



**BEAUMONT-CHERRY VALLEY WATER DISTRICT  
MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP  
OF THE BOARD OF DIRECTORS  
560 Magnolia Avenue, Beaumont, CA 92223  
Thursday, October 24, 2019 at 6:00 p.m.**

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**Call to Order: President Covington**

*President Covington began the meeting at 6:08 p.m.*

*Vice President Slawson led the Pledge of Allegiance*

*Invocation was given by Director Hoffman*

**Roll Call:**

Directors present:	Covington, Hoffman, Slawson, Williams
Directors absent:	Ramirez
Staff present:	General Manager Dan Jagers, Director of Finance and Administration Yolanda Rodriguez, Senior Engineer Mark Swanson, Administrative Assistant Erica Gonzales, Assistant Director of Operations James Bean, Senior Finance and Administrative Analyst William Clayton, Engineering Assistant Daniel Baguyo

Members of the public who registered their attendance: Thomas Medina, Norma Medina, Hendrick Becker, Stephanie Kaenel and Kirk Howard.

**Public Comment:** None.

**1. Consideration of BCVWD Recommitment of Support for the Association of California Water Agencies / Joint Powers Insurance Authority (ACWA/JPIA) Commitment to Excellence Program to reduce the frequency and severity of liability, workers' compensation, and property losses**

Assistant Director of Operations James Bean noted this is an update of the District's commitment to risk reduction and safety. He noted that safety activities have been increased, such as purchase of additional safety equipment.

In response to President Covington, Mr. Bean confirmed the District's liability insurance is provided through the ACWA/JPIA. Mr. Jagers added the District is committed to best practices. Mr. Bean noted that there is opportunity for awards and grant funding for safety activities through ACWA/JPIA.

*The Board approved the BCVWD's recommitment of participation and support of the ACWA/JPIA Commitment to Excellence Program (C2E) by the following vote:*

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

**2. Discussion and Direction regarding Water Service Requirements, Water Main Extension and Annexation Approval for 99 S. California Avenue (Riverside County Assessor's Parcel No. 417-180-014) in the City of Beaumont**

Senior Engineer Mark Swanson indicated this item was previously discussed at the Board meeting of Sept. 26, 2019. The proposed project is an RV / mini storage facility. Staff has confirmed that the submitted plans are accurate and there is no vehicle wash. Staff has discussed consumption numbers (EDUs) with the applicant and they are believed accurate, Swanson said.

Recycled water for landscape is available and required, Swanson explained. Once water is provided, the District has the right to perform a water audit, he noted. Appropriate fees would then be collected.

The applicant has requested a variance from the required mainline extension, Swanson said. Plans indicate that service will be taken from First Street, but extension along the California frontage would normally be required by District policy. Swanson explained potential options:

1. A 24-inch frontage mainline would be required as usual, but staff will work with the applicant and enter into an oversizing agreement to offset costs of the larger main.
2. The applicant's engineer suggested an option of cash in lieu of designing and constructing the mainline.
3. The applicant requested to pay only the front footage fees for First Street. Swanson advised that this would cover nowhere near the cost of a 24-inch line, leaving the District with a need to recoup that cost.

Mr. Jagers explained standard requirements and costs. He noted that there have been several requests for such variances, and the District has upheld its requirements.

Director Slawson asked for detail on the extension; Mr. Swanson responded. Mr. Jagers added that the District's front footage fee is being reviewed as part of the fee study.

Applicant Mr. Kirk Howard addressed the Board and provided his biography. He said he has been working on this project for five years and initially approached the City and Water Board for assistance. He said he had no problem paying fees for the water line on a previous project. He indicated that a 24-inch water line will not be of help to him and is quite an expense for his project. He is only requesting water from the 12-inch line on First Street. He has agreed to street improvements for the City of Beaumont. He asked the Board to reevaluate, as the 24-inch mainline will be a hardship.

Mr. Jagers requested Board direction. President Covington noted this is also a request for annexation, and pointed out that if other developments had not already provided mainline in the area, the applicant would have had to pay for that extension. He reiterated the master plan and advised that it takes a drastic situation to provide a variance, as granting one may open the door for other requests. In his five years on the Board, Covington noted, there has never been a variance granted.

Mr. Jagers added information related to fire flow requirements.

**3. Discussion and Direction Regarding Water Service for 8895 Avenida Miravilla (Riverside County Assessor's Parcel No. 401-170-009) located on Avenida Miravilla, southwest of the Camino Del Norte, Avenida Miravilla Intersection in the Community of Cherry Valley**

General Manager Jagers explained this is an existing property with two services. Historically, if service is at the property and not currently used, policy has been to restore service. Mr. Swanson explained the applicant would like to reestablish service. The meters had been pulled. There may be issues with proper fire flow, Swanson continued, and the applicant has indicated interest in doing a mainline extension to make the connection more robust.

