

BEAUMONT LIBRARY DISTRICT

BOARD OF TRUSTEES MEETING
6:30 p.m. at the Library Annex – June 18, 2026
232 West Sixth Street, Beaumont, CA

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. REPORT OF POSTING OF AGENDA

Public comments on items not on the agenda and/or jurisdiction items –
3-minute limit per topic, per speaker

4. CONSENT ITEMS

Approval of Minutes of the previous meeting

5. FRIENDS OF THE LIBRARY REPORT - None

6. DIRECTOR'S REPORT

A. General Ledger Report

B. Activity Summary Report

7. OLD BUSINESS

A. GRANT & CONSTRUCTION UPDATES

B. 11-MONTH REVENUE REPORTS

C. FY27 BUDGET FINAL REVIEW AND RESOLUTION 109

8. CLOSED SESSION:

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code section 54957; Title: Director Emeritus

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code section 54957; Title: Director

C. LABOR NEGOTIATIONS

Conference with Labor Negotiators Pursuant to Government Code
Section 54957.6;

Agency Designated Representative: Margaret Coleman
Unrepresented Employee: Director

9. NEW BUSINESS

A. BUSINESS HUB OFFICE LEASE

10. ADDED STARTERS AND COMMUNICATIONS

11. TRUSTEE COMMENTS AND REQUESTS

12. PUBLIC COMMENTS – 3-minute limit

13. ADJOURNMENT

BEAUMONT LIBRARY DISTRICT

BOARD OF TRUSTEES MEETING

6:30 p.m. at the Library Annex – May 28, 2026
232 West Sixth Street, Beaumont, CA. 92223

MINUTES

CALL TO ORDER – Secretary Carr called the meeting to order at 6:30 p.m.

ROLL CALL – C. Carr, M. Garcia, S. Aguilar-Martinez, S. Mitchell, K. Van Valkenburg,
L. Dickinson
ABSENT – M. Coleman
GUESTS – D. Roppelt

REPORT OF POSTING OF AGENDA – Agenda was posted 72 hours in advance.

1. CONSENT ITEMS

MOTION: (Aguilar-Martinez/Garcia) to remove the Closed Session from the posted agenda. (4-0-1)

Approval of Minutes of the previous meeting.

MOTION: (Garcia/Carr) to approve the Minutes as presented. (4-0-1)

2. FRIENDS OF THE LIBRARY REPORT

Friends President, Debra Roppelt, reported that four members of the Friends Board attended the recent Serving with a Purpose conference where they got some good ideas for running the bookstore, fundraising, etc. She noted that 14 new members were signed up at the local “Beaumont Nights” event, and they now have a new vertical banner with a photo of the Library and a QR code. The Marilyn and Milton Cook scholarship in the amount of \$1,000 went to library volunteer Kayla Davis.

3. DIRECTOR'S REPORT

The Director gave information on SoCal Edison’s electrical switchover, which closed the Library for the day. She announced that the new Librarian I (Outreach) position will be filled by Elaine Norris beginning July 1. In addition, she stated that she and other staff toured the new Business Hub in hopes of obtaining space there for library activities, at just \$1 per year, during the remainder of the construction project.

A. General Ledger Report – The transfer of various funds from the County to CLASS, for better interest, were highlighted.

B. Activity Summary Report – Foot traffic has remained consistent despite limited parking due to the construction project.

4. OLD BUSINESS

A. GRANT & CONSTRUCTION UPDATES

The Director Emeritus gave a PowerPoint presentation on activities and progress with the building expansion since the last Board meeting. Highlighted were the \$1,000 donation from our C.W. Driver Project Manager, Vince Holguin, for BUSD's Career Technical Education program; a visit by Riverside County's ARPA person, Marty Martinez, who took drone photos of the construction site; and the recent meeting of the Special Districts Association of Riverside County where staff from the Inland Regional Electrical Network (I-REN) spoke. Key construction issues addressed were the sealing of a water leak, abatement of the resulting mold problem, completion and approval of the sewer ejector system, installation of the exterior windows, grading of the parking lot, consideration of design concepts for the donation wall, raising of an "America 250" flag at the Library, and the process of energizing the switchgear. Looking ahead, there will be some brief 30-minute shutdowns for both Frontier and AT&T to move their various cables in early June. Western AV will be installing audiovisual equipment, the new skylight for the east entrance will be arriving, and a punch list walk will be held in mid-June. Painting of the exterior is scheduled to begin on June 22 and furniture and shelving installation is tentatively set to start on June 29.

i. Construction Schedule and Library Hours

The Library plans to close from July 3 through August 31 to begin vacating current operational space in preparation for the Phase II renovation. Ms. Van Valkenburg discussed the possibility of doing a "sneak peek" tour for community leaders prior to re-opening on September 1. The dates need to be approved now in order to give time to notify the public well in advance of the closure. Consideration of expanded hours of service in the new facility will be brought up at a later date.

MOTION: (Mitchell/Carr) to approve closing the Library from July 3 through August 31 to vacate the current facility and to furnish and occupy the new addition with reopening on September 1. (4-0-1)

B. FY27 BUDGET 2ND REVIEW

The major new revision to the budget is that property tax revenue has been increased by 18% based upon a 3% increase over projected FY26 income. Also, the cost of living adjustment has been increased from 2.5% to 3% because of rising inflation. In addition, impact fees are higher because they are now being collected at the 100% level compared to the 50% and 75% levels in 2025. For example, the impact fees for April amounted to over \$22,000 compared to an average of \$9,000 per month previously. Interest amounts will be declining because Building Forward grant funds have been completely expended and bond funds will be used up by the end of the calendar year.

5. NEW BUSINESS

None.

ADDED STARTERS AND COMMUNICATIONS

Ms. Van Valkenburg shared a large, rusty horseshoe that was unearthed 4 feet below the surface on the library construction site. She also reminded the trustees of SB827's financial training requirement. An in-person seminar is scheduled for September 9 in San Bernardino if anyone is interested in signing up. Plus, there are a variety of online options. She reported that the Bookmobile will be in the Cherry Festival Parade and she will be an announcer at City Hall. The California Special Districts Association will be holding a conference in August in Palm Desert should any Board members want to attend.

Mr. Dickinson announced that May 26 was his tenth employment anniversary with Beaumont Library and to celebrate that fact, since the Cherry Festival opened today, he presented everyone in attendance with a mini-Cherry Pie.

TRUSTEE COMMENTS AND REQUESTS

Mrs. Garcia thanked the Library for allowing her to attend the Serving with a Purpose conference and said that she would be unable to attend the Board meeting in July. Ms. Carr talked about visiting a Carnegie library in St. Paul, Minnesota that had a beautiful tree-shaped donation wall, of which she provided photos to the Director and Director Emeritus. She will not be able to attend the Board meeting in June as she will be out of state.

PUBLIC COMMENTS

None

ADJOURNMENT - at 7:48 p.m.

APPROVED:

DATE:

DIRECTOR'S REPORT

JUNE 2026

Updates

Construction & Operations Update

Library move-in dates were once again...moved. While the AMH sorter installation will still occur June 30, the handover of the Phase I building is scheduled July 16. As a result, the furniture installation and book movers were rescheduled. More details will be included in the Director Emeritus Grant and Construction Project Update.

Internal Projects

There is no news to report regarding the organizational expansion project except that we are looking forward to our part-time Library Associate II, Annyah McNealy moving to full-time and new Outreach Librarian I, Elaine Norris beginning July 1.

In rebranding news, the library is preparing a soft implementation to begin in July. The Director and Public Services Manager have been working on the historical timeline of Beaumont mural with the graphic designer which will be installed in the new building. The new library business card design and letterhead has been received and the new library card design is nearly finalized.

As the Fiscal Year is coming to a close, it is time to begin discussing the Director's Performance Evaluation, FY27 Goals, and FY27 contract.

Community Engagement

Beau the Bookmobile made its last appearance at this year's Beaumont Nights series. Library staff stepped up to staff the booth and promote library services at this year's very dusty Cherry Festival.

Our 2026 Summer Reading Club "Raising Roofs and Readers" kicked off on Monday, June 8 with Fun Fridays scheduled to be held at the Beaumont Presbyterian Church fellowship hall. Beau the Bookmobile will be joining Miss B at Storytime at the Parks on Tuesday mornings, in collaboration with the City of Beaumont. Miss Jennifer will be hosting Step Outside and Read (S.O.A.R) at the Wildlands Conservancy in Oak Glen on Thursday afternoons.



Director Mon-Fri,
Parade announcer Sat.



Beau the Bookmobile, 2026

Meetings & Activities

June 3

- Visit with Dana Roberts, CEO of CW Driver
- OAC Meeting with CW Driver

June 4

- Meeting with TSK Architects regarding library finishes
- Beaumont- Cherry Valley Rotary Club

June 11

- Met with Visual Edge IT regarding copiers

June 9

- Scheduled internet outage
- City of Beaumont Economic Development Steering Committee Mtg.

June 11

- Construction tour with CSDA Representative, Chris Palmer
- Beaumont-Cherry Valley Rotary Club social

June 12

- Introduction of performer Puppet Art Theater given at first SRC 2026 Fun Friday program

June 16

- Meeting and tour with Steven Brown Designs for wayfinding signage

June 17

- OAC meeting with CW Driver
- Director's Networking Call with California State Library

June 19

- Introduction of Illusions by Allen given at the second SRC 2026 Fun Friday program

June 24

- OAC with CW Driver

June 26

- Introduction of Thor's Reptile Family given at the third and final SRC 2026 Fun Friday program
- Unveiling and dedication of Rotary Peace Pole at Chatigny Community Center

June 29-30

- Director Emeritus vacation

Staff Updates

- Library Page, Mia Medina was elated to receive her California Driver's License on June 4.
- Supervising Librarian, Tamara Evans will be attending the American Library Association (ALA) Conference in Chicago, June 24-29.
- Director Emeritus, Luren Dickinson will be taking a well-deserved vacation beginning June 29 through July 7.

