



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, April 23, 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 6:02 p.m.
Pledge of Allegiance was led by President Williams.
Invocation was given by Vice President Ramirez.

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 Engineering Mark Swanson Director of Operations James Bean Director of Finance and Administration Sylvia Molina Director of IT and Cybersecurity Robert Rasha Human Resources and Risk Manager Ren Berioso Development Services Technician Lillian Medellin Tienda Associate Civil Engineer Evan Ward Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Flory Smith, Michael Tahan, Blair Ball.

Public Comment: None.

- 1. Adjustments to the Agenda:** None.
- 2. Request for Will-Serve Letter for the Proposed Multi-Family Residential Development identified as the Beaumont Ridge Apartment Project located South of 8th Street between Illinois Avenue and American Avenue**

Associate Civil Engineer Evan Ward presented a request for a Will-Serve Letter (WSL) for the proposed Beaumont Ridge Apartments project, consisting of 39 residential units and an administrative office building, including associated recreational and site improvements, with an estimated water demand of 11,491 gallons per day, or 26.1 equivalent dwelling units (EDUs).

Ward stated that the site, previously served by a single-family residence, is proposed for redevelopment to higher-density residential use and can be served by existing District infrastructure within 8th Street, including potable and non-potable water mains.

General Manager Jagers confirmed for Vice President Ramirez that this action is part of the entitlement process and this WSL would show the City that there is assurance of water supply. Vice President Ramirez asked about any assessment of the area’s aging infrastructure and Jagers noted that once fire supply and other needs are confirmed, staff will make an assessment as to whether there is a need to replace lines.

Vice President Ramirez noted that the applicant would bear the cost of any extraordinary expenses related to providing service and Mr. Ward assured that this is covered in the District’s conditions of approval. Director Covington noted the importance of ensuring that developments are paying their fair share and not burdening existing ratepayers. Director of Engineering Mark Swanson and Mr. Jagers added detailed information about connection to the main line.

The Board approved the request for water service for the proposed multi-family residential development identified as the Beaumont Ridge Apartments located south of 8th Street on Riverside County Assessor’s Parcel Number (APN) 419-222-012 in the City of Beaumont, subject to payment of all deposits and fees to the District and securing all approvals from the City of Beaumont with conditions as enumerated 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	

3. Award a Contract to General Pump Company for Well 25 and Well 1 Pumping Unit Repair and Well 25 Rehabilitation

Director of Operations James Bean presented a request to award a contract to General Pump Company for repair and rehabilitation work associated with Well 25 and Well 1. Mr. Bean explained that Well 25 recently developed vibration and abnormal noise indicative of possible subsurface equipment wear, though the well remains operational and staff believes the issue was identified early enough to allow repair rather than full replacement. He also reported that Well 1 has been out of service since 2013 and that staff proposes refurbishing and reusing the existing equipment in the newly drilled Well 1A to support non-potable system operations. Mr. Bean noted that staff may also install a bentonite plug in Well 1A depending on upcoming water quality results from Well 2A.

Several contractors expressed interest in the project, but only one bid was ultimately received. General Pump Company submitted a responsive bid totaling approximately \$246,000 for the base work and staff developed a conservative project budget including contingencies. During the presentation, Mr. Bean corrected the recommended authorization amount from \$310,000 to a rounded not-to-exceed amount of \$335,000 after identifying that the well sealing cost for Well 1A had inadvertently not been included in the final budget summary.

General Manager Jaggars added that the District intends to place Well 1A into non-potable service as part of the District's chromium-6 management strategy while continuing to evaluate water quality conditions. Staff is attempting to maximize reuse of existing equipment and minimize unnecessary costs while preparing for long-term treatment and operational planning, and he noted that Well 25 is a major production well shared with the City of Banning.

Director Hoffman asked whether General Pump Company had previously performed work for the District and whether staff had concerns regarding receiving only one bid. Staff responded that General Pump Company had completed prior District well projects and historically had been the lowest responsive bidder for other projects. Mr. Jaggars explained that the District extended the bid deadline in an effort to encourage competition, but no additional bids were submitted, and staff believed the pricing remained reasonable under current market conditions.

Director Hoffman and Director Covington both asked about cost-sharing obligations associated with Well 25, which is jointly owned with the City of Banning. Staff explained that the bid schedules and invoicing would separately identify work performed on Well 25 and Well 1, allowing accurate allocation of costs under the existing agreement with Banning, and noted that reimbursement from Banning has not historically been an issue. Vice President Ramirez commented on the importance of transparency in the bidding process and acknowledged that specialized contractors with strong experience may naturally emerge as the most competitive bidders.

