

## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Thursday, January 6, 2022 10:31 AM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name	David
Last Name	Getka
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	Beaumont, CA 92223
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Retired Business Professional and Former Texas City Councilman
Employer Name	David Getka
Are you 18 years of age or older?	Yes
Are you a resident in the City of Beaumont?	Yes
Questions	
<i>Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.</i>	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner?	I currently serve on the Beaumont Economic Development Committee and am willing to resign from this committee if required, in order to serve on the Beaumont Planning Commission. I believe my background experience and skill sets may better serve the city on the Planning Commission,

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however I can perform both duties as required in tandem if the City Council so desires.

I serve on the Beaumont Chamber of Commerce as an Ambassador and as a Director on the Board, but do not believe these positions pose any conflicts of interest for serving on the Planning Commission, and may even prove to be beneficial.

I am currently awaiting final board approval to join the San Gorgonio Memorial Hospital Foundation Board for 2022 and again do not foresee any potential conflicts of interest as it serves as a fund raising entity for the hospital.

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**Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:**

I am recently retired from the 3M Corporation (a Fortune 100 global company) after 37 years of service in sales and sales management which now allows me to dedicate my time and energies to serve the city and citizens of Beaumont.

I am a US Army, Army and Air Force National Guard Veteran having served approximately 10 years as a Non-Commissioned Officer with a Top Secret Clearance and hold three Honorable Discharges and am a member of the American Legion and the local San Gorgonio Pass A.L. Post.

I hold a B.B.A. from a University of Wisconsin and M.B.A. from Webster University, St. Louis.

I have served in a Texas public elected office as Town Councilman for four terms (approximately 8 years) and was President and Board member of the Lakewood Village Economic Development Corporation for 3 years. In these positions I was involved in working with large Texas land developers regarding holding public hearings, approving rezoning and proposed developer projects, planning and implementing improvement projects for community public parks and recreation, writing city ordinances, and involved with overseeing and managing the city water and waste treatment facilities. I was involved with approving the replacement project of the town's asphalt streets with new concrete paved road infrastructure and replacement of new designed street and road signage. As a smaller town, we elected council people wore many hats and were involved intimately with many of the town's operational functions and activities! Our newer town leadership including myself were highly transparent while performing our sworn duties as our town also suffered a previous embezzlement scandal with the prior town leadership!

I have served on the Beaumont Four Seasons Adult

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Community ARC (Architectural Review Committee) involving reviewing and approving citizen's proposed property design improvements, additions, landscaping, etc.

I currently serve on the Beaumont Economic Development Committee and my duties and functions on this committee may actually enhance the duties on the Planning Commission and may provide additional insight on proposed community development projects to the commission.

I appreciate the City Council reviewing my application and look forward to having the opportunity to serve on the Beaumont Planning Commission.

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What would your vision for Beaumont's future?

I have lived in Beaumont for 3.5 years and my vision for the future of our city is one of cautious and controlled growth which takes into serious consideration the current city street, road, and highway infrastructure with which the city is now challenged with.

I also understand that we need to work in tandem with our neighboring cities such as Banning, Calimesa, and our unincorporated friends to the north, Cherry Valley. As the City Council and the EDC is aware, Banning's proposed mixed use light Industrial/retail project across from and adjacent to Sun Lakes and The Lakes adult communities has caused major public opposition for a multitude of reasons being health and welfare, public safety, environmental impact (noise, air, EMS access) and more traffic congestion, etc. I personally can attest after attending their city hall public hearings and living in Four Seasons in which our 3,600 residents will also be adversely impacted if the Banning Point project proceeds as planned.

The Banning City project proposal in my opinion is "what not to do" and should not have been approved by the Banning Planning Commission. I do watch some of their City Council and Planning Commission meetings on the public channel so I can keep abreast of potential impacts their planning and decision making have on our city.

One of the reasons I would like to serve on our Planning Commission is to avoid some recently approved projects that I was not pleased to see approved. The one recent approval was to allow a new Starbucks to replace the vacant Dennys property off of Hwy 79 and I-10 which I find the ingress and egress for that street will be an issue as the traffic load on Hwy 79 continues to worsen and that particular Starbucks will service primarily drive-through customers and add additional

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stress to that poorly designed intersection and the already overtaxed Hwy 79 and I-10 interchange. Now if that street was connected to Pennsylvania or another eastern side street it may not present such a potential problem.

My vision and hope is that Beaumont will take a breath and pause, and carefully evaluate any future growth proposals and encourage more Office, Medical, Grocery, and appropriate retail commercial related projects along with properly sized residential projects in tandem along with continued road and highway infrastructure improvements. The City also needs to hold developer's feet to the fire to ensure the impact fees are in line with cities of comparable size and negotiate for assistance in funding some of the required and needed new infrastructure whether it is added parks or expanded utilities and new street improvements, etc. We need to attract more white collar businesses that Beaumont citizens can work at locally and not have to commute west, or south on the interstates, plus businesses that will attract and keep our younger generation living here and not moving to Orange or LA counties.

I would not want to see our city trying to compete with Banning on becoming the next Inland Empire warehouse and distribution hub which Banning is now touting and pursuing as their future vision.

We all live here and are currently impacted by our limited street and highway ingress and egress and I have noticed the truck traffic on Hwy 60, 79 and I-10 has increased dramatically in the last few years - even with the pandemic. With Banning's appetite to boost their city revenues it seems they will approve any project as long as they gain their impact fees and property taxes, etc. The city of Beaumont should not want to follow that growth model as their City Council seems to have ignored their several thousand citizens living off Sun Lakes Blvd. and that is a sad evolution and degradation of their quality of life!

