



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

**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS
Wednesday, May 13, 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 6:00 p.m.
Pledge of Allegiance was led by Director Hoffman.
Invocation was given by Director Slawson.*

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 IT and Cybersecurity Robert Rasha Director of Engineering Mark Swanson Director of Operations James Bean Human Resources and Risk Manager Ren Berioso Associate Civil Engineer I Evan Ward Civil Engineering Assistant Khalid Sebai Development Services Technician Lillian Medellin Tienda Water Utility Superintendent Julian Herrera Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered attendance: Greg Davidson of NBS, Michael Miller, Dr. Blair Ball.

Public Comment: None.

1. Adjustments to the Agenda: Mr. Jagers requested President Williams pull Item 8 from the agenda.

2. Reports / Presentations / Information Items

The Board received and filed the following reports:

- a) Year-To-Date Analysis of Electric Cost to Pump Groundwater*
- b) Quarterly Report - Chandler Asset Management*
- c) Quarterly Report: Review of District Contract Expenditures*
- d) Quarterly Report: Grant Activity Update*
- e) California Water Supply Conditions and Water Issues*
- f) Riverside Local Agency Formation Commission (LAFCO) Election Results (correspondence)*

by the following roll-call vote:

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

6:04 p.m. – Director Ramirez arrived at the meeting

3. Consent Calendar

The Board approved the Consent Calendar items with one motion:

- a. *Review of the March 2026 Budget Variance Reports*
 - b. *Review of the March 31, 2026 Cash/Investment Balance Report*
 - c. *Review of Check Register for the Month of April 2026*
 - d. *Review of April 2026 Invoices Pending Approval*
 - e. *Minutes of the Regular Meeting of March 11, 2026*
 - f. *Minutes of the Special Meeting of March 24, 2026*
 - g. *Minutes of the Regular Meeting of April 8, 2026*
- 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	

4. Award Professional Services Agreement for Community Facilities District (CFD) Administration, Formation Support, and Special Tax Levy Services – CFD No. 2025-1 (Beaumont Pointe)

Director of Finance and Administration Sylvia Molina presented a recommendation to award a professional services agreement to NBS Government Finance Group (NBS) for administration of Community Facilities District (CFD) No. 2025-1, established for the Beaumont Pointe development. She reminded that the CFD allows infrastructure-related costs and ongoing service obligations associated with the development to be funded through a special tax levy on properties within the CFD. Because the District is responsible for annual administrative activities, including special tax levy coordination and required reporting, qualified consulting assistance was sought.

Molina reported that six qualified proposals were received and evaluated. NBS was selected because it demonstrated strong technical expertise, relevant experience, familiarity with Riverside County processes, and a competitive cost proposal. She further noted that the Finance and Audit Committee reviewed the proposals and concurred. The proposed not-to-exceed cost for 2026 is \$7,390, which will be funded through CFD revenues.

General Manager Dan Jagers emphasized that the costs associated with the agreement will be borne by the CFD through the special tax levy and described the arrangement as a pass-through expense to the development. He stated that staff conducted appropriate due diligence in evaluating the proposals and concluded that NBS represented the best value and lowest-cost solution for the required services.

Director Covington emphasized that the agreement would be funded by the CFD rather than District customers, and expressed support for the recommendation.

The Board awarded a Professional Services Agreement for Community Facilities District (CFD) Administration, Formation Support, and Special Tax Levy Services – CFD No. 2025-1 (Beaumont Pointe) to NBS Government Finance Group (NBS) for a five-year term, and authorized the General Manager to execute the Agreement, in a form approved by General Counsel, provided that the Agreement may be terminated by the District at any time upon thirty (30) days' written notice 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	

5. Resolution 2026-12 Amending the District’s Retirement Contract with the California Public Employees’ Retirement System (CalPERS)

Human Resources and Risk Manager Ren Berioso presented a resolution to amend the District’s contract with the California Public Employees’ Retirement System (CalPERS) to incorporate language pertaining to the Public Employees’ Pension Reform Act (PEPRA). Berioso explained that CalPERS requested the amendment and emphasized that the change is administrative in nature, intended to formally add PEPRA provisions that have already been in effect since 2013. He stated that the amendment does not change retirement benefits for past, current, or future employees and noted that, if approved, the amendment would become effective on May 14, 2026.

Director Covington commented that the Board had thoroughly reviewed the matter at a previous meeting. Vice President Ramirez asked whether the amendment represented only a minor administrative update or whether there were broader implications for the District. Berioso responded that the amendment simply updates the contract language to reflect existing PEPRA requirements and does not make any substantive changes beyond incorporating the applicable provisions.