Beaumont Library District

General Ledger Summary

May 2026

Account	Balance	Balance prev. month
1000 Cash in County Treasury		
1000.01 Cash in County Treasury - GF	\$ 435,630	\$ 209,775
1000.02 Cash in County Treasury - ACO	\$ 112,771	\$ 112,595
1000.03 Cash in County Treasury - Endow	\$ 55,145	\$ 55,111
Total for 1000 Cash in County Treasury	\$ 603,546	\$ 377,481
1010 Wells Fargo Checking	\$ 144,874	\$ 242,997
1020 CLASS Investment		
1020.1 CLASS - CSL-BF Grant	\$ 1	\$ 1,856
1020.3 CLASS - GF	\$ 1,894,267	\$ 1,888,336
1020.4 CLASS ACO	\$ 2,394,060	\$ 2,384,709
Total for 1020 CLASS Investment	\$ 4,288,327	\$ 4,274,901
1030 US Bank		
1030.01 US Bank - COP Lease Payment 2000	\$ 26,672	\$ 36,569
1030.02 US Bank - COP Reserve Fund 2001	\$ 681,279	\$ 679,370
1030.03 US Bank - COP Project Fund 2002	\$ 5,353,576	\$ 7,346,244
Total for 1030 US Bank	\$ 6,061,527	\$ 8,062,183
Accounts Total	\$ 11,098,274	\$ 12,957,562

Beaumont Library District
Wells Fargo Monthly Activity Report
May 2026

Distribution account	Transaction date	Transaction type	Num	Name	Amount	Balance
1010 Wells Fargo Checking						
		Beginning Balance				232,538.54
1010 Wells Fargo Checking	05/05/2026	Bill Payment (Check)	6556	Urban Futures, Inc	-3,325.00	229,213.54
1010 Wells Fargo Checking	05/05/2026	Bill Payment (Check)	6557	TASC	-114.26	229,099.28
1010 Wells Fargo Checking	05/05/2026	Bill Payment (Check)	6558	Amazon Capital Services	-820.53	228,278.75
1010 Wells Fargo Checking	05/05/2026	Bill Payment (Check)	6559	Best Best & Krieger	-3,291.00	224,987.75
1010 Wells Fargo Checking	05/05/2026	Bill Payment (Check)	6560	Rafhael Animas	-3,450.00	221,537.75
1010 Wells Fargo Checking	05/05/2026	Bill Payment (Check)	6561	Luren Dickinson	-95.70	221,442.05
1010 Wells Fargo Checking	05/08/2026	Bill Payment (Check)	6562	Southern California Edison	-16,282.23	205,159.82
1010 Wells Fargo Checking	05/11/2026	Bill Payment (Check)	6563	AT&T	-28,093.97	177,065.85
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6564	BEST Contracting Services Inc	-233,577.93	-56,512.08
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6565	SSW Mechanical Construction Inc.	-48,564.00	-105,076.08
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6566	Infinity Structures Inc.	-130,302.00	-235,378.08
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6567	United Contracting LLC	-6,192.94	-241,571.02
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6568	Simco Mechanical Inc	-77,662.50	-319,233.52
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6569	So. Cal West Coast Electric	-115,425.32	-434,658.84
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6570	Mulvihill Enterprises, Inc	-5,582.20	-440,241.04
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6571	JPI Development Group Inc.	-18,534.50	-458,775.54
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6572	JG Tate Fire Protection Systems Inc.	-30,162.98	-488,938.52
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6573	ADEP Precision Contracting	-40,023.79	-528,962.31
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6574	KAR Construction	-173,616.61	-702,578.92
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6575	Caston Inc.	-66,310.00	-768,888.92
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6576	Jason Morton, Kodiak Painting	-18,479.40	-787,368.32
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6577	Anderson Charmesky Structural Steel Inc.	-31,825.00	-819,193.32
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6578	SSW Mechanical Construction Inc.	-50,416.50	-869,609.82
1010 Wells Fargo Checking	05/15/2026	Bill Payment (Check)	6579	NuWay Inc.	-4,455.49	-874,065.31

1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6580	United Contracting LLC	-18,132.73	-892,198.04
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6581	Floored Tile & Stone	-17,746.95	-909,944.99
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6582	Southcoast Acoustical Interiors	-67,533.13	-977,478.12
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6583	So. Cal West Coast Electric	-107,924.08	-1,085,402.20
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6584	Mulvihill Enterprises, Inc	-24,085.35	-1,109,487.55
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6585	JPI Development Group Inc.	-1,329.05	-1,110,816.60
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6586	Golden Glass Inc	-4,750.00	-1,115,566.60
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6587	Inland Building Construction Companies	-1,847.75	-1,117,414.35
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6588	JG Tate Fire Protection Systems Inc.	-22,971.00	-1,140,385.35
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6589	KAR Construction	-51,192.64	-1,191,577.99
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6590	Caston Inc.	-390,348.35	-1,581,926.34
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6591	Jason Morton, Kodiak Painting	-12,350.00	-1,594,276.34
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6592	Anderson Charmesky Structural Steel Inc.	-4,275.00	-1,598,551.34
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6593	United Contracting LLC	-72,300.66	-1,670,852.00
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6594	Xochilt Trujillo Flores	-875.00	-1,671,727.00
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6595	Midwest Tape	-1,273.51	-1,673,000.51
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6596	Amazon Capital Services	-1,167.12	-1,674,167.63
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6597	Eide Bailly LLP	-7,661.80	-1,681,829.43
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6598	Overdrive	-355.07	-1,682,184.50
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6599	Streamline	-560.00	-1,682,744.50
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6600	Kajeet, Inc	-1,482.12	-1,684,226.62
1010 Wells Fargo		Bill Payment				
Checking	05/15/2026	(Check)	6601	Enova Create Buiness Solutions	-278.26	-1,684,504.88
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6602	Taylor's Plumbing LLC	-240.00	-1,684,744.88
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6603	Uline	-132.91	-1,684,877.79
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6604	Beaumont Safe and Lock	-69.00	-1,684,946.79
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6605	Midwest Tape	-41.19	-1,684,987.98
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6606	SDRMA	-1,116.49	-1,686,104.47
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6607	Brodart Co.	-132.15	-1,686,236.62
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6608	Julia Schumacher	-157.12	-1,686,393.74

1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6609	Office Depot	-153.46	-1,686,547.20
1010 Wells Fargo		Bill Payment				
Checking	05/20/2026	(Check)	6610	Cherry Valley Auto	-128.36	-1,686,675.56
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6611	Imperial County Office of Education	-2,460.51	-1,689,136.07
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6612	Ebsco Subscription Services	-4.40	-1,689,140.47
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6613	Rafhael Animas	-3,360.00	-1,692,500.47
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6614	Western AV	-7,304.26	-1,699,804.73
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6615	Visual Edge IT Inc.	-4,981.72	-1,704,786.45
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6616	Alliant Insurance Services	-3,195.00	-1,707,981.45
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6617	EDD	-120.00	-1,708,101.45
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6618	SSD Alarm	-1,908.34	-1,710,009.79
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6619	Midwest Tape	-75.93	-1,710,085.72
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6620	Demco	-637.59	-1,710,723.31
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6621	Best Best & Krieger	-2,500.00	-1,713,223.31
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6622	Chris Green	-65.00	-1,713,288.31
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6623	Overdrive	-704.32	-1,713,992.63
1010 Wells Fargo		Bill Payment				
Checking	05/29/2026	(Check)	6624	Office Depot	-124.64	-1,714,117.27
1010 Wells Fargo		PPE				
Checking	05/13/2026	Journal Entry	26.05.13		-2,455.67	-1,716,572.94
1010 Wells Fargo		PPE				
Checking	05/13/2026	Journal Entry	26.05.13		-4,882.53	-1,721,455.47
1010 Wells Fargo		PPE				
Checking	05/13/2026	Journal Entry	26.05.13		-3,158.99	-1,724,614.46
1010 Wells Fargo						
Checking	05/01/2026	Deposit		Nayax	34.19	-1,724,580.27
1010 Wells Fargo						
Checking	05/04/2026	Deposit		Wells Fargo	15.00	-1,724,565.27
1010 Wells Fargo						
Checking	05/08/2026	Deposit		Nayax	30.85	-1,724,534.42
1010 Wells Fargo						
Checking	05/13/2026	Deposit		Quickbooks	1,556.10	-1,722,978.32
1010 Wells Fargo						
Checking	05/13/2026	Deposit		U.S. Bank	796,758.36	-926,219.96
1010 Wells Fargo						
Checking	05/14/2026	Deposit		U.S. Bank	1,216,554.57	290,334.61
1010 Wells Fargo						
Checking	05/14/2026	Deposit		Wells Fargo	30.45	290,365.06
1010 Wells Fargo						
Checking	05/15/2026	Deposit		Nayax	20.06	290,385.12
1010 Wells Fargo						
Checking	05/15/2026	Deposit		Wells Fargo	28.50	290,413.62
1010 Wells Fargo						
Checking	05/18/2026	Deposit		Wells Fargo	15.00	290,428.62