I believe one of our best visions for the future is revitalizing our 6th street and Beaumont Avenue Downtown area. I think the best and fastest way to begin the process is if we can find an angel investor to focus on creating a dynamic new City Center by buying up the lands east of the Civic Center on both sides of 6th out to Applebee's. The idea is to develop an "upscale Condo/Apt/ retail shopping area with many new restaurant/bars with outside patios mixed in with small scale and new upscale modern condo/appts to attract young professionals to live, along with small boutique shops, a cleaners, hair salon, etc. If we were to develop a project like that , the current older shops

and businesses down near Beaumont Ave. would attract other investors to purchase, renovate and improve as there would be a whole new economic energy created by the new city center. This concept is very popular back in Texas in a number of smaller cities that were looking to revitalize their downtown areas. Our downtown is not distinctive or centralized like Banning or Yucaipa, Palm Springs, etc. We need to create a new mini city center. There are properties such as the Flea Market, vacant land near Applebees, a large vacant Chinese Restaurant (been vacant for over 4 years?) an old struggling nursery (taking up a lot of land space) and a whole corridor that could serve as a New City Center with a mini pedestrian walking mall, etc.

Let's try to drive growth where we already have vacant lands and vacant properties which once consolidated and developed by the proper developer would change the face of Beaumont's Old/New Town for years to come!

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If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

Having lived here almost four years I believe the quality of life for our citizens has both improved and also degraded which would appear to be a contradiction. The city has brought in new retailers and businesses but perhaps not what we really need and hopefully with the recent Mountain Pass Demographic study and updated census we will attract higher quality and more attractive projects for our citizens. Do we really need another fast food or C-store/gas station?

The challenge with both residential and commercial growth is that there will be trade-offs and the City, EDC and Planning Commission must work together and determine a 5, 10, and 20 year growth plan and communicate it within so everyone is on the same page. We need to form a consensus among our citizens and businesses as to what the best path forward is. I fear that continued growth without the proper highway and road enhancements and improvements to accommodate such growth will actually drive people to leave especially the large senior population which live in both Beaumont and Banning.

Most of us moved here to get away from urban congestion and uncontrolled growth of distribution centers. I have a number of neighbors that moved here from Fontana, Ontario, Corona, etc. to escape the uncontrolled expansion of large mega warehouses and distribution centers invading once nice quiet residential and retail shopping areas. We do not want to force that onto our young families and senior citizens of Beaumont, do we?

If that is the future vision of our city leaders than I may be the wrong person to appoint to the Planning Commission.

Quality of life is a balancing act between "progress" and "status quo". Our city's immediate challenge is to focus on improving our street and highway infrastructure as that has also become a major concern of potential new businesses such as sit-down restaurants and other higher quality retailers and specialty grocery chains. Highland Springs, Beaumont Ave./Hwy79 are major choke points at this time for our city. Future Planning Commission decisions and approvals MUST take these facts into account moving forward. I believe it is crucial we carefully weigh decisions using a cost/benefit rational in regards to "Quality of Life"!

What involvement do you currently have in the community?

Member of the Beaumont City EDC.  
Ambassador and Board member of Beaumont Chamber of Commerce - attend Beaumont new business open house ceremonies.  
Graduate of the first Beaumont Police Department Citizens Academy and pending CVP volunteer.  
Member of the California Community Economic Development Association  
Four Seasons Veterans Group  
Former Four Seasons ARC Committee Member  
San Gorgonio Pass American Legion member.  
Volunteer with the Annual Semetra Tukwet Golf Tournament (Qualifying tour for the LPGA)  
Volunteer with the Annual Morongo Tukwet Habitat for Humanity Charity Golf Tournament.

Board Member - pending approval to serve on the San Gorgonio Memorial Hospital Foundation Board for 2022-2024.

All of these positions are non-compensated and voluntary.

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Additional Information

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Resume *Field not completed.*

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Additional Information *Field not completed.*

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## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Thursday, January 6, 2022 3:53 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name	Dr. Sedrick
Last Name	Bedolla
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	Beamont Ca. 92223
Email	
Occupation/Profession	Healthcare Administrator/Educator
Employer Name	Eisenhower Health/Southern Illinois University
Are you 18 years of age or older?	Yes
Are you a resident in the City of Beaumont?	Yes
<b>Questions</b> <i>Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.</i>	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner?	No

Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

I am employed by a very large healthcare facility where I participate in the planning, development and construction of large multimillion dollar construction and renovation projects. I am one of the expert consultants chosen by administration to discuss infrastructure and regulatory issues with contractors, inspectors and regulators. I also interface with front line workers seeking to understand what affects planning decisions will have on workflows. I have extensive experience in working with multidisciplinary teams working on complex problems. I have years of experience dealing with regulatory bodies. In my previous professional experience, I was part of a team that would help, plan design and construct new Home Depot stores, including many in Southern California.

What would your vision for Beaumont's future?

I would like to see the city of Beaumont continue to grow and thrive in a responsible manner. There has been much recent growth, but the planning for that growth and the infrastructure to support it does not seem adequate. I would like to participate in helping this beautiful city continue to grow while limiting any adverse effects of that growth. I would also like future developers to provide greater investment in our infrastructure.

If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

I would define quality of life for our citizens through two lenses. The first would be through our kids eyes. Quality would be goods schools, safe spaces and plenty of local activities and opportunities to share with my friends. The second lens of the adult, would be the availability of local services, employment without much traffic or crowding and plenty of safe areas for my children. A city where there are reasonable local taxes, and where the citizens saw value in the taxes they paid. And for all, a city where the residents felt safe.

