



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

**MINUTES OF SPECIAL MEETING – ENGINEERING WORKSHOP  
OF THE BOARD OF DIRECTORS**  
Thursday, November 20, 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 6:04 p.m.  
Pledge of Allegiance was led by Vice President Williams.  
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
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Finance and Administration Sylvia Molina Director of Engineering Mark Swanson Director of IT and Cybersecurity Robert Rasha Human Resources and Risk Manager Ren Berioso Water Utility Superintendent Julian Herrera Associate Civil Engineer Evan Ward Engineering Assistant Khalid Sebai Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Swift Lee, Randy Chapman, Michael Heishman, Andrew Koivisto, Scott Lloyd, Pete Pillar.

**Public Comment:**

Andrew Koivisto, a resident of Lilac Lane, advised the Board about a building over an existing water main, that was reported to former General Manager Chuck Butcher. The main continues to leak on his property and the neighboring property and needs replacement. General Manager Jagers stated that the Water Utility Superintendent would research the situation and contact Mr. Koivisto on Monday, Nov. 24.

- 1. Adjustments to the Agenda:** General Manager Jagers requested taking items 6 and 7 out of order.
- 2. Notice of Completion and Projects Cost Update for the 3040 Pressure Zone Cherry Avenue / International Park Road Transmission Pipeline Project**

Associate Civil Engineer Evan Ward recommended authorizing the General Manager to file a Notice of Completion for the 3040 Pressure Zone Cherry Avenue / International Park Road transmission pipeline project, also known as the Noble Pipeline Project. The project is included in the District’s 2025–2029 Capital Improvement Budget and is intended to serve the 3040 pressure zone by improving conveyance capacity and supporting operational reliability. Ward reported that the project was awarded in May 2024 to MCC Equipment Rentals for a not-to-exceed construction amount of \$1.905 million, with an additional \$170,000 authorized for soft costs. He further stated that construction was completed in October 2025 and fully inspected by District staff.

Ward noted that the contractor experienced delays due to long lead times for butterfly valves and unforeseen subsurface conditions, including large boulders that required demolition and removal. The project was successfully completed, and all known costs have been accounted for. The total incurred cost was \$2,021,961.13, with \$1,784,219 in American Rescue Plan Act (ARPA) grant funding applied, resulting in a net fiscal impact to the District of \$237,742.13 funded through capital replacement reserves. Ward concluded that filing the Notice of Completion with the Riverside County Assessor–County Clerk–Recorder represents the final step in closing out the project.

Director Covington recalled the delay on the valves, and President Slawson commended the receipt of the ARPA funding.

*The Board authorized the General Manager to file the Notice of Completion for the 3040 Pressure Zone Cherry Avenue / International Park Road Transmission Pipeline Project with the Riverside County Assessor – County Clerk – Recorder 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	

**3. Request for Will-Serve Letter for the River Springs Charter School located on the south of Vineland Street west of Beaumont Avenue within the Community of Cherry Valley (APN 403-230-005)**

Associate Civil Engineer Evan Ward presented the proposal for two modular classroom buildings, one office/administration building, and associated irrigation and landscaping. The project lies within the District’s service boundary. Ward explained that the site can be served by an existing 10-inch steel water line in the District’s 3040 pressure zone and that the anticipated water demand is approximately 8.2 Equivalent Dwelling Units(EDU), consisting of 7.5 EDUs for domestic use and 0.7 EDUs for irrigation, based on comparable school facilities within the District. He further noted the parcel currently contains an existing water meter that serves an adjacent parcel under the same ownership, and that the applicant would be required to install new meters and perform a shutdown test with District staff to confirm separation of service, with the adjacent property to be addressed at a later date.

Directors commented on the number of EDUs, and Mr. Ward assured there were conversations with the applicant about the number of students and staff, and demand had been compared to other local schools. Mr. Jagers added that between 230 and 250 children were anticipated at the site, and there is no recycled water in that area.

but a dedicated irrigation meter is noted. Springs Charter School Senior Director of Facilities Scott Lloyd responded to additional questions from Director Williams.

