



CITY COUNCIL CLOSED & REGULAR SESSION MINUTES

June 3, 2025

**Closed Session: 5:00 PM Regular Meeting: 6:00 PM
550 E. Sixth Street, Beaumont, CA**

CLOSED SESSION

A. CALL TO ORDER at 5:01 p.m.

Mayor Lara, Mayor Pro Tem Voigt, Council Member White, Council Member Martinez, Council Member Fenn

B. PUBLIC COMMENTS REGARDING CLOSED SESSION

B.1 Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1):

Portero Commercial, LLC v. Southland Equities, LLC, et. al. Riv. Co. Sup. Ct. Case No. CVRI2302814

No reportable action

B.2 Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1):

Kristen Fernley v. City of Beaumont, et. al. Riv. Co. Sup. Case No. CVRI2305774

**Motion by Council Member White
Second by Mayor Pro Tem Voigt**

To approve the settlement agreement.

Approved by a unanimous vote

- B.3 Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8

Property: Approximately 30 acres of vacant land described as APN 428-030-001.

Agency Negotiator: City Manager Elizabeth Gibbs or her designee.

Negotiating Parties: City of Beaumont as potential purchaser and Stanton Diamond / E. Wayne Simmons as potential seller.

Under negotiation: Price and Terms.

No reportable action

- B.4 Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1):

Wilfred Thanbani Mwesa v. Beaumont Municipal Transit Agency et. al.,
SB. Co. Sup. Ct. Case No. CIVSB2438004

Motion by Mayor Pro Tem Voigt

Second by Mayor Lara

To defend the City and bus driver involved.

Approved by a unanimous vote

- B.5 Conference with Legal Counsel regarding potential initiation of litigation pursuant to Government Code Section 54956.9(d)(4).

One potential case.

No reportable action

C. ADJOURNMENT TO CLOSED SESSION

REGULAR SESSION

D. CALL TO ORDER at 6:01 p.m.

Present: Mayor Lara, Mayor Pro Tem Voigt, Council Member White, Council Member Martinez, Council Member Fenn

Report out from Closed Session – **See above**

Action on any Closed Session Items – **See above**

Action of any Requests for Excused Absence

Invocation

Pledge of Allegiance

Adjustments to the Agenda: **Move Public Hearing I.1 and I.2 ahead of the Consent Calendar**

Conflict of Interest Disclosure

E. ANNOUNCEMENTS / RECOGNITION / PROCLAMATIONS / CORRESPONDENCE

- E.1 Recognition of VFW Post 233
- E.2 Carol's Kitchen Proclamation
Postponed to July
- E.3 County Environmental Health Presentation

F. PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

J. Bingham - *Spoke to concerns with her property and adjacent properties.*

I. PUBLIC HEARINGS

Approval of all Ordinances and Resolutions to be read by title only.

- I.1 Fiscal Year 2025-2026 Adoption of Gann Limit, City-Wide Budget and Five-Year Capital Improvement Plan

The purpose of this item is to request City Council consideration and adoption of three key fiscal planning documents for the City of Beaumont: (1) the Gann Appropriations Limit for Fiscal Year 2025-2026, (2) the Citywide Operating Budget for Fiscal Year 2025-2026, and (3) the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025-2026 through 2029-2030, including the related prior-year project list. Together, these documents establish the City's financial plan for the upcoming fiscal year and support long-range infrastructure planning aligned with community needs and Council priorities.

Public Hearing opened at 6:41 p.m.

No comments

Public Hearing closed at 6:44 p.m.

Motion by Mayor Pro Tem Voigt

Second by Council Member Fenn

To waive the full reading and adopt by title only, "Resolution of the City Council of the City of Beaumont, Approving the Appropriation Limit for the 2025-2026 Fiscal Year,"

To waive the full reading and adopt by title only, "Resolution of the City Council of the City of Beaumont, California, Adopting an operating Budget of Expenditures for the Period of July 1, 2025 to June 30, 2026," and

To waive the full reading and adopt by title only, "A Resolution of the City Council of the City of Beaumont Adopting a Five-Year Capital

Improvement Plan for Fiscal Years 2025/2026-2029/2030 and Related Prior Year CIP Project List.”

And approve FY2025-2026 Requisition List.

Approved by a unanimous vote

I.2 Public Hearing to Adopt Ordinance Establishing Fire Hazard Severity Zones within Local Responsibility Areas in the City of Beaumont

A public hearing to adopt an ordinance establishing the updated Fire Hazard Severity Zones (FHSZ) within the Local Responsibility Areas (LRA) of the City of Beaumont, as recommended by the California Department of Forestry and Fire Protection (CAL FIRE).