What involvement do you currently have in the community?

I have volunteered as a board member for the local AYSO region 641 for the last 3 years. I also referee at many of the games. I have also volunteered to be a basketball coach for the local basketball program at the Chatigny Center. I have also participated in career fairs, book reading, and other activities at a local school in the community.

#### Additional Information

Resume

[Bedolla3\[1169\].docx](#)

Additional Information

*Field not completed.*

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# SEDRICK DIEGO BEDOLLA DBA. RRT

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## CAREER PROFILE

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Collaborative and forward-thinking healthcare administrator and educator with twenty eight years' progressive experience in the government and nonprofit healthcare industry. Expertise in operational management, disaster planning, presentation, policy analysis, staff training, governmental regulations, and community resources. Proven record of cultivating positive employee relations and partnerships with healthcare providers. Responsive instructor and mentor to Master level students and Bachelors level programs. Doctoral coursework focused on leadership strategies to reduce preventable medical errors. Published Dissertation "Preventable Error Reduction Leadership Strategies of Nurse Managers in a Hospital Setting". Graduate work completed in health policy, financial management, and organizational excellence.

Technical Proficiencies: Microsoft Office (Word, Access, Excel, PowerPoint); Adobe Systems, EPIC and Cerner EMR's.

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## PROFESSIONAL HIGHLIGHTS

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### *Clinical Administration*

**Clinical Excellence** – Implemented healthcare administration projects including developing previously unserved respiratory service lines including interventional bronchoscopy, NICU and labor and delivery.

**Growth Management** – Developed growth strategies that enabled new service lines to be developed in Interventional Bronchoscopy, and relocated Pulmonary Lab to remove scheduling bottlenecks and increase patient capacity.

**Multi-Department Management** – Coordinated the development and expansion of the respiratory department; Began collaboration with pulmonary outpatient clinic and developed respiratory case management positions to aid in DME interface.

**Communications** – Create policy and procedural manuals; source documents including consent forms, correspondence, and emails; facilitate interdepartmental communications improving overall productivity and efficiency; strengthen community relations with healthcare providers.

**Disaster Planning** – Developed and used a disaster plan to respond to the Covid 19 Pandemic. Cultivated multiple supply chains, coordinated with multidisciplinary teams, and coordinated practices that enables the organization to respond to great influx of patients with no disruptions to patient care or compromise of staff safety.

### *Educator*

**Clinical Assistant Professor** – Provides constructive and timely feedback to students seeking to obtain a Masters and Bachelor's degrees in healthcare related fields.

**Respiratory Instructor** – Identified and Implemented new modalities staff could adopt enabling staff to operate to the limits of their licensure. Fostered an open and engaging environment for students to thrive and flourish. Provided mentorship to BSRT students and provided several lectures for local schools.

**Leadership** – Provided clinical, budgetary and administrative guidance to administrative and healthcare staff of eighty-five.

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## PROFESSIONAL EXPERIENCE

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### **Director of Respiratory Care, Pulmonary Services and Neurology**

September 2012 – Present

*Eisenhower Health, Rancho Mirage, CA*

- Provide administrative oversight of team of dynamic Respiratory Therapists, Registered Nurses, EEG Techs and Pulmonary Function Technicians in multiple departments in a 400 plus bed acute care hospital
- Develop, maintain, review and the implement policies and procedures for clinical activities, evaluations, in-service education and development of Performance Improvement standards.
- Develops and implements department capital and operational budgets.
- Responsible for a multi-million dollar supply, equipment and payroll budget.
- Provides employee feedback and conducts formal counseling sessions as needed. Conducts formal evaluations annually for every staff member.
- Active leader within the hospital and a member of several key hospital committees such as, Professional Practice, Critical Care, Pulmonary Section, Quality, Leadership Development, Clinical Competency, Value Analysis, and Pharmacy and Therapeutics.
- Administrative Chair of the Opioid Stewardship Committee

## Sedrick Diego Bedolla •

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### **Clinical Assistant Professor**, for MHA and HCM programs

May 2021 – Present

*Southern Illinois University (SIU) at Carbondale*

- Developed new syllabus, and incorporated recent managerial and leadership challenges, guiding students to find solutions to complex problems in today's healthcare environment
- Provides timely and constructive feedback, keeping students interested and engaged in class work, discussions and research studies.
- Monitored students who initially struggled with material and provided insights and strategies that allowed them to successfully complete course work.

### **Respiratory Care Manager**

October 2002 – September 2012

*White Memorial Medical Center, Los Angeles, CA*

- Develop, maintain, review and the implement policies and procedures for clinical activities, evaluations, in-service education and development of Performance Improvement standards.
- Develops and implements department capital and operational budgets.
- Managed employee personnel and benefits files, and assisted in policy changes and updates based on federal and state legislation.
- Served as HIPAA security officer and facilitated all HIPAA policies and practices to ensure agency remained in compliance.

