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

MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP OF THE BOARD OF DIRECTORS
Thursday, July 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: *President Williams opened the meeting at 6:06 p.m.*
Pledge of Allegiance was led by Director Covington.
Invocation was given by Director Hoffman.

Roll Call:

Directors present:	Covington, Hoffman, Williams
Directors absent:	Ramirez, Slawson
Staff present:	General Manager Dan Jaggers 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 Associate Civil Engineer I Evan Ward Development Services Technician Lillian Tienda Engineering Assistant Khalid Sebai Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Michael Miller, Rosemarie Mateo, Kyle Koivuniemi.

Public Comment: None.

1. **Adjustments to the Agenda:** None.

2. **Request for Will-Serve Letter for a Proposed Single-Family Residence on APN 415-091-010 on the west side of Cherry Avenue, north of Antonell Court in the City of Beaumont**

   Associate Civil Engineer Evan Ward presented a request for a Will-Serve Letter (WSL) for a proposed 1,332-square-foot single-family residence with an estimated water demand of one Equivalent Dwelling Unit (EDU), or approximately 440 gallons per day. He explained that the property is within the District's service boundary, and that an existing 24-inch water main fronts the property, eliminating the need for a water main extension. Applicable front footage fees would be required. Mr. Ward clarified for Director Covington the location of the residence on the unusually configured parcel.

The Board approved the request for a Will-Serve Letter for the proposed single-family residence located on Riverside County Assessor's Parcel Number 415-091-010, within the City of Beaumont located on the west side of Cherry Avenue, north of Antonell Court, with conditions as enumerated, by the following roll-call vote:

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

3. **Riverside University Health System Beaumont Youth Wellness Village located on the west side of Manzanita Park Road south of Seneca Springs Parkway in the County of Riverside**

   a. **Request for Will-Serve Letter**

   b. **NOT ADOPTED Resolution 2026-__ Requesting the Riverside Local Agency Formation Commission To Take Proceedings for Annexation of a Portion of the District's Service Boundary (Riverside County Assessor's Parcel Numbers 428-010-019 and 428-010-020)**

Mr. Ward presented a request for a WSL and authorization to initiate annexation proceedings for the proposed Village, a youth-focused behavioral health campus consisting of four new buildings totaling approximately 72,831 square feet. He reported estimated water demand of 33.9 EDUs for domestic use and 25.2 EDUs for irrigation, for a total of 59.1 EDUs. Existing potable and non-potable water mains are located along the project frontage; however, the approximately 19.5-acre site is outside the District's service boundary and would require annexation through the Riverside Local Agency Formation Commission (LAFCO). Ward also explained that existing Riverside University Health System facilities to the south would remain on their private well, requiring a shutdown test to demonstrate separation from the proposed District water system and prevent cross-connections.

Directors Covington and Hoffman expressed concern regarding the project's substantial irrigation demand. Staff explained that the project's landscaping would be subject to applicable water-efficiency requirements and that its demands had been determined in consultation with the applicant. President Williams asked whether the demand projections assumed full occupancy; staff and County of Riverside representative Rosemarie Mateo confirmed that residential demand was based on full capacity and explained that the campus would include 52 residential beds as well as outpatient services. Staff advised that the District's water supply planning had accounted for development of the property and sufficient water supply was available.

The Board also discussed the jurisdictional circumstances of the project, which would remain in unincorporated Riverside County while seeking District water service and City of Beaumont sewer service. Ms. Mateo explained that the County had been discussing an extraterritorial sewer service agreement with the City. Staff noted that LAFCO approval would also be involved in such an arrangement and identified the need to coordinate with the City regarding the District's future ability to provide recycled water to the property.

Director Covington indicated reluctance to vote on a project of this size with only three of the five Directors present and believed the other Directors should have an opportunity to consider the matter.

President Williams continued the item to the next meeting.

4. Update: Beaumont Master Drainage Plan Line 16 Grand Avenue Project

General Manager Dan Jaggers and Director of Engineering Mark Swanson provided an update on the Beaumont Master Drainage Plan (MDP) Line 16 Project. They reported that the storm drain system is operational and is now conveying stormwater into the Noble Creek Recharge Facility Phase II ponds for groundwater recharge. Staff explained that stormwater was initially bypassed because significant sediment from grading by an upstream neighbor threatened to impair the recharge ponds; however, conditions have since improved, the quality of stormwater entering the system has been satisfactory, and the District has begun capturing it. Staff estimated that the system could potentially capture approximately 250 to 500 acre-feet of stormwater in an average year.