The Board authorized the General Manager to execute a contract with General Pump Company in an amount not to exceed \$335,000 for the removal, inspection, and repair of the District's existing Well 25 and Well 1 pumping units, including reinstallation of Well 1 equipment into Well 1A, and to perform rehabilitation of Well 25 as necessary 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. Update: Development Activity and Engineering Department Workload

Director of Engineering Mark Swanson provided an overview of current development activity throughout the District's sphere of influence and explained that the Engineering Department has experienced a significant increase in workload since early 2026. Mr. Swanson stated that the purpose of the presentation was to familiarize the Board with the volume, location, and complexity of projects currently under review or construction, noting that activity includes residential, commercial, industrial, institutional, and mixed-use projects both inside and outside the District's current boundaries. He reviewed maps showing active development areas in Beaumont, Cherry Valley, and portions of Calimesa, and explained that many projects are simultaneously undergoing annexation review, plan checks, water supply assessments, plan of service analysis, and infrastructure evaluation.

Mr. Swanson discussed several active projects, including the Target center area, Fairway Canyon, Beaumont Pointe / Jackrabbit Trail, and multiple proposed industrial developments south of Interstate 10. He explained that many of the southern projects are located in areas where little or no District infrastructure currently exists, requiring evaluation of future transmission mains, storage, booster stations, pressure-reducing stations, and looping requirements. General Manager Jagers added that changes to the City of Beaumont's General Plan have shifted substantial areas previously planned for residential development toward industrial and commercial uses, creating new infrastructure and service planning challenges that differ from prior master planning assumptions. Staff emphasized that Engineering, Operations, and management staff are collaboratively evaluating elevations, pressure zones, storage capacity, and long-term system reliability as these projects evolve.

Jagers explained that the District's existing master planning documents serve as a guide but must continually be refined as actual project layouts and infrastructure demands become known. He noted that many of the proposed warehouse developments require substantial fire flow capacity and storage, with some facilities proposing millions of square feet of development area and requiring extensive looping systems to avoid dead-end pipelines. Developers will be required to construct much of the infrastructure necessary to support their projects, including tanks, transmission pipelines, booster stations, and related facilities where appropriate, with reimbursement or community facilities district (CFD) mechanisms potentially used for shared infrastructure. Swanson emphasized that the District intends to avoid incomplete or temporary infrastructure configurations that could remain in place long term if projects stall or change ownership.

Vice President Ramirez asked questions regarding specific projects identified on the maps and whether neighboring agencies could potentially provide service if the District lacked infrastructure capacity. Jagers responded that no practical alternative service exists from neighboring agencies due to geographic constraints, distance from Metropolitan Water District (MWD) or Eastern Municipal Water District (EMWD) infrastructure, and operational challenges associated with maintaining water quality in long dead-end transmission systems. The District must carefully balance oversized infrastructure needs against water quality and operational concerns while ensuring sufficient storage and fire flow protection for future development.

Director Covington asked several questions regarding specific developments, including the Childhelp property, long-pending residential tracts, and recently proposed housing and warehouse projects. Staff clarified the status of several projects, including those with expired entitlements, pending will-serve extensions, or ongoing due diligence. Director Covington also asked about prior concerns involving unauthorized or temporary groundwater well activity in Cherry Valley and on the Mesa. Mr. Swanson and General Manager Jagers reported that staff continues to monitor those areas, including through drone inspections and water usage monitoring, and stated that no evidence has been found indicating that unauthorized wells have become operational. Staff further explained that property owners seeking agricultural or vineyard-related service in Cherry Valley are being directed through appropriate Local Agency Formation Commission (LAFCO) and District processes before permanent service can be established.

Director Slawson asked how proposed developments south of Beaumont would address sewer service given the terrain and elevations. Staff responded that sewer service would likely require lift stations or other pumping infrastructure similar to other

portions of Beaumont. During additional discussion, staff explained large industrial fire flow demands can affect entire pressure zones and storage operations, emphasizing the importance of ensuring adequate emergency storage capacity while maintaining service reliability for existing customers. Mr. Jagers concluded by stating that the Engineering Department's workload now extends well beyond capital improvement projects alone, with extensive behind-the-scenes planning, coordination, legal review, and system analysis occurring to prepare for the next phase of regional growth.

5. 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

6. Announcements

President Williams called attention to the following announcements:

- Collaborative Agencies meeting: Wednesday, Apr. 29 at 5:00 p.m.
- Finance & Audit Committee meeting: Thursday, May 7 at 3:00 p.m.
- Regular Board Meeting: Wednesday, May 13 at 6:00 p.m.
- Personnel Committee: Tuesday, May 19 at 4:30 p.m.
- District offices will be closed in observance of Memorial Day: Monday, May 25
- San Geronio Pass Regional Water Alliance: Wednesday, May 27 at 5 p.m.
- Engineering Workshop: Thursday, May 28 at 6:00 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Jun. 3 at 11:00 a.m.

7. Recessed to Closed Session: 7:24 p.m.

Vice President Ramirez exited the meeting and did not join Closed Session.

President Williams announced the following Closed Session items:

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Recycled water generated by the City of Beaumont Wastewater Treatment Plant
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: APN 407-150-016
Agency Negotiator: Dan Jagers, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 8:14 p.m.

8. Report on Action Taken During Closed Session

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

9. Adjournment

President Williams adjourned the meeting at 8:14 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