



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

**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS
Wednesday, September 9, 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 6:02 p.m.
Pledge of Allegiance was led by President Williams.
Invocation was given by Director Slawson.*

Roll Call:

Directors present:	Covington, Hoffman, Slawson, Williams
Directors absent:	Ramirez
Staff present:	General Manager Dan Jagers Director of Finance and Administration Sylvia Molina Director of Engineering Mark Swanson Director of IT and Cybersecurity Robert Rasha Director of Operations James Bean Associate Civil Engineer I Evan Ward Water Utility Superintendent Julian Herrera Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered attendance: Noah Valdivia, Michael Miller, James Tickemyer, Dr. Blair Ball, and Sarah Wargo.

Public Comment: None.

1. Adjustments to the Agenda: None.

2. Reports / Presentations / Information Items

*The Board received and filed the following reports:
a. California Water Supply Conditions and Water Issues
by the following roll-call vote:*

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

3. Consent Calendar

The Board approved the Consent Calendar items with one motion:

- a. Review of the July 2026 Budget Variance Reports*
 - b. Review of the July 31, 2026 Cash/Investment Balance Report*
 - c. Review of Check Register for the Month of July 2026*
 - d. Review of August 2026 Invoices Pending Approval*
 - e. Minutes of the Regular Meeting of July 23, 2026*
 - f. Set Public Hearing for October 22, 2026 in Compliance with California Assembly Bill 2561 – Annual Public Hearing Requirement on Job Vacancies, Recruitment, and Retention*
 - g. Update: Revenues and Expenses Related to District Residences*
- by the following roll-call vote:*

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

6:09 p.m. – Director Hoffman recused himself from Item 4 due to nearby property ownership and left the room.

4. Consider California Environmental Quality Act (CEQA) Notice of Exemption for the P-3620-0016 Pipeline Replacement Project within Assessor's Parcel Numbers (APNs) 401-190-047 and 401-190-012 and within the Avenida Miravilla right-of-way in the community of Cherry Valley (*continued from August 27, 2026*)

Associate Civil Engineer I Evan Ward presented the CEQA Notice of Exemption for the P-3620-0016 Pipeline Replacement Project. Ward explained that the project would replace approximately 964 linear feet of existing 4-inch steel water line with new 4-inch ductile iron pipe within private properties and the Avenida Miravilla right-of-way. The existing pipeline had reached the end of its useful life, and the replacement would improve system reliability and maintain service to existing customers without increasing pipeline diameter, system capacity, the District's service area, or water demand.

Ward reviewed the history of the item, noting that the Board authorized project funding on July 8, 2026. When the CEQA Notice of Exemption was presented on August 12, the Board discussed the applicability of AB 52 tribal consultation requirements and potential tribal cultural resources and tabled the item to allow staff to provide additional information. The item was scheduled to return at the August 27 Engineering Workshop but could not be considered because a Director needed to recuse himself and the absence of two other Directors would have resulted in loss of a quorum.

Staff subsequently conducted additional review and conferred with an environmental consultant. It was determined that formal AB 52 consultation did not apply to a project being considered for a categorical exemption because the project was not being processed through an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. Ward emphasized that staff had considered potential historical, archaeological, and tribal cultural resources in determining whether circumstances existed that would preclude use of the categorical exemptions. Standard inadvertent discovery procedures would remain applicable during construction.

The Board made findings that:

- 1. The P-3620-0016 Pipeline Replacement Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15302(c) (Replacement or Reconstruction)*
- 2. None of the exceptions identified in State CEQA Guidelines Section 15300.2 apply based on the record before the District and directed staff to file a Notice of Exemption with the Riverside County Clerk-Recorder by the following roll-call vote:*

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

6:16 p.m. – Director Hoffman returned to the meeting room.

5. Authorization of a Task Order with TKE Engineering, Inc. for Design and Engineering Services for the Edgar Avenue Pipeline Replacement Project (P-2750-0043, P-2750-0054, P-2750-0055, and P-2750-0060)

Associate Civil Engineer I Evan Ward presented the proposed task order and explained that the project combines four Capital Improvement Program projects and would construct approximately 4,775 linear feet of new 8-inch ductile iron pipeline along Edgar Avenue from 5th Street to 12th Street and approximately 440 linear feet within Merry Lane. The project would connect with recently constructed pipelines at 5th and 11th Streets, replace aging infrastructure, and relocate applicable services from alley pipelines to Edgar Avenue to improve accessibility and reduce future maintenance challenges.

