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

MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP OF THE BOARD OF DIRECTORS
Thursday, September 24, 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 6:07 p.m.*
Pledge of Allegiance was led by President Williams.
Invocation was given by Director Hoffman.

Roll Call:

Directors present:	Covington, Hoffman, Slawson, Williams
Directors absent:	Ramirez
Staff present:	General Manager Dan Jaggers Director of Engineering Mark Swanson Director of Operations James Bean Director of IT and Cybersecurity Robert Rasha, Jr. HR and Risk Manager Ren Berioso Water Utility Superintendent Julian Herrera Associate Civil Engineer I Evan Ward Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Michael Miller, Alex Mandoyan, Brent Ives, Michael Yeranosian.

Public Comment: None.

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

2. **Request for a Will-Serve Letter for a Proposed Single-Family Residence and Accessory Dwelling Unit on APN 415-100-070 in the City of Beaumont**

   Associate Civil Engineer I Evan Ward presented a request for a Will-Serve Letter for a proposed 1,824-square-foot single-family residence and 1,200-square-foot accessory dwelling unit (ADU) at 1223 Pennsylvania Avenue, APN 415-100-070. The property is within the District's existing service boundary.

   Ward explained that the estimated water demand was 1.7 equivalent dwelling units (EDUs), consisting of 1.0 EDU for the primary residence and 0.7 EDUs for the ADU. The ADU allocation was calculated proportionately based on square footage, consistent with the March 2026 California Department of Housing and Community

Development ADU Handbook. The applicant would be responsible for applicable District fees and conditions, including requirements for fire sprinkler system protection.

Director Slawson questioned whether the project included irrigation demand. Ward clarified that no separate non-potable irrigation service was proposed, but any residential landscape irrigation demand was included in the 1.0 EDU allocation for the primary residence.

The Board approved the request for a Will-Serve Letter for the proposed single-family residence and Accessory Dwelling Unit located on Riverside County Assessor's Parcel Number 415-100-070, within the City of Beaumont on the west side of Pennsylvania Avenue, north of 12th Street, with 1.7 EDUs and conditions as enumerated, by the following roll-call vote:

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

3. Consider Award of Landscape Maintenance Services Contract at District Facilities

Director of Operations James Bean recommended award of a 12-month landscape maintenance services contract to Elite Maintenance & Tree Service for $108,135.36, with a not-to-exceed authorization of $119,000, including an approximately 10 percent contingency, and an optional 12-month extension based on performance.

Bean explained that the expanded contract would allow Utility Maintenance staff to focus on additional equipment and fleet maintenance responsibilities, facility improvements, and other District projects. Four proposals were received, and although Elite was not the lowest bidder, staff determined that it offered the best overall value based on the proposed scope, maintenance frequencies, and the District's experience with its previous contractor. The contract would exclude Edgar Canyon and the Noble Creek Recharge Facility, which would continue to be maintained by District staff. Bean noted that contract costs could decrease as planned landscape improvements are completed and maintenance requirements are reduced.

Director Covington asked about the number of facilities, scope of services, and frequency of maintenance. Bean explained that approximately 15 sites would be covered, with services including tree trimming, weed abatement, vegetation maintenance, refuse removal, and general site upkeep. Maintenance schedules would be tailored to individual facilities, with weekly activities included. Bean confirmed that funding was available in the current budget.

Director Hoffman emphasized the importance of clearly defined maintenance expectations and contractor accountability. Bean confirmed that District Utility Maintenance staff would communicate weekly with the contractor's superintendent and review completed work. Hoffman suggested consideration of a six-month performance review. Bean and General Manager Jaggers explained that the contract included detailed, site-specific work requirements and a provision allowing termination

upon 30 days' written notice for unsatisfactory performance. Jaggers noted that the District had exercised this provision with previous contractors.

The Board authorized the General Manager to execute a 12-month contract with Elite Maintenance & Tree Service for landscape maintenance services at District facilities, in an amount not to exceed $119,000, and to approve one optional 12-month extension by the following roll-call vote:

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

4. Consider Setting a Date for Public Hearing to Adopt an Ordinance Providing for Compensation of the Members of the Board of Directors of the Beaumont-Cherry Valley Water District and Superseding Ordinance 2023-01

General Manager Jaggers explained that the Board's annual review of director per diem compensation was required by Policy 4065.9. The current rate was $296.40 per day of service, and no action was necessary to maintain that amount. A public hearing and ordinance would be required to consider an increase.

