



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

**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS and
COMMUNITY FACILITIES DISTRICT NO. 2025-1**

Wednesday, January 14, 2026 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 Williams opened the meeting at 6:04 p.m.
Pledge of Allegiance was led by Director Covington.
Invocation was given by Director Hoffman.*

**Announcement and Verification of Remote Meeting Participation Pursuant to
AB 2449, AB 2302, or GC 54953(b):** *No directors were attending via teleconference.*

Roll Call:

Directors present:	Covington, Hoffman, Williams
Directors absent:	Ramirez, Slawson
Staff present:	General Manager Dan Jagers Director of IT and Cybersecurity Robert Rasha Director of Finance and Administration Sylvia Molina Director of Engineering Mark Swanson Human Resources and Risk Manager Ren Berioso Finance Manager William Clayton Water Utility Superintendent Julian Herrera Associate Civil Engineer I Evan Ward Development Services Technician Lillian Medellin Tienda Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered attendance: San Gorgonio Pass Water Agency (SGPWA) Director Jim Tickemyer, John Yeager, Mike Canfield, Emily Mardup, Peter Piller, Blaine Womer.

Public Comment: None.

1. Adjustments to the Agenda:

General Manager Dan Jagers recommended moving items 2 and 3 to the end of the meeting.

2. Reports / Presentations / Information Items

This item was heard later in the meeting.

3. Consent Calendar

This item was heard later in the meeting.

4. Beaumont Pointe Commercial and Industrial Project

PUBLIC HEARING: Formation of Community Facilities District No. 2025-1

1. Resolution 2026-01 Establishing CFD No. 2025-1, Authorizing the Levy of a Special Tax Therein, Calling an Election and Approving and Authorizing Certain Actions Related Thereto

The Board of Directors of the Beaumont-Cherry Valley Water District Acting as the Legislative Body of Community Facilities District No. 2025-1

1. Resolution 2026-02 Certifying Election Results
2. Ordinance 2026-01 of the Board of Directors of the Beaumont-Cherry Valley Water District, acting in its capacity as the legislative body of Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District authorizing the levy of special taxes

President Williams introduced the proposed formation of Community Facilities District (CFD) No. 2025-1 (Public Services) for the Beaumont Pointe Commercial and Industrial Project, approximately 539 acres located south of State Highway 60 and west of Potrero Boulevard. Recording Secretary Lynda Kerney reported that the notice of public hearing was properly published on January 2 and January 9, 2026, and that no written testimony had been received.

President Williams opened the public hearing at 6:09 p.m.

General Manager Jagers and Director of Engineering Mark Swanson presented the staff report. The CFD was intended to fund the long-term operation, maintenance, and replacement of large-diameter water infrastructure necessary to serve the development, including transmission pipelines sized to meet fire flow requirements. The CFD structure would ensure these costs are funded by the development itself rather than by existing District ratepayers. Director of Engineering Mark Swanson provided additional background, noting the project was previously known as the Jackrabbit Trail project and that the District's Water Supply Assessment for the project dates back to 2021. He stated the CFD concept was discussed with the Board in 2023, and the property was annexed into the District in May 2024. The public services CFD would allow the District to levy a special tax through the property tax roll to fund ongoing operational, maintenance, and replacement obligations associated with the infrastructure once constructed and accepted by the District. Swanson further explained that the tax rate includes an annual escalator, with a minimum of 3 percent and a maximum of 6 percent, tied to CPI.

Jagers pointed to the engineer's report and financial analysis supporting the proposed tax structure. He stated the special tax mechanism is intended to build reserves over time for major replacement costs. He explained that the facilities serve an "end-of-line" portion of the District's system with no planned downstream benefit to the broader service area, and therefore it was appropriate that the costs not be absorbed by the general rate base. Swanson reported the project is currently in plan check review and that the first phase of improvement plans had already been submitted and returned for revisions.

