



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS
Thursday, April 22, 2021 at 6:00 p.m.**

***Meeting held via teleconference and video teleconference pursuant
to California Government Code Section 54950 et. seq. and
California Governor's Executive Orders N-29-20 and N-33-20***

Call to Order: President Slawson

President Slawson began the meeting at 6:01 p.m.

Pledge of Allegiance was led by Director Covington.

Invocation was given by President Slawson.

Announcement of Teleconference Participation

Acting Director of Finance and Administrative Services William Clayton clarified that this meeting is conducted pursuant to California Government Code Section 54953, and under Executive Order N-29-20 and N-33-20 of the Governor of California.

The teleconference and video conference capabilities of this meeting have been identified in the Notice and Agenda for this meeting, pursuant to the Brown Act and the Governor's Executive Order. Under the Governor's Executive Order and the Gathering Guidelines of the California Department of Health due to the danger of COVID-19, the teleconference locations are not publicly accessible. The public's right to comment and participate in the meeting is being assured via teleconference capabilities.

The Beaumont-Cherry Valley Water District (BCVWD) will use sound discretion and make reasonable efforts to adhere as closely as reasonably possible to the provisions of the Brown Act, and other applicable local laws regulating the conduct of public meetings, in order to maximize transparency and provide the public access to meetings.

Roll Call:

Directors present:	Covington, Hoffman, Ramirez, Slawson, Williams
Directors absent:	None
Staff present:	General Manager Dan Jagers Acting Director of Finance and Administrative Services and Recording Secretary William Clayton Senior Engineer Mark Swanson Administrative Assistant Erica Gonzales

Legal Counsel	Not present
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Members of the public who registered their attendance: James Matthews, Pace Engineering; and Mike Masterson, Beaumont Partners, LLC.

Acting Director of Finance and Administrative Services William Clayton verified that all members of the Board of Directors have indicated that they are able to hear the other directors clearly on the teleconference. No directors expressed any reason to believe, based on voice recognition or otherwise, that those persons representing themselves to be directors are not truly so.

Public Comment: None.

1. Adjustments to the Agenda: None.

2. Consideration of Attendance at the Association of California Water Agencies 2021 Spring Virtual Conference May 12 - 13, 2021

General Manager Jagers briefed the Board on the virtual conference and related District policy. Board members Ramirez, Williams, Covington and Slawson indicated interest in attending. Director Covington pointed to items of interest to the District.

3. Resolution 2021-07: Amending Part 5 of the District's Rules and Regulations Governing Water Service Section 5-1.1.4 Multiple Residential and 5-1.1.5 Multiple Commercial service

Acting Director of Finance and Administrative Services William Clayton explained that the current language does not reflect the calculations that were included in the 2019 Water Financial Plan and Utility Rate Study as prepared by Raftelis Financial Consultants and adopted by the Board on February 27, 2020. The proposed language would correct that, he stated, addressing the calculation and methodology of the fixed service charge for the two specific classes of accounts.

General Manager Jagers indicated these would be related to mobile home parks and commercial developments with multiple meters. This provides the flexibility for staff to properly and accurately continue to apply the calculations, he said. This was reviewed at the Finance and Audit Committee, he added.

Director Covington asked about any fiscal impact of the change. Mr. Jagers explained that the calculation was considered in the rate so if applied properly, it is in line with the District's adopted rates. The difference is in what was previously a tiered system, there is now a uniform rate set between tiers 2 and 3, he said. From Raftelis' perspective, this type of application is the current industry standard. If calculated using the tier structure, because there are multiple users it is not collected properly. This allows for a melded approach to assess usage in those environments, Jagers stated.

Some customers will be reimbursed for charges based on the old calculation, Jagers noted. Raftelis verified that staff's analysis was correct, he added.

Director Covington pointed out that the calculation was approved under the rate study, but it was not correctly implemented, and the District must go back and true it up with customers.

Director Hoffman pointed out this has been over-collected for approximately 12 months. Jagers offered detail on the anticipated customer refunds. Hoffman requested further detail be presented at the Finance and Audit Committee.

The Board adopted Resolution 2021-07 Amending Part 5 of the District's Rules and Regulations Governing Water Service Section 5-1.1.4 Multiple Residential and 5-1.1.5 Multiple Commercial by the following roll-call vote:

MOVED: Williams	SECONDED: Ramirez	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None.	
ABSTAIN:	None.	
ABSENT:	None.	