*The Board approved the request for the Will-Serve Letter for two (2) adjoined modular classroom buildings and an office/administrative building 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 and subject to the conditions as enumerated 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	

4. **Beaumont Pointe Commercial and Industrial Project**  
**Approximately 539 acres located south of State Highway 60 and west of Potrero Boulevard**
  - a. **Resolution 2025-36 Adoption of Statement of Goals and Policies for Community Facilities Districts for Services, and**
  - b. **Resolution 2025-37 Resolution of Intention to Establish a Services Community Facilities District for the Beaumont Pointe Commercial and Industrial Project (formerly Jack Rabbit Trail) located south of State Highway 60 and west of Potrero Boulevard**

Director of Engineering Mark Swanson introduced the initial actions required to establish Community Facilities District (CFD) No. 2025-1. He explained that the Beaumont Pointe project consists of approximately 539 acres located at the far southwestern boundary of the District and had recently been annexed. The District previously approved a Plan of Service in May 2024 identifying the infrastructure necessary to serve the project. Swanson stated that staff is recommending the formation of a CFD to ensure that the long-term operation, maintenance, and eventual replacement of the oversized water infrastructure required for this project would be funded by the project itself, rather than by the District’s existing ratepayers. He emphasized that this CFD would not issue bonds and would not reimburse the developer for construction costs, but instead would function as a service CFD, where annual special taxes collected by Riverside County (County) would be remitted to the District and reserved for the future infrastructure obligations associated with the Beaumont Pointe service area.

General Manager Jagers clarified that the Beaumont Pointe site requires large-diameter pipelines due to industrial and warehouse fire flow demands. Jagers stated that the CFD mechanism is intended to ensure that this specific development pays for the long-term cost burden associated with its own infrastructure requirements. He further explained that the developer will install the facilities at its own cost during construction, and the CFD will provide the District with a funding mechanism to operate, maintain, and replace the facilities over time without shifting those costs to existing customers.

Director Covington asked for clarification regarding the timeline of prior Board review, noting that CFD discussions occurred during the Engineering Workshop in September 2023, but no action was taken. Swanson indicated that while the Board previously discussed the concept in detail, the current action represents the formal initiation of CFD proceedings. He confirmed for Director Covington that the proposed documents had been reviewed and refined for applicability to this commercial project, and that the Statement of Goals and Policies was developed with input from the developer and legal counsel and reviewed internally by staff and District counsel.

Director Ramirez asked whether the CFD tax would still apply if the developer was unable to lease the buildings or complete all phases of development. Staff explained that the special tax is levied on the parcels regardless of occupancy, and that the development is planned in phases such that infrastructure extensions would proceed in coordination with phased buildout. Director Ramirez also asked how long it would take for collected tax revenues to be received by the District. Swanson explained that there is a lag associated with the County's tax roll process, noting that the precise disbursement schedule would be confirmed.

Director Ramirez also asked whether the District would ever need to front infrastructure costs and wait for reimbursement. The developer's consultant, Pete Pillar, responded that the developer is responsible for installing the infrastructure upfront, and the CFD funds are intended primarily to accumulate replacement reserves over time, with a smaller portion used for annual operation and maintenance. Staff clarified that an estimated useful life of approximately 20 years for valves and 50 years for distribution lines was included in the assumptions.

Vice President Williams asked about the CFD's new revenue mechanism and whether the funds collected would be restricted to this project and would not be used for unrelated District needs. Jagers confirmed the District does not receive ad valorem tax revenue, but that this CFD would allow collection of a special tax specifically to remain restricted and dedicated to the Beaumont Pointe infrastructure and its long-term obligations.

Director Hoffman asked whether the CFD structure includes escalation factors to account for inflation in labor and materials and whether the District would track the CFD revenues and expenditures separately. Swanson explained the annual escalation provisions tied to inflation with a defined minimum and maximum range. Director Hoffman emphasized the importance of maintaining separate accounting for CFD funds, and staff confirmed that CFD funds would be managed in a dedicated account to track balances, expenditures, and reserves.

In response to President Slawson, Jagers explained that the CFD process requires a public hearing and that property owners within the proposed CFD boundaries are entitled to vote, noting that in this case the developer is currently the sole property owner. President Slawson also asked whether the District would be responsible for collecting the taxes. Swanson confirmed that the County would collect the taxes through the property tax bill process and disburse funds to the District, though the District would have administrative responsibilities related to CFD implementation and oversight.