Ward noted that the design would include a connection within 7th Street to maintain service to an existing residence and stub-outs at 9th Street for a future pipeline project. Staff also proposed incorporating the previously separate and delayed 5th-to-6th Street segment to avoid leaving a gap and provide a continuous pipeline along Edgar Avenue.

Ward explained that TKE was one of three firms selected by the Board in April 2025 for on-call engineering services. With Michael Baker International and Cozad & Fox currently working on other District projects, TKE had greater availability for the assignment. TKE's scope would take the project from initial survey through final bid-ready construction documents and include phased design, utility and agency coordination, potholing, preparation of an engineer's estimate and construction schedule, and coordination with the District's geotechnical and environmental consultants. The design would also account for applicable City of Beaumont pavement moratorium requirements. TKE's proposal included a \$60,000 allowance for up to 20 utility potholes to identify underground utility conflicts before construction.

Director Covington requested that future staff reports for work assigned under the District's \$4.5 million on-call engineering services authorization include the remaining or running balance of that authorization. Director Hoffman concurred. General Manager Jaggars reported that only approximately \$6,000 of the \$4.5 million on-call engineering authorization had been expended to date and noted that the expenditures and remaining balances had recently been reported to the Finance and Audit Committee. He advised that future staff reports would include the running balance and available authorization for the on-call contracts.

The Board authorized the General Manager to execute a Task Order with TKE Engineering, Inc. under the District's existing On-Call Engineering Services Professional Services Agreement for design and engineering services associated with the Edgar Avenue Pipeline Replacement Project (P-2750-0043, P-2750-0054, P-2750-0055, and P-2750-0060) in an amount not to exceed \$165,000, consisting of TKE Engineering, Inc.'s proposed fee of \$143,056.00 plus a rounded 15 percent contingency of \$21,944 by the following roll-call vote:

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

6:22 p.m. – Director Hoffman recused himself from Item 6 due to nearby property ownership and left the room.

6. Authorization of a Task Order with TKE Engineering, Inc. for Professional Engineering Services for the Lilac Lane Waterline Replacement Project (P-3620-0014)

Associate Civil Engineer I Ward presented the proposed task order for the P-3620-0014 Lilac Lane Waterline Replacement Project. Ward recalled that on February 11, 2026, the Board authorized the project to proceed with design and construction with a total project budget of approximately \$683,000. The project would replace approximately 1,100 linear feet of existing 8-inch waterline that had reached the end of its useful life. Because the existing pipeline generally runs behind residential properties, access is difficult for routine maintenance, emergency repairs, and eventual replacement.

Ward explained that the first component of TKE's work would be an alignment evaluation comparing replacement generally along the existing alignment with relocation of a portion of the pipeline to a more accessible alignment. The evaluation would consider constructability, connections to the existing water system, construction impacts, long-term operation and maintenance, and preliminary construction costs. Following the District's selection of a preferred alignment, TKE would advance the project through final design and prepare bid-ready plans, specifications, and an engineer's estimate. The scope would also include surveying, utility and potholing coordination, and coordination with the District's separately retained geotechnical and environmental consultants.

Ward reminded that TKE was one of the District's three Board-approved on-call engineering consultants and the task order amount was within the previously approved project budget.

The Board authorized the General Manager to execute a Task Order with TKE Engineering, Inc. under the District's existing On-Call Engineering Services Professional Services Agreement for professional engineering services associated with Project P-3620-0014, Lilac Lane Waterline Replacement, in the amount of \$74,154, and authorize a contingency allowance of \$11,846, for a total not-to-exceed authorization of \$86,000 by the following roll-call vote:

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

6:28 p.m. – Director Hoffman returned to the meeting room.

7. Authorization of a Task Order with TKE Engineering, Inc. for Professional Engineering Services for the Upper Edgar Canyon Replacement Pipeline Project (P-UEC-0002)

Associate Civil Engineer I Ward presented the proposed task order for the P-UEC-0002 Upper Edgar Canyon Replacement Pipeline Project. Ward recalled that the Board authorized the project to proceed with design and construction in February 2026 and added approximately \$1.3 million to the Capital Improvement Budget. The project involves approximately 4,820 linear feet of existing 10-inch riveted steel pipeline extending from Oak Glen Road to the Upper Edgar Canyon Tank. The pipeline is approximately 100 years old, has experienced multiple leaks, and has reached the end of its useful life. Portions traverse difficult terrain and District-owned and privately owned properties, creating access challenges for conventional pipeline replacement.

