



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, July 24, 2025 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 Slawson opened the meeting at 6:01 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:	Hoffman, Ramirez, Slawson, Williams
Directors absent:	Covington
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Operations James Bean Director of Information Technology Robert Rasha Associate Civil Engineer Evan Ward Engineering Assistant Khalid Sebai Development Services Technician Lilian Tienda Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: John Russo, Nyles O'Harra, Lance Eckhart, Larry Smiht, Blair Ball, Sarha Wargo, Mickey Valdivia, David Hendryx

Public Comment: None.

- 1. Adjustments to the Agenda:** General Manager Dan Jagers recommended tabling the Closed Session.
- 2. Update: Status of Water Reuse Plans and Recycled Water Partnership with the City of Beaumont: City Consultant recommendations**

General Manager Dan Jagers notified the Board that the City Council, at its July 15, 2025, meeting, had directed staff to pursue a "hybrid" reuse strategy developed by the City's consultant. The proposal combines use of BCVWD's existing non-potable

distribution system with groundwater recharge in partnership with the San Geronio Pass Water Agency (SGPWA). Jagers noted that this direction represents the most significant progress to date toward implementing recycled water use in the region.

Jagers noted that the City's wastewater treatment plant has already undergone significant investment, and the District has developed extensive non-potable infrastructure valued at \$40 to \$50 million. The District anticipates annual operating costs of approximately \$1 million for maintenance and permitting, exclusive of booster facilities. He described a proposed two-tier pricing concept, with a lower rate for non-potable irrigation deliveries and a higher rate for recharge water. He emphasized that the recharge component would require additional treatment and careful siting studies.

Drawing comparisons from Eastern Municipal Water District's (EMWD) program, Jagers observed that recycled water delivered for irrigation might cost \$500–\$700 per acre-foot, while advanced treatment and recharge could raise costs to \$1,200–\$1,500 per acre-foot. He explained that these costs remain comparable to true costs of imported supplies when factoring in ad valorem taxes and other hidden charges. He also cited Yucaipa Valley Water District's ongoing recharge program, projected for completion near 2028–2029, as an example of the complexity and long timelines associated with such projects.

Jagers stressed that many variables remain unresolved, including ownership of water, responsibility for advanced treatment, and institutional arrangements. He underscored the importance of regional cooperation, early coordination with regulators, and careful planning to avoid duplicative infrastructure. He concluded that recycled water is an essential element of long-term supply reliability and that BCVWD will continue to collaborate with the City and SGPWA in developing the program.

Director Hoffman inquired about whether annual operating costs included booster facilities and raised concerns about aquifer protection and water quality. Jagers confirmed the estimate excluded booster facilities. He explained that state law requires a 12-month subsurface travel time for pathogen removal before any water reaches production wells, adding that careful modeling and siting would be essential to avoid risks.

Director Williams asked for clarification on the City's action, and Jagers stated that City staff had been directed to explore the hybrid concept and pricing structure, with details yet to be determined.

Director Ramirez reflected on past cost savings experienced at EMWD and questioned the relative value of recycled water locally. Jagers responded that while recycled water is unlikely to be less expensive than the wheeling cost of State Water Project supplies, it remains necessary to demonstrate reduced reliance on the Delta.

President Slawson questioned the City's ability to set a two-tier rate and asked about project timelines. Jagers replied that the process is at an early stage and cited the lengthy permitting and construction timelines experienced in Yucaipa and at EMWD.

Lance Eckhart, General Manager of the SGPWA, emphasized the importance of recycled water to regional self-reliance and basin-wide management. Nyles O'Hara also expressed support for aggressively pursuing recycled water to strengthen future supply reliability.

Jaggers indicated that next steps would include participation in the City's rate and siting studies, continued negotiations toward a delivery agreement, and preparation of a framework or "white paper" to guide BCVWD's role. He underscored the importance of coordination with the City and SGPWA to avoid duplicative facilities and to ensure equitable cost sharing.