Director Hoffman asked for clarification on how the special taxes would be assessed and collected. Swanson explained that the District would provide the annual tax levy information to Riverside County, which would collect the special taxes through the property tax process and transmit the funds back to the District. Jagers confirmed that funds received would be placed in a restricted account, and reserved exclusively for the operation, maintenance, administration, and replacement of the infrastructure within the CFD. Director Hoffman also asked whether the District could invest those restricted funds. Mr. Jagers responded that restricted funds are invested consistent with District policy and practices and that investment earnings would remain with and support the restricted purpose of the CFD fund.

Director Covington asked questions regarding the tax structure, including whether undeveloped land would be assessed. Swanson explained that property without a building permit would be classified as undeveloped, but clarified that the District would begin levying the tax once the infrastructure is constructed and accepted by the District. He explained that even if building permits were not yet issued, infrastructure could be installed and accepted, and once those assets are in the ground, the replacement “clock” begins, requiring a funding mechanism for long-term obligations. Staff and legal counsel further clarified that the per-acre calculation was based on approximately 215 developable acres, excluding open space parcels. Staff confirmed that the County does charge an administrative fee, which is expected to be minimal.

Director Covington asked for clarification on the landowner election process, noting that the staff report described a single landowner. Swanson confirmed that there is one landowner who holds one vote per acre. President Williams asked additional clarifying questions confirming that all revenues collected would be deposited into a restricted fund.

President Williams called for public comment. Hearing none, she closed the public hearing at 6:28 p.m.

The Board adopted Resolution 2026-01 Establishing Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District, Authorizing the Levy of a Special Tax Therein, Calling an Election and Approving and Authorizing Certain Actions Related Thereto by the following roll-call vote:

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

The Board then convened as the legislative body of CFD No. 2025-1 and conducted the landowner election. Recording Secretary Kerney reported receipt of an executed waiver from authorized representative Michael Masterson and one ballot from the sole landowner, Beaumont Pointe Partners, LLC. The ballot was cast in favor of Proposition A and Proposition B.

Acting in its Capacity as the Legislative Body of Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley

Water District, the Board adopted Resolution 2026-02 Certifying the Election Results by the following roll-call vote:

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

Acting in its Capacity as the Legislative Body of Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District, the Board waived full reading and adopted Ordinance 2026-01 Authorizing the Levy of Special Taxes by the following roll-call vote:

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

President Williams declared CFD No. 2025-1 duly formed.

5. Resolution 2026-03: Amending the District’s Policies and Procedures Manual

- a. Policy 3001 Employee Access and Emergency Data
- b. Policy 3020 Health and Welfare Benefits
- c. Policy 3085 Sick Leave

Human Resources and Risk Manager Ren Berioso presented proposed revisions to three personnel policies. He explained that the updates were the result of collaboration among staff and key stakeholders, were reviewed by legal counsel, and were recommended for Board consideration by the Personnel Committee. Berioso stated the revisions modernize policy language, clarify procedures, and ensure compliance with current federal and state labor laws.

Policy 3001 – Employee Access and Emergency Data

Revisions focus on access to personnel records. Berioso explained that the updated policy establishes a defined timeframe for Human Resources to complete employee requests to access personnel files and adds procedural guidance for Department Heads regarding access to personnel records based on legitimate business need. Board Member access to personnel records must be submitted in writing through the General Manager and is subject to confidentiality requirements and specified response timelines.

Policy 3020 – Health and Welfare Benefits

The policy consolidates and clearly outlines the full benefits profile offered by the District to eligible employees and Board members. Berioso stated the revisions clarify

eligibility standards, enrollment procedures, mid-year benefit changes, and confirm compliance with applicable federal and state laws.