The Board discussed whether to schedule a public hearing.

- Director Hoffman initially favored regular reviews and comparison with other districts to allow incremental adjustments rather than infrequent, substantial increases. Following discussion, he concluded that a hearing and additional staff work were unnecessary at this time.
- Director Slawson initially agreed with Hoffman and later indicated he was comfortable either maintaining the current rate or reviewing comparative compensation information.
- Director Covington suggested postponing consideration until the following year. He explained that previous substantial adjustments resulted from several years without Board review.
- President Williams emphasized the importance of annual review, transparency, and public accountability, particularly in light of previous substantial increases. She favored scheduling a hearing to allow the Board to formally consider the matter, regardless of whether an increase was ultimately approved.

The Board set a Public Hearing for October 22, 2026 to consider adoption of an ordinance providing for compensation of the members of the Board by the following roll-call vote:

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

5. **Update: Beaumont Master Drainage Plan Line 16 Grand Avenue Project and Noble Creek Recharge Facility**

General Manager Jaggers introduced the monthly update on the project, focusing on the selection of permanent stormwater flow monitoring equipment for the Noble Creek Recharge Facility.

Director of Engineering Mark Swanson reported that staff had narrowed the equipment options and received preliminary vendor pricing ranging from $24,000 to $40,000. Three monitoring locations were identified. He explained that the primary technical challenge was obtaining accurate flow measurements at the Pond 1 inlet under submerged or backwater conditions. Staff was evaluating equipment capabilities, installation requirements, and associated infrastructure costs, with the intent to return to the Board with a recommendation and more comprehensive cost estimate.

Jaggers emphasized the importance of reliable flow measurements to accurately document stormwater recharge and obtain appropriate credit from the Beaumont Basin Watermaster. He estimated equipment expenditures of approximately $75,000 to $150,000, excluding District labor, and noted that an additional upstream monitoring location might be necessary if accurate measurements could not be obtained at the proposed inlet. Staff was coordinating with Riverside County Flood Control and Water Conservation District (Flood Control) regarding monitoring locations and equipment suitability.

Director Covington asked whether County Flood Control funding might be available to offset instrumentation costs, particularly because the County was interested in receiving the monitoring data. Jaggers explained that the original project agreement generally divided responsibilities between pipeline and District-site improvements, but acknowledged that staff could inquire about potential County participation. Staff confirmed that monthly progress reports would continue.

6. **Consider Alternatives and Funding Authorization for Replacement or Removal of Existing Fencing at the Noble Creek Recharge Facility – Phase 1**

Swanson presented alternatives for addressing deteriorated white vinyl post-and-rail fencing surrounding the individual recharge ponds at the Noble Creek Recharge Facility Phase 1. The fencing, installed approximately 20 years ago, had become brittle and increasingly difficult to maintain. Staff proposed either removing approximately 9,738 linear feet of internal pond fencing at a cost not to exceed $22,000 or removing and replacing the fencing at substantially greater expense. The existing outer perimeter fencing remained in serviceable condition and would be retained.

Swanson explained that the internal fencing was originally installed for aesthetic purposes and to separate visitors from the recharge ponds. Since the facility had been closed to public access, the fencing no longer served that purpose and impeded maintenance activities. Water Utility Superintendent Julian Herrera confirmed that removal would improve equipment access, facilitate vegetation management and rodent control, and reduce labor associated with maintaining the pond slopes. Staff was also exploring the use of CAL FIRE crews to potentially reduce removal costs.

After discussion of the facility's original public recreational use, and consideration of repairs to damaged sections rather than complete replacement, the Board supported removal while retaining the outer perimeter fencing for its aesthetic value.

In response to Director Covington, Herrera explained the discrepancies between the number of linear feet identified in the staff report and the greater quantities included in contractor estimates which included both internal and outer perimeter fencing. Covington expressed concern that the replacement cost comparisons were therefore overstated.