1010 Wells Fargo					
Checking	05/19/2026	Deposit	Wells Fargo	15.90	290,444.52
1010 Wells Fargo					
Checking	05/20/2026	Deposit		16,969.98	307,414.50
1010 Wells Fargo					
Checking	05/22/2026	Deposit	Nayax	7.24	307,421.74
1010 Wells Fargo					
Checking	05/22/2026	Deposit	Wells Fargo	2.80	307,424.54
1010 Wells Fargo					
Checking	05/26/2026	Deposit	Wells Fargo	37.00	307,461.54
1010 Wells Fargo					
Checking	05/27/2026	Deposit	Wells Fargo	10.00	307,471.54
1010 Wells Fargo					
Checking	05/29/2026	Deposit	Nayax	26.66	307,498.20
1010 Wells Fargo					
Checking	05/29/2026	Deposit		23,566.81	331,065.01
1010 Wells Fargo					
Checking	05/01/2026	Check	So Cal Gas	-55.28	331,009.73
1010 Wells Fargo					
Checking	05/05/2026	Check	BCVWD	-217.24	330,792.49
1010 Wells Fargo					
Checking	05/05/2026	Check	TASC	-960.00	329,832.49
1010 Wells Fargo					
Checking	05/06/2026	Check	Verizon	-464.44	329,368.05
1010 Wells Fargo					
Checking	05/06/2026	Expense	Sangoma	-360.70	329,007.35
1010 Wells Fargo					
Checking	05/06/2026	Check	CALPERS	-11,138.42	317,868.93
1010 Wells Fargo					
Checking	05/07/2026	Check	Frontier	-369.94	317,498.99
1010 Wells Fargo					
Checking	05/11/2026	Check	Wells Fargo Business Card	-4,596.99	312,902.00
1010 Wells Fargo					
Checking	05/13/2026	Check	Edison	-1,398.81	311,503.19
1010 Wells Fargo					
Checking	05/15/2026	Check	Verizon	-470.23	311,032.96
1010 Wells Fargo					
Checking	05/18/2026	Check	Wells Fargo Business Card	-458.29	310,574.67
1010 Wells Fargo					
Checking	05/19/2026	Check	Waste Management	-238.37	310,336.30
1010 Wells Fargo					
Checking	05/22/2026	Check	Quickbooks	-115.50	310,220.80
1010 Wells Fargo		Bill Payment	California Society of Municipal Finance		
Checking	05/26/2026	(Check)	Officers	-125.00	310,095.80
1010 Wells Fargo					
Checking	05/29/2026	Check	Wex Fleet Card	-389.52	309,706.28
1010 Wells Fargo					
Checking	05/29/2026	Deposit	Wells Fargo	5.46	309,711.74
1010 Wells Fargo					
Checking	05/12/2026	Check	Wells Fargo	-35.75	309,675.99
1010 Wells Fargo		Bill Payment			
Checking	05/15/2026	(Check)	C.W.Driver LLC	-109,700.56	199,975.43
1010 Wells Fargo		Bill Payment			
Checking	05/15/2026	(Check)	TSK Architects	-16,190.81	183,784.62
1010 Wells Fargo		Bill Payment			
Checking	05/15/2026	(Check)	Universal Engineering Services	-9,467.50	174,317.12
1010 Wells Fargo		Bill Payment			
Checking	05/15/2026	(Check)	ISN Global Enterprises, Inc	-23,364.70	150,952.42

1010 Wells Fargo		Bill Payment			
Checking	05/26/2026	(Check)	Ingram Library Services	-4,378.15	146,574.27
1010 Wells Fargo		Bill Payment			
Checking	05/26/2026	(Check)	Shimshon David	-1,700.00	144,874.27
Total for 1010 Wells Fargo Checking				-5,078.15	

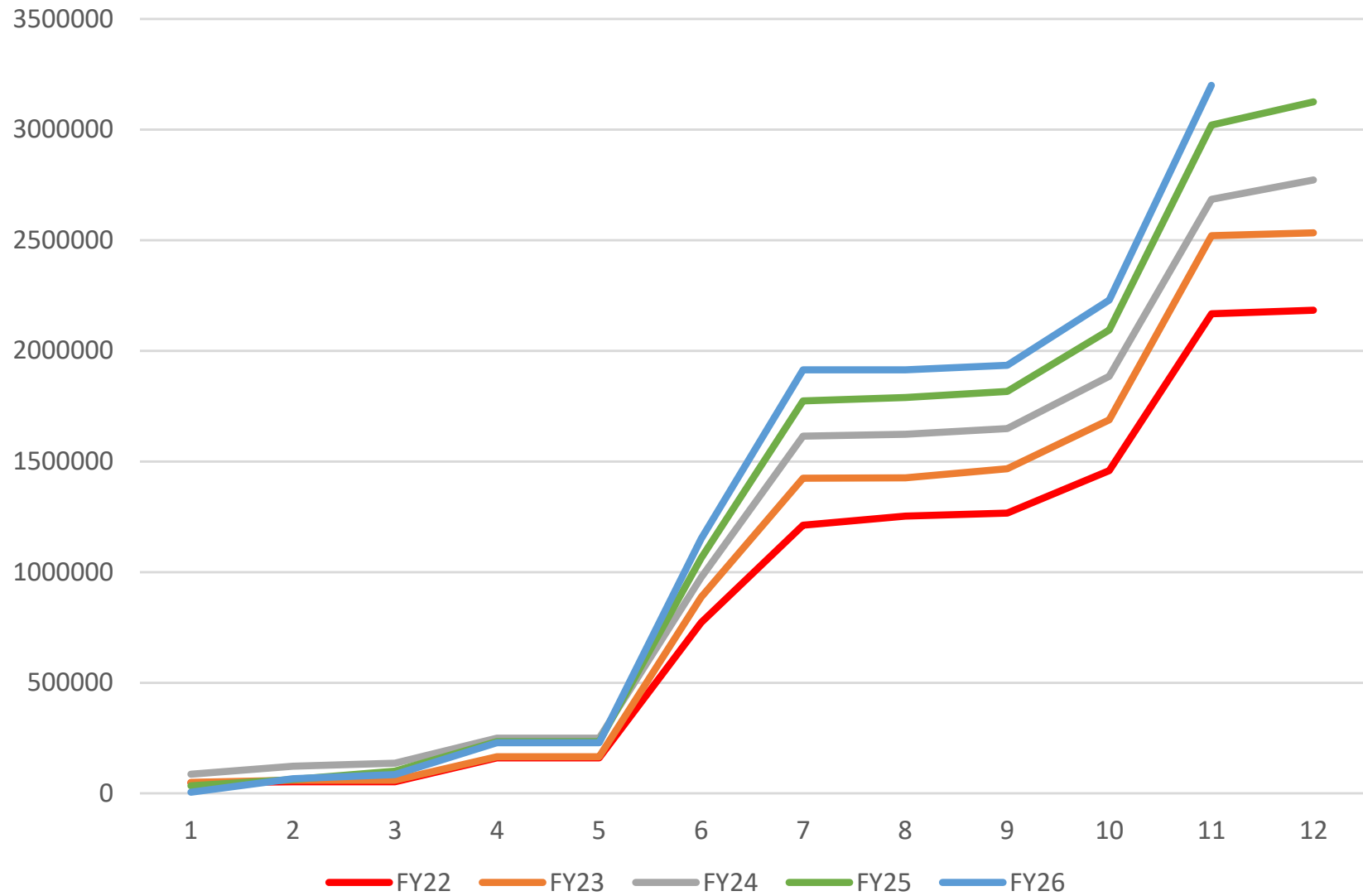
Beaumont Library District Activity Report May 2026

	Month	YTD	Prior Yr. Mo.	Prior YTD		Month	YTD	Prior Yr. Mo.	Prior YTD
Circulation Activity					Registration Activity				
Library Checkouts	4961	62988	5765	76374	New Registrations	143	1761	183	1992
Bookmobile Checkouts	159	3349	200	3090	Updated Registrations	342	4331	813	4408
Items Renewed	5256	62880	6042	68867	Deleted Registrations	47	329	182	549
Circulation Totals	10376	129217	12007	148331	Total Registrations	532	6421	1178	6949
Holds Activity					Collection Growth				
Library Holds Added	512	5955	448	6350	Titles Added	377	4460	502	5318
Bookmobile Holds Added	1	22	6	57	Titles Deleted	174	6523	213	5685
Holds Checked Out	438	5405	406	5784	Titles Change	203	-2063	289	-367
Holds Totals	951	11382	860	12191	Items Added	395	5039	563	6142
Overdue Notices					Items Deleted	191	7078	247	6351
Courtesy Notices	11038	128194	11543	138763	Items Change	204	-2039	316	-209
First Notices	624	5684	542	5816	Program & Activities				
Final Notices	281	3282	295	3406	Children 0-5 Programs	25	259	26	311
Total Notices	11943	137160	12380	147985	Attendance	656	6418	747	8812
Fees Paid & Waived					Children 6-11 Programs	0	15	1	27
Fees Paid	\$210.85	\$1,950.25	\$84.35	\$3,341.60	Attendance	0	159	9	356
Fees Waived	\$1,328.40	\$19,917.40	\$2,345.00	\$20,479.30	Young Adult Programs	0	14	1	20
Fees Balance	-\$1,117.55	-\$17,967.15	-\$2,260.65	-\$17,137.70	Attendance	0	105	3	214
E-Material Usage					Adult/Literacy Programs	8	105	10	101
Hoopla	370	5077	344	2545	Attendance	42	438	23	273
Overdrive	857	9705	895	8476	All Ages Programs	0	27	1	51
Palace E-books	11	86	4	82	Attendance	0	2051	14	4861
eMagazines	21	212	16	232	Outreach Programs	26	298	28	244
Database Usage					Attendance	675	8479	759	6137
Ancestry	118	772	82	853	Total Programs	59	718	67	754
GreenFILE	0	4	0	7	Total Attendance	1373	17650	1555	20653
A to Z Databases	1	30	6	119	Public Computer Use				
Novelist	26	304	13	263		374	3582	333	4493
ProQuest K-12	0	12	0	2	Reference Interaction				
						929	11233	1116	17041
					Website Visits				
						4089	42875	2457	25099
					Library Visits				
						4293	54103	4914	78134

