



**AGENDA**  
**FINANCE ADVISORY COMMITTEE**  
**SPECIAL MEETING**  
**TUESDAY MAY 20, 2025**  
**6:00 PM**  
**CITY HALL COMMUNITY ROOM**  
**420 CAPITOLA AVENUE, CAPITOLA, CA 95010**

**CALL TO ORDER AND ROLL CALL**

Committee Members: Councilmember Margaux Morgan, Chairperson Anthony Rovai, Vice Chairperson Matt Arthur, Keith Cahalen, Emeline Nguyen, Leslie Neilsen

**ORAL COMMUNICATIONS** *(No action may be taken)*

*The Chair may announce and set time limits at the beginning of each agenda item.*

*The Committee Members may not discuss Oral Communications to any significant degree but may request issues raised be placed on a future agenda.*

**OTHER BUSINESS** *The Chair may announce and set time limits for speakers at the beginning of each agenda item.*

Topic	Who	Min.
A. Approval of Minutes – Meeting of May 13, 2025	All	5
B. Capital Improvement Program (CIP) Overview	PW Dir	15
C. Annual adoption of the City Investment Policy	Fin Dir	5
D. FY 2025-26 Proposed Budget	Fin Dir	30
E. Wharf Master Plan	Fin Dir	10
F. Discussion of Items for Next Agenda	All	5

**ADJOURNMENT**

**Notice:** The Finance Advisory Committee meets on the Tuesday every other month at 6:00 PM in the Community Room in City Hall located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The Finance Advisory Committee Agenda is available on the City's website: [www.cityofcapitola.org/](http://www.cityofcapitola.org/) on Friday prior to the Tuesday meeting. If you need additional information, please contact the Finance Department at (831) 475-7300.

**Americans with Disabilities Act:** Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodation to participate in the meeting due to a disability, please contact the City Clerk's office at least 24-hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

**Appeals:** Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing and delivered to the City Clerk's Office within ten (10) working days from the time of the boards' decision. The notice of appeal shall set forth appellant's name, phone number, address to which notices may be sent to the appellant, and the grounds upon which the appeal is made.



**MINUTES**  
**FINANCE ADVISORY COMMITTEE**  
**SPECIAL MEETING**  
**TUESDAY MAY 13, 2025**  
**6:00 PM**  
**CITY HALL COMMUNITY ROOM**  
**420 CAPITOLA AVENUE, CAPITOLA, CA 95010**

**CALL TO ORDER AND ROLL CALL**

Chairperson Rovai called the meeting to order at 6:05 PM.

Committee Members Present: Council Member Margaux Morgan, Chairperson Anthony Rovai, Vice Chairperson Matt Arthur, Keith Cahalen, Emeline Nguyen, Leslie Neilsen

Committee Members Absent: None

**ORAL COMMUNICATIONS**

Staff advised the committee of Vice Mayor Pedersen's resignation from City Council. Staff also provided an update regarding current requirements for remote attendance of meetings and that there is legislation currently being considered that may amend to requirements.

**OTHER BUSINESS:** None

Topic
<p><b>A. Approval of Minutes – Meeting of Apr. 15, 2025</b></p> <p>Minutes moved by Council Member Morgan, seconded by Committee Member Cahalen. Minutes unanimously approved.</p>
<p><b>B. FY 2025-26 Proposed Budget</b></p> <p>Staff provided an update on the FY 2025-26 Proposed Budget which included an overview of ongoing revenues and expenditures, an update on the general and reserve fund balances, and a 5-year budget forecast. The key items discussed by the committee included:</p> <ul style="list-style-type: none"><li>• Measure Q – Water &amp; Wildlife Protection Initiative: \$200,000</li><li>• Measure S – Santa Cruz Public Libraries: \$165,000</li><li>• Parking pay station maintenance and repair plan</li><li>• Countywide Radio Project: \$45,000</li><li>• Creation of the Administrative Services Dept.</li><li>• Youth &amp; business group restricted TOT funding: \$139,000</li><li>• Reserve fund balance strategy</li><li>• Parametric insurance: \$20,000</li></ul> <p>In summary, the FAC supported staff recommendations, however, they deferred making any recommendations to the City Council. Staff will present additional follow-up information to the FAC during the special meeting on May 20<sup>th</sup> along with an overview of the Capital Improvement Program.</p>
<p><b>C. Discussion of Items for Next Agenda</b></p> <p>FY 2025-26 Proposed Budget continued discussion, Overview of the Proposed FY 2025-26 Capital Improvement Program, Wharf Master Plan</p>

**ADJOURNMENT:** Chairperson Rovai adjourned the meeting at 7:42 PM.

# Finance Advisory Committee

## Agenda Report

**Meeting:** May 20, 2025

**From:** Finance Department

**Subject:** FY 2025-26 Proposed Capital Improvement Budget

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Recommended Action: Receive report from staff.

Discussion: The City of Capitola proposed Fiscal Year (FY) 2025-26 Capital Improvement Program (CIP) Budget is a financial plan that incorporates the use of available resources programmed toward City Council goals and key projects.

Staff will provide an overview of on-going CIP projects, including funding sources, for the Jade Street Community Center, Treasure Cove at Jade Street Universally Accessible Playground, Cliff Drive Resiliency, and 41<sup>st</sup> Avenue pavement projects.

Report Prepared By: Report Prepared By: Jim Malberg, Finance Director

# Finance Advisory Committee

## Agenda Report

**Meeting:** May 20, 2025

**From:** Finance Department

**Subject:** City Investment Policy



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**Recommended Action:** Confirm the City's Administrative Policy Number III-1, Investment Policy.

**Background:** California Government Code §53630 et seq. contains State requirements for the deposit of City funds. Government Code §53635 requires that all money belonging to, or in the custody of, a local agency be deposited in certain allowable instruments. The current Investment Policy was approved by the City Council on August 9, 2001, by adoption of Resolution No. 3149, affirming the City's Investment Policy. This resolution was then incorporated into the City's Administrative Policies. A copy of the Investment Policy, which was most recently amended by the City Council on June 13, 2024, is attached.

**Discussion:** California Government Code requires a city to annually review its investment policy. The City's current Investment Policy and Investment Portfolio comply with all applicable state laws and regulations.

**Fiscal Impact:** None.

**Attachments:**

1. Administrative Policy Number III-1, Investment Policy

**Report Prepared By:** Report Prepared By: Jim Malberg



## ADMINISTRATIVE POLICY

Number: III-1

Issued: May 9, 1996

Revised: August 24, 2023

Jurisdiction: City Council

### INVESTMENT POLICY

The policy for the investment of public funds shall at all times conform, by law, to Section 53601, et seq., of the California Government Code. In order of importance, the investment policy shall:

1. Provide for the safety of the funds
2. Assure the liquidity of the funds
3. Acquire earnings of the funds

This investment policy, or any modification thereof, shall be formulated by the City Treasurer and approved by the City Council and copies made available upon request.

The Treasurer's investment portfolio contains pooled investments of funds by both the City and of benefit assessment districts within the City. The earnings from pooled investments are shared proportionately with each investor.

City investment funds shall only be invested in the following permitted investments:

1. State of California Local Agency Investment Fund
2. U.S. Treasury Obligations
3. U.S. Agency Obligations
4. Negotiable Certificates of Deposit
5. Placement Service Deposits
6. Placement Service Certificates of Deposit
7. Guaranteed Investment Contracts (GIC) of AAA quality, for a term not to exceed fifteen (15) months\*

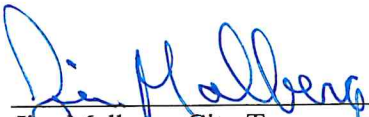
The following limitations shall apply to permitted investments:

T-Bills: Total dollar investment not to exceed 60% of total portfolio at time of investment.

Certificates of Deposit:

- A. Total dollar investment not to exceed 30% of total portfolio at time of investment.
- B. Maturity date of securities shall not be more than five years from date of purchase.
- C. Issuer must be FDIC insured and not more than \$250,000 may be invested into any one bank to ensure FDIC insurance on all invested funds.

City funds placed in a qualified Other Post Employment Benefit (OPEB) Trust Fund for retiree healthcare can be invested in accordance with Government Codes 53620-53622.

  
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Jim Malberg, City Treasurer



# Finance Advisory Committee

## Agenda Report



**Meeting:** May 13, 2025

**From:** Finance Department

**Subject:** FY 2025-26 Proposed Budget

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**Recommended Action:** Receive report from staff and consider recommendations for the City Council

**Discussion:** The City of Capitola proposed Fiscal Year (FY) 2025-26 and FY 2026-27 Budget is a two-year financial plan. This plan incorporates the use of available resources programmed toward City Council goals and key projects. The proposed budget was prepared based on a combination of known factors, such as increases in CalPERS (Public Employees' Retirement System) costs, and conservative estimates for both revenues and expenditures.

The budget is the City's operating plan and a primary mechanism by which the Council's goals and vision for the City are transmitted to staff for implementation. In March 2025, the Council adopted the City's first five-year Strategic Plan. In addition to the new Mission and Vision Statement, the Plan includes the following six priorities: Accountable Government, Attainable Housing, Community Safety, Economic Opportunity, Healthy Families, Community, and Environment, and Sustainable Infrastructure.

