



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

**MINUTES OF SPECIAL MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Tuesday, March 24, 2026 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: Director Covington opened the meeting at 6:03 p.m.
Pledge of Allegiance was led by Director Covington.
Invocation was given by Director Slawson.

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

Roll Call:

Directors present:	Covington, Hoffman, Ramirez (6:05), Slawson, Williams (6:15)
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Finance and Administration Sylvia Molina Director of IT and Cybersecurity Robert Rasha Director of Operations James Bean Human Resources and Risk Manager Ren Berioso Senior Water Utility Worker Jordan Petruescu Associate Civil Engineer Evan Ward Executive Assistant Lynda Kerney
Legal Counsel	Steven Flower

Members of the public who registered their attendance or appeared online: Robert Vestal, City of Beaumont; Felicia Romero, Kiara Vasquez, and Arianah Valdez, Cherries of the Pass Foundation; Dr. Blair Ball and Emmett Campbell, San Geronio Pass Water Agency; and David Hendryx, Meritage Homes.

Public Comment: None.

- 1. Adjustments to the Agenda:** None.
- 2. Consideration of Request from the City of Beaumont for Water Service at the 2026 Cherry Festival**

General Manager Dan Jagers and Director of Engineering Mark Swanson presented the City's request for temporary potable water service for the 2026 Cherry Festival, to be held at a City-owned 30-acre parcel located near Beaumont Avenue and Cougar

Way. The site does not currently have permanent water infrastructure and the most feasible method of providing service would be through a temporary construction meter connected to an existing fire hydrant. The request included consideration of the District providing the water as a form of community support or sponsorship.

Swanson further explained that the request differed from typical construction water service because it involved a public event and a potential donation of water. As such, staff sought Board direction on whether to provide service and under what terms and conditions. If approved, the District would provide a construction meter with backflow protection, and the City would be responsible for conveying water from the meter to the event site. Staff also noted that standard conditions would include limitations on flow, temporary service provisions, and development of an agreement outlining responsibilities and indemnification.

Director Hoffman expressed support and indicated willingness to donate the water given the relatively small volume requested and the significance of the Cherry Festival as a community tradition. Director Covington asked clarifying questions regarding the method of service delivery, confirming that water would be provided through a construction meter and that distribution would be the responsibility of the City or event organizers. He also raised questions regarding fire protection, noting that the site lacks dedicated infrastructure and asking how public safety requirements would be addressed. Jagers responded that fire protection and event safety requirements would be under the jurisdiction of the City and its fire authorities, and that the District's role would be limited to providing the metered water connection.

In response to concerns of Director Covington, Legal Counsel Flower advised that the Board may authorize such an action if it determines that the expenditure serves a valid public purpose, such as promoting civic engagement or community benefit. Director Covington acknowledged the explanation and indicated support for the request, subject to appropriate safeguards.

Director Slawson said his questions about the legality of donating water had been satisfied by legal counsel, and expressed support for the request, noting his familiarity with and support of the community event. Vice President Ramirez asked additional questions regarding liability, theft prevention, and operational responsibility. Staff explained that the hydrant meter would be secured with a locking mechanism, that responsibility for damages would typically fall to the meter applicant, and that standard indemnification provisions would be included in the agreement. Staff also confirmed that a refundable deposit would be required for the meter and that the City would be responsible for all activities beyond the point of connection.

Vice President Ramirez also inquired about cost estimates and potential overuse of water beyond projected demand. Staff explained that the estimated usage was approximately 40 CCF and that a cost ceiling or usage cap could be established to limit the amount of water provided at no charge, with any excess usage subject to standard billing rates.

Board members discussed the appropriate conditions for approval, including the need for indemnification, the refundable deposit, and limits on water usage. Staff indicated that these conditions would be incorporated into a formal written response to the City, along with standard provisions used in similar agreements, such as those for prior community events. Staff also noted that the approval would be structured as a one-time service and would not establish a precedent for future requests.

Arianah Valdez of the Cherries of the Pass Foundation thanked the Board for consideration of the request.

The Board made a finding that the donation of water service for the 2026 Cherry Festival serves a public purpose, and directed the General Manager to enter an agreement with the City of Beaumont to donate up to 40 CCF via a temporary connection with conditions of approval and indemnification, collection of a refundable meter deposit, waiver of fees and inclusive of staff time needed, by the following roll-call vote:

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

3. Resolution 2026-07 Acceptance of an Easement from the San Gorgonio Pass Water Agency for future District Facilities on APN 404-010-016

Director of Engineering Swanson presented the proposed acceptance of an easement from the San Gorgonio Pass Water Agency (SGPWA) related to the installation of water infrastructure supporting a planned heli-hydrant facility. The acceptance of a permanent easement would allow the District to install, operate, and maintain water infrastructure on SGPWA-owned property. He explained that the project builds on prior Board actions, including approval of funding and a cost-sharing agreement between the District and SGPWA for construction of a pipeline connection intended to serve both the heli-hydrant site and a planned future well, with District crews performing the work and SGPWA contributing a portion of the costs.