Policy 3085 – Sick Leave

While the general rule remains that sick leave is used in hourly increments, the revision authorizes the General Manager or designee to approve partial increments of sick leave on a case-by-case basis. An additional proposed modification to Section 3085.3 to delete the reference to “10 hours per month” in the accrual language, explaining that not all employee groups accrue sick leave at that rate and retaining the language could create confusion. Director Covington asked for clarification regarding the location of the change, and staff identified the revision in Section 3085.3 under accrual for regular full-time employees. Staff explained that the policy would read “one day per month,” and that accrual schedules for various employee groups are addressed in employment agreements.

The Board adopted Resolution 2026-03 Amending the District's Policies and Procedures Manual revising the following policies:

- a. Policy 3001 Employee Access and Emergency Data
- b. Policy 3020 Health and Welfare Benefits
- c. Policy 3085 Sick Leave

by the following roll-call vote:

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

6. Resolution 2026-04: Authorizing the General Manager to Execute a Memorandum of Understanding Between Riverside County and the District to Submit an Application for a California Office of Emergency Services Hazard Mitigation Grant for Backup Generators

General Manager Jagers presented the proposed resolution authorizing execution of a Memorandum of Understanding (MOU) with Riverside County to allow submission of a California Office of Emergency Services (Cal OES) Hazard Mitigation Grant Program application for installation of backup generators at three District well facilities. He explained the project would support emergency operations during Public Safety Power Shutoffs and wildfire-related outages and would require a 25 percent local cost match. Jagers stated the estimated total project cost was approximately \$1.7 million, with the District match estimated at \$434,250, including contingencies. He noted the grant application package was being coordinated through Riverside County Emergency Management and Cal OES, and staff had already provided required technical data to support the County’s submittal.

Jagers confirmed the County is preparing and submitting the grant application and that the District is part of a broader group of water agencies pursuing the same funding opportunity. In response to Director Covington, Jagers stated it is a requirement of the County to execute the MOU prior to grant submittal while the District is currently participating through the County-led grant package. The District may pursue additional

opportunities independently in the future. President Williams asked whether the City of Banning would share costs for Well 25, and Mr. Jagers stated staff would approach Banning regarding cost sharing if the grant is awarded, consistent with the co-owned well agreement.

Directors discussed generator sizing and fuel type, with staff confirming the generators would be diesel-powered, emissions compliant, and sized to support high-horsepower pumping units at the identified wells. Director Covington raised concerns regarding potential Air Quality Management District (AQMD) permitting requirements if generator placement is within 50 meters of residences and asked whether cost estimates accounted for potential additional emissions equipment. Jagers stated staff had reviewed the setback requirements and believed generator placement could meet the threshold, but acknowledged final costs would be confirmed during permitting and procurement. He added that if costs materially changed, staff would return to the Board for further direction. Director Hoffman asked whether the District had budgeted for the matching funds, and Jagers stated the figures presented were preliminary estimates and that staff would return to the Board to confirm final costs and funding allocation if the grant is awarded.

The Board adopted Resolution 2026-04 Authorizing the General Manager to execute a Memorandum of Understanding Between Riverside County and the Beaumont-Cherry Valley Water District to Submit an Application for a California Office of Emergency Services Hazard Mitigation Grant for Backup Generators, and authorized the required local matching expenditure of up to \$434,250 including contingencies by the following roll-call vote:

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

7. Riverside Local Agency Formation Commission (LAFCO) Call for Nominations for a Regular Special District Member

Ms. Kerney reported that the special district member seat on the LAFCO Commission is up for election. The Board directed staff to bring back the matter at the Engineering Workshop to determine whether any Directors wish to be considered for nomination.

8. Request for Extension of Will-Serve Letter for Tentative Tract Map No. 38879 (existing Assessor’s Parcel No. 415-200-031) located at the northwest corner of 11th Street and Pennsylvania Avenue in the City of Beaumont

Associate Civil Engineer Evan Ward presented a request from Penn St Development LLC for a one-year extension of the existing Will-Serve Letter (WSL) for Tentative Tract Map No. 38879. He stated the 2.03-acre parcel is proposed to be subdivided into ten single-family residential lots and is located within the District’s existing service area in the 2750 pressure zone. Ward reported that the

site currently has a 1.5-inch meter with historical usage of approximately 3.3 EDUs and that the proposed project would increase demand to 10.0 EDUs, resulting in a net increase of 6.7 EDUs. He noted that when the WSL was originally approved on January 10, 2024, the Board identified the need to assess the existing 10-inch asbestos-cement pipeline in Pennsylvania Avenue to determine whether replacement would be required.