4. Review of Water Supply Assessment for Water Service for the Proposed Beaumont Pointe Commercial and Industrial Project (formerly the Jack Rabbit Trail Residential Project) located south of State Highway 60 west of Potrero Boulevard

General Manager Jagers advised that California law requires water purveyors to provide a Water Supply Assessment if a development meets certain criteria, and this development falls within the criteria.

Senior Engineer Mark Swanson noted the project has been referred to in years past and other documents as Jack Rabbit Trail. A new developer has picked up the project and proposed a commercial and industrial project on the 539.9 acres rather than 2,000 single family residences, he explained. He detailed the land use plan.

Without a finite tenant, staff has used analysis for past projects and information on similar use facilities to establish a planning-level number of employees and usage per employee to determine numbers, Swanson explained. He reviewed the development's overall potable and non-potable consumption demands of 196.7 acre-feet per year, or 360 Equivalent Dwelling Units (EDUs). The demands of this project are significantly reduced from the prior residential project, which was expected to use 2,000 EDUs, he pointed out.

Mr. Jagers noted that a reconfiguration of a project like this is attractive to the water district because users like hotels return water to the City of Beaumont's wastewater treatment plant to be recycled. These types of developments are relatively water-wise, Jagers stated, and contribute to the San Geronio Pass Water Agency's tax-based funding strategies for certain activities.

Director Ramirez advised of his experience with similar developments and issues with heavy trucks damaging roads and infrastructure. He asked if BCVWD's water lines were deep enough to be protected, or if there would be long-term consequences that should be better planned. Mr. Jagers noted that the size of the required lines needs a 4-ft minimum cover by District standards and with backfill techniques and use of ductile iron, he said no significant problems would be anticipated but assured the

Board that staff will note this concern and review as this project and similar projects move forward.

Director Williams noted upcoming lane additions along Highway 60 are in progress and asked about freeway access. Mr. Jagers noted access at Jack Rabbit Trail and advised that there is a Phase 2 of the Potrero Road bridge and interchange and offered circulation detail. Mr. Mike Masterson of Beaumont Partners, LLC explained the CalTrans improvements and ingress / egress on 4th Street to Potrero. The cloverleaf interchanges are currently in design with the City, he said.

President Slawson asked about adequacy of District facilities and whether an additional reservoir would be needed. Jagers indicated that staff is still finalizing the plan of service which defines the components and working through it with the developer. The project is located at or below the Hannon tank complex, Jagers said.

Director Covington asked about building timeline. Mr. Masterson explained that it is planned to go to the Planning Commission and City Council this summer, then will go to LAFCO for annexation to the City and BCVWD. He said the goal is to be starting development in June 2022, with ultimately a five-to-six-year build-out.

In response to Covington, Masterson indicated the industrial buildings would be more logistics and warehousing, with a small area of cold storage. There will also be a 125-room limited-service hotel and approximately 250,000 square feet of recreational / commercial space with restaurants and outdoor patio area including a dog park.

Director Covington pointed to the District's Urban Water Management Plan (UWMP) and Jagers confirmed it shows just over 1,200 acre-feet for this property. Covington noted the reduction in demand and Jagers detailed the water demand in the staff report. Senior Engineer Mark Swanson responded that the UWMP 2020 update will consider today's numbers and pointed to the WSA water demand and supply table replacing the housing development with the new project. Swanson assured that when the developer returns for a Will-Serve Letter (WSL), that will be based on the project as it is now. If a food preparation facility, or other heavy water user came in, a new WSA or a request for additional water would be required. Covington indicated concern about food processing or beverages with greater water demand, and said his goal is protecting the integrity of the UWMP, the WSA and the final WSL based on the facts known today.

Director Ramirez asked about funding in the case of later problems with the District's pipelines. Jagers explained that there are significant facilities proposed that service only this project, and this is being resolved with the developer. The District is continuing to work with the developer and their engineer as to how the facilities are owned and maintained – whether private or public, and if public, what is the funding mechanism to not burden all ratepayers with ongoing operation and maintenance of the facilities required by their project, Jagers advised.