BEAUMONT LIBRARY DISTRICT FY26 11-Month Revenue Report

TYPE OF REVENUE	Actual 2023-24	Actual 2024-25	Budget 2025-26	Revenue YTD	Balance	Explanation
PROP TAX CURRENT SECURED	2,395,828.02	2,786,943.44	2,775,000.00	2,910,432.22	135,432.22	Current property tax
PROP TAX CURR UNSECURED	120,004.01	142,059.15	150,000.00	157,963.97	7,963.97	Personal property tax
PROP TAX PRIOR UN/SECURED	5,565.42	3,208.42	10,000.00	205.85	-9,794.15	Incremental taxes reinstated
PROP TAX CURRENT SUPPL	72,211.04	77,754.25	75,000.00	64,409.50	-10,590.50	Current supplemental
PROP TAX PRIOR SUPPL	57,281.28	21,237.48	25,000.00	32,171.12	7,171.12	Prior supplemental
INTEREST - INVESTED FUNDS	103,686.26	72,536.16	50,000.00	18,281.50	-31,718.50	Earnings on General Fund
CA-HOMEOWNERS TAX RELIEF	17,655.24	19,525.25	10,000.00	16,491.65	6,491.65	State provided property rev.
DEVELOPMENT IMPACT FEES	0.00	0.00	75,000.00	90,010.81	15,010.81	Federal and state grants
CONTRACTUAL & REDEV	0.00	1,970.11	100,000.00	0.00	-100,000.00	Unwinding revenues
MISC-FINES-FEES-DONATIONS	23,428.81	0.00	10,000.00	2,336.00	-7,664.00	Gifts, fines and fees
ASSUMED GEN. FUND TOTALS	2,795,660.08	3,125,234.26	3,280,000.00	3,292,302.62	12,302.62	
ACO FUND	250,000.00	250,000.00	250,000.00	0.00	-250,000.00	Transfers
INCOME AND EXPENSES	125,189.80	6,793.20	5,000.00	8,210.08	3,210.08	Interest and Expenses
ASSUMED ACO FUND TOTALS	375,189.80	256,793.20	255,000.00	8,210.08	-246,789.92	
LIBRARY ENDOWMENT FUND	0.00	0.00	0.00	0.00	0.00	Library endowment
INTEREST AND DONATIONS	1,567.49	589.68	500.00	552.19	52.19	
ASSUMED LIBRARY TOTALS	1,567.49	589.68	500.00	552.19	52.19	
FRIENDS ENDOWMENT FUND	0.00	0.00	0.00	0.00	0.00	Friends endowment
INTEREST AND DONATIONS	1,567.49	589.67	500.00	552.18	52.18	
ASSUMED FRIENDS TOTALS	1,567.49	589.67	500.00	552.18	52.18	
ASSUMED ENDOWMENT TOTALS	3,134.98	1,179.35	1,000.00	1,104.37	104.37	

Beaumont Library District Cumulative Month-by-Month Tax Revenue





**General Fund
Proposed Budget
FY 2026/27**

Agenda Item 7C

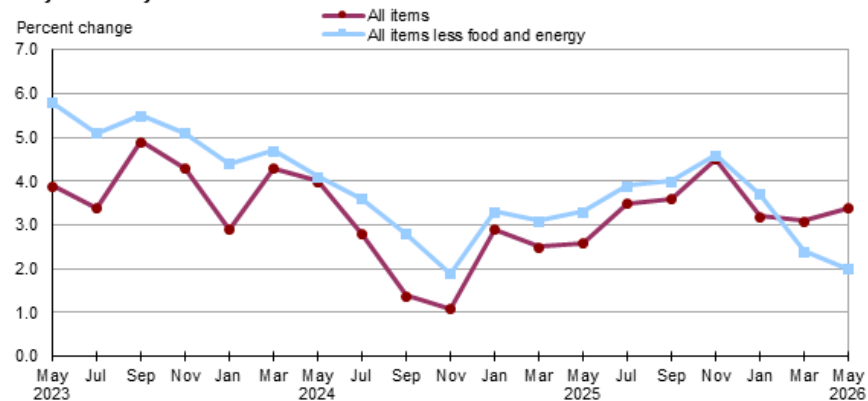
	A	B	C	D	E	F
	Actuals Jul 25 - May 26	FY 2025/26 Projected Actual	FY 2025/26 Adopted Budget	FY 2026/27 Proposed Budget	FY 2026/27 \$ Change	FY 2026/27 % Change
1 Revenue						
2 Property Taxes and Assessments	\$ 3,132,806	\$ 3,519,500	\$ 3,035,000	\$ 3,589,800	\$ 554,800	18%
3 Contractual and Redevelopment	16,492	20,000	110,000	20,000	(90,000)	-82%
4 Fines and Fees	2,336	2,800	4,000	2,800	(1,200)	-30%
5 Investment Income	505,605	205,300	50,000	125,000	75,000	150%
6 Other Income	140,247	64,400	6,000	18,400	12,400	207%
7 Total Revenue	3,797,486	3,812,000	3,205,000	3,756,000	551,000	17%
8 Expenses						
9 Salaries and Benefits						
10 Salaries	1,072,421	1,225,483	1,222,197	1,346,600	124,403	10%
11 Health and Other Benefits	123,795	142,904	129,000	174,500	45,500	35%
12 Payroll Taxes	79,229	98,483	99,000	103,000	4,000	4%
13 Retirement	222,081	246,312	272,000	245,400	(26,600)	-10%
14 Total Salaries and Benefits	1,497,526	1,713,181	1,722,197	1,869,500	147,303	9%
15 Operating Expenses						
16 Operations	185,278	247,445	250,000	276,000	26,000	10%
17 Administrative	217,049	268,110	226,500	247,760	21,260	9%
18 Materials	127,611	170,989	161,500	158,500	(3,000)	-2%
19 Utilities	60,619	88,677	85,000	88,800	3,800	4%
20 Total Operating Expenses	590,557	775,220	723,000	771,060	48,060	7%
21 Other Expenses						
22 Structures, Improvements and Equipment	42,464	55,912	36,000	50,000	14,000	39%
23 Contributions to Accumulated Capital Outlay (ACO)	650,000	950,000	542,000	650,000	108,000	20%
24 Contingency	-	-	50,000	50,000	-	0%
25 Total Other Expenses	692,464	1,005,912	628,000	750,000	122,000	19%
26 Total Expenses	2,780,548	3,494,314	3,073,197	3,390,560	317,363	10%
27 Net Revenue / (Expenses)	1,016,938	317,686	131,803	365,440	233,637	177%

Consumer Price Index, Riverside Area — May 2026

Area prices were up 1.0 percent over the past two months, up 3.4 percent from a year ago. The Consumer Price Index for All Urban Consumers (CPI-U) for Riverside-San Bernardino-Ontario advanced 1.0 percent for the two months ending in May 2026, the U.S. Bureau of Labor Statistics (BLS) reported today. Regional Commissioner Chris Rosenlund noted that the energy index increased 8.6 percent during the two-month period. The food index rose 1.5 percent, and the index for all items less food and energy increased 0.2 percent. (Data in this report are not seasonally adjusted. Accordingly, bi-monthly changes may reflect seasonal influences.)

The Riverside area all items CPI-U increased 3.4 percent for the 12 months ending in May. The index for all items less food and energy advanced 2.0 percent over the year. Food prices rose 1.9 percent. Energy prices advanced 20.9 percent.

Chart 1. Over-the-year percent change in CPI-U, Riverside-San Bernardino-Ontario, CA, May 2023–May 2026



Source: U.S. Bureau of Labor Statistics.

Food

Food prices increased 1.5 percent for the two months ending in May. Prices for food at home (grocery store purchases) increased 1.8 percent, with higher prices in 4 of the 6 major grocery store food groups. Prices for food away from home (restaurant, cafeteria, and vending purchases) rose 1.2 percent for the same period.

Food prices increased 1.9 percent over the year. Prices for food at home advanced 1.8 percent, and prices for food away from home rose 2.0 percent.

Energy

The energy index advanced 8.6 percent for the two months ending in May. Gasoline prices rose 11.6 percent.

Energy prices advanced 20.9 percent over the year. Gasoline prices increased 31.2 percent.

All items less food and energy

The index for all items less food and energy rose 0.2 percent during the two-month period. Among the index's components, prices were higher for apparel (+3.3 percent), recreation (+1.4 percent), and new and used motor vehicles (+0.8 percent). In contrast, prices were lower for household furnishings and operations (-2.3 percent) and shelter (-0.1 percent). The index for all items less food and energy advanced 2.0 percent over the year.

Components contributing to the increase included medical care (+5.0 percent) and shelter (+2.5 percent). In contrast, prices were lower for education and communication (-8.3 percent) and new and used motor vehicles (-0.5 percent).

RESOLUTION #109

ON motion of Member _____, seconded by Member _____, the following resolution is adopted:

WHEREAS, additional revenues have accrued to the District during the past fiscal year for accumulated capital fund purposes, and

WHEREAS, said funds can be used for the capital expenditure fund purposes during the 2024-2025 fiscal year,

THEREFORE, BE IT RESOLVED that the County Auditor-Controller is hereby requested to transfer cash funds in the Beaumont Library District General Fund #51055, in the amount of \$650,000.00, to the Accumulated Capital Outlay Fund #51060.

Passed and adopted this 18th day of June 2026 by the governing board of the Beaumont Library District of Riverside County, California, by the following vote:

Ayes____ Nays____ Absent____

LEASE AGREEMENT

This LEASE AGREEMENT (this “Lease”) is made and entered into as of June 16, 2026 (the “Effective Date”), by and between The City of Beaumont, a California general law city (“Landlord”), and the Beaumont Library District, a California Special District (“Tenant”).

1. Lease of Premises. Landlord hereby leases to Tenant, and Tenant leases from Landlord, the following described premises (hereinafter “Premises”) being an individual suite, office or offices located at 514 California Avenue, Beaumont CA 92223, and being more particularly described and depicted in **Exhibit “A”** attached hereto and made a part hereof, inclusive of all easements, and other appurtenances and rights of way incident thereto benefiting the Premises.

The Premises are part of the larger building (“Building”) and are clearly outlined on the diagram attached as Exhibit “A”. For all locations not specified in **Exhibit “A”** as being the area being exclusively leased to Tenant hereunder, it is understood that the larger building is leased out to multiple other tenants and certain portions of the Building are common to all occupants of the building as common area. The Premises shall include such portions of the land and Building, pavement, lighting fixtures and other improvements now or later installed or constructed upon the land, and all driveways, parking lots, walkways, landscaping and other such appurtenances and improvements customarily used in connection with the individual suite or Premises. The improvements existing within the Premises that are exclusive to the Tenant as it now exists or may exist in the future are referred to in this Lease as the “Improvements”.

2. Term and Rent.

2.1 Term. Subject to the terms and conditions contained herein, this Lease shall be effective as of the Effective Date. The term of this Lease shall commence on the Effective Date and shall continue on a month-to-month basis. Landlord or Tenant may terminate this Lease by providing thirty days advanced written notice to the other.