Ward explained that TKE would prepare a technical memorandum evaluating two alternatives: conventional open-trench replacement with new 12-inch ductile iron pipe or rehabilitation by sliplining the existing 10-inch pipeline. Staff specifically requested the alternatives analysis because of the difficult terrain and access constraints. TKE would compare the alternatives based on constructability, hydraulic capacity, pipeline condition, access and easement requirements, construction impacts, long-term considerations, and preliminary costs. Following selection of a preferred alternative, TKE would complete final design and prepare bid-ready plans, specifications, and an engineer's estimate, along with survey, utility investigation, potholing, and coordination with the District's geotechnical and environmental consultants.

Ward advised that TKE was selected from the District's three on-call engineering consultants and the authorization was within the existing project budget.

In response to Director Slawson, Ward confirmed that the Board would receive a report on the alternative rehabilitation method and noted that staff had observed the San Geronio Pass Water Agency's (SGPWA) use of sliplining and understood the method to be cost-competitive. General Manager Jagers added that the SGPWA had used the method in connection with its Calimesa recharge facilities and indicated that the ultimate project could potentially use a combination of sliplining and new pipeline, depending on the results of preliminary design.

The Board authorized the General Manager to execute a Task Order with TKE Engineering, Inc. under the District's existing On-Call Engineering Services Professional Services Agreement for engineering services associated with the Project P-UEC-0002, Upper Edgar Canyon Pipeline Replacement, in the amount of \$120,655, and authorize a contingency allowance of \$18,345, for a total not-to-exceed authorization of \$139,000 by the following roll-call vote:

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

8. Resolution 2026-23 Amending the BCVWD Fiscal Year 2026 Operating Budget for 01-40-410-500501 State Water Project Purchase of Additional Imported Water Supply

Director of Finance and Administration Sylvia Molina explained that the District's 2025 supplemental water order to the San Geronio Pass Water Agency requested 14,000 acre-feet for delivery in 2026, consisting of 11,200 acre-feet for replenishment needs and an additional 2,800 acre-feet to replenish the District's Beaumont Basin storage account if water became available. The 2026 Operating Budget funded only the 11,200 acre-feet, and the SGPWA had since advised that the additional 2,800 acre-feet was available. Molina requested a budget amendment of \$1,117,200 to purchase the additional water. She clarified that the action was separate from the recently approved 2027 water order and had been reviewed by the Finance and Audit Committee.

Director Covington confirmed that the action related to the water order submitted in 2025 for 2026 delivery. He asked whether the additional water would actually be delivered during 2026. Jagers explained that the year's water deliveries had essentially concluded and that the additional water had already been delivered and recharged; payment would determine how the water was credited among the Beaumont Basin Watermaster member agencies' respective storage accounts.

Covington asked whether District water was being recharged through SGPWA facilities as well as District facilities. Jagers explained that the agencies coordinate recharge operations to accommodate the available imported water, with portions recharged through District ponds and portions through SGPWA facilities. He clarified that the Watermaster storage accounting ultimately credits purchased water to the appropriate agency regardless of the particular facility through which it was recharged. Covington expressed support for the continued collaboration between the District and SGPWA and the agencies' ability to use their respective facilities to facilitate water delivery and storage.

The Board adopted Resolution 2026-23 Amending the BCVWD Fiscal Year 2026 Operating Budget for 01-40-410-500501 State Water Project Purchase of Additional Imported Water Supply by the following roll-call vote:

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

9. Review of Single Audit Report on Federal Awards

Ms. Molina reported that the District received an unmodified (clean) opinion on its 2025 Single Audit related to federal American Rescue Plan Act (ARPA) funds. She explained that the Single Audit was required because the District expended approximately \$1.4 million in federal

funds during 2025. The auditors reviewed internal controls, financial reporting, and compliance with major federal program requirements.

The auditors identified two significant deficiencies related to grant reporting, neither of which was material or affected the clean audit opinion. The first involved a quarterly report that was submitted late because staff had not realized a report was still required when there had been no activity during the final quarter. Molina noted that the issue had also been identified in the prior audit and that staff would strengthen its procedures to ensure all reporting and closeout requirements are identified and tracked for future grants.

The second deficiency involved an incorrect amount in a report resulting from information remaining in a reporting template. Molina explained that the District's review process had identified the error, but the correction was not incorporated into the version ultimately submitted. Staff therefore added a verification step to ensure that corrections identified during review are incorporated before reports are submitted. Molina emphasized that staff viewed the findings as opportunities to improve its processes and had expanded its checklists accordingly.

Director Hoffman pointed to the favorable audit results. Director Covington acknowledged that there were no material deficiencies. President Williams commented on staff's preparation and work.