Public Hearing opened at 6:48 p.m.

P. King - Spoke to concerns of the data to create the maps and spoke in opposition of the draft maps.

Public Hearing closed at 6:51 p.m.

**Motion by Mayor Pro Tem Voigt
Second by Mayor Lara**

To waive the first full reading and approve by title only, “An Ordinance of the City Council of the City Of Beaumont, California, Adopting the Fire Hazard Severity Zones as Recommended by the California Department of Forestry and Fire Protection Pursuant to Government Code Section 51178”

G. CONSENT CALENDAR

**Motion by Council Member Martinez
Second by Mayor Lara**

To approve G1 - G5 and G7 - G17

Approved by a unanimous vote

G.1 Ratification of Warrants

Ratify Warrants dated:

April 25, 2025

May 2, 2025

May 9, 2025

May 16, 2025

G.2 Approval of Minutes

Approve Minutes dated May 6, 2025

G.3 Approval of Lease and Affiliation Agreements with Partner Organizations Operating in the Pass Area Biz Hub – 514 California Avenue

Presentation of lease and affiliation agreements with two of several partner organizations that will occupy the Pass Area Biz Hub, a regional business innovation center located at 514 California Avenue.

Authorize the City Manager to execute lease and affiliation agreements with MSJC and CFLC for use of office space within the Pass Area Biz Hub and take all necessary actions to facilitate operations.

G.4 Offer of Dedication for Public Road and Public Utilities

A Resolution of the City of Beaumont Authorizing the Mayor to Accept the Offer of Dedication for Right-of-Way along Eighth Street, coincident with Sundance Corporate Center for Public Road and Public Utility Purposes.

Waive the full reading and adopt by title only, “A Resolution of The City of Beaumont Authorizing the Mayor to Accept the Offer of Dedication for Sundance Corporate Center for Public Road and Public Utility Purposes”; and

Approve the Certificate of Acceptance; and record the Offer of Dedication documents with the Riverside County Clerk Recorder’s Office

G.5 2024 Housing Element Annual Progress Report

A request to receive and file the 2024 Housing Element Annual Progress Report.

Receive and file the 2024 Housing Element Annual Progress Report and direct staff to submit the reports to the Governor’s Office of Planning and Research and Certify with the California Department of Housing and Community Development.

G.7 Notice of Completion for the Veterans and First Responders Memorial Plaza

Capital Improvement Project No. P-14.

Authorize the Mayor to execute a Notice of Completion for the Veterans and First Responders Memorial Plaza; and

Authorize the City Clerk to file the Notice of Completion with the County Recorder’s Office.

- G.8 Second Reading to Amend Beaumont Municipal Code Chapter 2.35
“Financial and Audit Committee”

An amendment to add a position of Alternate Member to the Financial and Audit Committee.

Waive the full second reading and adopt by title only, “An Ordinance of the City Council of the City of Beaumont Amending Beaumont Municipal Code Chapter 2.35 Financial and Audit Committee”.

- G.9 Second Reading of an Ordinance Amending Beaumont Municipal Code Chapter 17.11.110 Home Occupations (Case No. PLAN2025-0164)

Consideration of proposed amendments to Beaumont Municipal Code Chapter 17.11 “General Development Standards”, more specifically Chapter 17.02.110 “Home Occupations”.

Waive the second full reading and adopt by title only, “An Ordinance of the City Council of the City of Beaumont, California, amending Chapter 17.11 ‘General Development Standards’, Section 17.11.110 ‘Home Occupations’, of the Beaumont Municipal Code”, and direct staff to prepare a Notice of Exemption to record with the Riverside County Recorder; and

Adopt the Resolution and approve by title only, “A Resolution of the City Council of the City of Beaumont Amending the Requirements in BMC Chapter 17.11, General Development Standards, Section 17.11.110, Home Occupations.”

- G.10 Notice of Completion for the Pennsylvania Avenue Widening Project

Notice of Completion (NOC) for the Pennsylvania Avenue Widening Project (CIP 2017-009), located on Pennsylvania Avenue (Project).

Authorize the Mayor to execute a Notice of Completion for CIP 2017-009 Pennsylvania Avenue Widening Project.

- G.11 Notice of Completion for the City Hall ADA Ramps Project

Notice of Completion (NOC) for the City Hall ADA Ramps Project (CIP F-03), located at City Hall (Project).

Authorize the Mayor to execute a Notice of Completion for CIP F-03 City Hall ADA Ramps Project.