3. Request for Continuation of Service for Palm Innovation Academy Kitchen Building Addition located between Orange Avenue and Palm Avenue and between Seventh Street and Eighth Street in the City of Beaumont

Associate Civil Engineer Evan Ward presented the request for an additional 0.4 Equivalent Dwelling Units (EDUs) of water consumption to accommodate a building addition of a kitchen to the existing Palm Innovation Academy school site. This is mostly irrigation, as there will be no food preparation at this site.

This site has been served by the District since approximately 1941 when it was constructed. The applicant will be required to install a meter and service for the new building and to irrigate the landscaping improvements from an existing irrigation meter, in compliance with the Making Conservation a California Way of Life regulations.

The Board approved the request for Continuation of Service and a total of 0.4 additional EDUs (total 15.7 EDUs) for the Palm Innovation Academy Kitchen Building Addition within the City of Beaumont, subject to payment of all fees to the District and securing all approvals from the City of Beaumont by the following roll-call vote:

MOVED: Ramirez	SECONDED: Hoffman	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

4. Request for Extension of Will-Serve Letter for Tentative Tract Map 39256 (Previously Identified as Tentative Tract Map 33680) for a Single Family Development located South of Lana Way, North of Rena Way, and West of Elm Avenue in the City of Beaumont

General Manager Dan Jaggers introduced the item, noting that it had been continued from a prior meeting to allow further discussions with the property owner regarding a possible well site dedication. He explained that while the District remains open to negotiating acquisition of a well site in the area at fair market value using developer impact fees, that condition is no longer formally attached to the project.

Associate Civil Engineer Evan Ward presented the request from applicant John Russo and Pepper Corner Developers, LLC, for an extension of the Will-Serve Letter (WSL) for Tentative Tract Map 39256 (previously TTM 33680), a 24-lot single-family residential subdivision located north of Olive Avenue and near Three Rings Ranch Elementary School. He reviewed the project's history, noting that the original WSL was approved in 2017, with extensions granted in 2018, 2019, and 2022. The project would generate an estimated demand of 24 EDUs. Ward stated that the project's earlier

water improvement plans, approved in 2007, will be subject to updated review to ensure compliance with current District standards. Conditions of service remain in effect,

Director Ramirez inquired about landscaping requirements, asking whether homeowners could have green lawns. Jagers clarified that the City of Beaumont prohibits turf in front yards and noted that while new standards reduce outdoor water demand, they also lessen incidental groundwater recharge. Ramirez further asked whether these landscaping standards might hinder percolation, to which Jagers responded that while runoff is more directly conveyed to storm channels, irrigation practices and rainfall patterns help offset the impact.

President Slawson observed that the project conditions appeared dated, as no water quality basin was included, but remarked that the extension appeared straightforward and that the Board had approved it several times before.

The Board approved the request for Extension of Will-Serve Letter for Tentative Tract Map (TTM) 39256 (previously identified as TTM 33680) in the City of Beaumont by the following roll-call vote:

MOVED: Williams	SECONDED: Hoffman	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

5. Consideration of District Oversizing Contribution for the Proposed Tract 31462 Phase IVB (Fairway Canyon Development) Infrastructure located within Oak Valley Parkway

Director of Engineering Mark Swanson presented the request from Meritage Homes for a District contribution toward oversizing water pipelines being constructed in Oak Valley Parkway as part of the Fairway Canyon development. He explained that the final phase of the project requires construction of major backbone facilities, including approximately 4,000 linear feet of both potable and non-potable pipelines. Based on District master planning, the required facilities exceed the size necessary solely for the development, creating an oversizing component eligible for District participation. Specifically, a 24-inch potable line was required instead of a 12-inch line, and an 18-inch non-potable line was required instead of 12-inch, resulting in oversizing differentials of 12 inches and 6 inches, respectively.

Mr. Swanson explained that the developer conducted public competitive bidding consistent with prevailing wage requirements. The selected contractor's bid established the cost to build project-sized facilities at \$4.385 million, while master-planned facilities cost \$5.454 million. The difference, \$1.069 million, represents the oversizing cost. With subsequent change orders, including additional backfill and realignments necessitated by utility conflicts, the final oversizing contribution was calculated at \$1,075,706.96. Staff recommended authorizing this amount plus a 10 percent contingency, for a rounded not-to-exceed contribution of \$1,184,000, to be reimbursed as a fee credit against future capacity charges. Swanson and General Manager Jagers emphasized that the contribution is fully supported by restricted

funds collected through developer impact fees and that Meritage Homes' 787-unit buildout is projected to generate approximately \$7.96 million in such charges, including \$1.234 million earmarked for transmission pipeline oversizing.

