Call to Order, President Covington

Roll Call

Public Comment

**PUBLIC COMMENT:** At this time, any person may address the Board of Directors on matters within its jurisdiction which are not on the agenda. However, any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting. To provide comments on specific agenda items, please complete a speaker's request form and provide the completed form to the Board Secretary prior to the Board meeting. Please limit your comments to three minutes. Sharing or passing time to another speaker is not permitted.

**ACTION ITEMS**

1. **Review of 2018-2027 10-Year Capital Improvement Plan** (page 3)

2. **Discussion of a potential lease agreement with SMSA Limited Partnership, dba Verizon Wireless for a cellular tower located on District property at the Lower Edgar Canyon Tank, APN 401-160-161 in the community of Cherry Valley** (pages 4 – 12)

3. **General Manager's Report**

4. **Topics for Future Meetings**

5. **Adjournment**

**AVAILABILITY OF AGENDA MATERIALS** - Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Beaumont-Cherry Valley Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, at 560 Magnolia Avenue, Beaumont, California ("District Office"). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Office at the same time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during the meeting, they can be made available from the District Office in the Board Room of the District's Office.

**REVISIONS TO THE AGENDA** - In accordance with §54954.2(a) of the Government Code (Brown Act), revisions to this Agenda may be made up to 72 hours before the Board Meeting, if necessary, after mailings are completed. Interested persons wishing to receive a copy of the set Agenda may pick one up at the District's Main Office.
Office, located at 560 Magnolia Avenue, Beaumont, California, up to 72 hours prior to the Board Meeting.

REQUIREMENTS RE: DISABLED ACCESS - In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the District Office, at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. The District Office may be contacted by telephone at (951) 845-9581, email at info@bcvwd.org or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

CERTIFICATION OF POSTING SPECIAL MEETING
I certify that on or before January 29, 2018, a copy of the foregoing notice was posted near the regular meeting place of the Board of Directors of Beaumont-Cherry Valley Water District and to its website at least 24 hours in advance of the meeting (Government Code §54956(a)).

[Signature]
Yolanda Rodriguez
Director of Finance and Administration
DATE: February 1, 2018

SUBJECT: Item 1 – 2018-2027 Capital Improvement Plan

Copies of the
2018-2027 Capital Improvement Plan - DRAFT

Will be available as handouts at the Meeting
STAFF REPORT

TO: Board of Directors
FROM: Dan Jaggers, General Manager
SUBJECT: Discussion of a potential lease agreement with SMSA Limited Partnership, dba Verizon Wireless for a cellular tower located on District property at the Lower Edgar Canyon Tank, APN 401-160-161 in the community of Cherry Valley

Staff Recommendation
No recommendation.

Background
SMSA Limited Partnership has approached BCVWD with a proposal to locate a cellular telephone tower on the site of the Lower Edgar Canyon Tank. The site is located east of Edgar Canyon Road and west of Avenida Miravilla, with access from Oak Glen Road using the District’s Edgar Canyon service road. The tower and accessory building would be located northeast of the lower Edgar Tank site, east of the existing 1-million gallon reservoir and at the base of the retaining wall. The footprint (lease area) of the tower and accessory building would consist of approximately 375 square feet.

SMSA LP’s representatives propose to be granted access to the secured area of the reservoir via a 12-ft wide easement. The District would have final approval of any tower disguise (pine tree), building design, and landscaping plans to assure the area is aesthetically pleasing and non-intrusive upon final site assessment by District staff and as shown on the attached Verizon preliminary drawings showing the proposed facility.

Staff will work with SMSA Limited Partnership and District legal counsel to arrive at an acceptable lease agreement. The tower facility must also obtain all required permits from the County of Riverside, fire department and other agencies. Staff will monitor construction of the tower to assure all compliance with all District conditions and safety requirements.
**Fiscal Impact**

It is anticipated that the tower lease could provide at least an income to the District of +/- $1,600 per month with an annual escalator of 3 percent on the lease anniversary date. The initial lease term would be five (5) years, with extensions (options) to be negotiated for up to four (4) additional five (5)-year terms unless the lease is terminated or renegotiated by the District or by SMSA. Proceeds of the initial five-year term could result in income of +/- $102,000 to the District. In addition, a one-time administration fee of $2,500 will be required of SMSA Limited Partnership to offset processing costs incurred during review and approval of the plans, lease and related documents.

**Attachment(s)**

Preliminary plans and specifications for the cell tower and accessory building

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Report prepared by Lynda Kerney, Administrative Assistant 01/24/2018

S:\Administrative\BOARD_ADMINISTRATION\Agendas\Agendas 2018\Special Board Meeting\2018-02-01 Engineering Workshop\Miravilla cell tower\Staff Report - Cell tower lease.docx
NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH RF FRIENDLY LEAF SOCKS