The document is organized to present information in several ways. General Fund revenues and expenditures are shown to provide information about longer-term patterns and overall fiscal stability, then revenues and expenditures for the City's various departments are shown to provide additional detail and information about the City's programs and projects.

Overall, the FY 2025-26 proposed budget is structurally balanced, including projections for FY 2026-27. However, current financial forecasts show that the budget becomes unbalanced beginning in FY 2027-28, primarily due to increases in the City's CalPERS Retirement Unfunded Actuarial Liability. The FY 2025-26 budget maintains services for residents of Capitola and considers the recently adopted Strategic Plan's six priorities. Nevertheless, the City must also remain focused on the long-term budget picture, which includes unpredictable CalPERS costs, and a challenging economy in coming years.

The Finance Advisory Committee (FAC) met on May 13<sup>th</sup> and the City Council on May 15<sup>th</sup> to review the FY 2025-26 Proposed Budget. Items that were identified for follow-up are listed below:

- **Measure Q Revenue:** Also known as the Santa Cruz County Water and Wildlife Protection Initiative, the City will receive \$200,000 annually. Staff is proposing to utilize \$150,000 to fund two new Public Works maintenance positions.
- **Measure S Revenue:** The construction of the Capitola Branch Library, completed in 2022, included \$856,000 of General Fund resources. Revenues from Measure S are exceeding projections, and Capitola is scheduled to receive \$165,000 annually for the next 21 years. The proposed budget includes the first repayment to the General Fund. A full repayment of the costs of the Library's construction will take approximately 5 ½ years.

- **Parking Pay Station Strategy:** In this budget cycle, staff proposes gradually reducing funding for the maintenance and repair of parking pay stations over the next several years; while increasing promotion and support for digital payment options. The long-term goal is to retain a limited number of strategically placed pay stations, while expanding public education and outreach around digital options. Initial steps will include improved signage and instructions, as well as the implementation of a new web-based payment platform.
- **Countywide Radio Project:** The FY 2025-26 Budget proposes using general fund and restricted SLEF funding to fund the City's portion of the major countywide public safety radio upgrade project, known as RING. The project will facilitate high-quality radio frequency across Santa Cruz County and increase interagency law enforcement collaboration.
- **Administrative Services Department:** Staff proposes to reorganize the Finance Department into the Administrative Services Department, consolidating the Human Resources (HR) and Information Technology (IT) Divisions, currently within the City Manager Department, with Finance. With this new structure, the City Manager remains the Personnel Officer, with the ability to designate these duties to other staff as needed. No salary adjustments or additional costs are proposed as part of this reorganization.
- Review non-discretionary and discretionary expenses and contract services.
- Review expenditures with offsetting revenues.

Staff estimates the General Fund balance on June 30, 2026, will be approximately \$688,000 with \$100,000 designated for the employee downpayment assistance program. This estimated balance is subject to change depending upon the actual results of operations during FY 2024-25.

The draft budget has been distributed and is available for public viewing on the City's website.

Report Prepared By: Report Prepared By: Jim Malberg, Finance Director

# Finance Advisory Committee

## Agenda Report



**Meeting:** May 20, 2025

**From:** Finance Department

**Subject:** Capitola Wharf Master Plan Options

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**Recommended Action:** Review of draft options for the future buildout of the Capitola Wharf and provide feedback on the draft options for the Capitola Wharf Master Plan.

**Background:** In 2024, the Wharf Resiliency and Public Access Project (Project) was completed. The Project focused on critical elements, including widening the Wharf, addressing failing pilings, replacing the deck, and adding new restroom facilities. Storms in December 2023 caused additional damage to both the Wharf and its structures, necessitating the removal of the buildings. In February 2024, the Council approved the demolition of the buildings and instructed staff to initiate the Capitola Wharf long-term use and development planning process (Capitola Wharf Master Plan). On September 12, 2024, the City Council approved a contract with Fuse Architecture for outreach, planning, and design services for the Capitola Wharf Master Plan. On March 13, 2025, the City Council directed staff to proceed with public outreach utilizing the concepts.

**Discussion:** As part of the public outreach for the Capitola Wharf Master Plan, staff is presenting the Wharf options to multiple stakeholder groups to receive input on the initial seven options. At the May 1, 2025, meeting, the Art and Culture Commission will receive a presentation on the seven Wharf options and then provide input and ideas that will be shared with the City Council. The input provided during the meeting should be related to the Art and Culture Commissions as a whole. Personal input from BIA members is welcomed through the public survey and community meetings.

The alternatives include:

- Option 1: Open Space
- Option 2: Open Space with Mobile Vendors
- Option 3: Existing Fishing Concession (with added bathroom)
- Option 4: New Larger Fishing Concession
- Option 5: New Larger Fishing Concession and Mobile Vendor(s)
- Option 6: New Larger Fishing Concession and Flexible Market Space
- Option 7: Permanent Structures for Fishing Concession and Restaurant

**Fiscal Impact:** None at this time

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Jim Malberg, Finance Director



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# Finance Advisory Committee

May 20, 2025



# Agenda

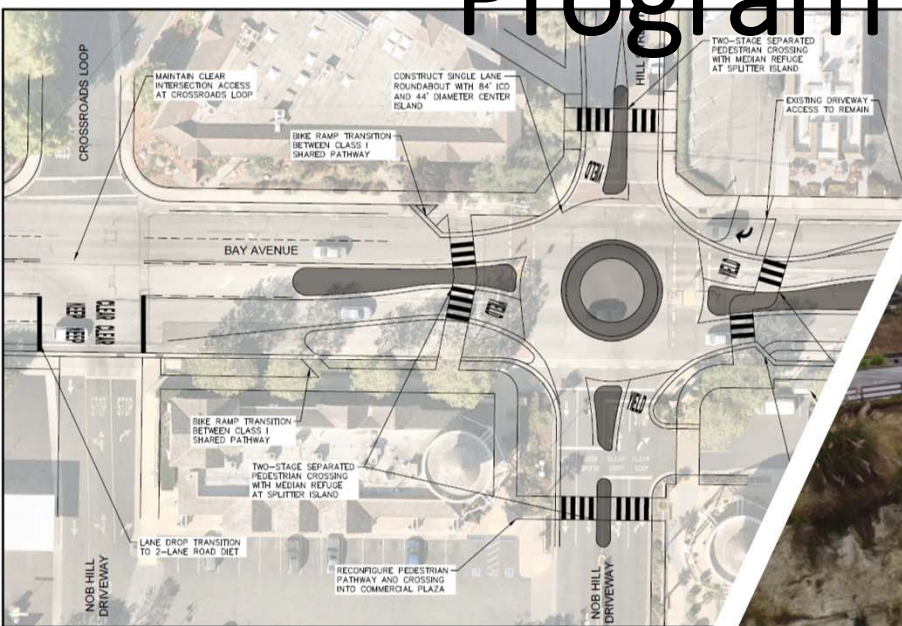
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D. FY 2025-26 Proposed Budget	Fin Dir	30
E. Wharf Master Plan	Fin Dir	10
F. Discussion of Items for next agenda	All	5

# Minutes – May 13, 2025

Topic
<b>A. Approval of Minutes – Meeting of Apr. 15, 2025</b>  Minutes moved by Council Member Morgan, seconded by Committee Member Cahalen. Minutes unanimously approved.
<b>B. FY 2025-26 Proposed Budget</b>  Staff provided an update on the FY 2025-26 Proposed Budget which included an overview of ongoing revenues and expenditures, an update on the general and reserve fund balances, and a 5-year budget forecast. The key items discussed by the committee included: <ul style="list-style-type: none"><li>• Measure Q – Water &amp; Wildlife Protection Initiative: \$200,000</li><li>• Measure S – Santa Cruz Public Libraries: \$165,000</li><li>• Parking pay station maintenance and repair plan</li><li>• Countywide Radio Project: \$45,000</li><li>• Creation of the Administrative Services Dept.</li><li>• Youth &amp; business group restricted TOT funding: \$139,000</li><li>• Reserve fund balance strategy</li><li>• Parametric insurance: \$20,000</li></ul> In summary, the FAC supported staff recommendations, however, they deferred making any recommendations to the City Council. Staff will present additional follow-up information to the FAC during the special meeting on May 20 <sup>th</sup> along with an overview of the Capital Improvement Program.
<b>C. Discussion of Items for Next Agenda</b>  FY 2025-26 Proposed Budget continued discussion, Overview of the Proposed FY 2025-26 Capital Improvement Program, Wharf Master Plan