The easement area would accommodate a pipeline extending south from the existing system and a stub extending east to support future well development. Swanson noted that the SGPWA Board had already approved the easement, and that acceptance by the District would formalize the District’s rights as the grantee.

Staff intends to record the easement immediately upon Board approval in order to meet the project schedule with construction planned to begin the following week, coordinated with the City to obtain required encroachment permits, and timed to coincide with spring break to minimize impacts to nearby schools. General Manager Jagers added that the project is part of a broader effort to support long-term water supply reliability, including Chromium VI avoidance strategy.

The Board adopted Resolution 2026-07 approving, authorizing, and directing the General Manager to accept an Easement for District-owned water facilities on Assessor’s Parcel Number (APN) 404-010-016 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	

4. Resolution 2026-08: Requesting LAFCO to Take Proceedings for Annexation of a Portion of the District’s Service Boundary, and Request for Will-Serve Letter and Approval of Annexation for Proposed City of Beaumont Transit Yard on Riverside County Assessor’s Parcel Number 417-110-018 at the southwest corner of West 4th Street and Veile Avenue in the City of Beaumont

Associate Civil Engineer Evan Ward presented the proposed project and explained that Phase 1 consists of bus fleet and operations and a storage and maintenance garage, and Phase 2 consists of an administration building. The estimated total water demand is 1,892 gallons per day, or 4.3 equivalent dwelling units (EDUs). The site requires annexation, plus a plan of service. The site will be subject to front footage fees on both sides, he explained. Director Slawson commented on the high water use associated with the project.

The Board approved the request for a Will-Serve Letter for the City of Beaumont Transit Yard development located on Riverside County Assessor’s Parcel No. 417-110-018 and adopted Resolution 2026-08 Requesting the Riverside Local Agency Formation Commission to Take Proceedings for Annexation 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	

5. Requests for Extension of Previously Approved Will-Serve Letters for Tracts located within the Fairway Canyon Master Plan Development Phase 4C west of Sorenstam Drive and south of Brewer Drive in in the City of Beaumont

- a. Request for Extension of Will-Serve Letter for Tract No. 31462-17
- b. Request for Extension of Will-Serve Letter for Tract No. 31462-19
- c. Request for Extension of Will-Serve Letter for Tract No. 31462-27
- d. Request for Extension of Will-Serve Letter for Tract No. 31462-28
- e. Request for Extension of Will-Serve Letter for Tract No. 31462-29

Associate Civil Engineer Evan Ward explained that Items 5A through 5E related to Phase 4C of the Fairway Canyon development. The five tracts identified represent a combined total of 366 equivalent dwelling units (EDUs). Ward noted that a proposed school site within the overall development was not included in the current request.

The tracts had previously received Will-Serve Letters at the March 28, 2024 Engineering Workshop, which were later extended by the General Manager, and now required Board approval for further extension in accordance with District policy. Each tract is responsible for constructing its own water infrastructure, and the developer has completed significant improvements, including mass grading, installation of approximately 4,100 linear feet of water lines within Oak Valley Parkway, and near completion of internal water system infrastructure for the individual tracts. Model homes are open.

General Manager Jagers added that the developer had completed required transmission infrastructure improvements along Oak Valley Parkway as previously conditioned, and that the District is continuing to support the project as it advances.

Project representative David Hendryx stated that all California Environmental Quality Act (CEQA) mitigation measures for the development have been completed and that four of the five tracts have fully installed potable and non-potable water infrastructure. He reported that work is ongoing on the fifth tract, including installation of an oversized line, and expressed appreciation for District staff's responsiveness in supporting project progress and opening model homes.

*In the matter of the Fairway Canyon Master Plan
Development Phase 4C:*

- a) *The Board approved the Request for Extension of Will-Serve Letter for **Tract No. 31462-17**, by the following roll-call vote:*

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

- b) *The Board approved the Request for Extension of Will-Serve Letter for **Tract No. 31462-19**, by the following roll-call vote:*

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

- c) *The Board approved the Request for Extension of Will-Serve Letter for **Tract No. 31462-27**, by the following roll-call vote:*

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

- d) *The Board approved the Request for Extension of Will-Serve Letter for **Tract No. 31462-28**, by the following roll-call vote:*

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

e) *The Board approved the Request for Extension of Will-Serve Letter for Tract No. 31462-29, by the following roll-call vote:*

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

6. Resolution 2026-09: Authorizing an Amendment to the 2026-2030 Capital Improvement Budget for the American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Projects; Authorize the General Manager to Execute a Contract with Borden Excavating, Inc.; and Authorize the Expenditure of Additional Funds for Current and Future Soft Costs (continued from the March 11, 2026 meeting)

Jaggers and Swanson presented additional information in response to prior Board direction to further explain project costs and bid components. Staff provided detailed bid breakdowns, material pricing comparisons, and cost-per-linear-foot analyses to clarify how the total project cost was developed. Staff noted that the project includes substantial quantities of pipeline installation, service connections, fire hydrants, valves, and appurtenances, as well as significant pavement restoration, traffic control, and related construction activities, all of which contribute to the overall cost.