Director Covington asked about the level of environmental review and impetus for the project. Mr. Masterson said there is currently in process a general plan amendment, specific plan, tentative parcel maps, and an Environmental Impact Report (EIR) through the City of Beaumont. Demand for warehouse facilities is increasing and driven by the function of the Port of Los Angeles, he noted. With sales increasingly online, demand for big box storage is greater, Masterson said. Closer to the port, Masterson continued, there is just no available land for these types of buildings.

President Slawson noted this is a better project for the District from a water use standpoint. Board members and the General Manager commented on traffic impacts. In response to Director Covington, Mr. Masterson said the project was designed not to need Jack Rabbit Trail and is not slated to make any improvements.

President Slawson invited public comment. There was none.

Director Ramirez left the meeting at 7:07 p.m.

5. California Special Districts Association Opportunities and Involvement

General Manager Jagers noted interest of the Board in participating in activities and potential increased involvement in the California Special Districts Association. He pointed out the list of events.

President Slawson and Director Covington said the list was appreciated. Covington pointed out that membership in CSDA provides an enormous amount of benefits. He requested that opportunities for events be forwarded to the Board.

Director Covington reminded the Board about required Ethics Training.

6. Resolution 2021-08: Proclaiming the Week of May 16 to May 22, 2021 as Special Districts Week, and Letter of Support for Assembly Concurrent Resolution 17 Proclaiming Special Districts Week in the State of California

Acting Director of Finance and Administrative Services William Clayton explained the item and reminded that the Board has supported this for the past two years. President Slawson asked if this could be declared in perpetuity. Mr. Jagers indicated it appears that CSDA would have it done annually and suggested it could be addressed on the consent calendar in the future.

President Slawson invited public comment. There was none.

The Board adopted Resolution 2021-08 Proclaiming the Week of May 16 to May 22, 2021 as Special Districts Week within the Beaumont-Cherry Valley Water District and approved the Letter of Support for Assembly Concurrent Resolution 17 Proclaiming Special Districts Week in the State of California by the following roll-call vote:

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

7. Status of Local Emergency regarding the Impact of the Respiratory Illness Pandemic COVID-19 pursuant to Resolution 2020-07

General Manager Jagers advised there is nothing new or surprising; the numbers are holding similar to last week. The District office did open its doors to the public between 8 and noon on Tuesday and Thursday and there were approximately 20 to 30 customers.

Mr. Jagers added that staff has worked diligently to return to live telephone answering rather than returning messages and at this time, calls no longer go to voice mail unless all staff is busy. The intent is for customer service representatives to pick up and have a live conversation.

Director Covington asked about the possibility to opt for a call back. Jagers explained that when the telephone queue is full, other staff pick up; the goal is not to let the call go or to remain on lengthy hold. He said he would discuss with the Director of Information Technology and report back.

Covington pointed out that a recurring complaint was that the phones were not answered, and customers were not receiving calls back. Jagers noted that the COVID-19 environment has been challenging and staff has been seeking better solutions including a budgeted upgrade to the phone system.

Jagers pointed out that Riverside schools will be back in session and noted that parents need flexibility. He said that the District is working on minimizing impacts to the organizational model in the event staff needs consideration.

Jagers pointed to the summary of COVID-19 symptoms that had been requested by Director Ramirez.

In response to Director Covington, Mr. Jagers explained the office opening staffing levels and said the situation is being analyzed given front office staff childcare needs and family support. A minimum is to stay open Tuesday and Thursday from 8 to noon, and the desire is to open two full days or alternatively have different hours. The COVID environment is still fluid, he noted.

Covington asked about safety protocols. Jagers explained the 30 percent staffing model. Front desk personnel have masks and gloves, he noted. There are still not many staff coming in so exposure is minimized but will adapt over time. CDC protocols and the District's return-to-work protocol are being followed, and the District is taking a conservative approach, he added.

Covington suggested thinking down the road toward more days open and hours. Everything is on the table, and the next weeks will set the stage for the path moving forward to serve the ratepayers to the best of our ability, Jagers said. He suggested that mid-June might bring a more normal work feel. Covington emphasized serving the public and opening as much as possible as soon as possible.

8. Review of District Staffing Activities and Cash Flows as related to the ongoing COVID-19 Local State of Emergency

Acting Director of Finance and Administrative Services William Clayton noted that the account balances report will be provided next month.