# Capital Improvement Program (CIP) Overview



Kimley-Horn

GRAPHIC SCALE IN FEET  
0 15 30 60

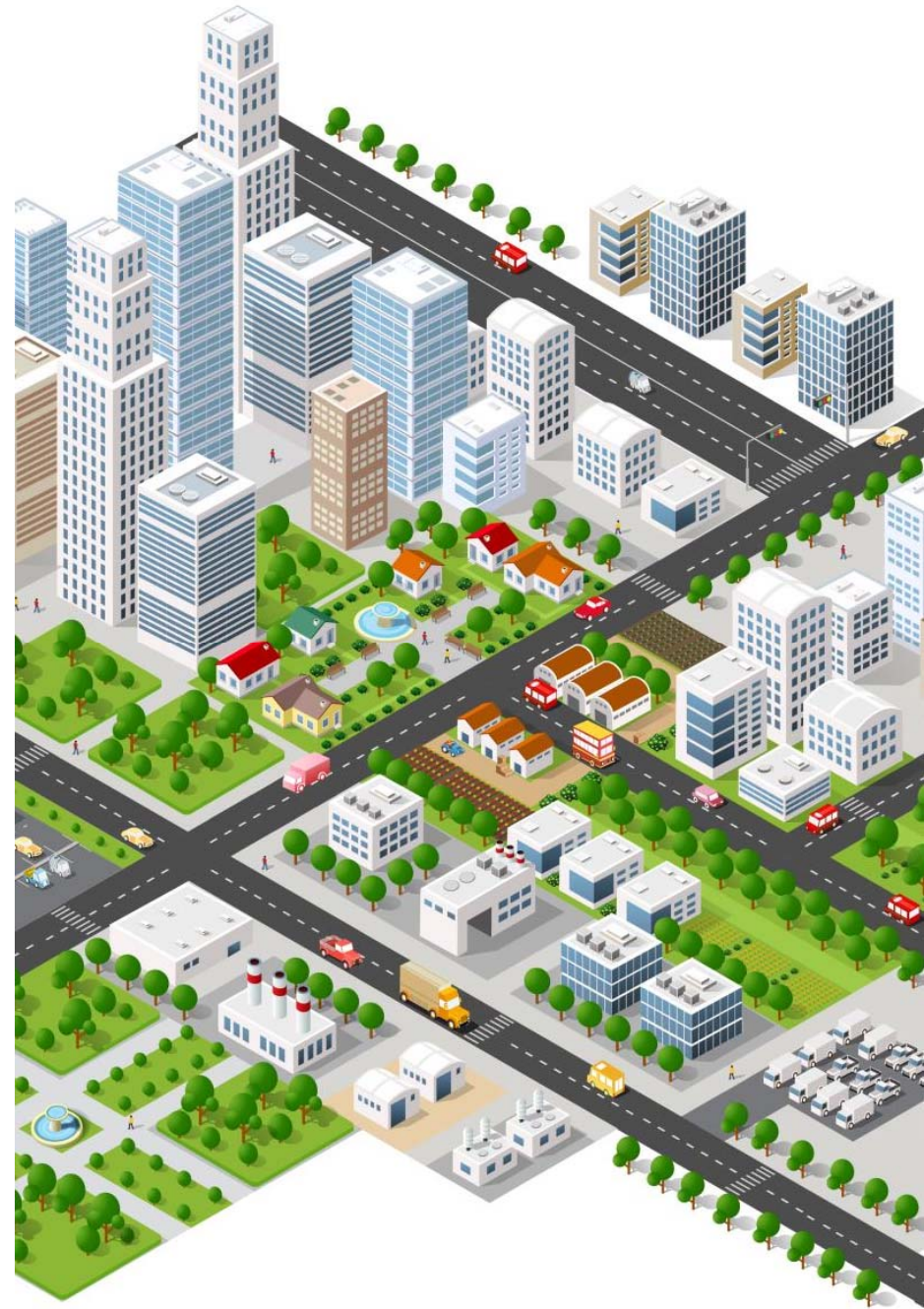
CONCEPT LAYOUT FOR PLANNING PURPOSES





# What is a CIP?

- Capital Improvement Program: multi-year plan for infrastructure investments
- Meets a Minimum Cost Threshold: Typically >\$50k
- Includes Major Project Phases:
  - Planning
  - Design
  - Funding
  - Construction
- Improves Public Facilities: Streets, parks, buildings, utilities, etc.
- Funded Through Multiple Sources
- Adopted by City Council



# FY 25-26 Overview

## 7 Active Projects

- No new projects proposed for FY 2025–26

## Primary Funding Sources

- Federal & State Grants: CDBG, CNRA, FHWA, RTC
- Local Funds: Measure D, SB1
- Prior General Fund appropriations

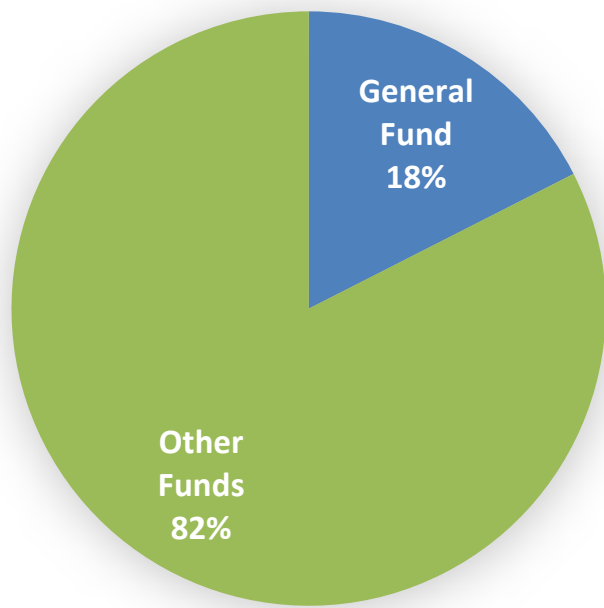
## Blended Funding Models

- Many projects combine grants, fundraising, and previously allocated General Fund dollars

## General Fund Status

- No new General Fund contributions proposed for FY 2025–26

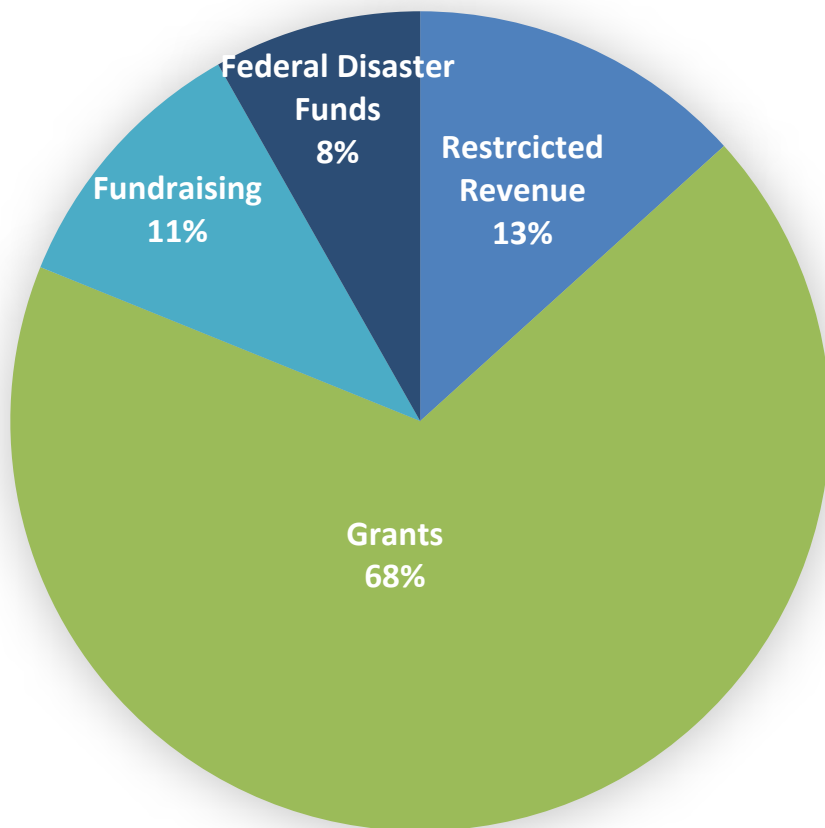




# CIP Funding

Project	General Fund	Other Funds
41st Avenue Pavement & Multimodal		\$2,043,000
Bay Avenue Corridor Design	\$80,000	
Cliff Drive Resiliency	\$50,000	\$1,183,000
Community Center Renovation	\$887,000	\$4,360,000
UA Playground and Site Improvements	\$475,000	\$965,000
Park Avenue Traffic Calming	\$80,000	
Stockton Bridge Debris Mitigation	\$350,000	\$500,000
<b>Total</b>	<b>\$1,922,000</b>	<b>\$9,051,000</b>

# CIP Funding



Funding Source	Amount
Grants	\$6,140,000
Restricted Revenue	\$1,203,000
Fundraising	\$965,000
Federal Disaster Funds	\$743,000
Total	\$9,051,000