The Board adopted Resolution 2026-12 Amending the District’s retirement contract with the California Public Employees’ Retirement System (CalPERS) to incorporate Public Employees’ Pension Reform Act (PEPRA) provisions by the following roll-call vote:

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

6. Resolution 2026-13: Amending the District’s Policies and Procedures Manual: Policy 5044 Reserves

Director of Finance and Administration Molina reported that the District’s Reserves Policy, originally adopted in 2010, has been reformatted and renumbered to align with the District’s current policy manual structure and other financial policies. She emphasized that

the action is purely administrative, does not change the policy's content or intent, and was reviewed by the Finance and Audit Committee, with no fiscal impact to the District.

The Board adopted Resolution 2026-13 Amending the District's Policies and Procedures Manual: Policy 5044 Reserves by the following roll-call vote:

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

7. Authorize Additional Funds for Construction Support Services for the Replacement of Wells 1A and 2A (Change Order No. 5)

Director of Engineering Mark Swanson and General Manager Jagers presented a request for additional funding for consultant construction support services associated with the Well 1A and Well 2A replacement projects. Unforeseen field conditions, contractor-related delays, and additional work during well drilling activities resulted in consultant costs exceeding the remaining contingency budget. Well 1A is substantially complete, Well 2A is nearing completion and pump testing, and the requested \$15,000 would cover the current funding gap and provide sufficient funding to complete the remaining work.

Director Covington questioned why costs attributed to contractor delays were being borne by the District rather than the contractor. Jagers responded that the consultant agreement is separate from the construction contract and that the District must first compensate its consultant for services rendered. He stated that staff has rejected certain contractor claims and expects to address responsibility for additional costs during final negotiations and project closeout.

Director Covington further noted that the project has been underway since 2017 and has undergone multiple contract amendments. Staff explained that portions of the project were delayed while pursuing grant opportunities and due to other project-related factors, and indicated that a comprehensive summary of the project history and costs could be provided in the future. Director Covington reiterated his expectation that any costs ultimately attributable to contractor performance should be recovered whenever possible.

The Board authorized the General Manager to expend an additional \$15,000.00 for construction support services associated with the Replacement of Wells 1A and 2A (CIP Projects W-2750-0001 and W-2750-0005) by the following roll-call vote:

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

8. Request for Will-Serve Letter for the Proposed Residential Development: Tract 39363 (22.87 acres) located within Lots 2 - 14 of Final Tract Map 39655 (Country Club Village) Southwest of Desert Lawn Drive and North of Champions Drive within the City of Calimesa

At the request of staff, President Williams continued this item to the May 28, 2026 meeting.

9. Request for Will-Serve Letter for a Single-Family Residence with a Guest House Located on APN 402-270-007 on the South Side of Lincoln Street Between Jonathan Avenue and Delicious Lane

Associate Civil Engineer Evan Ward presented a request for a Will-Serve Letter for a proposed single-family residence, guest house, and shop on a vacant parcel located on Lincoln Street. Ward explained that the project would require construction of approximately 150 feet of water main frontage improvements, two separate water services and meters, and payment of all applicable fees and construction costs by the applicant. The property is within the District’s service boundary.

Director Covington asked whether the guest house would require a separate water meter and whether the structure qualified as an accessory dwelling unit (ADU). Staff responded that the District had not been provided documentation establishing the structure as an ADU and, based on the information submitted, it was being treated as a guest house. District policy requires a separate meter for each freestanding residential structure and the proposed guest house did not qualify for the exceptions discussed in prior ADU-related projects. Director Covington also confirmed the reported size of the proposed residence as 6,110 square feet.

The Board approved the request for water service and authorized issuance of a Will-Serve Letter per conditions as enumerated for a Single-Family Residence and Guest House to be located on APN 402-270-007 on the south side of Lincoln Street between Jonathan Avenue and Delicious Lane within the District’s service area, subject to payment of all applicable District fees and deposits, 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				

10. Request for Extension of Will-Serve Letter for Tract 32850, a 95-Lot Single-Family Residential Development Located on APN 421-110-014, West of Manzanita Park Road and South of Potrero Boulevard

Associate Civil Engineer Ward presented a request for a one-year extension of the Will-Serve Letter for Tract 32850. The project was originally approved for annexation and water service in 2005, has since received multiple Will-Serve Letter extensions, and remains consistent with its previously approved water demand of 95 EDUs.

Mr. Ward explained that the project experienced delays related to economic conditions, engineering redesigns, environmental permitting requirements, and City of Beaumont review processes. The applicant has informed staff that the project is now fully entitled, environmental clearances have been completed, and the final tract map has been recorded. The requested extension would allow the applicant to maintain water service eligibility while final development activities and building negotiations continue.