Jaggers underscored that the oversizing serves regional needs beyond the Fairway Canyon project, describing it as an appropriate use of collected impact fees. He noted that while other developers in the past had absorbed oversizing costs without reimbursement, Meritage had followed proper procedures and was entitled to credit under District policy. Both staff members emphasized that no direct cash payment would be made; instead, the contribution would be offset through credits applied to remaining agreements.

Board discussion focused on confirming funding mechanisms, safeguards, and construction oversight. Director Ramirez asked whether funds had already been collected. Swanson explained that while not all capacity charges had yet been received, sufficient restricted funds existed, and reimbursement would occur via credits against remaining tracts. Ramirez also confirmed the project was bid at prevailing wage, and he questioned whether a 10 percent contingency was sufficient. Swanson responded that with five change orders already processed, and approximately 80 percent of the non-potable pipeline complete, staff believed major risks had been addressed. Ramirez further asked about construction management, and Swanson clarified that the developer's consultant was administering the project while District staff performed all inspections to protect District interests.

Developer representative David Hendryx addressed the Board, thanking District staff for their collaboration over more than three years. He explained that costs had escalated from an initial \$4.4 million projection to \$6.2 million due to rising pipe prices and unforeseen utility conflicts. He emphasized that Meritage had paid significant capacity fees and that reimbursement through oversizing credits would prevent "double dipping," ensuring fairness. Hendryx noted that the project was about 85 percent complete on the deepest facilities and anticipated full completion by November. He also described safeguards in place, including certified payrolls, bonding, and third-party cost verification to ensure reimbursements reflect actual eligible work.

The Board approved the request from Meritage Homes, developer of Fairway Canyon, for District contribution for the oversizing component for the water facilities within Oak Valley Parkway in the amount of \$1,075,706.96 and authorized \$108,293.04 (~Rounded 10% contingencies) for a total not to exceed amount of \$1,184,000, by the following roll-call vote:

MOVED: Slawson	SECONDED: Williams	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

6. California Special Districts Association (CSDA) 2025 Board Elections: Vote to Elect a Representative to the CSDA Board of Directors in the Southern Network for Seat B

Executive Assistant Lynda Kerney explained the election process.

The Board approved a vote for Don Bartz to the California Special District Association Board of Directors in the Southern Network for Seat B by the following vote:

MOVED: Slawson	SECONDED: Williams	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

7. District Participation with San Geronio Pass Water Agency for the Preparation of the 2025 Urban Water Management Plan

Director of Engineering Mark Swanson advised the Board of the requirement to prepare the 2025 Urban Water Management Plan (UWMP), due July 1, 2026. He explained that while the District has previously completed these plans in-house, the workload is substantial, requiring months of staff time. For this cycle, staff recommended participating in a joint regional UWMP led by the SGPWA and its consultant, Zanjero. The effort would produce one combined document with sections for both SGPWA and BCVWD, improving alignment on supply and demand assumptions and reducing duplication. The estimated cost is \$150,000, with SGPWA paying two-thirds and BCVWD contributing about \$50,000.

General Manager Dan Jagers recommended the approach, noting that BCVWD is SGPWA's largest retail customer and would benefit most from consistent planning. He emphasized that consultant preparation of the report would allow District staff to focus on higher-value capital projects such as wells, tanks, and recycled water implementation. Jagers added that Zanjero has state-level expertise and legal knowledge, making the resulting plan more defensible in regulatory and legal settings. Lance Eckhart, General Manager of SGPWA, also addressed the Board, stressing that a unified plan would make the region's "show me the water" compliance document stronger, more consistent, and more resilient to challenge.