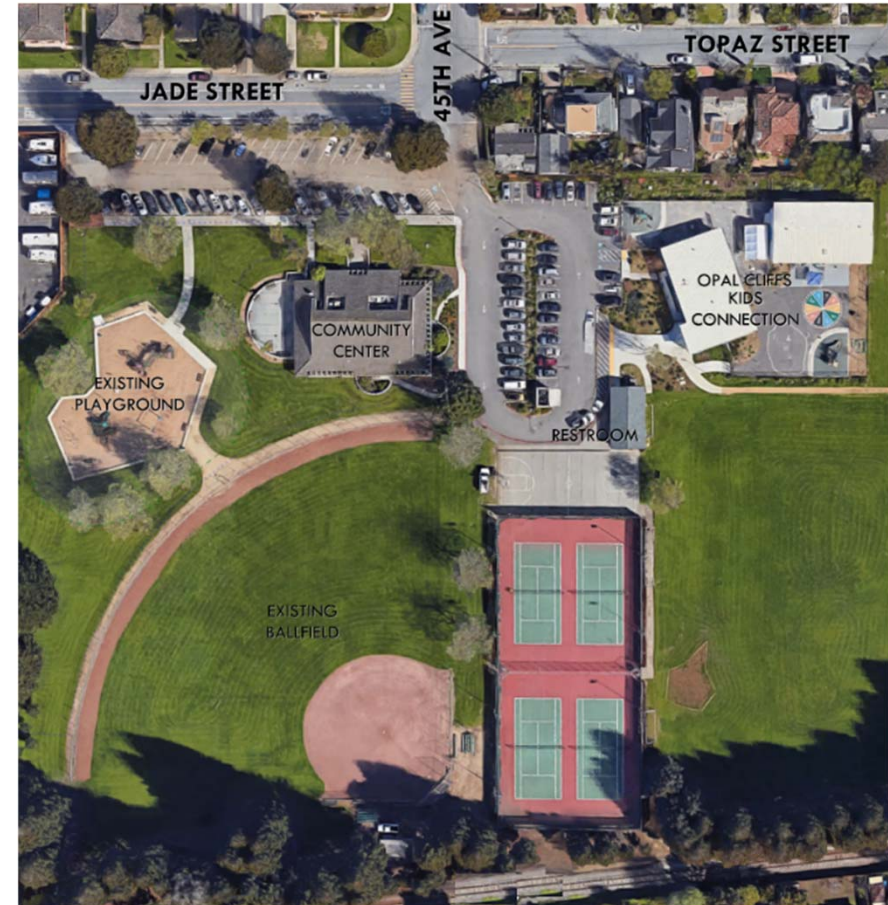
# Jade Street Park

## Community Center Renovation

- Budget: \$5.25M
- Funding: \$3.2M CDBG, \$160K Other CDBG, \$1.0M CNRA, \$887K FY24-25
- Status: In construction

## Treasure Cove UA Playground:

- Budget: \$1.4M
- Funding: \$475K General Funding, \$965K Fundraising
- Outstanding CDBG grant application
- Status: In final design



# Resiliency & Mitigation Projects

## Cliff Drive Resiliency

- Budget : \$1.23M
- Funding: \$743K FHWA, \$440K CCC Grant
- Status: In design/permitting

## Stockton Bridge Debris Mitigation:

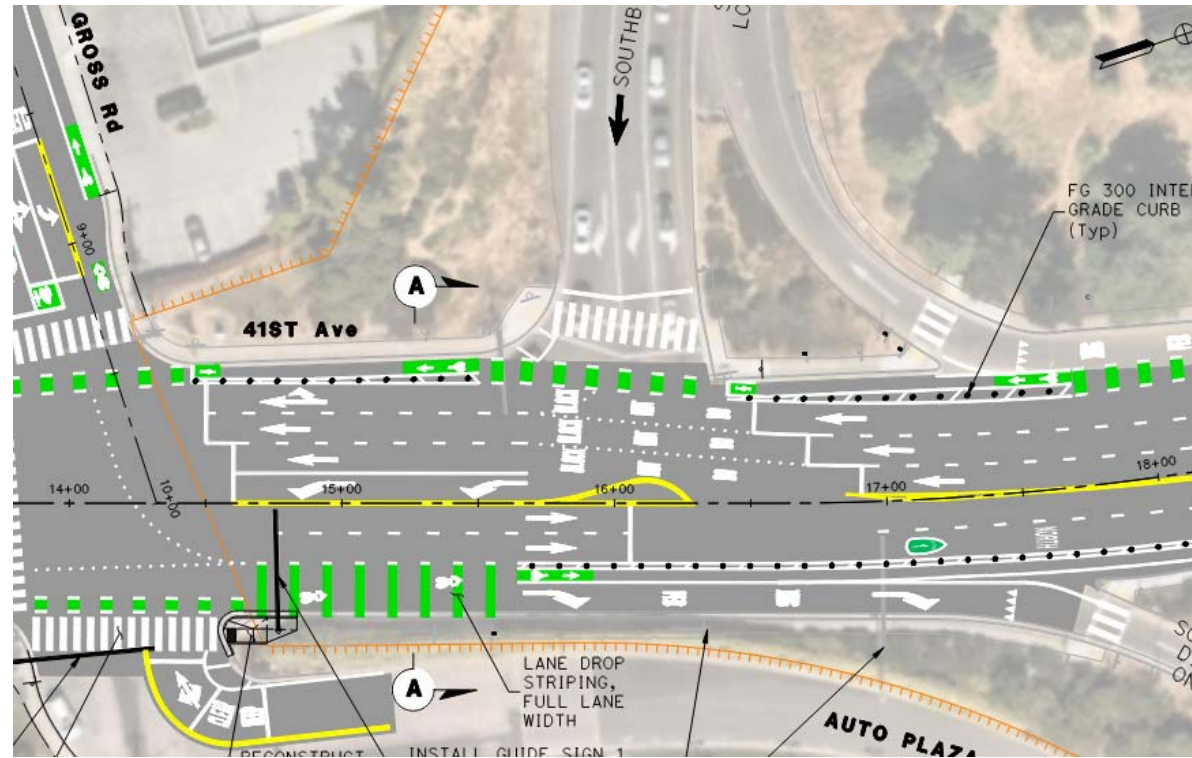
- Budget: \$785K
- Funding: \$350K General Fund, \$500K SWRCB
- Status: Under evaluation





# 41st Avenue Pavement & Multimodal Improvements

- Budget: \$2.04M
- Funding: \$1M RTC Grant, \$529K Measure D, \$514K SB1
- Status: In design/permitting



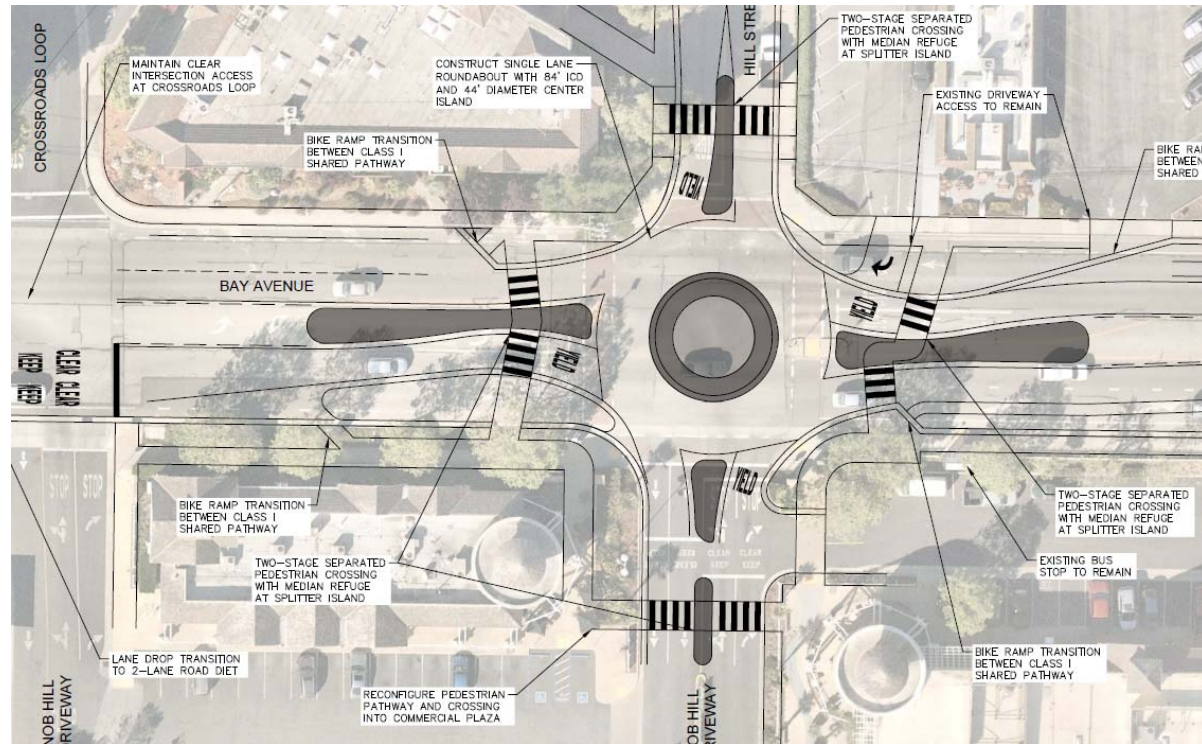
# Design & Traffic Calming Studies

## Bay Avenue Corridor Design

- Funding: \$80K General Fund
- Status: Additional traffic data collection

## Park Avenue Traffic Calming

- Funding: \$80K General Fund
- Status: Concept development phase





A large, dark blue ink splatter or blotch is centered on a white background. The splatter has irregular, feathered edges with some smaller droplets and speckles trailing off from the main mass. The text 'Investment Policy' is written in white, sans-serif font across the center of the dark blue area.