2.2 Rent. Tenant agrees to make rental payments to Landlord (collectively, “Rent”) in the amount of One Dollar (\$1.00) per year, without proration, which obligation to pay Rent shall commence on the date that Tenant opens for business for the public (the “Rent Commencement Date”). After the Rent Commencement Date, Rent shall be payable on the anniversary of the Rent Commencement Date each year thereafter during the Term of this Leaser. In the event that any rental payment becomes due on a Saturday, Sunday, or local, state, or federal holiday (each being a “business day”), then the rental payment shall be due on the next succeeding business day.

3. Delivery of Premises. On the Effective Date, Landlord shall deliver the Premises to Tenant in, and Tenant shall accept the Premises from Landlord in, “AS IS” “WHERE IS” condition except as otherwise provided herein.

4. Use; Conduct of Business.

4.1 Use. The Tenant shall have the affirmative duty and the right to use the Premises for the following purposes:

a. TENANT will offer a range of programs designed to meet the unique needs and goals of job seekers.

(the forgoing a-b, collectively are referred to as the “Agreed Use”).

4.2 Conduct of Business. Tenant shall conduct business that at any time is being operated at the Premises in all material respects in accordance with all applicable laws and ordinances.

4.3 Priority of Use and Access by Landlord. Notwithstanding any other provision of this Lease, because the Landlord is the owner of the Premises and will maintain on-site staff presence, the City of Beaumont shall retain first priority access to and use of the Premises, including but not limited to offices, meeting rooms, and all common areas, as well as the surrounding grounds and exterior premises. Landlord shall have the exclusive right to designate and utilize office space for City staff at its discretion and may access and use shared and common areas at any time without restriction. Tenant shall not unreasonably interfere with such access and shall coordinate activities to ensure continued availability and operational use of the Premises by Landlord personnel. In the event of any conflict regarding the use or scheduling of spaces within the Premises, the City of Beaumont’s determination shall control. Landlord shall always have access to all offices and enclosed spaces within the Premises as a matter of safety, security, and property oversight. Landlord’s access shall include, but not be limited to, administrative use, City-hosted events, maintenance, inspections, and emergency response. Tenant shall ensure that Landlord retains key or electronic access credentials for all such spaces and shall update Landlord promptly regarding any changes to access methods. Landlord reserves the right to reallocate or modify office assignments and workspace configurations as needed to support City operations, provided such changes do not unreasonably disrupt Tenant’s Agreed Use. If the Landlord determines that Tenant’s designated space must be repurposed for exclusive City use, Landlord shall provide at least thirty (30) days written notice to Tenant and work in good faith to support a smooth transition or relocation if feasible.

5. Improvements; Alterations; Maintenance.

5.1 Improvements; Alterations. Tenant shall not make any substantial repairs, alterations, or additions to the Premises

5.2 Maintenance. During the Term of this Lease, except as otherwise specifically outlined in this Paragraph, Landlord shall, at its own expense, keep and maintain the entirety of the Building in good order and repair, subject to ordinary wear and tear. Landlord’s maintenance obligations hereunder include, without limitation, the roof, foundation, structural walls and elements, heating, air conditioning and ventilation systems, glass, plate glass, windows and doors, sprinklers, fire sprinklers, electrical, all plumbing systems, fixtures, walls, floors, ceilings, all mechanical systems, electrical facilities and equipment, exhaust equipment and systems, exterior, curbs, parking lot, trash enclosures, landscaping, and all other improvements. Tenant shall maintain the Premises in a good and clean condition at all times at its sole cost and expense. Landlord may enter the Premises at all reasonable times to make such repairs as Landlord shall reasonably deem necessary to the Premises or as Landlord may be reasonably required to do by

any governmental authority.

6. Trade Fixtures & Equipment. All trade fixtures and equipment, signs (including indoor and outdoor signage), and specifically designed components of improvements to the Premises, including decorative materials and accessories necessarily related to these items placed in or upon the Premises by Tenant (or any prior owner or occupant of the Premises) (hereinafter collectively referred to as the "Tenant's Property") shall at all times during the Term remain the property of Tenant and Tenant shall have the right to remove the same at any time during the Term or within a reasonable time thereafter unless a Tenant Default has occurred and is continuing hereunder at the time of removal. Tenant shall further be permitted to install, use on and about, and remove from the Premises at any time during the Term all other personal property which is not a component of the Building(s) located or to be located on the Premises, all of which at all times during the Term shall be deemed to be part of Tenant's Property with the right of removal by Tenant at or before the expiration or termination of this Lease. Tenant's Property shall also include without limitation: (1) removable decor items and office equipment, including but not limited to computers, POS equipment, telephones, and fax machines; (2) building lettering, trade dress, signs, sign posts, and sign standards; (3) trade fixtures, inventory, equipment, and all personal property used in connection with the business conducted at the Premises; and (4) parts and service equipment, including but not limited to such equipment as may be attached to the building whether by bolts, screws, utility connections or otherwise, such as lifts, compressors and water heaters.

7. Insurance; Indemnification.

7.1. Tenant's alterations, installations, trade fixtures, and personal property shall be insured by Tenant, not by Landlord. Such policy or policies shall insure against all risks of direct physical loss or damage (except the perils of flood and/or earthquake unless required by a Lender). Said policy or policies shall also contain an agreed valuation provision in lieu of any coinsurance clause, waiver of subrogation, and inflation guard protection causing an increase in the annual property insurance coverage amount by a factor of not less than the adjusted U.S. Department of Labor Consumer Price Index for All Urban Consumers for the city nearest to where the Premises are located. If such insurance coverage has a deductible clause, the deductible amount shall not exceed \$1,000 per **occurrence**, and Tenant shall be liable for such deductible amount in the event of an Insured Loss.

7.2 (a) Liability and Other Insurance. At all times during the Term of this Lease, Tenant shall, at its sole cost and expense, maintain or cause to be maintained: (a) Commercial General Liability Insurance (as that term is commonly used in the insurance industry) covering liability arising from the Premises or operations, contractual liability, and personal liability with a limit of not less than Two Million and 00/100 Dollars (\$2,000,000.00) Per Occurrence (as that term is commonly used in the insurance industry) on each of the following coverages: (i) Covered Autos (ii) General Liability Bodily Injury and Property Damage Liability (iii) Personal and Advertising Injury Liability (iv) Damages to Premises Rented to Tenant and Five Million and 00/100 Dollars (\$5,000,000.00) Aggregate (as that term is commonly used in the insurance industry); (b) Commercial Umbrella Insurance (as that term is commonly used in the insurance industry) of no less than Five Million and 00/100 Dollars (\$5,000,000.00); (c) workers' compensation insurance on its employees at the Premises in the amounts required by law; and (d) flood insurance, if the Premises (or any portion thereof) is located within (either currently or at any time during the Term of this

Lease) a federally designated "special flood hazard area" in an amount equal to or greater than the replacement value of the improvements at the Premises.

(b) Property Damage. Tenant shall obtain and maintain insurance coverage on all of Tenant's personal property, trade fixtures, and owned alterations and utility installations. Such insurance shall be full Replacement Cost coverage with a deductible of not to exceed \$1,000 per occurrence. The proceeds from any such insurance shall be used by Tenant for the replacement of personal property, trade fixtures, and tenant-owned alterations and utility installations.

(c) No Representation of Adequate Coverage. Landlord makes no representation that the limits or forms of coverage of insurance specified herein are adequate to cover Tenant's property, business operations, or obligations under this Lease.

(d) Tenant may provide insurance through a JPIA.

7.3 Insurance Carrier; Endorsements. Landlord, its employees, and public officials shall be named as additional insured on certificates of liability insurance required under this Lease. Tenant shall provide Landlord with a copy of the certificates of insurance on or before the Rent Commencement Date, upon any renewal of such insurance prior to the expiration of the term of such coverage, and otherwise upon Landlord's written request. Tenant's insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to or maintained by Landlord. The Commercial General Liability Insurance (as that term is commonly used in the insurance industry) certificate shall be written on ISO Occurrence Form CG 0001-0798 (or a substitute form providing equivalent coverage). Tenant shall place said insurance with reputable insurance companies qualified to do business in the state where the Premises are located with at least an A, VII rating in "Best's Insurance Guide". In the event of the payment of insurance proceeds resulting from any damage or destruction to the Premises, and under the terms of this Lease, Tenant is required to repair or restore same, then such insurance proceeds shall be made available to Tenant for the purpose of making such repairs or replacements on reasonable terms as determined by Landlord. In the event of cancellation of the liability insurance policy, Tenant shall notify Landlord at least fifteen (15) days prior thereto, and in the event of cancellation of the casualty insurance policy as a result of non-payment of premiums, Tenant shall notify Landlord at least thirty (30) days prior thereto. Prior to the effective date of any such cancellation, Tenant shall obtain replacement insurance on the terms provided in this Lease.

7.4 Tenant shall obtain a waiver of subrogation from its insurance companies for the benefit of Landlord.

7.5 Indemnification of Landlord. Tenant will protect, indemnify, save harmless, and defend Landlord from and against all liabilities (statutory or otherwise), obligations, claims, demands, damages, penalties, causes of action, costs and expenses (sometimes referred to in this Lease as "Claims," and including, without limitation, reasonable attorney's fees and expenses) imposed upon or incurred by Landlord by reason of any actual or alleged accident, injury to or death of persons or loss of or damage to property occurring on or about the Premises, Building or adjoining sidewalks and parking lot, or any other matter or thing arising out of the Tenant's use, occupation,

management, or control of the Premises, or caused by the negligence, errors, acts or omissions of Tenant, or Tenant's employees, agents or representatives, customers, or invitees, on or about the Premises, or any failure on the part of the Tenant to perform or comply with any of Tenant's obligations under this Lease, excluding, however, any such Claims arising from any accident, injury, damage or loss to the extent caused by the negligence or willful misconduct of Landlord, or Landlord's employees, representatives or any of their agents as determined by a court of competent jurisdiction. All property of Tenant or any occupant of the Premises shall be there at the risk of Tenant or such occupant. Landlord shall not be liable for damage to, theft of, or misappropriation of such property. Tenant's obligations under this section shall survive the expiration or early termination of this Lease.

