



Staff Report

TO: City Council
FROM: Robert Vestal, Public Works Director
DATE: July 15, 2025
SUBJECT: Subdivision Improvement Agreement and Security (Bond Acceptance)

Description Subdivision Improvement Agreement and Security for street and storm drain improvements for Beaumont Library Expansion Plot Plan 2024-0032.

Background and Analysis:

The City requires all developers to provide security for public improvements consisting of, but not limited to, sewer, street, storm drain, utility, and survey monuments per City of Beaumont Municipal Code 16.56.010.

PLOT PLAN 2024-0032 Beaumont Library Expansion

On December 11, 2024, the Planning Commission approved Plot Plan 2024-0032 for the Beaumont Library Expansion (Project). The Project requests to expand and renovate the existing Beaumont Library, including a 9,114 square-foot addition to the existing 10,991 square-foot building, a parking variance for 60 parking spaces, the addition of landscaping and other site improvements within the site, located at 125 East Eighth Street in the Residential Single-Family zone. Refer to Figure 1 for the Vicinity Map for Project Location.

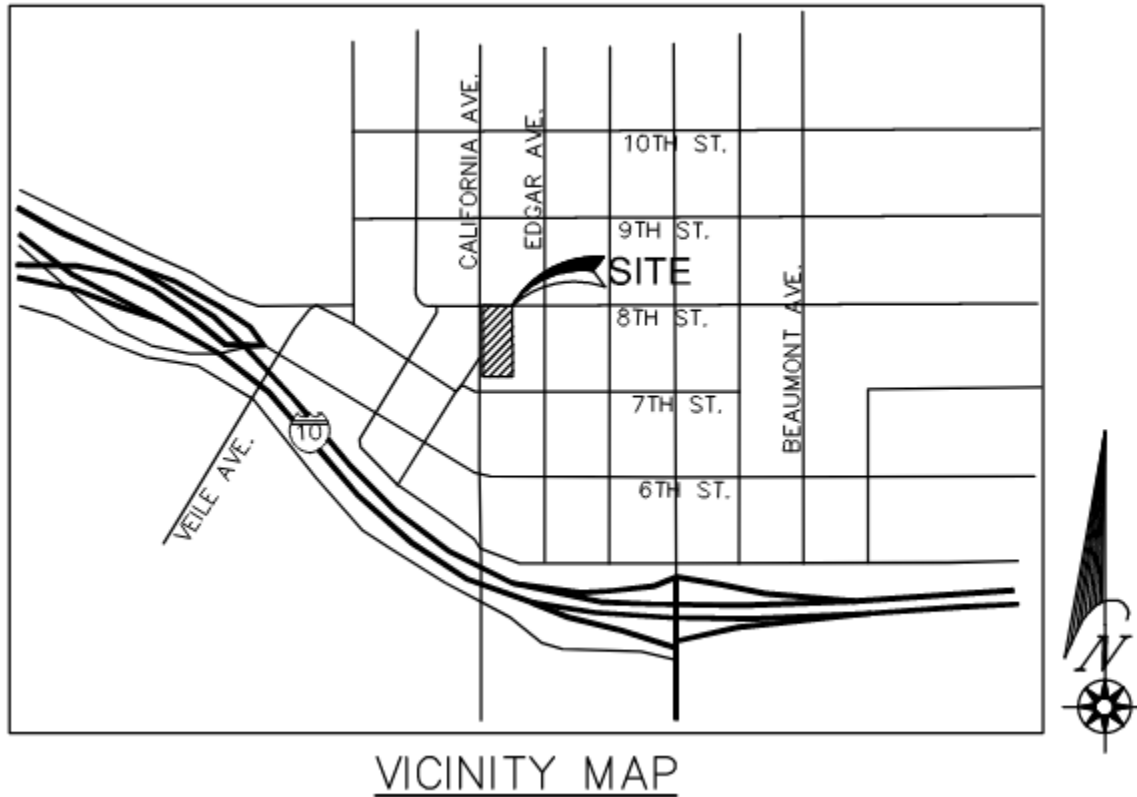


Figure 1- Vicinity Map

The Principal, Beaumont Library District, proposes to construct all required street improvement work associated with the following:

- Public Works file No. 2025-0203, as shown on City File No. 3532, under performance and payment bond number 1116297 for PP2024-0032.

The Principal also proposes to construct all storm drain improvement work associated with the following:

- Public Works file No. 2025-0204, as shown on City File No. 3531, under performance and payment bond number 1116303 for PP2024-0032.

The Beaumont Library District has provided a security agreement and security in the form of a bond for the public improvements. The agreement has been reviewed by staff and found to be consistent with the Beaumont Municipal Code. The following table is a summary of the security:

Project	Bond Number	Type of Improvement	Principal
PP2024-0032	1116297	Street	Beaumont Library District
PP2024-0032	1116303	Storm Drain	Beaumont Library District

City staff recommends that City Council accept the Security Agreement and securities listed in Table 1.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350.

The developer maintains all associated improvements during the construction and maintenance period. The City is not liable for public improvement maintenance until the public improvements are accepted into the City’s publicly maintained system.

Recommended Action:

Accept Security Agreement and Performance and Payment Bonds for (Project / Bond number / Improvement):

- Plot Plan 2024-0032 / 1116297 / Street
- Plot Plan 2024-0032 / 1116303 / Storm Drain

Attachments:

- A. PW2025-0203 -Street Improvement Agreement Package
- B. PW2025-0204 -Storm Drain Improvement Agreement Package