Eight bids were received, with Borden Excavating identified as the lowest responsive bidder, and the project cost aligns generally with the engineer's estimate when considering the full scope of work and associated contingencies. Swanson highlighted that pavement restoration, including trench repair and slurry seal treatments, represents a significant portion of the project cost, particularly due to the extent of service connections and impacts to existing roadways. Staff also clarified that the work does not involve full roadway reconstruction, but rather targeted restoration consistent with District standards and coordination with the City.

Director Covington raised several questions focused on cost validation, construction approach, and material selection. He requested comparison to prior District pipeline projects; staff responded that while internal cost components were reviewed and found to be consistent, direct project-to-project comparisons were limited due to differences in scope, materials, and pavement conditions. Director Covington also asked whether portions of the project, particularly along American Avenue, could be completed by District crews. Staff responded that due to traffic control complexity and competing priorities, District crews would be more effectively utilized on other projects, and contracting the work was determined to be the most efficient approach.

Director Covington further questioned specific bid components, including the use of brass fire hydrants rather than ductile iron, citing prior discussions regarding theft and cost. Staff acknowledged that the project specifications had not been updated and explained that brass hydrants remain the preferred standard in developed areas due to durability, with ductile iron typically used in remote areas where theft has occurred. Staff agreed to initiate discussions with the contractor to evaluate potential cost savings by substituting materials where appropriate. Director Covington also questioned pavement treatment assumptions; staff acknowledged his points and indicated that adjustments and coordination with the City would be addressed as part of project implementation.

Throughout the discussion, Director Covington emphasized the importance of cost transparency, consistency with prior Board direction, and thorough review of bid components. Staff maintained that the bid results were competitive, the project scope was necessary, and that they would pursue opportunities to refine costs where feasible, including potential material substitutions and clarifications to project elements, prior to or during contract execution.

Director Ramirez commented on Director Covington's due diligence and reinforced the importance of assuring that contractor bids are appropriate.

Director Williams asked for clarification regarding the pavement restoration approach on American Avenue. Swanson responded that the District's intent is to complete standard trench pavement repairs necessary and coordinate with the City regarding broader roadway improvements, noting that American Avenue has not yet been fully rehabilitated by the City. He emphasized that the District would not undertake full street reconstruction, but would restore the trench areas to required standards and avoid unnecessary additional work, while confirming that any future roadway improvements would be addressed by the City according to its paving schedule.

The Board authorized the General Manager to proceed with the lowest responsive and responsive bidder and authorized a total construction-phase budget of \$1,666,900.00:

- *Adopted Resolution 2026-09: Authorizing an Amendment to the 2026-2030 Capital Improvement Budget (CIB) for the transfer of \$390,700.00 from the 11th Street Replacement Pipeline Project (P-2750-0056) to the American Avenue Replacement Pipeline Project (P-2750-0095)*
- *Authorized the General Manager to execute a contract with Borden Excavating, Inc. for construction of the Project in the amount of \$1,467,500.00 and authorized a 10% rounded construction contingency of \$146,700.00, for a total not to exceed amount of \$1,614,200.00*
- *Authorized the General Manager to expend \$52,700.00 for construction-phase soft costs*

by the following roll-call vote:

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

7. Topic List for Future Meetings:

	Item requested	Date of request	Requester
1	Update on Grand Avenue pipeline project	1/22/26	Covington
2	Revisit the LAFCO election nomination / ballot	2/24/26	Slawson

8. Announcements

President Williams called attention to the following announcements:

- San Gorgonio Pass Regional Water Alliance: Wednesday, Mar. 25 at 5 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Apr. 1 at 11:00 a.m.
- Collaborative Agencies Committee: Wednesday, Apr. 1 at 5:00 p.m.
- Finance & Audit Committee meeting: Thursday, Apr. 2 at 3:00 p.m.
- Regular Board Meeting: Wednesday, Apr. 8 at 6:00 p.m.
- Personnel Committee: Tuesday, Apr. 21 at 4:30 p.m.
- Engineering Workshop: Thursday, Apr. 23 at 6:00 p.m.

9. Recessed to Closed Session: 7:23 p.m.

President Williams announced the following Closed Session items:

- a. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: One case
- b. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
Pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9
One case
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APN 407-170-008 and 407-170-029
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APN 407-150-016
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 7:52 p.m.

10. Report on Action Taken During Closed Session

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

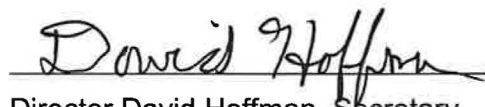
11. Adjournment

President Williams adjourned the meeting at 7:52 p.m.

ATTEST:



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



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