8. Damage to Premises.

8.1 Partial Damage - Insured Loss. If a Premises Partial Damage that is an Insured Loss occurs, then Tenant shall, at Tenant's expense, repair such damage.

8.2 Total Destruction. Notwithstanding any other provision hereof, if a Premises Total Destruction occurs, this Lease shall terminate 60 days following such Destruction. If the damage or destruction was caused by the gross negligence or willful misconduct of Lessee, Lessor shall have the right to recover Lessor's damages from Lessee.

9. Assignment/Subletting.

9.1 General Restriction. Tenant shall not assign its interest in this Lease, nor sublet the Premises or any portion thereof, nor otherwise transfer or encumber this Lease or any interest therein (each, an "Assignment"), without first obtaining the prior written consent of Landlord, not to be unreasonably withheld, conditioned, or delayed. At the time of any such proposed Assignment, and as a condition precedent thereto, a Tenant Default must not have occurred and be continuing at such time, under any terms of this Lease. If Tenant consummates an Assignment without obtaining the necessary consent of Landlord pursuant to the provisions of this section, the assignment shall be null and void and of no effect and an incurable Tenant Default shall thereby be deemed to have occurred. Notwithstanding the foregoing to the contrary, Tenant shall not be required to obtain Landlord's consent to, and the same shall not be deemed an assignment, in connection with the merger or consolidation of Tenant.

9.2 Assignment by Landlord. In the event of any sale or exchange of the Premises by Landlord and assignment by Landlord of this Lease, the Landlord shall be entirely freed and relieved of its covenants and obligations contained in, or derived from the Lease arising out of any act, occurrence or omission relating to the Premises or this Lease occurring after the consummation of such sale or exchange and assignment, provided however, that the new owner shall assume and agree for the benefit of Tenant to perform all the covenants and obligations of Landlord contained herein from and following the date of the sale or exchange. In the event of such sale or exchange, this Lease shall nevertheless remain unimpaired and in full force and effect and Tenant hereunder agrees to attorn to the then owner of the Premises.

10. Tenant Default and Remedies.

10.1 Tenant Default. The following shall constitute a default of Tenant under this Lease (each, a "Tenant Default"):

(a) If Tenant fails to make any payment required under this Agreement when due, and does not cure such failure within ten (10) days following written notice from Landlord;

(b) Tenant's failure to perform any of the other terms, conditions, or covenants of this Lease to be observed or performed by Tenant for more than thirty (30) days after written notice thereof from Landlord; provided, however, that if such failure cannot reasonably be cured in the thirty (30) day period, no default shall be deemed to have occurred so long as Tenant shall commence the cure of the same within thirty (30) days of receipt of Landlord's notice and shall thereafter diligently pursue the same to completion; or

(c) If Tenant makes a general assignment for the benefit of creditors or files a voluntary petition in bankruptcy, or if a decree is entered involuntarily adjudicating Tenant a bankrupt and such decree is not dissolved within ninety (90) days, or if a receiver shall be appointed for all the property of Tenant and shall not be discharged within ninety (90) days, then, any such action shall constitute a default by Tenant and, subject to the rights of a mortgagee, Landlord may give notice and terminate this Lease; provided, however, that no such act or event shall constitute a default hereunder or permit the termination of this Lease as long as the payment of all Rent and the other obligations to be performed by the Tenant shall be performed by Tenant or any party claiming under or acting on behalf of Tenant.

10.2 Landlord Remedies. Upon the occurrence of a Tenant Default, following the expiration of any applicable notice and cure periods, Landlord shall have the option to pursue any one or more of the following remedies without notice or demand, in addition to all other rights and remedies available to Landlord at law or in equity, but in all instances, Landlord shall use commercially reasonable efforts to mitigate its damages:

(a) Landlord may elect to terminate this Lease forthwith. In the event of such termination, Tenant shall immediately surrender the Premises to Landlord, and if Tenant fails to do so, Landlord may enter upon and take possession of the Premises and Tenant's Property as provided by applicable law and expel or remove Tenant and any other person who may be occupying said Premises or any part thereof, and any personal property or trade fixtures located therein. In the event of forfeiture of this Lease as herein provided, Tenant agrees that any prepaid Rent being held by Landlord hereunder shall be forfeited to Landlord as liquidated damages for Tenant's default, which liquidated damages shall be in addition to and not in lieu of any unpaid Rent or any other damages accruing to Landlord by reason of such violation by Tenant of any of the terms, provisions and covenants of this Lease.

11. Landlord Default and Tenant Remedies. Landlord shall be in default in the performance of any obligation required to be performed by Landlord under this Lease if Landlord has failed to perform such obligation within thirty (30) days after the receipt of written notice from Tenant specifying in detail Landlord's failure to perform; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for its performance, Landlord shall not be deemed in default if it shall commence such performance within thirty (30) days and thereafter diligently pursues the same to completion. Upon default by Landlord which is not cured within any applicable notice and cure period, Tenant may pursue its rights and remedies at law or in equity. If Landlord shall be in default in the performance of any obligation required to be performed by Landlord under this Lease, or in the event Landlord or its agents causes the damage or destruction as set forth herein, Tenant shall have the right to recover from Landlord all amounts necessary to compensate Tenant for all the detriment proximately caused by such default or which would be likely to result therefrom; provided, however, in no event shall Landlord be liable for business interruption loss, lost profits or consequential or punitive damages except to the extent arising from any fraud, intentional misrepresentation or gross negligence of Landlord. Notwithstanding the foregoing, the total maximum liability of the Landlord for any damages of the Tenant under this Lease, or any loss or damage to Tenant or its employees, guests, or invitees shall not exceed the amount of rent paid by the Tenant to the Landlord under this Lease.

12. Waste. Tenant shall not cause injury or waste to the Premises, reasonable wear and tear, effects of time, and damage by the elements or casualty excepted. Tenant shall keep the Premises clean and free from rubbish, trash, and garbage, and, at its own expense, arrange for removal of same.

13. Parking. The Premises currently has a parking lot (the "Parking Lot"). Tenant shall have use of the Parking Lot in common with all others of any open parking spaces, twenty-four (24) hours a day, seven (7) days a week, every day of the year.

14. Signage and Building Identity. Tenant, at Tenant's sole cost and expense, shall be entitled to install signage on and about the Premises, including without limitation exterior signage at all lawful locations or as otherwise approved by appropriate governmental authority. Such signage shall be subject to all applicable laws.

15. Hazardous Substances.

15.1 (a) Tenant shall comply with all applicable laws relating to environmental conditions on, under, or about the Premises including, but not limited to, soil and groundwater conditions. Without limiting the generality of the foregoing, Tenant shall not transport, use, store, maintain, generate, manufacture, handle, dispose, release, or discharge any Hazardous Substance (as defined below) upon or about the Premises, nor permit its respective employees, agents, invitees or contractors to engage in such activities upon or about the Premises. However, the foregoing provisions shall not prohibit the transportation to and from, and the use, storage, maintenance and handling within, the Premises of substances customarily used in connection with normal business use provided: (a) such substances shall be used and maintained only in such quantities as are reasonably necessary for the then-existing use of the Premises, strictly in accordance with applicable laws and the manufacturers' instructions therefor, (b) such substances shall not be disposed or discharged within the Premises, and shall be transported to and from the Premises in compliance with all applicable laws, and (c) if any applicable law or Tenant's trash removal contractor requires that any such substances be disposed of separately from ordinary trash, Tenant

shall make arrangements at Tenant's expense for such disposal directly with a qualified and licensed disposal company at a lawful disposal site. The term "Hazardous Substances" shall mean any product, substance, chemical, material, or waste whose presence, nature, quantity, and/or intensity of existence, use, manufacture, disposal, transportation, spill, release, or effect is either: (i) potentially injurious to the public health, safety or welfare, the environment, or the Premises, or (ii) regulated or monitored by any governmental authority having jurisdiction over the Premises or (iii) a basis for the potential liability of Landlord to any governmental agency or third party under any applicable statute or common law theory. Hazardous Substances shall include, but not be limited to, hydrocarbons, petroleum, gasoline, and/or crude oil or any products, byproducts or fractions thereof. Tenant shall not engage in any activity in or on the Premises which constitutes a Reportable Use of Hazardous Substances without the express prior written consent of Landlord and timely compliance (at Tenant's expense) with all Applicable Requirements. "Reportable Use" shall mean (i) the installation or use of any above or below-ground storage tank, (ii) the generation, possession, storage, use, transportation, or disposal of a Hazardous Substance that requires a permit from, or with respect to which a report, notice, registration or business plan is required to be filed with, any governmental authority, and/or (iii) the presence at the Premises of a Hazardous Substance with respect to which any Applicable Requirements requires that a notice be given to persons entering or occupying the Premises or neighboring properties. Notwithstanding the foregoing, Tenant may use any ordinary and customary materials reasonably required to be used in the normal course of the Agreed Use, and including ordinary office supplies (copier toner, liquid paper, glue, etc.) and common household cleaning materials, so long as such use is in compliance with all Applicable Requirements, is not a Reportable Use, and does not expose the Premises or neighboring property to any meaningful risk of contamination or damage or expose Landlord to any liability therefor. In addition, Landlord may condition its consent to any Reportable Use upon receiving such additional assurances as Landlord reasonably deems necessary to protect itself, the public, the Premises, and/or the environment against damage, contamination, injury, and/or liability, including, but not limited to, the installation (and removal on or before Lease expiration or termination) of protective modifications (such as concrete encasements) and/or increasing the Security Deposit.

(b) Duty to Inform Landlord. If Tenant knows, or has reasonable cause to believe, that a Hazardous Substance has come to be located in, on, under or about the Premises, other than as previously consented to by Landlord, Tenant shall immediately give written notice of such fact to Landlord, and provide Landlord with a copy of any report, notice, claim or other documentation which it has concerning the presence of such Hazardous Substance.