The Board approved the extension of Will-Serve Letter for Tract 32850, a 95-Lot Single-Family Residential Development Located on APN 421-110-014, West of Manzanita Park Road and South of Potrero Boulevard, subject to the conditions of development as enumerated, by the following roll-call vote:

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

11. Well #23 Transfer Switch Breaker Replacement

General Manager Jagers and Director of Operations James Bean provided an informational update regarding deteriorating transfer switch breakers used at two high-capacity well pumping facilities. He explained that the breakers, which are used to transfer power between Southern California Edison service and emergency generator power, are approximately 20 years old and have experienced mechanical issues. Staff is evaluating a phased approach that would involve purchasing a replacement breaker, rebuilding the existing unit for use as a spare, and assessing longer-term modernization options.

Director Slawson asked whether the replacement breakers carry a warranty and whether installation would be performed by District staff or a contractor. Staff responded that warranty details would need to be confirmed and that installation would be performed by a qualified electrician.

Director Covington asked whether staff had considered replacing the existing equipment with an automatic transfer switch rather than continuing to invest in the current system. Staff responded that additional evaluation is needed but emphasized the need for a near-term solution to maintain reliable emergency power transfer capability heading into the summer public safety power shutoff season. Mr. Bean explained that the issue was discovered during generator testing when staff was unable to transfer power back to utility service without outside assistance. Mr. Jagers stated that staff would continue evaluating both immediate and long-term solutions and brought the item forward to keep the Board informed of the situation.

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

The Board discussed the following events:

DAY	EVENT	Estimated Cost	Vote?	COVIN GTON	HOFF MAN	RAM IREZ	SLAW SON	WILL IAMS
19-May	CSDA Webinar: Vision to Action	\$ -			YES	YES	YES	YES
20-May	BIA Inland Empire Economic Update	\$ 125.00	APR				YES	YES
21-May	CSDA webinar: Bridge the Gap	\$ -			YES	YES	YES	YES
5/27-28	CSDA Virtual Workshop: Organizational Developmt	\$ 265.00				YES		
3-Jun	Beaumont Chamber Breakfast	\$ 25.00			YES		YES	YES
8-Jun	Calif-Nevada Drought Outlook webinar	\$ -	REQ			YES*		
9-Jun	CSDA webinar: Effective Reserve Strategies	\$ -			YES	YES	YES	YES
10-Jun	CSDA workshop: Overview of Special District Laws	\$ 265.00				YES		MAYBE
17-Jun	CSDA Webinar: SB 827 Fiscal and Financial Training	\$ -			NO**	NO**	YES	
18-Jun	CSDA Webinar: Copyright, Trademark & Brands	\$ -			YES	YES	YES	YES
24-Jun	CSDA In-Person Workshop: Governance	\$ 75.00						
17-Jul	ACWA Region 9 event - Temecula	\$ 130.00				MAYBE	YES	YES
21-Jul	CSDA Webinar: Federal Policy Shifts	\$ -			YES*			
8/3-6	Tri State Seminar (Las Vegas)	\$ 2,656.00				MAYBE	MAYBE	MAYBE
14-Aug	BIA So Cal Water Conference	\$ 125.00						
8/19-21	Urban Water Institute (Coronado)	\$ 3,043.80		MAYBE		MAYBE	MAYBE	MAYBE

(APR = Approved by vote) (NOT = Not approved) (REQ = Vote required for approval)

*Director Ramirez requested to be registered for all online seminars

**Directors Hoffman and Ramirez have completed this required training

The Board preapproved attendance at the California-Nevada Drought and Climate Outlook Webinar on June 8, 2026 for per diem compensation by the following roll-call vote:

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

13. Reports For Discussion and Possible Action

a. Ad Hoc Committees

- i. Sites Reservoir: No report.
- ii. Bogart Park: GM Jagers reported that a Board member of the Beaumont-Cherry Valley Recreation and Park District had passed away, and the June 15 committee meeting will likely be postponed until a new representative is appointed.
- iii. Water Re-Use 3x2: Jagers reported that, pursuant to prior Board direction, he communicated the District's position to the City of Beaumont in a formal letter. District staff met with City representatives and presented a dollar figure, and the City requested supporting documentation. Mr. Jagers indicated that staff would provide the requested information and return with additional updates as discussions continue.

