed Session: 8:15 p.m.

President Slawson announced the following Closed Session items:

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Sites Reservoir and water rights associated therewith
Agency Negotiator: Dan Jagers, General Manager
Under Negotiations: Continued participation in financial support of the Project
- b. CONFERENCE WITH LEGAL COUNSEL
Significant exposure to litigation pursuant to paragraph (2) of Subdivision (d) of California Government Code Section 54956.9
One potential case

Added to the agenda pursuant to GC 54954.2:

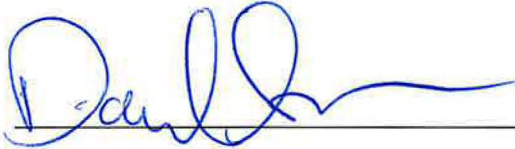
- c. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Draper 26, LLC vs Beaumont-Cherry Valley Water District
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- d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
To which the District is a party pursuant to Government Code Section 54956.9(d)(1)
In re Appeal of Beaumont - Cherry Valley Water District re Department of Industrial Relations, Inspection No. 1733753

Reconvene in Open Session: 9:13 p.m.

14. Report on Action Taken During Closed Session

President Slawson stated that there was no reportable action taken.

15. Adjournment: *President Slawson adjourned the meeting at 9:13 p.m.*



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

ATTEST:



Director Andy Ramirez, Secretary
to the Board of Directors of the
Beaumont-Cherry Valley Water District