### **Director of Clinical Education**

November 2007 – October, 2010

*Concorde Career College, San Bernardino, CA*

- Developed instruction rubric for in-class and clinical courses.
- Supervised in-class and clinical instructors, filled in as in-class instructor when needed
- Established relationships with partner hospitals to provide opportunities for clinical education
- Organized student records and tracked clinical hours

### **Advanced Respiratory Instructor**

April 2006– November, 2007

*Concorde Career College, San Bernardino, CA*

- In class instructor for the advanced courses in Respiratory Therapy
- Developed lesson plans, graded projects, quizzes and tests
- Provided encouragement, feedback, and guidance to students

### **Cardiopulmonary Specialist**

April 1993 – Jan 2002

*United States Air Force, Lackland AFB, TX*

- Part of a Critical Care Air Transport Team (CCATT)
- Provided Cardiac, Respiratory, Operating Room and Emergency Medical Technician care and services

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## EDUCATION

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### **Doctor of Business Administration with a specialization in Healthcare Management**

2021

Walden University, Minneapolis, MN

### **Master of Science in Business Administration**

2006

University of Phoenix, Phoenix, AZ

### **Bachelor of Science in Business Management**

2005

University of Phoenix, Phoenix, AZ

### **Associate of Cardiopulmonary Sciences**

2000

Community College of the Air Force, Maxwell AFB, AL

### **Associate of Allied Health**

1999

Community College of the Air Force, Maxwell AFB, AL

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## PROFESSIONAL AFFILIATIONS

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**Sedrick Diego Bedolla •**

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Delta Mu Delta Honor Society

2019 – present

American College of Healthcare Executives

2020 – present

A.Y.S.O. Division Coordinator

2018 – present

## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, January 11, 2022 12:44 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name Callum

Last Name Lamb

Primary Phone

Alternate Phone

Home Address

Address 2 *Field not completed.*

Email

Occupation/Profession Systems Engineer and Consciousness Coach

Employer Name Herman Weissker

Are you 18 years of age or older? Yes

Are you a resident in the City of Beaumont? Yes

#### Questions

*Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.*

Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner? None

Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

I've worked in engineering and construction for years; with me I bring a comprehensive understanding of what makes an ecosystem (of a business or a city) healthy. Some additional competencies I possess include:

- An understanding of traffic control and walkability planning.
- A career-path invested in the wellbeing of people.
- An understanding of emergent properties of systems - that it's the subtle things that make a place feel like magic.

What would your vision for Beaumont's future?

Beaumont is already fantastic. It's perhaps my favorite city I've ever lived in. My vision for Beaumont's future is more of what Beaumont is great at: Affordable yet beautiful housing. Local shops mixed in with franchises that give a unique feel and flavor. And a great place to raise children that's drive-able to more business-oriented locations.

I could also see potential for a (mindful) expansion of Beaumont in the future, making room for additional businesses as one of America's best places to live.

If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

Quality of life is a phrase representative of what it is to be in a given person's (or community's) shoes. That means the whole experience of their life. Specific to what a planning commission may be concerned with is housing, healthcare, and food affordability and quality, access to nature, education, walkability, quality grocery and shopping outlets, maintained roads and transportation system and safety within the community (low or no crime rate). Additionally, a sense of community and perhaps pride in the community is also important. I've noticed this is being continually cultivated through the various community and holiday events, which is fantastic.

What involvement do you currently have in the community?

*Field not completed.*

#### Additional Information

Resume

[Callum Lamb Resume.docx](#)

Additional Information

*Field not completed.*

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## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Saturday, January 22, 2022 1:08 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name	Eric
Last Name	Ustation
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Director of Local Intergovernmental Affairs
Employer Name	San Manuel Band of Mission Indians
Are you 18 years of age or older?	Yes
Are you a resident in the City of Beaumont?	Yes
Questions	
<i>Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.</i>	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner?	None that I am aware of. My wife works for the City of Beaumont in the Finance Department but does not have interaction with the Planning Commission.

Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

I believe I have a unique set of skills and qualifications that would benefit the Planning Commission, and ultimately the City of Beaumont and its residents. For the past 20 years I have worked in both the public and private sectors and understand the intricacies and importance of communications and careful land use planning. While in the private sector, I learned how critically important efficient government regulations are when developing and operating a business. Clear, concise, and consistent communication between public agencies and the development community makes a city more attractive for investment.

By working in the public sector, first in the Mayor's Office in the City of Riverside and then with the Riverside Transit Agency, I came to understand some of the realities of public governance - chiefly that there are many rules and regulations that must be considered and balanced when developing policy. It is this understanding of the balance between business interests and government regulations that I believe would be helpful to apply to the Planning Commission.

My education background also provides me with an understanding of the dependencies between private business and public administration. I graduated with a degree in Political Science from UC San Diego and earned my MBA from Cal State San Bernardino.

What would your vision for Beaumont's future?

Beaumont is an amazing city with a bright future ahead of it. Recent population growth shows clearly that it is a destination for both families and business alike. I think Beaumont can continue to take advantage of what it is doing right and manage the coming growth through thoughtful development of forward thinking policies. I would recommend looking at how other cities have successfully managed growth and apply the lessons in Beaumont, tweaking them of course to our distinct opportunities and challenges.

If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

To me, quality of life can be defined as balance. Beaumont is growing because it is a great place to raise a family, with good schools, high-quality of life, and recreational opportunities in a safe community setting. I think it will be important to carefully plan how to manage this growth so that it doesn't overwhelm City resources. Balanced land use decisions can be made so that residential, commercial, and industrial interests can all thrive, without conflicting with each other. Beaumont does not operate in a vacuum, and it is important to communicate with our municipal neighbors to ensure decisions made in one city will not negatively affect residents in another.

What involvement do you currently have in the community?

My kids have attended schools in Beaumont for the past 9 years and have been involved in various sports, many of which I helped coach. I was also appointed by former Mayor Brenda Knight to serve on a brief ad hoc committee that discussed fire safety in the city.