# Investment Policy

INVESTMENT TYPE	MAXIMUM MATURITY <sup>c</sup>	MAXIMUM SPECIFIED % OF PORTFOLIO <sup>d</sup>	MINIMUM QUALITY REQUIREMENTS	GOV'T CODE SECTIONS
Local Agency Bonds	5 years	None	None	53601(a)
U.S. Treasury Obligations	5 years	None	None	53601(b)
State Obligations—CA And Others	5 years	None	None	53601(c) 53601(d)
CA Local Agency Obligations	5 years	None	None	53601(e)
U.S Agency Obligations	5 years	None	None	53601(f)
Bankers' Acceptances	180 days	40% <sup>e</sup>	None	53601(g)
Commercial Paper—Non-Pooled Funds <sup>f</sup> (under \$100,000,000 of investments)	270 days or less	25% of the agency's money <sup>g</sup>	Highest letter and number rating by an NRSRO <sup>h</sup>	53601(h)(2)(c)
Commercial Paper—Non-Pooled Funds (min. \$100,000,000 of investments)	270 days or less	40% of the agency's money <sup>g</sup>	Highest letter and number rating by an NRSRO <sup>h</sup>	53601(h)(2)(c)
Commercial Paper—Pooled Funds <sup>i</sup>	270 days or less	40% of the agency's money <sup>g</sup>	Highest letter and number rating by an NRSRO <sup>h</sup>	53635(a)(1)
Negotiable Certificates of Deposit	5 years	30% <sup>j</sup>	None	53601(i)
Non-negotiable Certificates of Deposit	5 years	None	None	53630 et seq.
Placement Service Deposits	5 years	50% <sup>k</sup>	None	53601.8 and 53635.8
Placement Service Certificates of Deposit	5 years	50% <sup>k</sup>	None	53601.8 and 53635.8
Repurchase Agreements	1 year	None	None	53601(j)
Reverse Repurchase Agreements and Securities Lending Agreements	92 days <sup>l</sup>	20% of the base value of the portfolio	None <sup>m</sup>	53601(j)
Medium-Term Notes <sup>n</sup>	5 years or less	30%	"A" rating category or its equivalent or better	53601(k)
Mutual Funds And Money Market Mutual Funds	N/A	20%	Multiple <sup>p,q</sup>	53601(l) and 53601.6(b)
Collateralized Bank Deposits <sup>r</sup>	5 years	None	None	53630 et seq. and 53601(n)
Mortgage Pass-Through and Asset-Backed Securities	5 years or less	20%	"AA" rating category or its equivalent or better	53601(o)
County Pooled Investment Funds	N/A	None	None	27133
Joint Powers Authority Pool	N/A	None	Multiple <sup>s</sup>	53601(p)
Local Agency Investment Fund (LAIF)	N/A	None	None	16429.1
Voluntary Investment Program Fund <sup>t</sup>	N/A	None	None	16340
Supranational Obligations <sup>u</sup>	5 years or less	30%	"AA" rating category or its equivalent or better	53601(q)
Public Bank Obligations	5 years	None	None	53601(r), 53635(c) and 57603

# Investment Policy

- City investment funds shall only be invested in the following permitted investments:
  1. State of California Local Agency Investment Fund (LAIF)
  2. U.S. Treasury T-Bills
  3. U.S. Agency Obligations
  4. Negotiable Certificates of Deposit
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  7. Guaranteed Investment Contracts (GIC) of AAA quality, for a term not to exceed fifteen (15) months\*



# Investment Policy

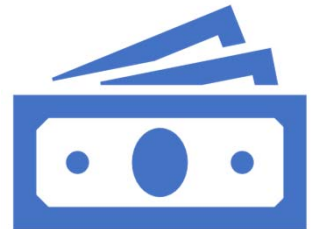
- The following limitations shall apply to permitted investments:
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  - Certificates of Deposit:
    - A. Total dollar investment not to exceed 30% of total portfolio at time of investment.
    - B. Maturity date of securities shall not be more than 5 years from date of purchase.
    - C. Issuer must be FDIC insured and not more than \$250,000 may be invested into any one bank to ensure FDIC insurance on all invested funds.
  - City funds placed in a qualified Other Post Employment Benefit (OPEB) Trust Fund for retiree healthcare can be invested in accordance with Government Codes 53620-53622.

# Recommendation

Confirm  
City Investment Policy



# Fiscal Year 2025-26 Proposed Budget Continued Discussion





# Budget Summary

## Proposed General Fund budget structurally balanced

- Estimated fund balance June 30, 2026 – \$588,000
  - Additional \$100,000 set aside employee downpayment assistance program

## Ongoing PERS costs remain a major threat to City resources

- Estimated PERS Contingency reserve balance \$1.6 million
- Unfunded Actuarial Liability (UAL) increased from \$33 to \$35 million, up from \$21 million in 2024
- Annual payment increased from \$2.5 to \$2.9 million
  - Up from \$2.1 million in 2024

## Heavy reliance on Sales & Transient Occupancy Tax

- Measure Y sunsets in 2034

## Reserves below target balances

- Still awaiting additional 2023 storm damage reimbursements

# Multiyear Budget Projection

REVENUE	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Property Tax (%)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Sales Tax (%)	1.00%	2.50%	2.50%	2.50%	2.50%	2.50%
TOT (%)	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Business License (%)	1.60%	1.00%	1.00%	1.00%	1.00%	1.00%
Building Permits (%)	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Cannabis Business Tax	-8.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Parking (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Mall Redevop Impact	-	-				
New Revenue	50,000	250,000	250,000	250,000	250,000	250,000

	FY 2026 Proposed	FY 2027 Planned	FY 2028 Forecast	FY 2029 Forecast	FY 2030 Forecast	FY 2031 Forecast
Revenue	21,146,818	21,638,720	22,137,329	22,652,437	23,184,674	23,547,865
Expenditures	21,144,114	21,638,390	22,251,833	22,998,603	23,388,658	24,019,557
<b>Net Impact Fund Balance</b>	<b>2,704</b>	<b>330</b>	<b>(114,504)</b>	<b>(346,166)</b>	<b>(203,984)</b>	<b>(471,692)</b>

## General Fund Summary

Major Categories	FY 22/23 Actual	FY 23/24 Actual	FY 24/25 Amended	FY 24/25 Estimated	FY 25/26 Proposed	FY 26/27 Planned
<b>Revenues</b>						
Taxes	\$ 14,709,173	\$ 14,495,884	\$ 15,383,270	\$ 15,358,270	\$ 16,883,877	\$ 17,354,164
Licenses and permits	650,188	767,635	737,309	737,309	734,500	743,740
Intergovernmental revenues	351,671	230,640	106,360	106,360	106,700	108,700
Charges for services	1,817,637	2,126,976	2,389,640	2,389,640	2,495,741	2,495,741
Fines and forfeitures	566,907	425,043	607,500	607,500	690,000	690,000
Use of money & property	70,527	355,181	190,195	190,195	139,000	143,500
Other revenues	240,413	365,348	117,206	117,206	97,000	102,875
<b>Revenues Totals</b>	<b>\$18,406,515</b>	<b>\$18,766,706</b>	<b>\$19,531,479</b>	<b>\$19,506,479</b>	<b>\$21,146,818</b>	<b>\$21,638,720</b>
<b>Expenditures</b>						
Personnel	\$11,320,375	\$12,099,946	\$13,065,766	\$13,065,766	\$14,419,337	\$15,017,010
Contract services	3,336,801	3,714,466	3,515,981	3,515,981	3,679,928	3,540,702
Training & Memberships	113,320	143,324	167,100	141,250	169,480	169,700
Supplies	778,011	960,221	842,939	820,123	791,700	786,800
Grants and Subsidies	125,000	125,000	125,000	125,000	133,425	133,425
Internal service fund charges	1,444,499	1,617,841	1,523,578	1,523,578	1,662,900	1,703,635
Other financing uses	3,271,324	2,288,788	287,568	287,568	287,344	287,116
<b>Expenditures Totals</b>	<b>\$20,389,330</b>	<b>\$20,949,586</b>	<b>\$19,527,932</b>	<b>\$19,479,266</b>	<b>\$21,144,114</b>	<b>\$21,638,389</b>
<b>Impact on Fund Balance</b>	<b>\$ (1,982,815)</b>	<b>\$ (2,182,880)</b>	<b>\$ 3,547</b>	<b>\$ 27,214</b>	<b>\$ 2,704</b>	<b>\$ 332</b>
<b>Budgetary Fund Balance</b>	<b>\$ 3,141,552</b>	<b>\$ 958,672</b>	<b>\$ 762,219</b>	<b>\$ 785,885</b>	<b>\$ 688,590</b>	<b>\$ 688,921</b>
<b>Designations</b>						
Employee Downpayment			\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)
Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Revised Budgetary Fund Balance</b>	<b>\$ 3,141,552</b>	<b>\$ 758,672</b>	<b>\$ 662,219</b>	<b>\$ 685,885</b>	<b>\$ 588,590</b>	<b>\$ 588,921</b>