*The Board adopted Resolution 2025-36 Adopting a Statement of Goals and Policies for Community Facilities Districts 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	

*The Board adopted Resolution 2025-37 Declaring its Intention to Establish Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District, to Authorize the Levy of a Special Tax on Property Within the District to Pay the Costs of Providing Certain Public Services by the following roll-call vote:*

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

*The Board set a Public Hearing Date of January 14, 2026 at 6 p.m. to consider Establishment of Community Facilities District No. 2025-1 (Public Services) and Related Actions 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	

**5. Resolution 2025-38 Establishing an Employer Matching Contribution to the District’s 401(a) Defined Contribution Plan or 457(b) Deferred Compensation Plan**

Human Resources and Risk Manager Ren Berioso proposed an employer matching contribution for eligible executive management (director-level) (department heads) employees participating in the District’s 401(a) defined contribution plan or 457(b) deferred compensation plan. He explained that staff is proposing an employer match of up to \$5,000 annually per eligible department head, effective January 1, 2026, and stated the purpose is to recognize executive leadership contributions, support succession planning, align benefits with comparable agencies, and strengthen retention of key department heads responsible for engineering, information technology and cybersecurity, finance and administration, and operations.

General Manager Jagers confirmed the benefit was already included in the District’s proposed 2026 operating budget and emphasized that timing was critical because defined contribution program parameters must be established by November 30, 2025, in order to take effect in 2026. Director Ramirez requested clarification regarding the fiscal impact and the number of eligible employees. Berioso responded that there are four eligible department heads, resulting in a maximum annual cost of \$20,000.

Jaggers further clarified that eligibility is not automatic and remains at the discretion of the General Manager through employment contract negotiations.

Director Covington asked follow-up questions to confirm that the benefit would be treated as a negotiated executive-level provision rather than a guaranteed entitlement. Jaggers explained that the 401(a) is a defined contribution plan and described how contribution schedules must be established in advance. Director Covington also inquired whether there were administrative costs beyond the employer match, and Berioso stated that the District has not incurred administrative fees to date, but the resolution included provisions to address the possibility of such fees in the future. There is no long-term financial obligation beyond the matching contribution.

Vice President Williams commented that the benefit was well deserved and noted that executive staff regularly work beyond normal schedules, stating that the proposed match was a reasonable way to show appreciation and support retention. Director Covington added that the proposal had been reviewed and was supported by the Personnel Committee.

*The Board adopted Resolution 2025-38 Establishing an Employer Matching contribution to the District's 401(a) Defined Contribution Plan or 457(b) Deferred Compensation Plan for department heads and authorized the District to provide a dollar-for-dollar matching contribution, up to \$5,000 annually per eligible department head 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	

*President Slawson called Item 7 out of order. Items 6 and 7 are related.*

#### **7. Update: Making Conservation a California Way of Life (AB 1668 and SB 606)**

General Manager Jaggers addressed the implications of California's "Making Conservation a California Way of Life" regulation. It establishes mandated reductions to indoor and outdoor water use and represents an unfunded state mandate that will continue to evolve over the coming years. Jaggers summarized the regulatory framework, noting that indoor residential water use allowances were reduced from 55 gallons per capita per day to 47 gallons per capita per day beginning in 2025, with further reductions later. He also explained that outdoor water use is governed by landscape efficiency factors derived from state modeling based largely on 2018 aerial imagery, which does not fully reflect more recent development within the District.

Jaggers reported that preliminary analysis indicates the District may be facing a potential compliance deficit, estimated to be under 1,000 acre-feet, largely attributable to new residential development not yet reflected in the State's landscape data. Staff has initiated discussions with consultants who assisted the State with its modeling in order to update local data and ensure the District receives appropriate credit for recent growth and landscaping changes. He emphasized that the objective is to complete the necessary technical work now to maintain compliance, minimize regulatory impacts,

and avoid imposing abrupt conservation measures or punitive rate structures on existing ratepayers, particularly long-term residents in older neighborhoods with larger landscaped yards.

Jaggers further noted that additional regulatory milestones are forthcoming, including future conservation targets for commercial, industrial, and institutional water use, and a scheduled reduction in the outdoor landscape efficiency factor beginning in 2035. Staff does not believe the District is currently subject to penalties, but that demonstrating good-faith efforts toward compliance will be critical as enforcement mechanisms become clearer. Jaggers stressed that the District's approach is to avoid reactive responses and instead pursue data-driven strategies to preserve rate stability while complying with state law.

President Slawson asked whether the State considers current local conditions when establishing conservation ratios, particularly in areas with long-established landscaping. Jaggers responded that the State's methodology relies on districtwide averages rather than parcel-specific conditions and that while individual household circumstances are not directly considered, districts may ultimately need to impose household-level budgeting to achieve compliance. Director Covington asked detailed questions regarding how indoor water use reductions are realistically achieved, expressing concern that further mandated reductions may be impractical given existing fixture efficiencies and household needs. Jaggers and Director of Engineering Mark Swanson explained that the State's approach is population-based and does not account for certain local factors, such as septic recharge contributions in Cherry Valley, which are not recognized in the regulatory framework.