- G.12 Follow-Up Report No. 6 – Local State of Emergency – Sewer Mainline Failure and Emergency Repairs in Fairway Canyon, and Adopt a Resolution to Re-Ratify the Declared State of Local Emergency

Local emergency due to the sewer mainline failure in Fairway Canyon and resolution to re-ratify the declared state of local emergency.

Waive the full reading and adopt by title only, “A Resolution Of The City Council Of The City Of Beaumont Extending The Declaration Of A Local Emergency And Authorizing The City Manager To Take Necessary Action”, and

Direct staff to return at the next Council meeting with a follow-up report on emergency response efforts, expenditures, and timeline updates.

- G.13 Request to Approve a Memorandum of Understanding with the County of Riverside Allocating a Second Police Officer to the County Funded Post-Release Accountability and Compliance Team

To approve the allocation of the FY 2025/2026 enhancement Police Officer position to the Post-Release Accountability and Compliance Team (PACT).

Approve the Post-Release Accountability and Compliance Team Memorandum of Understanding (MOU) with the County of Riverside and authorize the City Manager to sign the MOU on behalf of the City.

- G.14 Approval of the FY 2025/26 Local Responsibility Area Wildland Protection Reimbursement Agreement

Request to approve the FY 2025/26 Local Responsibility Area Wildland Protection Reimbursement Agreement with CAL FIRE.

Waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont, California, Approving an Agreement with the California Department of Forestry and Fire Protection for Services from July 1, 2025 through June 30, 2026 for Fire Protection Services within the Local Responsibility Areas within the City” and;

Authorize the City Manager to execute the FY 2025/26 Wildland Protection Agreement and issue a Purchase Order in the amount of \$65,200.48.

- G.15 Approval of Agreement with Varco & Rosenbaum for Specialized Legal Services

Request to approve a professional services agreement with Varco & Rosenbaum, Attorneys at Law, to provide specialized legal services for an amount not to exceed \$150,000.

Approve the agreement with Varco & Rosenbaum for an amount not to exceed \$150,000 and;

Authorize the City Manager to execute the agreement.

- G.16 Approval of the Second Amendment for the Professional Services Agreement with Dopudja and Wells Consulting for Support Services of Recycled Water Reuse

Request to approve a Second Amendment to the Professional Services Agreement with Dopudja & Wells Consulting to increase the contract amount from \$74,880 to \$150,000. The agreement term remains unchanged, expiring March 8, 2026.

Approve the Second Amendment to the Professional Services Agreement with Dopudja & Wells Consulting to increase the contract amount to \$150,000; and

Authorize the City Manager to execute the second amendment.

G.17 Authorization for Payment of Election Services Rendered for the November 5, 2024 Election

Approval of Invoice 4500 from the County of Riverside Registrar of Voters for 2024 Election Services.

Authorize the payment of \$125,640.83 to the County of Riverside Registrar of Voters for Election Services rendered in 2024.

G.6 Fee Waiver Request for a Minor Special Event

Consideration of a Resolution for a fee waiver request for Beaumont Rugby Club’s Annual Event for Special Event application.

**Motion by Mayor Lara
Second by Council Member Fenn**

Approve by title only, “A Resolution of the City of Beaumont Authorizing the Waiver of the Minor Special Event Permit Application Deposit for the Annual Beaumont Rugby Event” with the modification to waive a total of \$1,644.00.

Approved by a unanimous vote

H. YOUTH COUNCIL REPORT

Video presentation of Youth Council

J. ACTION ITEMS

Approval of all Ordinances and Resolutions to be read by title only.

J.1 Proposed Refunding of Outstanding Bonds Related to Improvement Areas 7A1, 19A, 18, 16 and 8B of Community Facilities District No. 93-1

This item requests City Council and related authority approvals to proceed with the issuance of the 2025 Community Facilities District (CFD) Refunding Bonds through the Beaumont Public Improvement Authority

(PIA). The refunding opportunity targets outstanding bonds issued between 2015 and 2017 across five improvement areas within CFD 93-1, totaling approximately \$33.3 million in outstanding debt. Consistent with prior Council direction provided on March 18, 2025, the refunding will proceed only if the proposed bonds meet a minimum net present value savings threshold of 3.0% or \$200 in annual savings per parcel. The 2025 Refunding Bonds will not extend the maturity of any of the original bond issues and are expected to achieve lower borrowing costs through credit enhancements such as bond insurance and a reserve fund surety policy. Approval of the resolutions will authorize the preparation and execution of the related financing documents, including bond indentures, escrow agreements, a Preliminary Official Statement, and a Bond Purchase Agreement. Assuming favorable market conditions and achievement of the required savings threshold, bond pricing is anticipated in early June.