The Board authorized District staff to proceed with removal of internal fencing surrounding the individual Noble Creek Recharge Facility – Phase 1 ponds while retaining the existing outer perimeter fencing, at a cost not to exceed $22,000 by the following roll-call vote:

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

7. Update: Development Activity, District Capital Improvement Plan, and Engineering Department Workload

Swanson presented a comprehensive update on development activity, the District's Capital Improvement Program (CIP), coordination with other agencies, and Engineering workload. He explained that the Department continued to manage substantial development and construction activity while advancing capital projects, with increasing use of on-call engineering consultants to supplement staff resources.

Development Activity

Swanson reported approximately 38 active development projects throughout the District's service area and sphere of influence, including five projects under construction. He highlighted the following activities:

- Development Review: Eleven projects requiring initial Will-Serve Letters, five Plans of Service, four Water Supply Assessments, 14 projects in plan check, and three fire-flow analyses. Swanson noted that projects frequently require multiple reviews and coordination through planning, design, construction, and closeout.
- Beaumont Pointe: Continued review of backbone infrastructure plans and coordination on a non-potable pressure-reducing valve (PRV) station to serve the development.
- Oak Valley Village: Ongoing development and plan review activity.
- Noble Creek Vistas: Continued planning for the proposed residential development, including the need for a Water Supply Assessment.
- 3900 Pressure Zone: Evaluation of infrastructure and fire-flow requirements for proposed development near County Line Road, including how the costs of improvements would be allocated among benefiting properties.
- Other Developments: Continued plan checks for residential projects along Pennsylvania Avenue and Michigan Avenue.

Jaggers described additional coordination associated with the Target development on Oak Valley Parkway, where roadway construction affected the cover and elevation of an existing non-potable pipeline. Staff was working with the developer's engineers to resolve the conflicts and provide appropriate pipeline protection.

Capital Improvement Program

Swanson reviewed the status of major capital projects and emphasized that on-call consultants were being utilized to advance engineering design while District staff maintained oversight and coordination.

- Wells 1A and 2A: Drilling was complete, and staff was completing contract closeout activities and evaluating the integration of Wells 1A, 2A, and 3 with the District's Chromium(VI) compliance strategy. Jaggers reported that the bottom of Well 1A had been plugged, electrical work was progressing, and installation of the pumping equipment was anticipated.
- Chromium(VI) Compliance: Jaggers reported that the State Division of Drinking Water had recently requested an update to the District's treatment avoidance plan, approximately 18 months after its submission. Staff was preparing the requested information and continued evaluating well operations, non-potable system capacity, and potential recycled water supplies in coordination with the City of Beaumont and San Gorgonio Pass Water Agency. The objective remained to maximize existing infrastructure and evaluate cost-effective alternatives before committing to treatment facilities.
- Replacement Pipeline Projects: The 11th Street pipeline project was substantially complete, with final slurry seal and striping remaining. Engineering design was advancing for the Upper Edgar Canyon, Lilac Lane, and Edgar Avenue pipeline projects.
- Noble Tank No. 2: Staff continued evaluating site grading, booster station improvements, and opportunities to reduce construction costs before rebidding the project, potentially after the beginning of 2027.
- 3900 Pressure Zone: Additional booster, pipeline, and control improvements were being evaluated to accommodate anticipated development and fire-flow requirements.
- Well 30: A preconstruction meeting had been held, the contract was executed, and issuance of the Notice to Proceed was imminent.
- Other Improvements: Continued work on Master Drainage Plan (MDP) Line 16 flow monitoring, non-potable system improvements, booster stations serving the 2750, 2850, and 3040 Pressure Zones, and future District facility needs.

Other Agency Projects

Swanson explained that coordination with outside agencies represented a substantial portion of Engineering Department workload because proposed improvements could affect existing District infrastructure. Projects included:

- Brookside Channel and Storm Drain Improvements: Coordination with the City of Beaumont and Flood Control on separate drainage projects affecting District pipelines near Cherry Avenue, Brookside Avenue, and Noble Street.
- Pennsylvania Avenue Grade Separation: Continued coordination with Riverside County Transportation Commission and City of Beaumont regarding

potential relocation of a major 24-inch District pipeline. Staff was working to establish responsibility for relocation costs.