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**Additional Information**

Resume

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Additional Information

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**Nicole Wheelwright**

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**From:** noreply@civicplus.com  
**Sent:** Friday, January 21, 2022 1:11 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

**Planning Commission Appointment 2022 - Partial Term ending Dec 2022**

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name	Heather
Last Name	Uribe
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	Beaumont
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Preschool Director
Employer Name	Faith Lutheran Church
Are you 18 years of age or older?	Yes
Are you a resident in the City of Beaumont?	Yes

**Questions**  
*Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.*

Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner?	No
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Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

Masters Degree in Science of Education. I have lived in Beaumont since 2009 and have watched it grow tremendously in the last decade. I have operated a small business in the city of Beaumont from 2014-2021. I have 5 children that have attended Beaumont Unified Schools, with one graduate who currently works at In-n-Out, a senior that graduates this year and 3 underclassmen. I have served on the Beaumont High School Boosters Club for Cheer the last 4 years as the President and treasurer, I also was the Cheer Coordinator and coached for the Junior All American Football and Cheer program in Beaumont. My husband works as a project manager for the Veterans Affairs in California, Nevada, Arizona and soon to be Texas divisions. I am passionate about my city and aiding in further city planning and infrastructure.

What would your vision for Beaumont's future?

My future plans for the beautiful city of Beaumont include creating an infrastructure and traffic plans that alleviate the current traffic congestion caused by new business and city population growth. I also have interest in building our community through planning additional recreation for youth sports.

If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

I would define quality of life as a city that supports our youth, law enforcement, and works to listen to the community and their needs and takes a proactive approach to problem solving.

What involvement do you currently have in the community?

As stated before, I serve as the current President for the Beaumont High School Boosters Club for cheer.

#### Additional Information

Resume

*Field not completed.*

Additional Information

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## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Monday, January 24, 2022 5:04 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name	Elaine
Last Name	Morgan
Primary Phone	
Alternate Phone	
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	Retired
Employer Name	<i>Field not completed.</i>
Are you 18 years of age or older?	Yes
Are you a resident in the City of Beaumont?	Yes

#### Questions

*Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.*

Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner?	Potentially. I serve on the Board of Administrative Appeals which may require recusal from any appeals related to the Planning Commission. I am willing to resign this position if appointed to the Planning Commission.
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Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

I have 30+ years of experience in the real estate industry. That experience included analysis of real estate appraisals with a working knowledge of plot maps, zoning codes and building permits in compliance with building regulations.

I'm familiar with our Municipal Code and our General Plan. I feel confident in my research abilities to question issues that may arise that conflict with our City regulations. I also understand the importance of my decisions being made in conformance with our City regulations.

I'm familiar with the State Housing Element Law and it's application to our City and county. I'm also familiar with recent legislation requiring mandates for our City regarding additional housing including secondary units (ADU).

I'm familiar with state and federal housing regulations. I closely monitor the CA Dept of Housing and Community Development, CA Law Revision Commission and the State Legislature for regulations that affect our local communities.

In addition to serving on the Beaumont Standing Financial and Audit Committee, I served on the Beaumont CIP Citizens Blue Ribbon Ad-hoc Committee to brainstorm and prioritize needed infrastructure projects as well as determine potential funding sources for those projects.

I believe that my experience and knowledge gives me the ability to make informed decisions when interacting with the expertise of our City Staff.

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What would your vision for Beaumont's future?

I most want to see the vision of our downtown Beaumont realized. We've spent much time and money in developing the 'concept' and now it's time to get the buggy moving ahead.

I also want to see the projects developed in our 5 Year Community Improvement Plan realized and would like to be a part of seeing our city become a thriving community for families with the enhancement of our parks and recreation facilities.

We also need to encourage more shopping and dining choices especially on the West side of Beaumont.

If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

In relationship to a community member's 'quality of life' I would define that as a feeling of inclusion and opportunity within their community.

- ✔ a choice of housing within a safe and attractive neighborhood that meets their economic abilities
- ✔ good paying employment opportunities within a reasonable commute distance
- ✔ quality education and training opportunities
- ✔ access to professional services for their health and welfare
- ✔ a selection of community activities, entertainment and sporting opportunities for their family of all ages interests
- ✔ religious choices for worship
- ✔ a well managed municipal body that provides safe, fiscally sound services for the community

What involvement do you currently have in the community?

Other than my service on the Board of Administrative Appeals, I maintain a community events Facebook Group (Pass Area Community Events) and I am the Founding Lead for the Solera Nextdoor community.

#### Additional Information

Resume

[Resume Elaine Morgan - Planning Commissioner.docx](#)

Additional Information

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## Elaine Morgan

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**30+ years successful and diverse experience in management, operations, and sales within the residential home loan industry.**

### **Skills and Qualifications**

- Excellent leadership skills – maintained a well trained, empowered and supported staff
- Persistent drive for 'highly satisfied' customers and employees
- Excellent research and analytical skills for development of policy and procedural processes to meet regulatory compliance. Extensive knowledge of agency underwriting and industry regulatory guidelines
- Ability to take initiative in a deadline driven, fast paced environment
- Superior organizational skills with strong attention to details
- Adept in the use of Windows based computers, internet, and email. Proficient in Microsoft Office

### **Work Experience**

City of Beaumont - Beaumont, CA

Jan 2016 – Jan 2018

#### **Hearing Officer, Board of Administrative Appeals**

- On an as-needed basis, conduct administrative hearings on written appeals regarding code enforcement and animal control related issues.