(c) Tenant Remediation. Tenant shall not cause or permit any Hazardous Substance to be spilled or released in, on, under, or about the Premises (including through the plumbing or sanitary sewer system) and shall promptly, at Tenant's expense, comply with all Applicable Requirements and take all investigatory and/or remedial action reasonably recommended, whether or not formally ordered or required, for the cleanup of any contamination of, and for the maintenance, security and/or monitoring of the Premises or neighboring properties, that was caused or materially contributed to by Tenant, or pertaining to or involving any Hazardous Substance brought onto the Premises during the term of this Lease, by or for Tenant, or any third party.

(d) Tenant Indemnification. Tenant shall indemnify, defend and hold Landlord, its council members, officers, agents, employees, if any, harmless from and against any and all loss of rents and/or damages, liabilities, judgments, claims, expenses, penalties, and attorneys' and consultants' fees arising out of or involving any Hazardous Substance first brought onto the Premises by or for Tenant, or any third party from and after the Effective Date (provided, however, that Tenant shall have no liability under this Lease with respect to any Hazardous Substances existing on, under or about the Premises prior to the Effective Date or any underground migration of any Hazardous Substance under the Premises from adjacent properties not caused or contributed to by Tenant). Tenant's obligations shall include, but not be limited to, the effects of any contamination or injury to person, property, or the environment created or suffered by Tenant, and the cost of investigation, removal, remediation, restoration, and/or abatement, and shall survive the expiration or termination of this Lease. No termination, cancellation, or release agreement entered into by Landlord and Tenant shall release Tenant from its obligations under this Lease with respect to Hazardous Substances unless specifically so agreed by Landlord in writing at the time of such agreement.

15.2 Landlord represents and warrants that it is not aware of and has no knowledge of any person or entity that has used, generated, manufactured, produced, stored, released, discharged or disposed of on, under, or about the Premises (or off-site of the Premises that might affect the Premises), or transferred to or from the Premises, any Hazardous Substances except for the transportation to and from, and the use, storage, maintenance, and handling within, the Premises of substances customarily used in connection with normal business use. Landlord shall protect, indemnify, defend, and hold harmless Tenant and its directors, officers, members, managers, contractors, employees, agents, parents, subsidiaries, successors, and assigns from and against any and all loss, damage, cost, expense, or liability (including reasonable attorneys' fees and costs) arising out of or attributable to the actions or omissions of Landlord or its agents, or a breach by Landlord of any representation, warranty, covenant or agreement contained in this Section and from any Hazardous Substances located on, under or about the Premises prior to the Effective date. It is the intent of Landlord and Tenant that Tenant shall have no liability for damage to the environment or natural resources, for abatement, removal, or clean-up of, or otherwise, with respect to the environmental condition (known or unknown) of the Premises or any property adjacent thereto prior to the Effective Date of the Lease; and that Landlord shall have no liability for damage to the environment or natural resources, for abatement, removal, or clean-up of, or otherwise, with respect to the environmental condition (known or unknown) of the Premises or any property adjacent thereto arising during the term of this Lease or attributable to the actions or omissions of Tenant. The warranties and indemnifications made by the parties in this Section shall survive the termination of this Lease, provided that, with respect to a release associated with an Environmental Regulatory Action, as defined below, the indemnifications shall terminate on receipt of a "no further action" letter or equivalent, from the governmental body concerned, or, if no such letter is available, upon the issuance of a report by Tenant's consultant, which consultant has been approved by Landlord in its reasonable discretion, stating that in the opinion of the consultant, all actions likely to be taken by a governmental body have been taken with respect to the release.

15.3 In the event, there is a release of Hazardous Substances (including without limitation Hazardous Substances originating from any adjoining property or any property in the vicinity of the Premises) in, on, or around the Premises, which results in an enforcement action or actions or proceedings brought against the Landlord or Premises by a governmental body having

jurisdiction to compel an investigation, remediation, cleanup, response action, removal action or other regulatory response (the “Environmental Regulatory Action”), that arose prior to the Effective Date, Landlord shall take all required Environmental Regulatory Action and shall have the right to access the Premises as may be reasonably required for the performance of such obligations, provided that if the cost of performing such remediation is not contained within the approved annual budget, it may instead terminate this Lease without incurring any liability. Tenant shall be responsible for any Environmental Regulatory Action during the term of this Lease in which case the indemnities set forth below shall apply. If any corrective, remedial, or responsive action includes any alterations to the Premises or such alterations are required by Environmental Laws, said alterations shall be performed at the expense of the party responsible for such Environmental Regulatory Action. In the event of an Environmental Regulatory Action not arising during the term of this Lease and which Environmental Regulatory Action causes a material, adverse effect on Tenant’s business operations in the Premises, the rent shall abate to the extent of any diminution in the use of the Premises for each day from the date of the Environmental Regulatory Action until such time as the Hazardous Substances affecting the Premises have remediated, and the earlier of the date when: (i) Landlord obtains a “no further action” letter or equivalent or a report by Landlord’s consultant, which consultant has been approved by Tenant in its reasonable discretion, stating that in the opinion of the consultant, all actions likely to be taken by a governmental body have been taken with respect to the release and delivered the same to Tenant, or (ii) the Tenant has resumed its normal business operations at the Premises. Tenant shall have no obligation to conduct or otherwise pay for any investigative, engineering, or remedial expenses, including, but not limited to, consultant fees for preparation of a report by Landlord’s consultant with respect to any release directly attributable to Landlord or its agents or representatives, but shall be responsible for all such investigative, engineering or remedial expenses, including consultant fees, with respect to any release occurring during the term of this Lease.

16. No Waiver of Covenants and Agreements. The failure of Landlord or Tenant to insist in any instance on the strict keeping, observance, or performance of any covenant or agreement contained in this Lease, or the exercise of any election contained in this Lease, shall not be construed as a waiver or relinquishment for the future of such covenant or agreement, but the same shall continue and remain in full force and effect. No waiver of any condition or covenant of this Lease by either party shall be deemed to imply or constitute a further waiver of the same or any other condition or covenant of said lease.

17. Right of Entry. Upon the occurrence and during the continuance of a Tenant Default, Landlord and its representatives may enter onto the Premises during normal business hours upon reasonable advance written notice to Tenant. At any time during the Term or Renewal Term, as applicable, Landlord may enter the Premises during all business hours for any purpose. Any entry by Landlord and/or its representatives shall be accomplished in a manner that will minimize any interruption or interference with Tenant’s business operations within the Premises.

18. Surrender of Premises. Tenant shall promptly surrender the Premises to Landlord at the expiration or sooner termination of the Term of this Lease and leave the Premises in good condition and repair, subject to reasonable wear and tear, broom clean and free of all debris, waste, and by-products. Tenant may remove all of Tenant’s Property from the Premises, as permitted in this Lease. Upon removal of any trade fixtures affecting the building systems, Tenant shall cap or cover such building system upon removal of the trade fixtures. Any of Tenant’s

property remaining in the Premises at the expiration of the Term of this Lease shall be deemed abandoned by Tenant, and Landlord may claim the same and shall in no circumstances have any liability to Tenant therefor. Upon termination, Tenant shall also surrender all keys for the Premises to Landlord and, if applicable, inform Landlord of any combinations of locks or safes in the Premises. The provisions of this paragraph shall survive the expiration or termination of this Lease.

19. Holding Over. Any holding over after the expiration of the Term hereof, with or without the consent of Landlord, shall be construed to be a tenancy from month to month at the Rent herein specified (prorated on a monthly basis) and shall otherwise be on the terms and conditions herein specified, so far as applicable; provided, however, if such holding over is without the consent of Landlord; Rent for such holdover period shall be 100% the Rent due for the last year of the Term.

20. No Consequential or Punitive Damages. Notwithstanding any provision of this Lease to the contrary, under no circumstances shall either party be liable to the other for any consequential, special, exemplary, or punitive damages or lost profits.

21. Separability and Survivability. The illegality, invalidity, or unenforceability of any term, condition, or provision of the Lease shall in no way impair or invalidate any other term, provision, or condition of the Lease, and all such other terms, provisions, and conditions shall remain in full force and effect. In the event that Landlord or Tenant lawfully terminates this Lease, the provisions of this Lease shall otherwise remain in effect to the extent necessary to allow Landlord and Tenant to enforce rights and obligations accruing prior to the termination of this Lease and attributable to the period of time prior to the termination of this Lease.

22. Governing Law and Venue. The Lease shall be governed by and construed pursuant to the laws of the state of California. Venue for any action under or related to this lease shall be exclusively in the state or federal courts located in the County of Riverside. Any judgment rendered in such an action may be enforced in any other jurisdiction domestic or foreign subject to applicable law and treaty.

23. Notices. All notices required under this Lease shall be deemed to be properly served if delivered in writing personally, sent by certified mail with a return receipt requested, or sent by a nationally recognized overnight carrier, to the party at the address set forth below, or to any subsequent address which Tenant or Landlord may designate in writing to the other party for such purposes. The date of service of a notice shall be deemed received (a) when delivered if delivered personally, (b) three (3) days after being deposited in the United States mail, certified mail, postage prepaid, or (c) one (1) day after being sent using a reliable overnight carrier. All notices shall be addressed as follows:

If to Landlord:

City of Beaumont
c/o City Manager
550 East Sixth Street
Beaumont, CA 92223

If to Tenant: Beaumont Library District
 Attn: Kelly Van Valkenburg
 125 E 8th Street
 Beaumont, CA 92223

24. Binding Effect. Except as otherwise herein provided, this Lease and all the covenants, terms, provisions, and conditions herein contained shall inure to the benefit of and be binding upon the heirs, representatives, successors, and assigns of each party hereto, and all covenants herein contained shall run with the land and bind any and all successors in title to Landlord.

25. Attorneys' Fees. If either Landlord or Tenant commences or engages in any action or litigation or arbitration against the other party arising out of or in connection with the Lease, the Premises, and/or the Building, including but not limited to, any action for recovery of any payment owed by either party under the Lease, or to recover possession of the Premises, or for damages for breach of the Lease, the prevailing party in any such action shall be entitled to have and recover from the losing party reasonable attorneys' fees and other costs incurred in connection with the action and preparation for said action. This provision shall survive the termination of the Lease.