Council Member White recused on this item.

**Motion by Mayor Pro Tem Voigt
Second by Mayor Lara**

Waive the full reading and adopt by title only, “Resolution of the City Council of the City of Beaumont acting as legislative body of Community Facilities District No. 93-1, authorizing the issuance of Special Tax Refunding Bonds and taking other actions in connection therewith”, with modification to the savings threshold to be \$21; and recess the City Council meeting.

Convene a meeting of the Board of Directors of the Beaumont Financing Authority and waive the full reading and adopt by title only, “Resolution of the Board of Directors of the Beaumont Financing Authority approving the execution of Escrow Agreements in connection with the refunding of certain Local Agency Revenue Bonds of the Authority and Special Tax Bonds of the City of Beaumont Community Facilities District No. 93-1, and taking certain other actions in connection therewith”, and adjourn the Board meeting,

Convene a meeting of the Board of Directors of the Beaumont Public Improvement Authority and waive the full reading and adopt by title only, “Resolution of the Board of Directors of the Beaumont Public Improvement Authority, Riverside County, California, authorizing the issuance of its Local Agency Refunding Bonds, in one or more series, in an aggregate principal amount of not-to-exceed thirty million dollars (\$30,000,000) and approving certain documents and taking other actions in connection therewith” and adjourn the Board Meeting and reconvene the City Council meeting.

**Approved by a 4-0 vote
Recused: White**

J.2 Proposed Refunding of the Outstanding Beaumont Public Improvement Authority Wastewater Revenue Bonds, Series 2018A

The report seeks City Council and Beaumont Public Improvement Authority approval of related bond documents, including the Preliminary Official Statement, Bond Indenture, Installment Purchase Agreement, Escrow Agreement, and Bond Purchase Contract. Final bond pricing and issuance will occur once savings targets are met, with a target pricing date in mid-June, contingent upon favorable market conditions.

**Motion by Council Member Fenn
Second by Mayor Lara**

Waive the full reading and adopt by title only, “Resolution of the City Council of the City of Beaumont approving the execution and delivery of the Installment Purchase Agreement for the purpose of causing the issuance of the Wastewater Revenue Refunding Bonds, Series 2025A in an aggregate principal amount not to exceed eighty million dollars (\$80,000,000) and approving the execution and delivery of certain documents in connection therewith and certain other matters” and recess the City Council meeting.

Convene a meeting of the Board of Directors of the Beaumont Public Improvement Authority and waive the full reading and adopt by title only, “Resolution of the Board of Directors of the Beaumont Public Improvement Authority approving the issuance of its Wastewater Revenue Refunding Bonds, Series 2025A in an aggregate principal amount not to exceed eighty million dollars (\$80,000,000) and approving the execution and delivery of certain necessary documents and certificates in connection therewith and related actions” and adjourn the Board Meeting and reconvene the City Council meeting.

Approved by a unanimous vote

J.3 Adopt the Parks and Community Services Master Plan

Strategic Plan Target 5.4, Capital Improvement Project P-17 – Parks and Community Services Master Plan.

**Motion by Mayor Pro Tem Voigt
Second by Council Member Fenn**

Adopt the Parks and Community Services Master Plan as presented.

Approved by a unanimous vote

- J.4 Approval of Trustee Requisition 004 for Reimbursement of Bond Proceeds in the amount of \$5,888,636.70.

Tri Pointe Homes has submitted a request of Community Facilities District 2016-3 bond proceeds to reimburse for completed improvement costs.

Approve the City Manager to sign Requisition 004 to send to the Trustee for disbursement of bond proceeds to the City of Beaumont for reimbursement of costs to Tri Pointe Homes IE-SD Inc.

- J.5 Public Works Agreement for the Construction of the Cougar Way and Beaumont Avenue Traffic Signal Upgrades

Award a Public Works Agreement (PWA) to PTM General Engineering, Inc. (Contractor) in the amount of \$274,067 for the construction of the Cougar Way and Beaumont Avenue Traffic Signal Upgrades (Project).

**Motion by Mayor Pro Tem Voigt
Second by Mayor Lara**

Award and authorize the Mayor to execute a Public Works Agreement (PWA) to PTM General Engineering, Inc. in the amount of \$274,067 for the construction of the CIP R-25-06 Cougar and Beaumont Traffic Signal Upgrades; and,

Approve a ten percent (10%) contingency of \$27,474 for contract change orders and authorize the City Manager to approve contract change orders up to \$27,474 for a total construction budget of \$301,474.