Vice President Williams questioned what recourse residents with large yards may have and asked how penalties would be assessed and to whom they would be paid if the District fails to meet compliance targets. Swanson stated that the legislation does not yet clearly define penalty structures or enforcement mechanisms beyond the requirement to demonstrate compliance by 2027, and that staff is continuing to research this issue. Director Ramirez emphasized the importance of advocacy, citing recent discussions at an Association of California Water Agencies conference and urging the District to work collaboratively with neighboring agencies and legislators to promote common-sense implementation of the regulations. Directors Covington and Williams echoed these concerns, emphasizing the need for coordinated legislative outreach and public engagement. Jaggers agreed to return to the Board in early 2026 with a draft advocacy letter and further analysis, noting that staff must simultaneously continue technical compliance efforts while pursuing broader policy discussions.

## **6. Consideration of WaterView Data Management Services or GIS Analyst Support for Urban Water Use Objective Compliance**

General Manager Jaggers provided an overview of the District's need to update landscape and water-use data in order to comply with the State's Urban Water Use Objective (UWUO) requirements. He explained that recent regulatory changes, combined with outdated 2018 State landscape imagery, do not reflect the District's substantial residential and commercial growth. Jaggers stated that staff does not have the internal capacity to complete the required mapping and analysis in a timely manner and, consistent with prior Board direction to consider outsourcing specialized work rather than adding staff, is recommending the use of an external consultant. He summarized the expertise of Eagle Aerial Solutions with similar agencies and their familiarity with the State's evapotranspiration and landscape modeling methodologies.

Director of Engineering Swanson provided additional detail on the UWUO reporting process and explained that while the District was under its water-use budget in the prior reporting year, preliminary data for the current year indicates the District may exceed its budget due largely to uncredited landscaping from approximately 3,500 to 4,000 homes constructed since 2018. He explained that Eagle Aerial Solutions can provide updated aerial imagery, landscape calculations, and supporting documentation that meets or exceeds state standards, allowing the District to seek appropriate credit and demonstrate good-faith compliance. Swanson compared the consultant option to hiring a part-time GIS analyst, noting that the consultant’s three-year proposal is the lower-cost option and avoids the burdens associated with staffing, licensing, and workload limitations.

Director Covington asked detailed questions regarding the comparative costs of the consultant versus in-house staffing, the proposed contract term, funding source, and whether staff had a preference. Staff confirmed that the recommended three-year agreement with Eagle Aerial Solutions, not to exceed \$172,700, would be funded through the operating budget. President Slawson asked whether the data produced would belong to the District and whether existing GIS and field tablet systems would remain functional. Staff explained that the data would be based on District information, accessible through a cloud-based platform, and would not interfere with existing infrastructure GIS systems.

Vice President Williams shared that she had spoken directly with representatives of Eagle Aerial Solutions at the Association of California Water Agencies conference and expressed confidence in their capabilities and experience. Director Ramirez emphasized the importance of holding consultants accountable to scope and budget.

*The Board authorized the General Manager to execute a 3-year agreement with Eagle Aerial Solutions for WaterView, a data management platform designed to assist, analyze, and track water use behavior while meeting an urban water supplier’s Urban Water Use Objective in an amount not to exceed \$172,700 by the following roll-call vote:*

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

**7. Update: Making Conservation a California Way of Life (AB 1668 and SB 606)**

*Item 7 was heard before Item 6.*

**8. Topic List for Future Meetings:** None added.

**9. Announcements**

*President Slawson called attention to the following announcements:*

- District offices will be closed Thursday, Nov.27 in observance of Thanksgiving Day
- Beaumont Basin Watermaster Committee: Wednesday, Dec. 3 at 11 a.m.
- Finance & Audit Committee Meeting: Thursday, Dec. 4 at 3 p.m.
- Regular Board Meeting: Wednesday, Dec. 10 at 6 p.m.
- District offices will be closed on the following holidays:
  - Thursday, Dec. 25 for Christmas Day
  - Thursday, Jan. 1, 2026 for New Year’s Day

**10. Recessed to Closed Session: 8:00 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: APNs 408-080-009, 408-080-010, 408-080,011, 408-080-012  
 Agency Negotiator: Dan Jaggars, General Manager

**Reconvene in Open Session: 8:35 p.m.**

**11. Report on Action Taken During Closed Session**

*President Slawson announced there was no reportable action taken in Closed Session.*

**12. Adjournment**

*President Slawson adjourned the meeting at 8:35 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