Balanced Budget

Employee  
Downpayment  
Assistance

Estimated Ending  
Fund Balance

# Contract Services Review

Department	Contract Description	FY25/26 Proposed	<u>Discretionary</u> Y=Yes, N=NO, O=Obligated	Notes
City Council	Other contract services Legal notices	\$ -		
City Council	Gen/Admin - Community TV	19,000	Y	TV Broadcast of Council & Planning Commission, tied to PEG funding of \$10,000 Spec Rev
City Council	Gen/Admin Contracts - General	-		No special contracts FY 25/26, placeholder for FY 26-27
City Council	CS-Gen/Admin Beach Festival	5,000	Y	Dates back to Begonia Festival
	<b>Total</b>	<b>\$ 24,000</b>		
City Manager	Gen/Admin Muni code - Codification Svcs.	\$ 8,000	N	cigarette ban and zoning
City Manager	Gen/Admin Rcrd Mgmt-Doc. Imaging	8,500	Y	\$16,900 scanning project for CDD, 1/2 completed in FY 24-25
City Manager	Gen/Admin Records Mgmt-Storage	5,000	N	required storage and shredding of docs
City Manager	Gen/Admin Newsletter	10,000	Y	increase transparency and increasing mailings
City Manager	Gen/Admin Public Outreach	10,000	Y	increase due to public demand
City Manager	Gen/Admin Council Election	-	N	assuming no special election in FY 25-26
City Manager	Gen/Admin Contracts - General	40,000	N	website & laserfiche, municode meetings
City Manager	Other Contract services - Legal Notices	8,000	N	annexation, required public hearings
City Manager	Contract Svcs. Unanticipated Events	10,000	Y	While discretionary, more often than not it is needed per City Council direction (town hall, ballot measure polling, extra public outreach, etc.)
	<b>Total</b>	<b>\$ 99,500</b>		
Personnel	Legal svcs Labor/Personnel	\$ -		
Personnel	Personnel Svcs Recruitment Svcs.	5,000	N	Based on historical trends
Personnel	Personnel Svcs Bkgrnd Invest.	10,000	N	
Personnel	Personnel Svcs Medical Exams	5,000	N	
Personnel	Personnel Svcs Ed. Reimbrsmnt	10,000	N	
Personnel	Contract Svcs. Flex-Hlth-Dntl-Vsn Admin	4,000	N	
Personnel	Contract Svcs. Employee Training/Risk Mgmt	-		
Personnel	Contract Svcs. Employee Engagement	12,000	Y	This includes employee holiday party and 1-2 food truck events
Personnel	CS-Gen/Admin Contracts - general	1,000	Y	
	<b>Total</b>	<b>\$ 47,000</b>		
City Attorney	Gen/Admin Contracts - General	\$ 10,000	N	
City Attorney	Legal Svcs Legal Svcs. - General	300,000	N	
City Attorney	Legal Svcs Special Svcs.	-		
City Attorney	Legal Svcs Rent Control	-		
City Attorney	Legal svcs Labor/Personnel	15,000	N	
	<b>Total</b>	<b>\$ 325,000</b>		

# Contract Services Review

Department	Contract Description	FY25/26 Proposed		
Finance	Gen/Admin Contracts - General	\$ -		
Finance	Fin Svcs OPEB Valuation	1,000	N	
Finance	Fin Svcs Audit-Annual Financial Audits	51,000	N	
Finance	Fin Svcs Audit-Sales Tax	12,000	N	
Finance	Fin Svcs State Mandated Claims Svcs	-		
Finance	Fin Svcs HdL TOT Fees	19,000	N	staff intends to bring this back in-house during FY 25-26, eliminating cost
Finance	Fin Svcs Credit Card Merchant Fees	3,000	N	
Finance	Fin Svcs SCC-Property tax admin fee	-		
Finance	Fin Svcs State Admin Fee - Bradley Burns	45,000	N	
Finance	Fin Svcs State Admin Fee - Measure D/F	18,000	N	
Finance	Fin Svcs State Admin Fee - SB 1186	500	N	
Finance	Fin Svcs State Admin Fee - Measure O	18,000	N	
Finance	Fin Svcs Bank fees	-		
Finance	Fin Svcs St Admin fee	4,000	N	
<b>Total</b>		<b>\$ 171,500</b>		
Law Enforcement	Police Svcs SCC-Booking fees	2,500	N	
Law Enforcement	Police Svcs SCC-Blood alcohol trust fund	500	N	offsetting revenue, DUI collections
Law Enforcement	Police Svcs SCC-Anti-Crime Team	25,000	Y	formerly county-wide anti-gang unit, regional partnership
Law Enforcement	Police Svcs SCC-Sexual assault response prog	22,000	N	assists sexual assault victims through entire process
Law Enforcement	Other contract services Uniform cleaning services	12,000	N	labor contract
Law Enforcement	Police Svcs Red light enforcement	0		accounted for with PD overtime & offsetting revenue
Law Enforcement	Police Svcs SCC-Info svcs for SCAN chgs	8,000	N	PD Records requirement
Law Enforcement	Fin Svcs Collections-booking fees	0		
Law Enforcement	Fin Svcs Collections-DUI cost recovery	2,000	N	offsetting revenue, DUI collections
Law Enforcement	Prop & equip Comm - local & long distance	8,000	N	
Law Enforcement	Prop & equip Comm - T-1 line	20,000	N	
Law Enforcement	Prop & equip Comm - mobile phone	25,000	N	
Law Enforcement	Police Svcs Hazardous material response - SV	8,900	O	MOU w/Scotts Valley FPD
Law Enforcement	Police Svcs Towing service	4,000	N	
Law Enforcement	Police Svcs SCCECC JPA-SCRMS	47,987	O	contracted debt payment
Law Enforcement	Police Svcs SCCECC-911 JPA	696,994	O	contracted operations contribution
Law Enforcement	Prop & equip Property alarm service	-		
Law Enforcement	Prop & equip Property repairs & maintenance	-		
Law Enforcement	Prop & equip Equipment repairs & maintenance	27,500	N	based on historical trends
Law Enforcement	Rental contracts Equipment and vehicles	2,500	N	copier
Law Enforcement	Other contract services Outside security service	20,000	Y	this has been determined to be most cost effective method to close facilities nightly
Law Enforcement	CS-Gen/Admin Contracts - general	4,000	Y	
<b>Total</b>		<b>\$ 936,881</b>		While discretionary, more often than not it is needed during the year



# Contract Services Review

Department	Contract Description	FY25/26 Proposed		
Pkg. Enforcement	Police Svcs State of CA-DMV processing fee	\$ 6,000	N	cost of parking enforcement, offset by parking citation revenue
Pkg. Enforcement	Police Svcs State of CA-Reg assess	58,000	N	
Pkg. Enforcement	Police Svcs State of CA-Immed & Critical nd	20,000	N	
Pkg. Enforcement	Police Svcs State of CA-St Court Facilities	10,000	N	
Pkg. Enforcement	Police Svcs State of CA-Trial Court Trust Fd	20,000	N	
Pkg. Enforcement	Police Svcs SCC-Citation processing	65,000	N	
Pkg. Enforcement	Police Svcs SCC-Criminal Justice Fac surchg	11,000	N	
Pkg. Enforcement	Police Svcs SCC-Courthouse surcharge	11,000	N	
Pkg. Enforcement	Fin Svcs Courier-Cash & Coin	3,500	N	
Pkg. Enforcement	Fin Svcs Credit card merchant fees	60,000	N	
Pkg. Enforcement	Prop & equip Pay Station Repair & Maintenance	25,000	N	FY 25-26 budget begins reducing this & phasing out some pay stations
<b>Total</b>		<b>\$ 289,500</b>		
Animal Svcs.	Police Svcs Animal Svcs.	\$ 139,497	O	MOU with Santa Cruz County
<b>Total</b>		<b>\$ 139,497</b>		
Streets	PW & Trans. Transportation-Beach shuttle svc	\$ 90,000	O	required by coastal commission for parking permit program
Streets	PW & Trans. Soquel Crk monitoring-fish	50,000	O	required to be able to close creek
Streets	Other contract services Legal notices	1,500	N	required legal notices
Streets	Prop & equip Comm - mobile phone	13,000	N	Utility
Streets	Gen/Admin Contracts - general	30,000	Y	PG&E, document scanning, extermination services
Streets	PW & Trans. Lagoon grading	15,000	O	required to close creek
Streets	PW & Trans. PW Engineering services	15,000	Y	historical average
Streets	Prop & equip Eucalyptus maintenance -Park Ave	15,000	Y	just completed over \$100,000 of deferred maintenance, trying to proactively manage
Streets	Prop & equip Riparian Restoration	15,000	Y	invasive species removal, primarily along soquel creek
Streets	Rental contracts Union Pacific RR yearly (SCRTC)	1,000	N	Cliff dr. parking spaces
Streets	Temp. Staff & Instr. Temporary staff	80,000	Y	Eliminating would result in lower service levels or increase FTE
Streets	Temp. Staff & Instr. Hope Services	24,000	Y	personnel costs
Streets	Prop & equip Esplanade sidewalk cleaning	31,000	Y	only done in village
Streets	Other contract services Unanticipated events	10,000	Y	While discretionary, more often than not it is needed during the year
Storm Water	Environmental Svcs Central coast recycling media	5,000	O	Grant funded
Storm Water	Environmental Svcs SCC-Hazardous waste disp	75,000	O	Grant funded
Storm Water	Environmental Svcs Mosquito & vector control	-		
Storm Water	CS-Environmental Svcs Recycling services	5,000	O	Grant funded
Storm Water	CS-Environmental Svcs JPA-Pollution control	-		
Storm Water	PW & Trans. Soquel Crk monitoring-water qual	5,000	N	Required by State
Storm Water	PW & Trans. CA NPDES-storm water mgmt prog	40,000	N	Required by State
Storm Water	PW & Trans. Regional Water Mgmt Foundation	5,000	Y	
Storm Water	Water Quality Testing and Equipment	-		
<b>Total</b>		<b>\$ 525,500</b>		