- MDP Line 2: Coordination with the City of Beaumont regarding a proposed large storm drain near Pennsylvania Avenue and First Street that could affect an existing 12-inch District pipeline.

Swanson emphasized the importance of early utility investigations and potholing to identify conflicts, minimize construction delays, and protect District facilities.

Engineering Department Operations and Workload

Swanson reported that Engineering and Operations were preparing to relocate from the leased space at the Chestnut Center to the Veile location by the end of October, with assistance from Information Technology, Finance, and other departments.

Swanson also discussed coordination of the 2027 CIP, including adjustments to project priorities, schedules, and expenditures based on operational needs and available resources. Jaggers added that staff was working to balance planned capital expenditures with budgeted funding and advance pipeline projects earlier in the year.

Director Covington asked about complaints regarding the placement of fire hydrants associated with the American Avenue pipeline project. Jaggers explained that staff had contacted the affected homeowners and discussed the placement constraints, including existing landscaping, sidewalk locations, and underground utilities. Covington emphasized the importance of communicating with residents before construction, particularly when improvements affect their properties. Jaggers indicated that staff intended to improve advance communication during project planning.

Director Covington acknowledged the value of replacing aging galvanized services in advance of roadway improvements. Jaggers also reported continued discussions with the City regarding an extension of the District's arrangement for coordinating water infrastructure improvements with the City's paving program.

The Board received and filed the informational report.

8. Resolution 2026-25: Amending the District's Policies and Procedures Manual Revising Policies 3095 Pregnancy Disability Leave and 3096 Lactation Accommodation

Human Resources and Risk Manager Ren Berioso presented proposed revisions that primarily modernized policy language, clarified existing procedures, and ensured consistency with applicable California labor laws and industry practices. Berioso reported that the revisions had been developed in coordination with executive management and employee representatives, and was reviewed by legal counsel.

Director Covington confirmed that the Personnel Committee had reviewed the proposed revisions in August 2026 and had recommended forwarding both policies to the full Board for consideration.

The Board adopted Resolution 2026-25 Amending the District's Policies and Procedures Manual: Policies 3095 Pregnancy Disability Leave and 3096 Lactation Accommodation by the following roll-call vote:

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

9. District Engineering Office Space Lease and Relocation

General Manager Jaggers provided a brief update on the relocation of Engineering and Operations personnel to the leased Veile Avenue location, noting that preparations remained on schedule. He reported that staff had acquired gently used office furnishings, including eight cubicle workstations, five desks, visitor chairs, and additional furniture, for approximately $2,495. The acquisition would provide cost savings while furnishing the new offices and allowing additional workspace for future staffing or temporary relocation needs.

Jaggers emphasized the District's efforts to minimize relocation and facility improvement costs while providing functional, quality workspaces. He acknowledged the coordinated efforts of Engineering, Operations, Information Technology, and Utility Maintenance personnel in preparing the facilities for occupancy and expressed appreciation for their work.

10. Reports For Discussion and Possible Action

a. Directors' Reports: *In compliance with Government Code § 53232.3(d), Water Code § 20201: In absentia, Director Ramirez provided a written report on the meetings he attended.*

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

Staff advised the Board about several approaching events.

12. Topic List for Future Meetings:

	Item requested	Date of request	Requester
1	Legal Counsel update on SGMA activities	3/11/26	
2	Recurring updates on MDP Line 16		
3	Options for District residence on Oak Glen Road	9/9/26	

13. Announcements

President Williams called attention to several upcoming meetings.

14. Recessed to Closed Session: 7:59 p.m.

Ms. 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 REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APN 405-250-011
Agency Negotiator: Dan Jaggers, 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 Jaggers, General Manager
Under Negotiation: Price and terms of payment

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Sites Reservoir and water rights associated therewith
District Negotiator: Dan Jaggers, General Manager
Under Negotiations: Continued participation in financial support of the Project

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
District Negotiator: Dan Jaggers, General Manager
Under Negotiation: Price and terms of payment

f. 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

Reconvene in Open Session: 8:33 p.m.

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

16. Adjournment: *President Williams adjourned the meeting at 8:33 p.m.*

ATTEST:

Director Lona Williams, President
to the Board of Directors

Director David Hoffman, Secretary
to the Board of Directors