Ward explained that the applicant has not yet potholed the pipeline to determine its condition, and that the outcome of that assessment will dictate next steps. If the pipeline is determined to be in good condition, the applicant may connect to the existing main and will be subject to applicable front footage fees along both Pennsylvania Avenue and 11th Street. If the pipeline is found to be in poor condition, the applicant will be required to replace the main along its frontage and would not be subject to front footage fees.

Blaine Womer of Womer Engineering, representing the property owner, stated that the project has received entitlement approvals from the City of Beaumont and that grading plans, street plans, and the final map have been approved. He reported that the project is currently in plan check with the District for water improvements and expressed appreciation for the Board’s consideration of the extension request.

The Board approved the request for Extension of the Will-Serve Letter for Tentative Tract Map (TTM) 38879, a single-family residential tract project (existing Assessor’s Parcel No. 415-200-031) located at the northwest corner of 11th Street and Pennsylvania Avenue in the City of Beaumont for a term on one year by the following roll-call vote:

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

9. Request for Will-Serve Letter for Riverside County Assessor’s Parcel Nos. 418-360-004, 418-360-006, and 418-190-014 located on 3rd Street west of Pennsylvania Avenue in the City of Beaumont

Associate Civil Engineer Evan Ward presented a request for a Will-Serve Letter for three parcels located on 3rd Street. The applicant, Raymond Gutierrez, proposes an expansion of an existing commercial lumber and pallet yard operation through construction of a 64,200 square foot warehouse. Ward reported the project is located within the District’s existing service boundary in the 2750 pressure zone and stated estimated project water demand totals 5.0 EDUs, including 1.2 EDUs for domestic use and 3.8 EDUs for irrigation.

Ward stated an existing 10-inch asbestos-cement pipeline is located in Third Street fronting the project and would be evaluated for its ability to meet required fire flow demands. He explained the applicant has not yet submitted a fire flow application, and the results of that analysis will determine whether the existing main can support the project or whether the applicant would be required to construct upgraded facilities. Ward stated that if the existing facilities are adequate, the

applicant would be required to pay commercial front footage fees and prepare water improvement plans to connect into the existing infrastructure.

The Board approved the request for a Will-Serve Letter for the Commercial Lumber and Pallet Company development (on APNs 418-360-004, 418-360-006, and 418-190-014) within the City of Beaumont located on Third Street west of Pennsylvania Avenue with conditions as enumerated by the following roll-call vote:

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

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

The Board discussed the following events:

DAY	EVENT	Estimated Cost	Vote?	COVINGTON	HOFFMAN	RAMIREZ	SLAWSON	WILLIAMS
20-Jan	CSDA webinar: Brown Act	\$ -			YES	YES	YES	YES
26-Jan	Calif-Nevada Drought Outlook webinar	\$ -	NOT					YES
26-Jan	MWDOC Water Policy Forum and Dinner	\$ 1,370.25	NOT					
4-Feb	Beaumont Chamber Breakfast	\$ 25.00			YES			YES
10-Feb	CSDA webinar: Fiscal Sustainability	\$ -			YES	YES	YES	YES
11-Feb	CSDA Workshop: Governance Foundations	\$ 265.00						MAYBE
18-Feb	CSDA Workshop: Budget Preparation	\$ 265.00						YES
24-Feb	CSDA in-person Workshop: Navigating gov	\$ 1,247.85						
25-Feb	Urban Water Institute (Indian Wells)	\$ 2,729.00		YES		MAYBE	YES	YES
4-Mar	CSDA Webinar: SB 827 Financial Training	\$ -			YES			YES
4-Mar	CSDA Workshop: Setting direction / outreach	\$ 265.00						MAYBE
11-Mar	WEF Lower Colorado River Tour	\$ 2,614.20						
18-Mar	SDRMA Spring Education Day (Sacramento)	\$ 1,425.35						
26-Mar	WEF Water 101 (Sacramento)	\$ 2,835.50						
26-Mar	Chamber Citizen of the Year		NOT					