He reviewed the Statement of Cash Flows and noted that actual cash inflows are higher than last year due to the rate increases effective March 1, 2020, and January 1, 2021. He pointed to capital contributions from developers and \$72.6 million in the bank. Mr. Jagers noted the unrestricted cash increase and said overall, this is going the right way.

Jaggers advised that the State Water Project (SWP) will experience a multi-month shut down due to a 5 percent year, and long-term fixes to be made on the East Branch Extension so some expenditures will not be made. This will also create sales of water that the District has in storage, he noted.

Director Covington suggested this report be made quarterly. Jaggers suggested a brief report instead at the Finance and Audit Committee, then to come to the Board if there are concerns. Covington said he wanted only to see the impact of reinstating the fees per Resolution 2021-03 in February.

9. Status of Declared Local Emergencies related to Fires

- a. Impact of the Apple Fire pursuant to Resolution 2020-17
- b. Impact of the El Dorado Fire pursuant to Resolution 2020-20

General Manager Jaggers reported there have been no rain events.

10. Update: Legislative Action and Issues Affecting BCVWD

General Manager Jaggers briefed the Board on AB 339, AB 361, and AB 703 which are related to a post-COVID-19 approach to public meetings which are pertinent to ongoing discussions about Board room meeting needs and translation requirements. If appropriate, information will be brought back to the Board and the District may comment on the legislation, Jaggers noted.

Jaggers advised the Board that the District presented Wells 1A and 2A for opportunity for funding via the local elected representative.

Director Covington pointed to potential impact of AB 37 and the cost of vote by mail ballots. Senior Engineer Mark Swanson drew attention to AB 377 and noted it was discussed at a recent City Council meeting. The impact to the District is yet unknown, he said.

11. General Manager's Report

Mr. Jaggers reiterated that the SWP will be shut down. The District has some grading needs in the Phase 2 Recharge Facility, he noted, and detailed options that will soon come to the Board. Riverside County Flood Control and Water Conservation District is now moving forward quickly on the storm drain project, he advised, and BCVWD must flex and move.

Jaggers said he attended the Beaumont City Council meeting on Tuesday and made a general statement on a staff report related to impacts District facilities. The City has proposed an additional \$5 million in paving projects in 2021, Jaggers noted, and said he was surprised this was not mentioned at the Board meeting when coordination was discussed. BCVWD had from Friday until Tuesday to comment and provided those comments to the City including pointing out some discrepancies. Jaggers said he made a general statement at the meeting and later requested that if the City adds streets discussed at the meeting, to advise the District as quickly as possible as there are potential impacts.

President Slawson said the comments made by Jagers were good and it is important to work with the City, and for them to work with the District.

Jagers described a leak that was reported the day after the City applied slurry seal and said an encroachment permit was requested but denied. Jagers noted that at the prior Board meeting discussion, the City had advised that if there is a leak, the District is expected to fix it. Any leak could be a potential emergency, he said, and explained the District's usual procedure and some frustration.

12. Topics for Future Meetings:

- Water supply for BCVWD and the region

General Manager Jagers pointed out that this is being actively covered at the Ad Hoc Sites Reservoir Committee.

- Matrix for delivery of recycled water
- Update on the Delta Conveyance Project

President Slawson indicated continued interest in this topic and Director Covington requested it be agendaized.

- Legal perspective on the Delta Conveyance
- Legal update on Drought Conditions in the West

13. Announcements

Pursuant to Governor's Executive Order N-33-20, all BCVWD Board and Committee meetings will be held via teleconference and/or video teleconference until further notice or unless otherwise indicated below. President Slawson read the following announcements:

- Collaborative Agencies Committee: Wednesday, May 5, 2021 at 10 a.m.
- Finance and Audit Committee Meeting: Thursday, May 6, 2021 at 3 p.m.
- Regular Board Meeting: Wednesday, May 12, 2021 at 6 p.m.
- Personnel Committee Meeting: Monday, May 17, 2021 at 6 p.m.
- Engineering Workshop: Thursday, May 27, 2021 at 6 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Jun. 2, 2021 at 10 a.m.

14. Adjournment

President Slawson adjourned the meeting at 8:11 p.m.



Director Daniel Slawson, President
to the Board of Directors of the
Beaumont-Cherry Valley Water District

ATTEST:



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