City of Beaumont - Beaumont, CA

Jan 2016 – Jan 2018

#### **Chair, Standing Financial and Audit Committee**

Solera at Oak Valley Greens - Beaumont, CA

Jun 2017 – May 2021

#### **Director/President, HOA Board of Directors**

Bank of America Mortgage – Santa Clara, CA

Aug 1997 – Jun 2004

#### **Vice President, Mortgage Account Executive**

- Platinum and Chairman's Club award recipient specializing in first time home buyer programs and high net worth bank customers.
- Worked with city, county, and state agencies to set up and originate first time home buyer loan programs. Handled the origination of these loans on behalf of the Bank (exclusive representative) including the preparation, signing and submission of agency documents.
- Conducted training sessions for bank personnel in mortgage origination, prequalification, and product guidelines.
- Worked closely with senior management in developing processes and policies for mortgage lending division.

American Savings Bank – Morgan Hill, CA

Nov 1996 – Jul 1997

#### **Branch Manager / Loan Consultant**

- Residential home loan originator and Certified Corporate Lending Officer handling bank corporate relocation/employee benefit accounts. Worked with Realtors and various corporate relocation officers to assist borrowers in selection of loan products and completion of loan applications.

Union Bank of California –San Jose Region, CA

Nov 1994 – Nov 1996

#### **Loan Representative**

- Residential home loan originator. #2 originator in statewide production at time of departure.
- Specialized in first time home buyer programs and high net worth Private Banking customers. Worked with Realtors and Bank branch personnel in originating home loans. Assisted borrowers in selection of loan products, completing loan applications and obtaining all required supporting documents. Performed data entry of loan application information, generated required disclosures, submitted supporting documentation to underwriting and followed loan through closing. Attended all loan closings.

**Union Bank of California –San Jose Region, CA**

Apr 1990 – Nov 1994

**Vice President, Manager**

- Sales and operations manager for San Jose Region Sales office (San Mateo to Monterey) including overseeing loan originations from 22 bank branches within the region. Increased branch production from a 6<sup>th</sup> state production rating to an average 3<sup>rd</sup> rating.
- Worked with city, county, and state agencies to set up first time homebuyer loan programs.
- Provided training for sales, operations and bank branch personnel in mortgage origination and product guidelines.
- Worked closely with senior management and operations in developing processes and policies for the mortgage lending division.
- First sales manager to be entrusted with underwriting authority for portfolio and agency loans.
- Reviewed proposed and enacted California and national legislation for mortgage industry impact. Prepared legislation action briefs for senior management.

**California State University, Hayward – Hayward, CA**

Sep 1991 – May 1995

**Instructor / Advisory Board Member**

- Instructor for three of eight courses taught in the Mortgage Banking Certificate program: Fundamentals of Mortgage Banking, Underwriting/Processing and Advanced Loan Processing/Underwriting/Appraisal Review. Responsible for the course outlines, design, and educational materials
- Developed and implemented engaging lessons of instruction for various ability-level adult students
- Advisory Board member instrumental in the design of program formats, certificate requirements and course outlines for the Mortgage Banking Certificate program.

**First Corporate Mortgage – San Jose, CA**

Feb 1989 – Mar 1990

**Vice President, Operations Manager**

- Responsible for all areas of the residential lending department. Supervision of the origination, processing, underwriting, appraisal review, funding, shipping, and overall corporate policies.
- Acted as correspondent liaison to ensure compliance with all investor and agency regulations. Established the operating and underwriting guidelines for the wholesale lending division including the establishment of secondary conduits.

**First Interstate Bank of California – Los Angeles, CA**

Jan 1987 – Feb 1989

**Vice President, Secondary Marketing Manager**

- Responsible for delivery of statewide residential loan production to secondary market investors. Worked with corporate marketing department to secure forward pricing for current and closed loan portfolios. Set daily pricing for retail loan products offered.
- Line management for underwriting, funding, and shipping departments. Worked with department managers to ensure loan quality to meet secondary investor and regulatory guidelines. Developed and implemented lending policies and operating procedures for FHA, VA, and Conventional loan products.
- Employed at Pasadena mortgage headquarters 1-1987 to 12-1987 transferred to Los Angeles headquarters 1-1988 to 2-1989.

**Education**

Folsom Lake College  
San Jose Community College

Real Estate & Business Law  
Real Estate Major

GPA 4.0  
GPA 4.0

Folsom, CA  
San Jose, CA

**Affiliations**

- Member - Community Associations Institute (CAI)
- Past Statewide President – California Association of Residential Lenders (CARL)

## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, January 25, 2022 3:19 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

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First Name David

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Last Name Castaldo

---

Primary Phone

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Alternate Phone

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Home Address

---

Address 2 PO Box 129

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Email

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Occupation/Profession Self

---

Employer Name A.C. EQUIPMENT INCORPORATED

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Are you 18 years of age or older? Yes

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Are you a resident in the City of Beaumont? Yes

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#### Questions

*Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.*

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Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner? None known.

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Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

2004 - 2008 Beaumont Planning Commission  
2010 - 2014 Elected Beaumont City Council  
2016 - 2020 San Gorgonio Pass Water Agency

1999 - present Beaumont Chamber of Commerce member  
2000 - 2018 Beaumont Cherry Valley Rotary Club member

1979 - present owner of A.C. Equipment Incorporated dba A.C. Propane Co.

I have operated 3 different businesses in Beaumont in the last 20 years. I have continuously operated A.C. Propane Company in Beaumont since 1985.

I have supervised the building of an industrial building and residential building in Beaumont.

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What would your vision for Beaumont's future?

I would like to see a sustainable community. A community that supports itself and meets the needs of its residents.  
I would like to see a positive sales tax flow where the City gains more in sales tax revenue than it loses to other cities.  
I would like to see positive developments that enhance our city, provides needed resources, without creating a noticeable impact on traffic, emergency services, and public resources.  
I would like to see a city that works with small businesses and long time established business in the city to help them succeed and prosper.  
I would like to see a City that is concerned and protects property rights.  
Lastly, I would to see a city whose residents are proud to live in our community.