(APR = Approved by vote) (NOT = Not approved)

(REQ = Vote required for approval)

The following motions failed due to the quorum and vote requirements of Policy 4040.

The Board **declined** preapproval of attendance at these events:

- California-Nevada Drought and Climate Outlook Webinar
 - Municipal Water District of Orange County – 2026 Water Policy Forum & Dinner
 - Beaumont Chamber of Commerce Citizen of the Year
- by the following roll-call vote:

MOVED: Williams	SECONDED: Covington	FAILED 2-1
AYES:	Covington, Williams	
NOES:	Hoffman	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

The Board **declined** preapproval of attendance at these events:

- California-Nevada Drought and Climate Outlook Webinar
- Municipal Water District of Orange County – 2026 Water Policy Forum & Dinner

by the following roll-call vote:

MOVED: Covington	SECONDED: Williams	FAILED 2-1
AYES:	Covington, Williams	
NOES:	Hoffman	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

The Reports and Consent Calendar were delayed from earlier in the agenda and heard at this time.

2. Reports / Presentations / Information Items

Director Covington commented on the significant information in several reports, and congratulated the District on the Association of California Water Agencies Joint Powers Insurance Authority (ACWA JPIA) awards.

President Williams stated that her experience serving on the Ad Hoc Communications Committee was valuable and she commended staff for their productivity. She noted that it was an honor for her to accept the District’s cybersecurity award at the Association of California Water Agencies (ACWA) conference and expressed appreciation for the regular informational updates provided to the Board.

The Board received and filed the following reports

- Legislative Action and Issues Report
- California Water Supply Conditions and Water Issues
- 2026 Adopted Meeting Schedule (corrected)
- 2025 Year-End Communications and Outreach Report
- Board Officers and President’s Appointees for Calendar Year 2026
- Association of California Water Agencies Joint Powers Insurance Authority (ACWA JPIA) President’s Special Recognition Awards

by the following roll-call vote:

MOVED: Hoffman	SECONDED: Covington	APPROVED 3-0-2
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

3. Consent Calendar

The Board approved the Consent Calendar items with one motion:

- a) Review of the November 2025 Budget Variance Reports*
- b) Review of the November 30, 2025 Cash/Investment Balance Report*
- c) Review of Check Register for the Month of December 2025*
- d) Review of December 2025 Invoices Pending Approval*
- e) Minutes of the Regular Meeting of October 8, 2025*
- f) Minutes of the Regular Meeting of October 29, 2025*
- g) 2026 Preapproved Events and Director Appointments List*
- h) 2026 Update of Monthly Maintenance Fees and Charges Related to District Residences*

by the following roll-call vote:

MOVED: Covington	SECONDED: Hoffman	APPROVED 3-0-2
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

11. Reports For Discussion and Possible Action

a. Ad Hoc Committees

- i) Sites Reservoir: No report.
- ii) Bogart Park: Director Covington reported that the Bogart Park ad hoc Committee has continued to address an issue involving District-owned land that had been used by Beaumont-Cherry Valley Recreation and Parks District (BCVRPD) but was not included in the existing lease agreement. He stated that the matter may have been resolved and that the affected portion of the park could potentially be reopened to the public. General Manager Jagers clarified that while an insurance coverage issue related to the disputed area appears to have been addressed, long-term use of the land remains unresolved and no lease amendment has yet been completed.