Board members expressed general support for the proposal. Director Ramirez asked about past costs, and staff estimated the last in-house effort to be equivalent to \$65,000–\$75,000 in staff time, making the proposed consultant cost comparable. Ramirez concluded that even if the costs were similar, the value of regional collaboration made the consultant approach preferable. Director Williams agreed, emphasizing the benefits of consistent messaging with SGPWA and the reduced burden on staff. She also inquired about public outreach, which staff confirmed could be addressed in the consultant's scope of work. Director Hoffman supported the partnership but noted that the expense was not budgeted this year; staff indicated it would be included in the 2026 budget.

President Slawson agreed that participation was "common sense," highlighting the District's strong working relationship with SGPWA. The Board reached consensus and

directed staff to proceed with developing an agreement with SGPWA, which will be brought back for formal approval.

7:49 p.m. President Slawson called for a short recess.

7:59 p.m. The Board reconvened

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

Staff presented three items for Board review.

1. Preapproval of a rental car for the Tri-State Seminar: Staff explained a director's request for a rental car rather than driving a personal vehicle to Las Vegas for the conference. The estimated cost difference was \$13.96 less for a rental car than personal vehicle mileage. Staff recommended the rental car expense be capped at \$333.20, the mileage reimbursement amount.

President Slawson questioned why a rental car would not have been preapproved. Ms. Kerney explained Policy 4070 requires preapproval and staff did not anticipate a rental car in the event plan. Transportation costs were based on a flight (\$516.60) and personal vehicle mileage. GM Jagers confirmed for Director Williams that a District vehicle was not available for the travel.

The Board approved the car rental for the Tri-State Seminar not-to-exceed \$333.20 by the following roll-call vote:

MOVED: Ramirez	SECONDED: Hoffman	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

2. The Beaumont Chamber of Commerce and City of Beaumont State of the City Dinner conflicts with the Regular Board meeting of Sept. 10. To facilitate attendance and to show support for the City, the Board directed staff to reschedule the regular meeting.
3. The preapproved event plan for the WEF Water Summit in Sacramento on October 1 includes one hotel night. The conference ends at 5 p.m. and there is an evening flight returning to Ontario; therefore, no second hotel night was included in the event plan. A second hotel night has been requested. The full cost of adding a second night is estimated to be \$907.60 per attendee.

Director Hoffman indicated that although he was not opposed to the second hotel night, he suggested there should be no eligibility for per diem for the extra day. Director Williams pointed out that would be a travel day.

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The Board approved the revised event plan for the October 1 WEF Water Summit adding the expenses for a second night's stay by the following roll-call vote:

MOVED: Slawson	SECONDED: Williams	APPROVED 3-1
AYES:	Ramirez, Slawson, Williams	
NOES:	Hoffman	
ABSTAIN:	None	
ABSENT:	Covington	

Public comment: Yucaipa Valley Water District Director Nyles O'Harra invited the Board to tour the YVWD Sage facility and drill site.

9. Topic List for Future Meetings

	Item requested	Date of request	Requester
A	Report on alternative energy sources (Agendize in August per Dan Jagers 2/27/25)	12/14/2022 and 2/12/2025	Ramirez

10. Announcements

President Slawson called attention to the following announcements:

- Beaumont Basin Watermaster Committee: Wednesday, Aug. 6 at 11 a.m.
- Finance & Audit Committee meeting: Thursday, Aug. 7 at 3 p.m.
- Regular Board Meeting: Wednesday, Aug. 13 at 6 p.m.
- Personnel Committee: Tuesday, Aug. 19 at 4:30 p.m.
- Engineering Workshop: Thursday, Aug. 28 at 6 p.m.
- District office will be closed Monday, Sept. 1 in observance of Labor Day
- Collaborative Agencies Committee: Wednesday, Sept. 3 at 5 p.m.
- Finance & Audit Committee meeting: Thursday, Sept. 4 at 3 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Sept. 24 at 5 p.m.

11. Closed Session: *President Slawson tabled the 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
- b. 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

12. Report on Action Taken During Closed Session

There was no closed session.

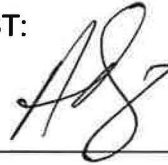
13. Adjournment

President Slawson adjourned the meeting at 8:17 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