b. Standing Committees

- i. Finance & Audit Committee: Director Hoffman reported that the Committee reviewed the first-quarter financial results and found expenditures to be slightly below budget. He stated that spending appeared to be on schedule and expressed satisfaction that the District was operating within budget expectations at that point in the fiscal year.
- ii. Personnel Committee: Director Covington reported the Committee discussed the proposed CalPERS contract revisions that had been subsequently presented to the Board. He also noted that staff reported ongoing vandalism and theft of District property, including solar panels, fire hydrants, and other materials, and stated that staff continues efforts to reduce the impacts of these incidents throughout the service area.

c. Directors' Reports

Reports were provided as follows:

- o San Gorgonio Pass Water Agency Meetings on March 2 & 25, 2026 (Ramirez)
- o San Gorgonio Pass Water Agency Conservation Meeting on April 14, 2026 (Ramirez)
- o ACWA - A Conversation with John Watts, Water Policy Counsel for Senator Padilla on April 15, 2026 (Ramirez)
- o ACWA 2025-2026 Continuing Legal Education Virtual Workshop Series on April 16, 2026 (Ramirez)

- San Gorgonio Pass Water Agency Meeting on April 20, 2026 (Ramirez)
- Collaborative Agencies Meeting on April 29, 2026 (Ramirez)
- San Gorgonio Pass Water Agency Meeting on May 4, 2026 (Slawson)
- Beaumont Chamber of Commerce Breakfast on May 6, 2026 (Hoffman, Slawson, Williams)

d. Directors' General Comments: None.

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

- Reported meeting with newly appointed City of Beaumont City Manager Christopher Boatman and expressed optimism regarding future collaboration between the District and the City.
- Noted recent leadership changes at the California Department of Water Resources, including the departure of Director Karla Nemeth to the Association of California Water Agencies.
- Provided a visual update on ongoing rehabilitation of District well facilities, including replacement of fencing, site improvements, roof repairs, electrical upgrades, and creation of fire breaks at upper canyon well sites; reported that rehabilitation work is substantially complete, with Well 14 scheduled as the final site in the current effort.
- Stated that District maintenance crews have completed significant facility improvement work intended to enhance safety, operations, and the appearance of District properties.
- Reported that work continues on the Urban Water Management Plan.
- Reported that the Well 30 project is expected to be advertised for bids, with staff continuing preparations for construction.

f. Legal Counsel Report: None.

14. Topic List for Future Meetings:

	Item requested	Date of request	Requester
1	Update on Grand Avenue pipeline project	1/22/26	Covington
2	Legal Counsel update on ongoing SGMA cases	3/11/26	Williams

15. Announcements

President Williams pointed out the announcements:

- Personnel Committee meeting: Tuesday, May 19 at 4:30 p.m.
- District offices will be closed in observance of Memorial Day: Monday, May 25
- San Gorgonio Pass Regional Water Alliance: Wednesday, May 27 at 5:00 p.m.
- Engineering Workshop: Thursday, May 28 at 6:00 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Jun. 3 at 11:00 a.m.
- Finance & Audit Committee meeting: Thursday, Jun. 4 at 3:00 p.m.
- Regular Board Meeting: Wednesday, Jun. 10 at 6:00 p.m.

Director Covington advised that he would not attend the May 28 or June 10 meetings, as he would be traveling for his employer or on vacation.

16. Recessed to Closed Session: 7:11 p.m.

President Williams announced the following 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. CVRI2406726
- b. 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
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APNs 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: APNs 414-070-001, 414-070-002, 414-070-007, 428-020-004, 418-240-011 and 419-770-007
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment
- e. 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 Jaggars, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 8:13 p.m.

17. Report on Action Taken During Closed Session

Legal Counsel Markman reported the following actions taken:

- a. Settlement Agreement
Draper 26, LLC vs Beaumont-Cherry Valley Water District
Riverside County Superior Court, Case no. CVRI2406726

Legal Counsel reported that the litigation had been resolved. The lawsuit involved a developer's claim for reimbursement of costs associated with construction of a water line extension, despite the absence of a written reimbursement agreement. Counsel stated that the District maintained its position throughout the litigation that no such reimbursement obligation existed and declined to offer a monetary settlement. The matter was ultimately resolved with each party bearing its own costs.

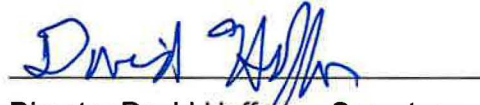
President Williams reported there was no other reportable action taken in Closed Session.

18. Adjournment: *President Williams adjourned the meeting at 8:15 p.m.*

ATTEST:

A handwritten signature in black ink, appearing to read "Lona Williams", written over a horizontal line.

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

A handwritten signature in blue ink, appearing to read "David Hoffman", written over a horizontal line.

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