Jagers explained that the District owns two parcels in the leased area, and that a separate northerly section of the park includes facilities such as camping areas, restrooms, parking, and other improvements. He stated that a portion of land used for equestrian group camping had been closed pending confirmation of proper insurance coverage and lease authority. Jagers confirmed that a formal amendment to the lease would require Board action and has not yet been brought forward. He further stated that, despite the reported insurance coverage, staff's recommendation is that public access remain restricted until an agreement amendment or other formal documentation is completed to ensure appropriate legal and liability protections.

iii) Water Re-Use 3x2: General Manager Jagers reported that the effort continues to move forward. Staff met with the City of Beaumont the previous day and confirmed that certain facilities have been installed. He stated the next 3x2 meeting is anticipated in February, with quarterly meetings planned at both the staff and elected levels, and that remaining unresolved issues primarily involve project timing and cost.

b. Standing Committees (*President Williams referred to the written report*)

- i. Finance & Audit Committee
- ii. Personnel Committee

c. Directors' Reports

Reports were provided as follows:

- o Beaumont Chamber of Commerce Breakfast on January 7, 2026 (Hoffman, Williams)
- o Pass Economic Development Alliance: The Power of AI on January 13, 2026 (Covington, Williams)

d. Directors' General Comments:

- Director Covington introduced newly appointed SGPWA Director James Tickemyer.
- President Williams said she looked forward to working with everyone in 2026.

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

- New lower computer monitors were installed at the dais over the holidays to improve visibility and modernize the Board's meeting experience. Staff is also evaluating potential improvements to Board seating and chairs.
- The Noble Tank project is in a temporary holding pattern and may be delayed, but staff is exploring ways to advance the project through phased work.
- Staff is considering a separate grading project at the Noble Tank site using existing excavated dirt stored nearby, in order to prepare the site and reduce impacts to neighboring properties.
- Staff is also advancing design work for the related booster station and evaluating pre-ordering materials, including 24-inch pipe, to help maintain project momentum.
- The District has completed the design for Well 2A and is proceeding with a shallower approach while evaluating strategies to avoid chromium-6 impacts.
- Staff is also evaluating additional pumping activities at Well 1A, with further decisions dependent on results from Well 2A.
- The District's 2023 pipeline projects are being advertised and are expected to be available for bid by the end of the week. In response to Director Covington, Jagers clarified that pipeline project names with years identified do not reflect delays, but rather that multiple projects are moving forward in parallel, with those requiring fewer regulatory steps being advanced first.

f. Legal Counsel Report: None.

12. Topic List for Future Meetings: None added.

13. Announcements

President Williams pointed out the announcements:

- District Offices closed Monday, Jan. 19 for Martin Luther King Jr. Day
- Personnel Committee: Tuesday, Jan. 20 at 5:30 p.m.
- Engineering Workshop: Thursday, Jan. 22 at 6 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Jan. 28 at 5 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Feb. 4 at 11 a.m.
- Finance & Audit Committee meeting: Thursday, Feb. 5 at 3 p.m.
- Regular Board Meeting: Wednesday, Feb. 11 at 6 p.m.

14. Closed Session: 7:57 p.m.

President Williams announced the Closed Session items:

- a) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
To which the District is a party pursuant to Government Code Section 54956.9(d)(1):
Draper 26, LLC vs Beaumont-Cherry Valley Water District
Riverside County Superior Court, Case no. CVR12406726
- b) 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
Under Negotiation: Price and terms of payment
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APN 407-150-006
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment

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

15. Report on Action Taken During Closed Session

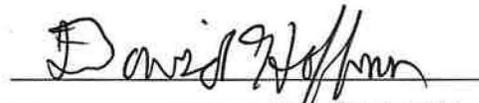
President Williams announced that no reportable action was taken.

16. Adjournment: *President Williams adjourned the meeting at 8:35 p.m.*



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

ATTEST:



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