Several improvements remain before the stormwater capture system is fully operational as intended. These include installation of monitoring equipment to measure water entering the recharge facility and any water discharged from it, instrumentation for data collection, slide gates to facilitate movement of water between the ponds in advance of major storms, and a catwalk providing access to the Pond 4 outlet gates. The work has been deferred because the ponds have been continuously used to recharge imported water, but staff anticipated completing the remaining improvements during the dry period after recharge operations conclude around the end of August.

Director Covington emphasized the importance of promptly quantifying the stormwater captured through MDP Line 16 so the District can seek appropriate recharge credit from the Beaumont Basin Watermaster and reduce its reliance on purchased State Water Project water. Staff acknowledged, and Mr. Jaggers explained that historical recharge could be estimated from observed storm events, pond volumes, and recharge rates, with future measured data used to support those estimates. He agreed to return with additional information regarding stormwater recharged to date. Staff committed to establishing, before the rainy season, a method to quantify both inflow and discharge and indicated that a potential manhole location for the permanent inflow monitoring equipment had been identified on Grand Avenue.

Staff noted that the District's financial participation in the MDP Line 16 Project was funded through developer impact fees and emphasized that, in addition to its stormwater management and flood-control benefits, capture of local stormwater supports the District's broader water management objective of reducing future reliance on imported water supplies. At Director Hoffman's request, staff agreed to provide monthly progress updates at Engineering Workshops as the remaining improvements are completed.

5. Authorize Funding for Replacement Pumping Equipment for Well 1A from the Well 1A Capital Improvement Project

General Manager Jaggers reminded the Board of the discussion at the July 8, 2026 meeting regarding replacement of the Well 1 pumping equipment for installation in Well 1A. He explained that the existing equipment was in worse condition than anticipated and that the proposed work would replace the downhole pumping components and install a plug in the bottom of Well 1A to approximate the depth of Well 2A. Recent testing of Well 2A indicated Chromium VI concentrations of approximately 7.2 to 7.7 parts per billion, and staff hoped the modification would similarly reduce Chromium VI levels in Well 1A, which had increased to approximately 10 parts per billion.

Jaggers explained that staff intends to equip Well 1A in phases, initially operating it into the non-potable system for a year or two to evaluate the stability of Chromium VI concentrations before making additional investment in permanent facilities. He noted that the configuration of Wells 1A, 2A, and 3 may ultimately provide opportunities to blend water to maintain Chromium VI below the maximum contaminant level without treatment. The current authorization would fund the replacement pumping equipment and related work necessary to place Well 1A into service, while additional permanent improvements would be considered later based on its demonstrated water quality performance.

Director Covington asked how electrical power would be provided to Well 1A. Jaggers explained that the existing electrical service and switchgear are adequate to operate the proposed 400-horsepower pumping unit and that staff intends to reuse the existing equipment in the near term. He further described staff's broader effort to retain and repurpose serviceable pumping and electrical equipment to improve the District's ability to respond quickly to future equipment failures.

The Board approved a budget for replacement of the Well 1 pumping equipment, for installation into the new Well 1A facility, in an amount not to exceed $300,958, to be funded from the budgeted Well 1A Capital Improvement Project (Project No. W-2750-005), and authorized the General Manager to execute all necessary documents to complete the work 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. Topic List for Future Meetings:

	Item requested	Date of request	Requester
1	Legal Counsel update on SGMA activities	3/11/26	
2	MDP Line 16 recurring update		

7. Announcements

President Williams called attention to the following announcements:

- Beaumont Basin Watermaster Committee: Wednesday, Aug. 5 at 11:00 a.m.
- Collaborative Agencies meeting: Wednesday, Aug. 5 at 5:00 p.m.
- Finance & Audit Committee meeting: Thursday, Aug. 6 at 3:00 p.m.

- Regular Board Meeting: Wednesday, Aug. 12 at 6:00 p.m.
- Personnel Committee: Tuesday, Aug. 18 at 4:30 p.m.
- Engineering Workshop: Thursday, Aug. 27 at 6:00 p.m.
- District offices will be closed on Monday, Sept. 7 in observance of Labor Day

8. Recessed to Closed Session: 7:08 p.m.
Recording Secretary Lynda Kerney announced the following Closed Session items:

a. CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
District designated representative: Dan Jaggers, General Manager
Employee organization: BCVWD Employee Association and Contract Positions

b. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: 1 case

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code section 54956.8
Property: 635 Veile Avenue (Unit A, Unit B), Beaumont, CA
District Negotiator: Dan Jaggers and Mark Swanson
Under Negotiation: Both price and terms of payment

d. 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 Jaggers, General Manager
Under Negotiation: Price and terms of payment

e. 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 Jaggers, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 8:59 p.m.

9. Report on Action Taken During Closed Session
President Williams announced there was no reportable action taken in Closed Session.

10. Adjournment
President Williams adjourned the meeting at 8:59 p.m.

ATTEST:

Lona Williams

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

David Hoffman

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