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If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

My definition of "Quality Of Life" means the amenities and desirables a resident will like to receive from their city. Those amenities and desirables may include but are no way limited to parks, recreational facilities, walking and jogging trails, a strong police presence, child care, safe communities, civic events, public transportation, honest and transparent local government, street lighting, shopping, movie theaters, cultural attractions, restaurants, and the ability to purchase a variety of goods locally.

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What involvement do you currently have in the community?

I have been very involved in our community, as evidenced by my qualifications listed above. Although the past few years I have taken a step back from community involvement because of the Covid situation, I feel this is an excellent opportunity to

use my experience and history in the city to serve our community.

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**Additional Information**

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Resume *Field not completed.*

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Additional Information *Field not completed.*

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## Nicole Wheelwright

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, January 25, 2022 4:18 PM  
**To:** Nicole Wheelwright  
**Subject:** Online Form Submittal: Planning Commission Appointment 2022 - Partial Term ending Dec 2022

### Planning Commission Appointment 2022 - Partial Term ending Dec 2022

City Council will consider appointments to the Planning Commission on February 1, 2022 at 6:00p.m. during the Regular City Council Meeting.

First Name	MICHAEL
Last Name	CANNON
Primary Phone	
Alternate Phone	<i>Field not completed.</i>
Home Address	
Address 2	<i>Field not completed.</i>
Email	
Occupation/Profession	LAND TITLES & RECORDS MANAGER
Employer Name	MORONGO BAND OF MISSION INDIANS
Are you 18 years of age or older?	Yes
Are you a resident in the City of Beaumont?	Yes
<b>Questions</b> <i>Please answer the following questions which are intended to assist the City Council in assessing your qualifications and experience for the Planning Commission vacancy.</i>	
Are you aware of any conflicts, financial or otherwise, which could affect your appointment as a Planning Commissioner?	NO CONFLICTS

Briefly state your qualifications, including any skills or background related to City Planning, development and building/construction:

I WORK IN THE REALTY DEPARTMENT FOR MORONGO AND AM FREQUENTLY INCLUDED IN MEETINGS REGARDING ECONOMIC DEVELOPMENT, TRANSPORTATION, AND UTILITIES FOR THE TRIBE. IN MY CAPACITY, I REVIEW DOCUMENTS AND SURVEY PLATS PRIOR TO RECORDING AND ADDING TO THE FEDERAL SYSTEM OF RECORDS FOR INDIAN LAND TITLE (TRUST LAND). MY EDUCATION DEGREE WAS FOR ENVIRONMENTAL STUDIES AND PLANNING WITH AN EMPHASIS AN ENERGY MANAGEMENT.

What would your vision for Beaumont's future?

MY VISION FOR BEAUMONT'S FUTURE IS A BALANCE OF OF LIVING, ACTIVITIES, AND COMMUNITY RESOURCES. THE MAJOR THOROUGHFARES ARE IMPACTED WITH CONGESTION MAKING IT UNPLEASANT TO CROSS TO THE OTHER SIDE OF THE TRACKS, COUPLED WITH A GROWING POPULATION NORTH OF THE FREEWAY AND NEW BUSINESSES BEING LOCATED ON THE SOUTH SIDE - THIS CITY NEEDS TO RECONSIDER CURRENT PLANS FOR DEVELOPMENT WITH THE ISSUES OF TRANSPORTATION IN MIND. THE PASS AREA HAS THE POTENTIAL TO PROVIDE AN AMAZING LIFESTYLE, AND WORKING CLOSER WITH THE COMMUNITY AND NEIGHBORING CITIES WILL BE NECESSARY TO OBTAIN THAT GOAL.

If you were a Planning Commission member representing the Beaumont Citizens, how would you define "quality of life"?

"QUALITY OF LIFE" IS HOW A MEMBER OF A COMMUNITY FEELS ABOUT WHERE THEY LIVE. THIS IS AN EMOTIONAL REACTION TO THE AMENITIES THE COMMUNITY HAS TO OFFER, WHICH INCLUDES GREENBELTS AND PARKS, SPORTS, RESTAURANTS AND SHOPS, AND PUBLIC TRANSPORTATION THAT HELPS TO ELIMINATE THE NEED TO DRIVE... AND LOW STRESS. WE ALREADY HAVE GREAT PARKS, SOME TRAILS, AND MANY YOUTH SPORTS; BEAUMONT POLICE HAVE A VISIBLE PRESENCE HELPING TO KEEP CRIME LOW, AND WHILE WE ARE GROWING THE COMMERCIAL AND RETAIL SECTOR - THE LOCATIONS AND ACCESS ARE HURTING THE QUALITY OF LIFE FEEL IN BEAUMONT.

What involvement do you currently have in the community?

I HAVE BEEN ON THE SCHOOL SITE COUNCIL FOR SUNDANCE ELEMENTARY, TEAM MANAGER FOR THE SAN GORGONIO PASS STINGRAYS, COACHING ASSISTANT FOR THE BEAUMONT YOUTH RUGBY TEAM, AND INVOLVED WITH GIRL SCOUTS. RECENTLY, I HAVE BEEN PARTICIPATING IN THE COUNTY OF RIVERSIDE TRANSPORTATION COMMITTEE IN REGARD TO THE I-10 CORRIDOR WORKING WITH YUCAIPA, CALIMESA, CALTRANS AND MORONGO.

