



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS
Thursday, May 28, 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: *President Williams opened the meeting at 6:01 p.m.
Pledge of Allegiance was led by Director Slawson.
Invocation was given by Director Hoffman.*

Roll Call:

Directors present:	Hoffman, Ramirez, Slawson, Williams
Directors absent:	Covington
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 Human Resources and Risk Manager Ren Berioso Development Services Technician Lillian Medellin Tienda Associate Civil Engineer I Evan Ward Administrative Clerk Crystal Ocegueda Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Michael Miller, Frank Hazelton.

Public Comment: None.

- 1. Adjustments to the Agenda:** None.
- 2. Request for Will-Serve Letter for the Proposed Residential Development Identified as Tract 39363 located within Lots 2 - 14 of Final Tract Map 39655 within the City of Calimesa**

Associate Civil Engineer I Evan Ward presented a request for a Will-Serve Letter (WSL) for Tract 39363, a proposed residential development located at the northwest corner of Champions Drive and Desert Lawn Drive in Calimesa. Ward explained that the project was previously identified as Country Club Village and has been redesigned from a mixed-use development to a residential subdivision consisting of 136 single-family homes and 84 condominium units. Staff reported that the project would generate an estimated demand of 222.4 EDUs, is within the District's service area, and would require extension of approximately 815 feet of potable water main frontage

improvements and construction of all necessary potable and non-potable water facilities to serve the development.

Director Hoffman asked whether the project would be constructed in phases and the anticipated timeline for development. The applicant's representative responded that the project is currently planned as a single-phase development, with groundbreaking anticipated in the fourth quarter of 2028.

The Board approved the request for water service for the proposed residential development identified as Tract 39363 located at the northwest corner of Champions Drive and Desert Lawn Drive within the City of Calimesa, subject to payment of all deposits and fees to the District and securing all approvals from the City of Calimesa with conditions as enumerated by the following roll-call vote:

MOVED: Slawson	SECONDED: Hoffman	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

3. Resolution 2026-14: Acceptance of an Easement from the Fairway Canyon Community Association for an Advanced Metering Infrastructure Data Collector Station on APN 413-460-060 (Boros Boulevard)

Director of Engineering Mark Swanson presented an easement from the Fairway Canyon Community Association (HOA) for installation of an Advanced Metering Infrastructure (AMI) data collector station near the end of Boros Boulevard. Due to the area's terrain, portions of the Fairway Canyon community experience communication gaps within the District's AMI system, requiring manual meter reading or other methods to obtain data. The proposed easement would allow the District to install and maintain equipment at a location that would improve communication coverage and data transmission reliability. Swanson further stated that the HOA supported the proposal and that nearby homeowners had been contacted and expressed no objections to the project.

In response to Director Hoffman, Swanson explained that the District utilizes a standard easement form that is reviewed by legal counsel and modified as necessary for individual projects.

Director Slawson asked about the height and visibility of the proposed installation. Director of Information Technology and Cybersecurity Robert Rasha explained that the facility would consist of a pole approximately 15 feet in height with communications equipment. Staff noted that the HOA preferred the equipment to be located near the street rather than farther into the open space area.

Vice President Ramirez asked whether the District would incur any easement fees or maintenance obligations. Staff responded that no compensation would be paid for the easement and that the HOA would continue maintaining the surrounding open space while the District would be responsible for maintaining its equipment. Vice President Ramirez also asked about battery performance and service life. Mr. Rasha stated that the solar-powered system has low power demands, can operate for several days

without sunlight, and utilizes batteries with an expected service life of more than 10 years.

The Board adopted Resolution 2026-14 approving, authorizing, and directing the General Manager to accept a Grant of Easement from the Fairway Canyon Community Association for District facilities associated with an Advanced Metering Infrastructure Data Collector Station located at the western end of Boros Boulevard (APN 413-460-060) by the following roll-call vote:

MOVED: Ramirez	SECONDED: Slawson	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

4. Update: American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Projects

Director of Engineering Mark Swanson provided an update on the District’s 11th Street and American Avenue replacement pipeline projects, reporting that construction has begun on the 11th Street project. This project will replace aging pipeline facilities from Elm Avenue east toward Beaumont Avenue and includes installation of future connection points that will allow the District to eventually relocate water mains from alleyways into public streets without disturbing the newly completed improvements. Staff reported that all required permits had been obtained and that construction activities commenced during the week of the meeting.

Swanson and Jagers reported that questions had been raised regarding the contractor’s use of a nearby private property for construction staging. Following a complaint received and correspondence from the City of Beaumont (City), and after consulting with legal counsel, staff determined that the District’s pipeline construction activities are exempt from certain local zoning requirements under state law and notified the City accordingly. Swanson stated that the project continues to move forward and that the District will address any issues that arise through appropriate channels while working to complete the project efficiently and minimize disruption to the neighborhood.

The contractor had already installed several hundred feet of pipeline. Swanson described the contractor’s approach of completing trench restoration and paving as construction progresses rather than waiting until the end of the project. Directors asked questions regarding construction hours and neighborhood impacts. Staff responded that work is authorized between 7 a.m. and 5 p.m., Monday through Friday, and that any work outside those hours would require special approval.

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

The Board preapproved attendance at the Association of California Water Agencies Region 8 event in Pasadena on June 26, 2026 for per diem compensation, requested lodging, and related reasonable and necessary expenses by the following roll-call vote:

MOVED: Slawson	SECONDED: Ramirez	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

The Board preapproved attendance at the Public Policy Institute of California virtual event, "Tribal Water Rights in California" on June 4, 2026 for per diem compensation by the following roll-call vote:

MOVED: Williams	SECONDED: Slawson	APPROVED 4-0
AYES:	Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Covington	

6. 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 SGMA activities	3/11/26	

7. Announcements

President Williams called attention to the following announcements:

- San Geronio Pass Regional Water Alliance: Wednesday, May 27 at 5 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.
- Personnel Committee: Tuesday, Jun. 16 at 4:30 p.m.
- Engineering Workshop: Thursday, Jun. 25 at 6:00 p.m.

8. Recessed to Closed Session: 6:45 p.m.

Recording Secretary Lynda Kerney announced the following Closed Session items:

- a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): One case

- 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 LABOR NEGOTIATORS
Government Code Section 54957.6
District designated representative: Dan Jagers, General Manager
Employee organization: BCVWD Employee Association and Contract Positions
- d. 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 Jagers, General Manager
Under Negotiation: Price and terms of payment
- e. 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: 7:26 p.m.

9. Report on Action Taken During Closed Session

President Williams announced there was no reportable action taken in Closed Session on items 8a, b, c or d.

Item 8e: President Williams reported that the Board took unanimous action to purchase the property defined as APN 407-150-016 and will take possession of said land tomorrow, May 29, 2026. The purchase agreement was made available for viewing in the Board Room.

10. Adjournment

President Williams adjourned the meeting at 7:27 p.m.

ATTEST:



Director Lena 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