# Contract Services Review

Department	Contract Description	FY25/26 Proposed		
Facilities	PW & Trans. ADA compliance	\$ 15,000	N	Required by State
Facilities	Gen/Admin Contracts - inspections	-		
Facilities	Prop & equip Comm - local & long distance	1,200	N	
Facilities	Prop & equip Comm - T-1 line	7,500	N	
Facilities	Prop & equip Utility serv - gas & electric	117,500	N	
Facilities	Prop & equip Utility serv - sanitation distr	4,000	N	Utilities
Facilities	Prop & equip Utility serv - water	15,000	N	
Facilities	Prop & equip Janitorial services	35,000	N	
Facilities	Prop & equip Property alarm service	3,400	N	
Facilities	Prop & equip Property repairs & maintenance	95,500	Y	general maintenace for all facilities - includes items like HVAC and roof repairs
Facilities	Prop & equip Equipment repairs & maintenance	16,000	Y	based on historical avg.
Facilities	Tree Services	2,000	Y	Corp Yard tree work
Facilities	Rental contracts Equipment and vehicles	7,000	Y	Pac cove & Jade St. - Portable toilets
	<b>Total</b>	<b>\$ 319,100</b>		
Fleet	Prop & Equip Equipment Repair and Maint.	\$ 10,000	N	Maintenance of Fleet shop equipment, based on historical avg.
	<b>Total</b>	<b>\$ 10,000</b>		
Parks	PW & Trans. Tree Svcs.	\$ 15,000	Y	General tree maintenace at all parks
Parks	Prop & Equip Utility serv - gas and elec.	6,300	N	
Parks	CS-PW & Trans Electrical Services	2,000	N	Utilities
Parks	Prop & Equip Utility serv - sanitation distr	25,000	N	
Parks	Prop & Equip Utility serv - water	177,400	N	
Parks	Prop & Equip Janitorial Svcs.	37,500	O	currently under contract
Parks	Prop & Equip Property Repair and Maint.	26,000	Y	based on historical avg.
Parks	Prop & Equip Equip. Repair and Maint.	6,000	Y	based on historical avg.
Parks	Rental contracts Equipment and vehicles	10,500	Y	Portable toilets - McGregor
Parks	General	8,000	Y	Fence repairs
Parks	Bike Track Maintenance	-		
	<b>Total</b>	<b>\$ 313,700</b>		
Planning	Plng & Hsg Hsg grant admin & CDD tech	\$ 5,000	Y	
Planning	Contract Svcs. Legal notices	-		
Planning	Gen/Admin Contracts - General	-		
Planning	CS-Plan Svc Admin Services	-		
	<b>Total</b>	<b>\$ 5,000</b>		
Building	Bldg Svcs Engineering & Inspections	\$ 110,000	Y	This is part of staffing plan - 1/2 Bldg. Off., 1/2 Bldg. Insp, & one Dev Svc. Tech
Building	CS-Gen/Admin Contracts - general	\$ -		Previously had 1/2 time
Building	Bldg Svcs Bldg plan checks - Consultant Svc			bldg. off., full time bldg. insp., & dev srvs tech
Building	Bldg Svcs Bldg plan checks - outsourced	\$ -		
	<b>Total</b>	<b>\$ 110,000</b>		

# Contract Services Review

Department	Contract Description	FY25/26 Proposed		
Comm Svs & Rec	Gen/Admin Contracts - General	\$ 29,000	O	Quicksilver contract for ESP (Jr. Guards), Fieldtrips for CAMP & afterschool
Comm Svs & Rec	CS-IT Contracts Recreation technology system	\$ 19,000	O	under contract with CivicRec
Comm Svs & Rec	Fin Svcs Credit card merchant fees	10,000	N	
Comm Svs & Rec	PW & Trans. Transportation-Rec program	2,200	Y	This is for JR. Guard program & offset by Jr. Guard revenue
Comm Svs & Rec	Temp. Staff/Instr. Rec contract inst/sports off	112,500	Y	This is 100% covered by class revenue
Comm Svs & Rec	Prop & Equip Comm - local & long distance	-		
Comm Svs & Rec	Prop & Equip Comm - T-1 line	-		
Comm Svs & Rec	Prop & Equip Property Repair and Maint.			
Comm Svs & Rec	Rental contracts Equipment and vehicles	-		
Comm Svs & Rec	Contract Svcs. Events liability insurance	8,000	O	based on events
Comm Svs & Rec	Contract Svcs. Advertising	-		
Comm Svs & Rec	Contract Svcs. Mailing Service	18,000	Y	CS&R seasonal brochures - reduced from 3 to 2 annually a couple of years ago
Comm Svs & Rec	Contract Svcs. Copying, printing and binding	15,000	Y	offset by recreation fees
Comm Svs & Rec	Contract Svcs. Photography	8,000	Y	offset by recreation fees
Comm Svs & Rec	Food Truck Fridays	5,500	Y	offset by recreation fees
Comm Svs & Rec	Wharf Music	6,750	Y	offset by recreation fees
Comm Svs & Rec	Rapid Weddings	3,700	Y	offset by recreation fees
Comm Svs & Rec	Weekend Music	6,000	Y	offset by recreation fees
Comm Svs & Rec	Events & Tourism Twilight Concert-Sound Engr	14,000	Y	
Comm Svs & Rec	Events & Tourism Twilight Concert-Band Costs	15,000	Y	Paid through sponsorships
Comm Svs & Rec	Movies at the Beach	2,100	Y	
Comm Svs & Rec	Plein Air - Vendors	5,000	Y	offset by recreation fees
Comm Svs & Rec	Plein Air - Other	10,000	Y	
Comm Svs & Rec	July IS	1,600	Y	Bounce house, advertising
	<b>Total</b>	<b>\$ 291,350</b>		
Museum	Prop & Equip Comm - Local & Long Distance	\$ -		
Museum	Rental contracts Land and Buildings	15,000	N	Storage of Museum artifacts not on display
Museum	Other contract services Museum oral history	1,500	Y	Requested by Historical Museum Board
	<b>Total</b>	<b>\$ 16,500</b>		
Arts & Cultural	Events & Tourism Art at the Beach Coordinator	\$ -		
Arts & Cultural	Events & Tourism Twilight Concert-Sound Engr	-		
Arts & Cultural	Events & Tourism Twilight Concert-Band Costs	-	N/A	Moved to CS&R events
Arts & Cultural	Contract Svcs. liability insurance	-		
Arts & Cultural	Events & Tourism Art in Public Places	-		
Arts & Cultural	Events & Tourism Sunday Art & Music	-		
	<b>Total</b>	<b>\$ -</b>		
	<b>Grand Total</b>	<b>\$3,624,028</b>		

# Key Discussion Points

- Measure Q – Water & Wildlife Protection Initiative
  - Annual revenue - \$200,000
  - Staff proposes two new public works maintenance positions
    - Annual cost - \$150,000
    - Maintain parks & open space
    - PW currently has one less maintenance worker than in 2000
- Measure S – Santa Cruz Public Libraries
  - Annual revenue - \$165,000 for 21 years (restricted for Library)
  - Staff proposes repaying the general fund for Library construction costs
    - General fund contribution - \$856,000
    - Remaining \$2.5 million for future library project

# Key Discussion Points

- Parking Pay Stations
  - Gradually reduce funding for maintenance & repair
  - Increase promotion & support for digital payment options
  - Coordinating with BIA on transition
  - Long-term goal retain limited number of strategically placed pay stations while enhancing user experience
- Countywide Radio Project – Est. \$23 million
  - Capitola's estimated cost - \$45,000 annually for 10 years
    - Half general fund & half SLESF special revenue fund
  - Countywide public safety radio upgrade
  - Significant new radio infrastructure in Capitola
  - Compliant with new DOJ standards



# Additional Items

- Reserve Fund Balances
  - Contingency - \$2.5 million
    - \$384,000 below June 30, 2026 target
  - Emergency - \$1.6 million
    - \$288,000 below June 30, 2026 target
  - Storm damages still under FEMA/Cal OES review - \$800,000
    - Potentially could replenish reserves
- Parametric (Earthquake) Insurance
  - Proposed budget includes \$20,000 annual premium
  - Provides up to \$1 million of coverage