The Board received and filed the 2025 Single Audit Report on Federal Awards, including the unmodified opinion on compliance related to federal programs.

10. Resolution 2026-24 Revising the District's Organization Chart

Ms. Molina presented a proposed revision to the District's organization chart to establish one flexibly staffed Engineering Assistant/Associate Civil Engineer I position. She explained that although organizational changes are normally reviewed by the Personnel Committee and considered through the budget process, the Engineering Department had an urgent need to fill a recently vacated position. The proposed change would maintain the Department's existing Full-Time Equivalent (FTE) count while allowing recruitment at either classification to broaden the applicant pool.

Molina explained that the District had experienced difficulty attracting a sufficient number of qualified applicants for the Engineering Assistant classification. While the two classifications perform similar functions, the Associate Civil Engineer I performs more independent professional engineering work, including planning, design, and presentations. Under the proposed flex arrangement, the District could recruit for both classifications and select the best-qualified applicant at the appropriate level. Molina noted that either hiring option was expected to result in salary and benefit savings for the remainder of 2026, with the full-year impact addressed through the 2027 budget process.

Director Covington requested clarification and General Manager Jagers explained that the vacant position could be filled as either an Engineering Assistant or Associate Civil Engineer I. He noted that the Associate Civil Engineer I classification requires a Professional Engineer license and explained that the flex designation would allow the District to consider a highly experienced Engineering Assistant candidate who might not possess that credential rather than unnecessarily excluding the candidate from consideration. Director Slawson commented that the proposed approach made sense.

The Board adopted Resolution 2026-24 Revising the District's Organization Chart Effective September 10, 2026 by the following roll-call vote:

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

11. Consideration of Rehabilitation of District Residence on Oak Glen Road, Cherry Valley

General Manager Jagers presented options for the District-owned residence at 12303 Oak Glen Road, an early-1900s structure that has been vacant and is in significant disrepair. Options included leaving the residence vacant, rehabilitating the existing structure, or demolishing it and installing a modular home. Staff had initially recommended vendor-led rehabilitation; however, Jagers noted concerns regarding the existing home's proximity to the Edgar Canyon creek, past erosion and flooding conditions, and the potential for future debris flows due to the current significant El Nino weather pattern. He suggested that these risks should be considered before making a substantial investment in the property.

At Director Covington's request, Jagers displayed an aerial view of the property to illustrate the residence's location relative to the creek, nearby District facilities, and protective K-rail installed following the Apple and El Dorado fires. Covington recalled the home's history of foundation settlement and previous repairs and expressed concern about investing further in the aging structure. He favored evaluating a new modular residence at a safer location farther from the creek and recommended geotechnical investigation of any proposed site.

President Williams agreed that staff should identify potential locations and requested that, if significant winter flows occurred, staff provide photographs or aerial footage showing the relationship of the water flow to the existing residence. Covington also suggested considering whether a new residence could be located to continue use of the existing two-car garage. Director Slawson noted the combined flood, fire, and longstanding foundation concerns and supported further evaluation rather than making a decision at this time.

Director Hoffman discussed security concerns in the area and questioned the return on a substantial District investment in another residence. Jagers and Covington explained that the value of employee occupancy was not expected to be primarily financial; rather, a District presence could provide security, deter trespassing, and improve response to problems affecting District property and the well field.

Following discussion, Jagers proposed that staff continue evaluating alternatives and potential locations, allow time to observe winter conditions, and return to the Board with additional planning-level information and recommended next steps. The Board took no action and agreed to revisit the matter at a later date.

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

The Board discussed the following events:

DAY	EVENT	Estimated Cost	Vote?	COVINGTON	HOFFMAN	RAMIREZ	SLAWSON	WILLIAMS
22-Sep	CSDA Webinar: Difficult Conversations	\$ -			YES	YES*	YES	YES
30-Sep	ACWA CLE Workshop 1: Calif Surface Water Rights	\$ 95.00						
6-Oct	SGPWA State of the Pass	\$ 25.00						
7-Oct	Beaumont Chamber Breakfast XLD	\$ 30.00			YES		YES	YES
7-Oct	State of the City dinner	\$ 75.00		YES			YES	YES
14-Oct	ACWA Region 10: Navigating Uncertainty	\$ 1,519.00	NOT					
27-Oct	CSDA Webinar: Building Public Trust	\$ -			YES	YES*	YES	YES
29-Oct	WEF Water Summit in Sacramento	\$ 2,576.00					YES	YES
10-Nov	ACWA CLE Workshop 2: Calif Groundwater Rights	\$ 95.00						
17-Nov	CSDA webinar: Successful Performance Eval	\$ -			YES	YES*	MAYBE	
19-Nov	CSDA webinar: Telling Your Story	\$ -			YES	YES*		YES
12/1-3	ACWA Fall Conference (Anaheim)	\$ 3,543.00						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, Ramirez, Slawson and Williams have completed the SB 827 required training