26. Cooperation. Landlord shall fully cooperate with Tenant throughout the Term of this Lease to secure or maintain proper zoning, building, and other permits for the Premises, and to assist Tenant in complying with all applicable laws. Landlord shall execute any petitions, requests, applications, and the like as Tenant shall reasonably request in order to obtain any permit, license, variances, and approvals which, in the reasonable judgment of Tenant, are necessary for the lawful construction and/or operation of Tenant's business on the Premises.

27. Entire Agreement and Amendment. This Lease constitutes the complete and entire agreement between the parties. All negotiations, considerations, representations, and understandings between Landlord and Tenant are merged herein and may be modified or altered only by agreement in writing between Landlord and Tenant. No act or omission of any employee or agent of Landlord shall alter, change, or modify any of the provisions hereof.

28. Authority. Each party warrants and represents to the other party that (a) it is duly organized, validly existing, and in good standing in the state of its organization; (b) it has all requisite power and authority to own and lease property in the state where the Premises are located; (c) it is fully authorized to enter into this Lease and that all required actions have been taken to authorize the execution of this Lease; and (d) this Lease constitutes a legally binding agreement enforceable against Landlord and Tenant, respectively, in accordance with its terms.

29. Counterparts. This Lease may be executed in one or more counterparts, all of which, when taken together shall constitute one agreement. A signed copy of this Lease delivered by facsimile, PDF, e-mail, or other electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Lease.

30. Exhibits. All Exhibits and Recitals referenced herein and attached hereto are made a part hereof.

31. Time. Time is of the essence with regard to all obligations and covenants of this Lease.

[Signature page to follow]

IN WITNESS WHEREOF, said parties have executed and delivered this Lease as of the date and year first above written.

TENANT:

LANDLORD:

By: _____

CITY OF BEAUMONT

By: _____

Date: _____

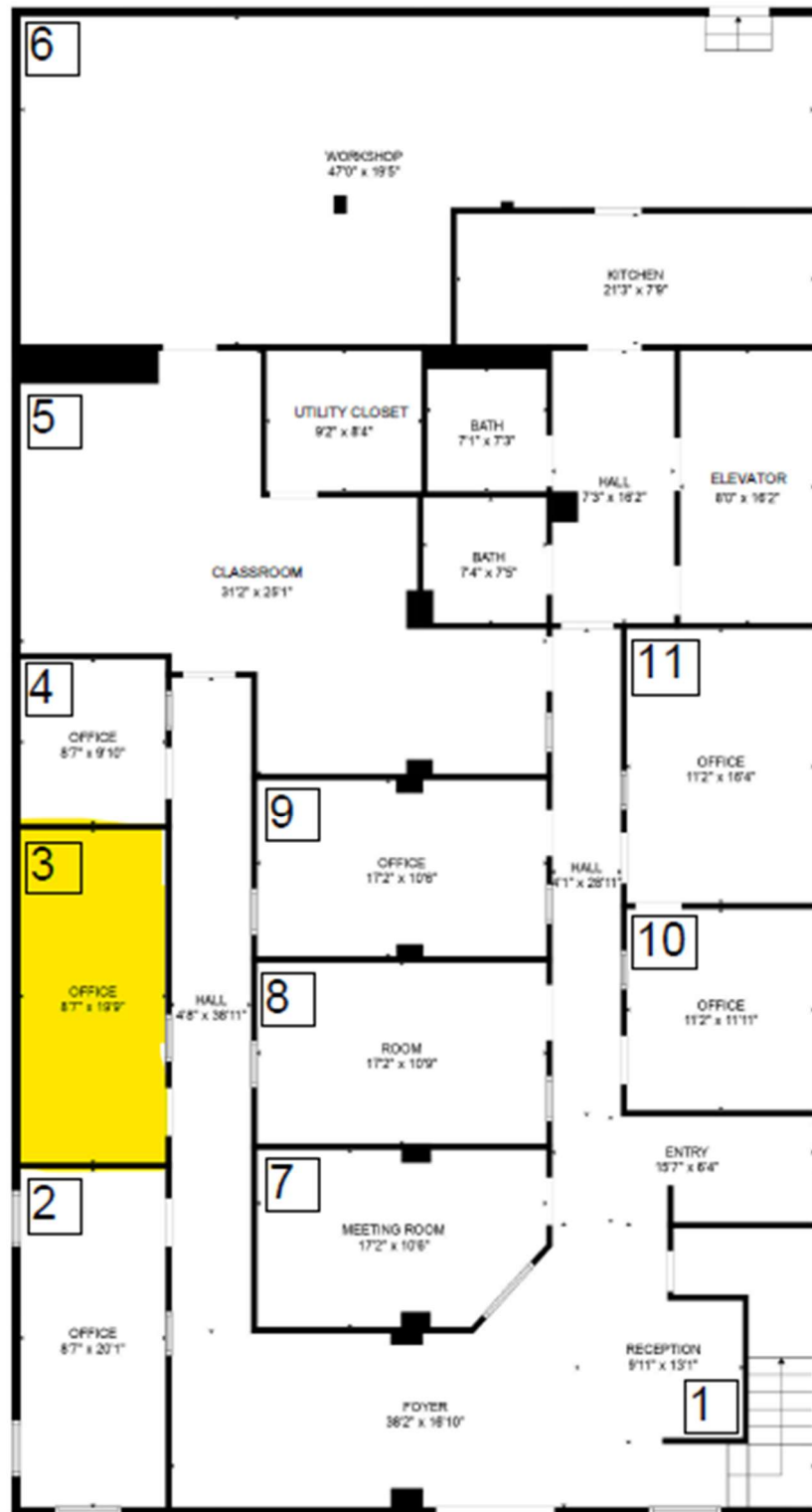
Date: _____

EXHIBIT “A”

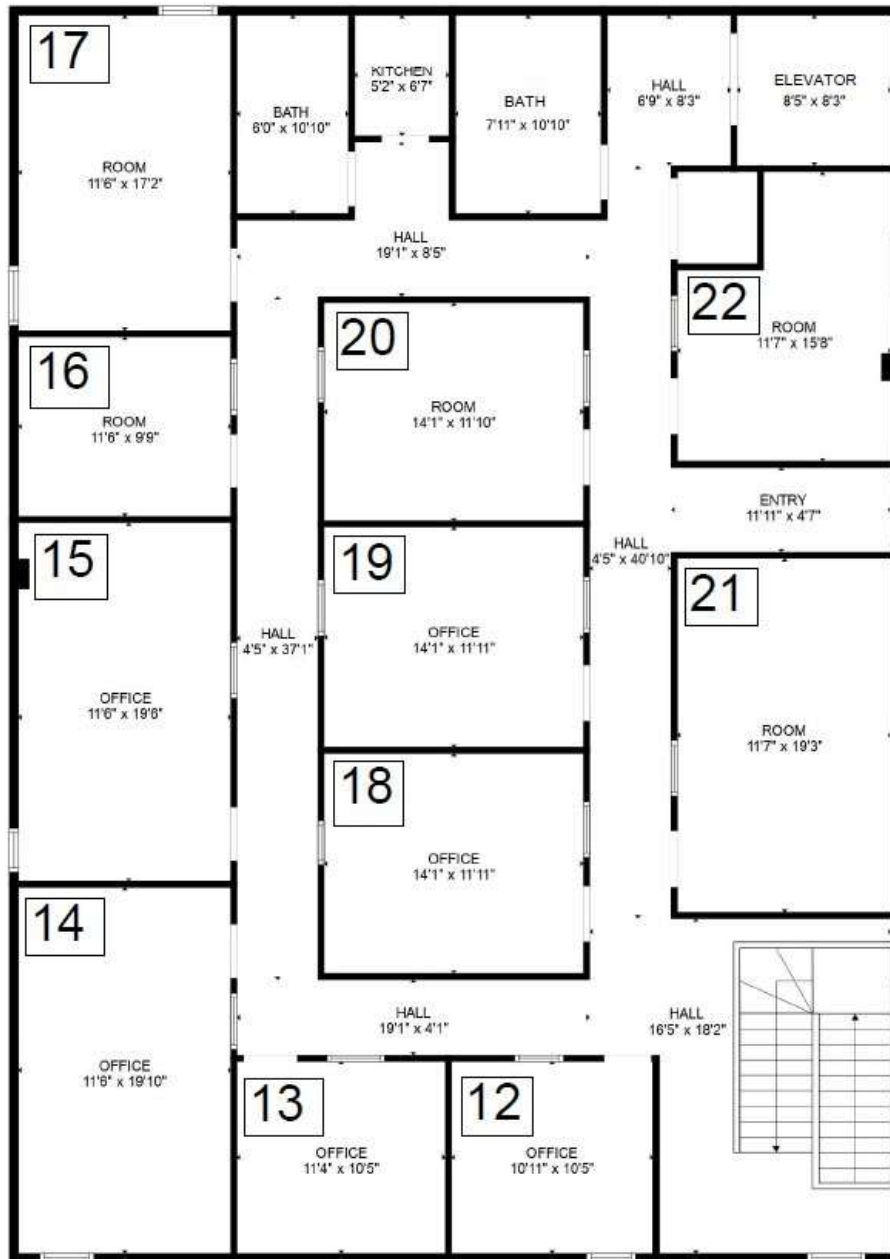
LEGAL

DESCRIPTION

1. Location: 514 N. California Ave.; Beaumont, CA 92223
2. Landlord will make the building accessible to Program Provider: Mondays-Thursday, 7:30A-5:30P; Fridays, 7:30A-12:00N & other hours as agreed by the landlord.
3. Building spaces designated for tenant use with space numbering corresponding to the attached building floorplan map:
 - a. Space #3 is designated for the exclusive use of Tenant. All other areas of the building, including conference rooms and common areas, shall be shared and coordinated with the Landlord in accordance with the access and priority use provisions of this Lease.



FLOOR 1



FLOOR 2