Mr. Jagers noted concerns of existing, old lines in these upper zones and across the property. Work may be done in partnership with the owner to do a mainline replacement for better service, he reported.

Director Hoffman asked about age of lines and repair needs; Mr. Swanson indicated this is why the District is interested in partnering with the applicant. President Covington indicated support for any improvements in line with the Water Master Plan.

**4. Discussion and Consideration of Authorizing the General Manager to Enter into a Contract with Frahm Bros. Inc. for the Well 25 East Wall Construction Project in a Not-To-Exceed amount of \$62,700 and Authorize an Additional \$5,500 for the Construction of a Rolling Gate to Secure the Facility**

Assistant Director of Operations James Bean reminded the Board this 180-ft wall and gate has been discussed previously and is needed to secure the facility. Staff solicited bids in March and received no bids. In April, staff was granted Board authorization to solicit bids directly. Two bidders responded. Only Frahm Brothers included both the wall and gate. Staff recommends moving forward with the Frahm bid for the wall, and staff will install a gate, Bean explained.

Well 25 is shared with the City of Banning, Bean added, and staff is in discussions with the City regarding their portion of the cost. Regardless, the building must be secured, he advised. Mr. Jagers pointed out that previously the Board was advised of a staff estimate of cost around \$50,000, however the cost of masonry construction has clearly increased.

Director Hoffman asked about funds budgeted. Mr. Jagers explained the project background and noted it would be paid from developer impact fees. Mr. Bean noted that the City staff must still take this project to the Council for authorization;

Mr. Jagers added that the cost has just been determined to allow that activity to proceed. Director Hoffman asked about the necessity of block wall construction; Mr. Jagers explained that chain link was considered but does not comport with the City's fencing ordinance, and this location at Oak Valley Parkway and Starlight is in a community that has made fee deposits to cover such projects.

*The Board authorized the General Manager to enter into a contract with Frahm Bros. Inc. for the Well 25 East Wall Construction Project at the District owned Well 25 facility in a not-to-exceed amount of \$62,700 and authorized an additional \$5,500 (total \$68,200) for the construction of a rolling gate to secure the facility by the following vote:*

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

**5. Discussion and Direction regarding Issuance of Grading Water for Upcoming Development Within Fairway Canyon Master Planned Community (Tract 31462 - Phase IV)**

Mr. Swanson introduced the item and Mr. Jagers explained this is informational only for the Board at this time, to assure their awareness of the activity.

The Fairway Canyon developer has requested grading water, Swanson continued. He described the project and indicated grading will begin shortly, using one-half million to one million gallons per day which will require significant pumping on the part of BCWVD. Phase IV does not yet have a Will-Serve Letter from the District, he noted. Staff will work with the developer and will issue a conditional letter for use of grading water.

Director Hoffman requested updates on project progress. President Covington pointed out stresses on the water system at 2.76 acre-feet per day continuing into the summer season and reminded that this is potable water use. He suggested public perception of mass grading could be negative and requested staff forward the project conditions to the Board to assure viable answers for constituents.

Mr. Jagers assured the developer is cognizant of grading in the wintertime and their contract with the grading contractor takes that into consideration. The District has also taken steps to assure water supply is protected, Jagers explained.

President Covington pointed out that Will-Serve Letters do not address conditions for grading. Per request of President Covington, Mr. Jagers indicated the Board would be provided with the letter including conditions. He assured the Board that staff has worked with the developer on the issues over the past several months, and that staff is sensitive to the issue.

Director Hoffman asked if there was an alternative source of water that could be provided. Mr. Swanson explained the system.

## **6. Update regarding Beaumont Avenue Road Rehabilitation – Meter/Service Replacement**

Senior Engineer Swanson reminded the Board that this project was introduced at the beginning of 2019. He noted that the District was notified by the City of Beaumont about rebuilding of Beaumont Avenue. Field staff has audited laterals and meter condition in areas between 6<sup>th</sup> Street and Oak Valley Parkway to assure all are up to par in order to avoid leak repairs after road work.

Mr. Swanson reported that additional areas of concern are identified as 9<sup>th</sup> Street and 11<sup>th</sup> Street west of Beaumont Avenue, which contain lines that go into Beaumont Avenue. He described the project and shared plans. The project will be similar to what was done on 8<sup>th</sup> Street, Swanson said. The City expects to go to bid in late fall, Swanson advised, so staff is working to get ahead of the project and minimize impact. Staff has estimated all-in costs of \$402,737, he said, from Capital Reserve Replacements.

Mr. Jaggars added detail and said this would return to the Board for final authorization. He reminded the Board of cost savings achieved on the 8<sup>th</sup> Street project and assured staff would seek cost savings.