The Board, for purposes of per diem and reimbursement of associated reasonable and necessary expenses per District policy, pre-approved attendance at the San Geronio Pass Water Agency State of the Pass event on October 6, 2026 by the following roll-call vote:

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

7:31 p.m. President Williams called a recess.

7:38 p.m. The Board reconvened.

13. Reports For Discussion and Possible Action

a. Ad Hoc Committees

i. Sites Reservoir: No report.

ii. Bogart Park: Director Covington reported continued progress on ongoing issues at Bogart Park, including trespassing concerns and potential opportunities for the Park District to further develop and define uses in the northerly area, and noted the continued collaboration between the two districts.

iii. Water Re-Use 3x2: Jagers reported continued coordination with the City of Beaumont on recycled water, including the City's analysis of its costs to provide recycled water for both District use and recharge, evaluation of potential recharge sites, and efforts to schedule a meeting among the City, District, and San Geronio Pass Water Agency.

b. Standing Committees

i. Finance & Audit Committee: No report.

ii. Personnel Committee: Director Covington reported that the Personnel Committee reviewed a 10-year historical analysis of medical, dental, and

vision benefit costs and discussed potential benefit options, with no recommendations finalized. He also highlighted the District's Great Place to Work certification for the sixth consecutive year as a positive reflection of the agency and its staff.

c. Directors' Reports

Reports were provided as follows:

- ACWA Live Webinar: Vision for our Water Future Initiative Update on August 13, 2026 (Hoffman)
- Building Industry Association 20th Annual Southern California Water Conference on August 14, 2026 (Slawson, Williams)
- Urban Water Institute Annual Water Conference - August 19-21, 2026 (Slawson, Williams)
- California Special Districts Association (CSDA) Annual Conference & Exhibitor Showcase - August 24-27, 2026 (Covington, Slawson, Williams)
- Beaumont Chamber of Commerce Breakfast on September 2, 2026 (Hoffman, Slawson, Williams)
- Meeting with Riverside County 5th District Supervisor Yxstian Gutierrez on August 20 (Williams)

d. Directors' General Comments: None.

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

- Staff continued work on space-planning initiatives and related activities.
- Well rehabilitation projects continued, including installation work at Well 25 and reconstruction of the pumping unit for Well 1A.
- The District completed and placed into service the recycled water transmission mains along Oak Valley Parkway for the 2650 and 2520 Pressure Zones, completing system loops and providing redundancy in the area after work that began in the early 2000s.
- Previously installed pipe with deficient materials was replaced at no cost to the District, and the associated long-term construction activity along Oak Valley Parkway was substantially resolved.
- Staff continued meter service replacements along Elm Avenue, with efforts focused on completing work ahead of the City's paving project.

f. Legal Counsel Report: None.

14. Topic List for Future Meetings:

	Item requested	Date of request	Requester
2	Legal Counsel update on ongoing SGMA cases	3/11/26	Williams
2	Recurring updates on MDP Line 16		

15. Announcements

President Williams pointed out the announcements.

16. Recessed to Closed Session: 7:54 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 paragraph (2) of subdivision (d) of Government Code Section 54956.9: Two (2) cases
- b. 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 Jagers, 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 Government Code section 54956.8
Property: 635 Veile Avenue (Unit A, Unit B), Beaumont, CA
District Negotiator: Dan Jagers and Mark Swanson
Under Negotiation: Both 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 Beaumont Wastewater Treatment Plant
District Negotiator: Dan Jagers, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 9:28 p.m.

17. Report on Action Taken During Closed Session

President Williams announced that no reportable action was taken in in Closed Session on items a, b, c, or e. On Item d:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code section 54956.8
Property: 635 Veile Avenue (Unit A, Unit B), Beaumont, CA

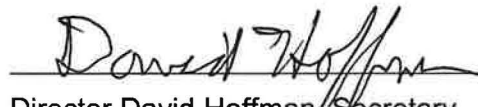
President Williams reported that a lease was executed for 635 Veile Avenue and the contract will be available for public review tomorrow morning at the District administration office.

18. Adjournment: *President Williams adjourned the meeting at 9:28 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