Additional Information

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Resume [CannonMichael-Resume2021.docx](#)

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Additional Information *Field not completed.*

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## MICHAEL CANNON

### Skills

#### COMMUNICATION

Speaker at NTLA Annual Conference (2012, 2015) on TAAMS and Title in Tribal and BIA Offices

Teach native youth realty/title elements in a quarterly Morongo Sovereignty class

Consult with tribal members and landowners on land transactions and estate planning

#### LEADERSHIP

National Tribal Land Association (NTLA), Board of Directors, 2011-2016, <http://ntla.info>

Founding member of the National Tribal Land Association serving on both the steering committee and Board of Directors. Developed the bylaws to establish the NTLA, assisted in coordination of annual conferences, and establishment of credentialed education of trust land. NTLA works with tribal nations to create opportunities for land and natural resources staff to learn, share, and network with their colleagues from other tribes to expand their knowledge and skills related to the unique facets of land ownership and management on reservations.

Strategic Plan Trust Reform Team, BIA Pacific Region Team Member, 2015-2018

Established standard operating policies and procedures throughout the Region, identify and create lesson plans and materials for all real estate transactions, as well as establish training and standardized business processes within the Pacific Region.

International Association of Crime Analysts (IACA), 2014-2015, <http://www.iaca.net/>

Member of an organization that helps crime analysts improve their skills, make contacts, help law enforcement agencies make the best use of crime analysis, and to advocate for standards of performance and technique within the profession.

### Experience

#### LAND TITLES & RECORDS MANAGER | MORONGO BAND OF MISSION INDIANS | 06/2007- PRESENT

*KAREN WOODARD, 12700 PUMARRA RD BANNING CA 92220,*

- Direct the Tribal Land Titles and Records (DLTR) program for contracted Tribes on behalf of the Bureau of Indian Affairs (BIA), including organizational procedures and operations relating to the Bureau's mission, policies, objectives, and the administration of trust Land Titles and Records activities.
- Responsible for day-to-day operations: recording, imaging, maintaining trust records, encoding, examining and certifying Federal land title, reviewing surveys, GIS-based cartography, executing modifications for probates on behalf of administrative law judges, establishing and issuing new certified title status reports for the acquisition of fee lands into trust status, Acts of Congress, purchases of land by Tribes and/or individuals.
- Annual budget review and advice for Title Operations.
- Conduct trainings for internal staff, outside Tribes' tribal land staff, and at the National Tribal Land Staff Annual Conference.
- Provide technical assistance to Tribal, Agency, Region Federal contractor personnel in TAAMS, GIS, and DLTR policies.
- Guidance to tribal members and landowners in matters of land title, probate, and estate planning.
- Represented Tribal LTRO in the Pacific Regional Strategic Plan Trust Reform Team.
- Maintain ArcGIS geodatabase and shapefiles for tribal land status records.
- Coordinate with Tribal and Historic Preservation Office (THPO) and BAER Team during fire

## MICHAEL CANNON

season to update and provide GIS maps and data.

### **CRIME ANALYSIS, VOLUNTEER | RIVERSIDE COUNTY SHERIFF OFFICE | 06/2017-PRESENT**

*MARILYN BARRE', RIVERSIDE COUNTY SHERIFF'S DEPT., :*

- Cooperate with Special Victims task forces to identify emerging patterns, coordinate patrol of hot spots, provide bolo bulletins to patrol, listings of stolen vehicles, and provide possible suspect location.
- Create hot spot analysis maps using ArcGIS.

### **LEGAL INSTRUMENTS EXAMINER, GS-0963-08-07 | BUREAU OF INDIAN AFFAIRS | 11/2001-05/2007**

- Examine title to Federal Indian Trust land and prepare Title Status Reports for land acquisition and sales, mortgages, and leases. Research, analyze, and process Indian trust documents and ensure completeness and accuracy.
- Interpret and apply state and federal statutes to determine whether said documents are legally sufficient and acceptable. Apply real estate principles and laws to conveyance / legal documents for determining legal effect and/or defect. Prepare administrative corrections, or modifications, as needed.
- Accurately extract and encode land title data from legal and conveyance documents to the Official System of Records.
- Created and maintained comprehensive Indian owner ID database; created electronic tract ownership chain of title.
- Principal contact for land and ownership database conversion project (LRIS to TAAMS – Trust Assets and Accounting Management System).

### **DATA EXAMINER | DATACOM SCIENCES, INC. | 07/2000-11/2001**

- Researched individual Indian land interests and owner identification numbers to consolidate id number for maintaining accurate ownership interests. Responsible for researching and correcting errors identified during pre-conversion of new system of records implementation, and for performing post- conversion cleanup tasks.
- Designed and implemented various databases and spreadsheets for internal and Bureau use.
- Communicated with client daily to ensure all needs and goals were complete.
- Performed preliminary title examination for BIA. Research, analyze, and process Indian trust documents and ensure completeness and accuracy. Interpret and apply state and federal statutes to determine whether said documents are legally sufficient and acceptable. Apply real estate principles and laws to conveyance / legal documents for determining legal effect and/or defect.

### **Education**

CERTIFICATION | 12/2014 | UNIVERSITY OF CALIFORNIA, RIVERSIDE

Major: **Crime and Intelligence Analysis**

CERTIFICATION | 12/2013 | UNIVERSITY OF CALIFORNIA, RIVERSIDE

Major: **Geographical Information Systems (GIS)**

BACHELOR OF ART | 05/1999 | SONOMA STATE UNIVERSITY, ROHNERT PARK, CA

Major: **Environmental Studies and Planning – Energy Management & Design**