President Covington noted this is an unbudgeted project. In response to Director Hoffman, Mr. Jaggars explained the project is ripe as the laterals will have a high likelihood of being damaged in the road project, and the City is considering a five-year moratorium on cutting streets after road work. BCVWD has committed to partner with the City on such projects to avoid having to repave streets.

President Covington mused about the scope of the paving work and noted that not just service lines, but fire services may be included in the project. Mr. Swanson indicated there are no issues with commercial fire service lines, but others have been evaluated and 68 galvanized or poly lines will be brought up to standard. Covington pointed out this is a city-initiated project with no relief provided to the District and could be a \$500,000 to \$600,000 project that was unplanned. Jaggars noted there have been many leaks, and it makes sense to complete the project as a whole once started.

Director Williams indicated she sees the need, but the money is a concern. She inquired about the city's timeline; Mr. Swanson said the city has indicated starting in the fall, and Jaggars noted that the city seems to be experiencing delays. Director Williams noted the city does not seem ambitious to get the project started and said perhaps the District should be prepared but not concerned at this point. Mr. Swanson will continue to request a timeline.

President Covington asked about calculation of the estimate, Mr. Swanson confirmed it was based on the 8<sup>th</sup> Street project.

Director Hoffman echoed Covington's concerns regarding an unbudgeted project with no control over costs and pointed out the rate study in progress. He suggested shuffling of funds from other projects.

Mr. Jaggars explained the concept of "prior rights" which would allow the city to require the District to relocate any infrastructure.

## **7. Review of Rate Charges and Fees for Other Water Retail Agencies**

General Manager Jagers reminded the Board that staff was asked at the last meeting to bring forward rates of other districts for comparison. He presented the package of information and chart of rates and explained BCVWD's charges.

President Covington asked staff to use models to calculate and show the Board proposed new rates and how customers would be affected. Mr. Jagers clarified the Board's request and said the intent is to educate and that the presentations would become more sophisticated as the process moves forward.

## **8. Discussion and Direction regarding the October 17, 2019 BCVWD Rate Workshop**

*This item was pulled from the agenda at the request of staff.*

## **9. Update: Status of District Wells, Capital Improvements, and Engineering Projects**

*There was no discussion on this item.*

## **10. Update: Legislative Action and Issues Affecting BCVWD**

President Covington noted there is a lot of movement in Sacramento which is not good for water agencies. Mr. Jagers advised there is nothing specific to report currently.

## **11. General Manager's Report**

General Manager Jagers reported on a discussion on recycled water with the City today which included some compromise activities which will be examined by engineer Webb and Associates. The goal is to have minimum facilities on the treatment plant site, and gravity over to another site.

Jagers pointed out additional projects being funded by facilities fees such as the Grand Avenue Storm Drain, and indicated staff must be cognizant of costs and minimize the cost to the community.

The SGPWA has done a significant amount of work at their pond site, Jagers explained.

The rate study has District staff busy and recycled water is moving forward, Jagers said. Upcoming is discussion of rates, then budget, and facilities fees, he noted.

## **12. Topics for Future Meetings:**

*None were suggested.*

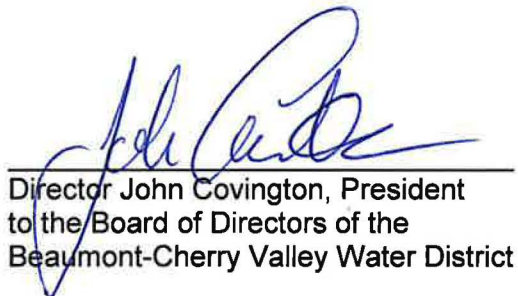
### 13. Announcements


*President Covington read the following announcements:*

- Finance and Audit Committee Meeting: Thursday, Nov. 7, 2019 at 3:00 p.m.
- District Offices will be closed on Monday, Nov. 11 in observance of Veterans Day
- Regular Meeting: Wednesday, Nov. 13, 2019 at 6 p.m.
- Engineering Workshop: Thursday, Nov. 21, 2019 *Note day change due to Thanksgiving Holiday*
- Personnel Committee meeting: Monday, Nov. 25, 2019 at 5:30 p.m.
- District Offices will be closed on Thursday, Nov. 28 in observance of Thanksgiving Day
- Association of California Water Agencies Fall Conference: Dec. 3 – 6 in San Diego
- Beaumont Basin Watermaster Committee Meeting: Dec. 4, 2019 at 10:00 a.m.
- Finance and Audit Committee Meeting: Thursday, Dec. 5, 2019 at 3:00 p.m.
- BCVWD Budget Workshop – Thursday, Dec. 5 at 6:00 p.m.

### 14. Adjournment

*President Covington adjourned the meeting at 7:52 p.m.*

  
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Director John Covington, President  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District

ATTEST:   
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Director Andy Ramirez, Secretary  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District