Approved by a unanimous vote

- J.6 Highland Springs Avenue Painted Median Adjustment

Adjust the painted median along Highland Springs Avenue, south of Sixth Street, to eliminate left turn ingress and egress from commercial center.

**Motion by Mayor Pro Tem Voigt
Second by Mayor Lara**

Authorize City staff to adjust the painted median along Highland Springs Avenue, south of Sixth Street, to eliminate left turn ingress and egress from the commercial center intersection.

Approved by a unanimous vote

- J.7 Adopt a List of Projects Funded by SB 1 - The Road Repair and Accountability Act for FY25/26 (CIP R26-01)

Identify the projects and streets that will be funded by SB1 during the 25/26 FY.

**Motion by Council Member Martinez
Second by Mayor Pro Tem Voigt**

Waive the full reading and adopt by title only, “A Resolution of the City Council of the City of Beaumont to Adopt a List of Projects for Fiscal Year 2025/26 Funded by SB-1: The Road Repair and Accountability Act of 2017”.

Approved by a unanimous vote

- J.8 Acceptance and Execution of the Potrero Extension Benefit Area Reimbursement Agreement

Strategic Plan Target 2.4, Reimbursement Agreement with Potrero Extension Benefit Area developers for the cost share of the Nexus Study and authorize the City Manager to execute the agreement.

**Motion by Mayor Lara
Second by Mayor Pro Tem Voigt**

Approve the Reimbursement Agreement with the Potrero Extension Benefit Area developers, and;

Authorize the City Manager to execute the agreement on behalf of the City.

Approved by a unanimous vote

- J.9 Consideration of Expanding the City’s Military Banner Program to Include Veterans and Review of Suggested Donation Amount

In response to increasing public interest and feedback, staff is requesting Council direction to revisit the City’s Military Banner Program to expand eligibility to include military veterans and review the program’s current donation amount relative to actual costs.

Direct staff to expand military banner program and bring back options to Council at a future meeting.

- J.10 Donation of \$30,000 to the Beaumont Chamber of Commerce

In lieu of planning and hosting the 2025 State of the City.

**Motion by Mayor Pro Tem Voigt
Second by Council Member Fenn**

Approve a one-time donation of \$30,000 to the Beaumont Chamber of Commerce in recognition of their past efforts and support of economic development; and

Authorize staff to plan and host the 2025 State of the City event.

Approved by a unanimous vote

J.11 Stewart Park Improvement Project Phase II – Outdoor Recreation Legacy Partnership Grant Update

Strategic Plan Target 5 Goal – Quality of Life & Community Well Being – Goal 5.2, Complete the Construction of Stewart Park.

**Motion by Council Member Fenn
Second by Mayor Lara**

Staff recommends City Council opt for Option 1 – Pause All Construction Activity effective June 4th until such time as the City has executed the agreement, per OGALS staff.

Approved by a unanimous vote

K. LEGISLATIVE UPDATES AND DISCUSSION

L. ECONOMIC DEVELOPMENT UPDATE

M. CITY TREASURER REPORT

M.1 Treasurer Reports

N. CITY CLERK REPORT

O. CITY ATTORNEY REPORT

P. CITY MANAGER REPORT

P.1 Sales Tax Working Group

Q. FUTURE AGENDA ITEMS

- Annexation Agreement with the County (Future)
- Revisit Sanctuary City Definition and Clarification (July)
- Credit Agreements (July)

Add Discussion of a Purple Heart Parking Ordinance

R. COUNCIL REPORTS

Fenn – Gave a report out from the RTA meeting, attended the memorial ceremony, the cherry festival, water alliance meeting and truck route ad hoc meeting.

Martinez – Attended the BPD awards and memorial ceremony

White – Attended the Cherry Festival Parade and Breezin through Beaumont

Voigt – Gave a report out from the EDC meeting, attended the Brezzen through Beaumont run, the ACO Ad Hoc meeting, Truck Route Ad Hoc and Cherry Festival

Lara – Gave a report out from the WRCOG meeting, attended the Citizen's Academy graduation, Memorial Ceremony, Cherry Festival Parade, Breezin through Beaumont run and the Senior Prom

S. ADJOURNMENT at 10:09 p.m.

The next regular meeting of the Beaumont City Council, Beaumont Financing Authority, the Beaumont Successor Agency (formerly RDA), the Beaumont Utility Authority, the Beaumont Parking Authority and the Beaumont Public Improvement Agency is scheduled for Tuesday June 17, 2025, at 6:00 p.m. unless otherwise posted.