# CAPITOLA WHARF MASTER PLAN - CONCEPTS



**DIRECTIONS FROM SANTA CRUZ**  
FOLLOW CA-1 NORTH | 7.5 MILES / EXIT BAY AVE  
TOWARDS CAPITOLA VILLAGE

CITY OF CAPITOLA + CAPITOLA + CALIFORNIA + 95010  
CONCEPTS FOR PUBLIC OUTREACH  
05.01.2025

**fuse**   
architects + builders  
512 Capitola Ave + Capitola + CA + 95010



# ALTERNATIVE ANALYSIS / INITIAL CONCEPTS FOR PUBLIC OUTREACH

## PROJECT / TABLE OF CONTENTS / CAPITOLA WHARF :

- i. TABLE OF CONTENTS / PROJECT SUMMARY
- ii. GENERAL NOTES FOR CLARITY

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### CONCEPTUAL LAYOUT / USE PLANS

- 01. **OPTION 01** | OPEN SPACE
- 02. **OPTION 02** | OPEN SPACE & MOBILE VENDORS
- 03. **OPTION 03** | EXISTING FISHING CONCESSION
- 04. **OPTION 04** | NEW FISHING CONCESSION
- 05. **OPTION 05** | FISHING CONCESSION & MOBILE VENDORS
- 06. **OPTION 06** | FISHING CONCESSION & FLEXIBLE MARKET SPACE
- 07. **OPTION 07** | PERMANENT STRUCTURES

- 
- iii. COST APPROXIMATION SUMMARY

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END OF DOCUMENT

STAGE

# CONCEPTUAL LAYOUT - GENERAL NOTES FOR CLARITY :

## 01: Conceptual Layout Note:

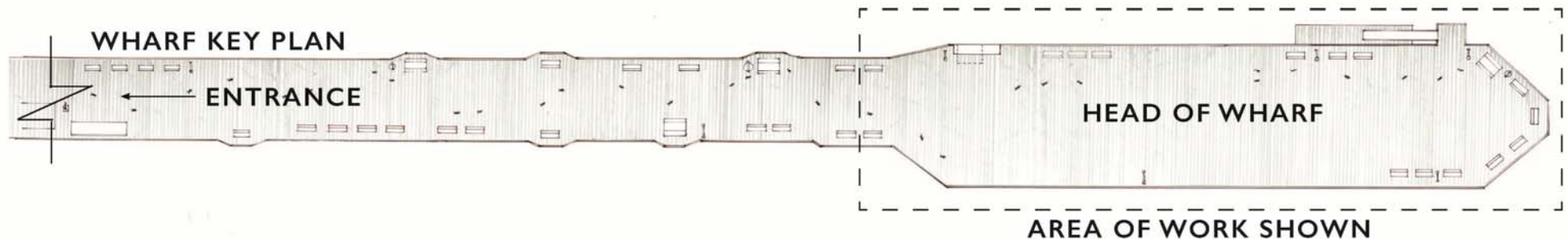
The images included in the 7 Options are illustrative examples from other locations, intended for conceptual use only. These options are meant to help identify the preferred types of uses and improvements for the Wharf. The final design—including layout, structures, materials, and colors — will be developed in later phases.

## 02: How Will The City Pay For The Wharf Improvements:

The City may utilize Grant Money or General Fund money for Option 1 – 5. Options 6 and 7 require a public/private partnership. For example, new commercial structures on the Santa Cruz Wharf require a private investor to pay for commercial structure and lease the space from the City for up to 50 years.

## 03: What Area Of The Wharf Is Included In The 7 Concepts?:

The 7 concepts are focused on the end (head) of the wharf.





# OPTION 01 | OPEN SPACE

- A.** Wharf With All Areas Open To The Public. No Leased Space.
- B.** Public Gathering Infrastructure Including: Benches (13) / Planters (14) / New Stage (1) / Three Picnic Tables (3)
- C.** Additional Public Bathroom
- D.** Remove Existing Boat Hoist, Rental Boats & Fishing Concession Building
- E.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4)  
Fish Cleaning Station (1), Bathroom near entrance (3) & Bike Racks (10)

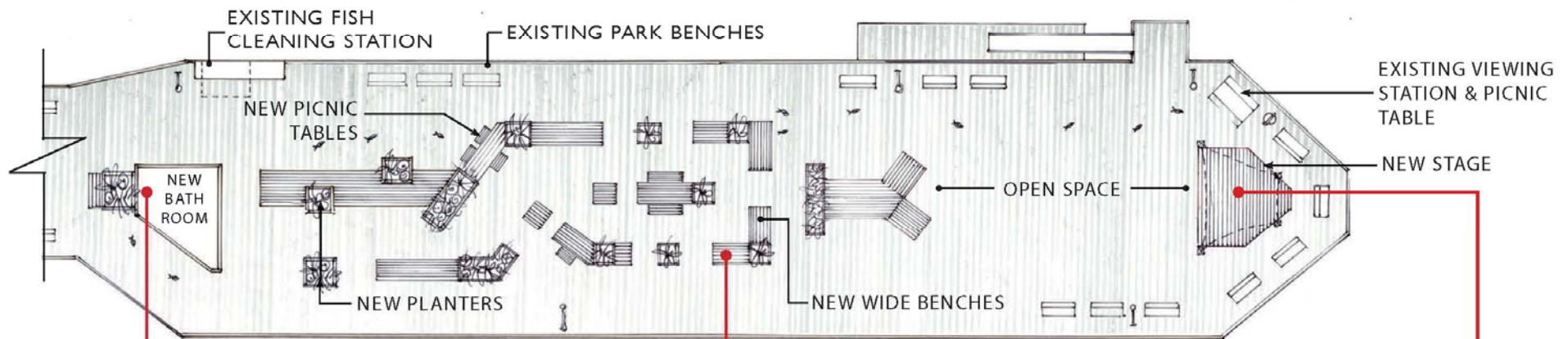
## TOTAL ESTIMATE: 950K - 1.1M

Demolish Hoist: (+/-) \$60k

Enhanced Public Space / Park: (+/-) \$450k

Public Restroom: (+/-) \$600k

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOMS



WIDE BENCHES & PLANTERS



STAGE

## OPTION 02 | OPEN SPACE & MOBILE VENDORS

### A. Up To Four (4) Mobile Vendors For Variety Of Uses

(Examples: Food/Drink/Mobile Shop/Rental - Kayaks, Paddle Boards, Etc.)

### B. Public Infrastructure: New Wide Benches (5) / New Picnic Tables (5) / New Stage (1)

### C. Additional Public Restroom

### D. Remove Existing Boat Hoist / Mooring Bouys & Fishing Concession Building

### E. Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4)

Fish Cleaning Station (1), Bathroom near entrance (3) & Bike Racks (10)

### TOTAL ESTIMATE: 1.5M - 1.6M

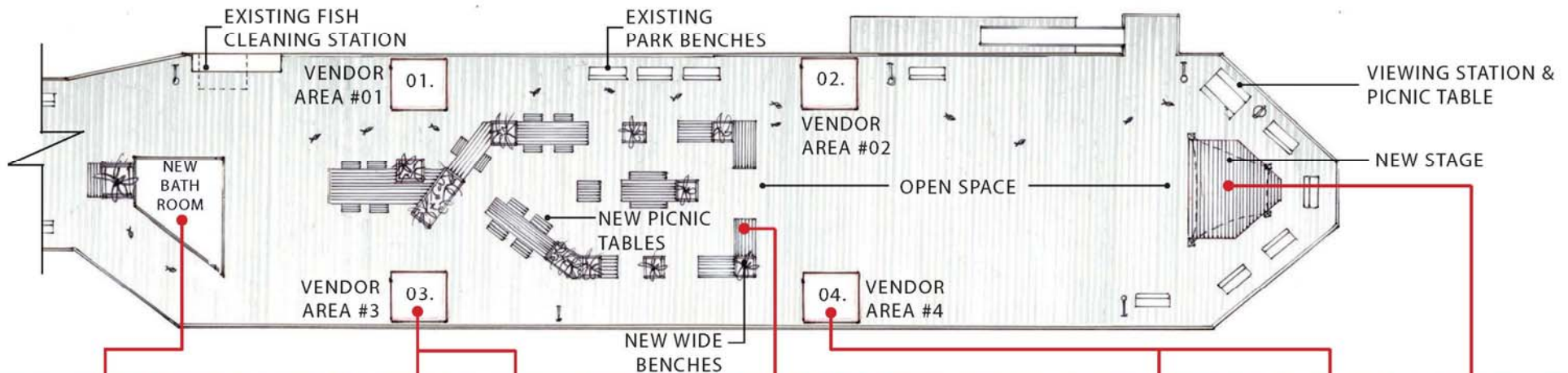
Demolish Hoist: (+/-) \$60k

Enhanced Public Space / Park: (+/-) \$450k

Public Restroom: (+/-) \$600k

Mobile Vendors: (+/-) \$120k / Each (\$480k total)

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



MOBILE SURF / KAYAKS RENTALS



WIDE BENCHES & PLANTERS



MOBILE VENDORS



STAGE



## OPTION 03 | EXISTING FISHING CONCESSION

**A.** Keep Existing Fixed Low-Cost Structure For Fishing Concession With Boat Rental / Uncovered Boat Storage & Repair Area / Mooring Buoys, Dingy Service And Hoist.

**B.** Additional Public Restroom

**C.** Keep Existing Benches (40), Picnic Tables (4), Viewing Station (4),  
Fish Cleaning Station (1), Bathrooms Near the Entrance (3), Bikeracks (10) & Boat Hoist (1)

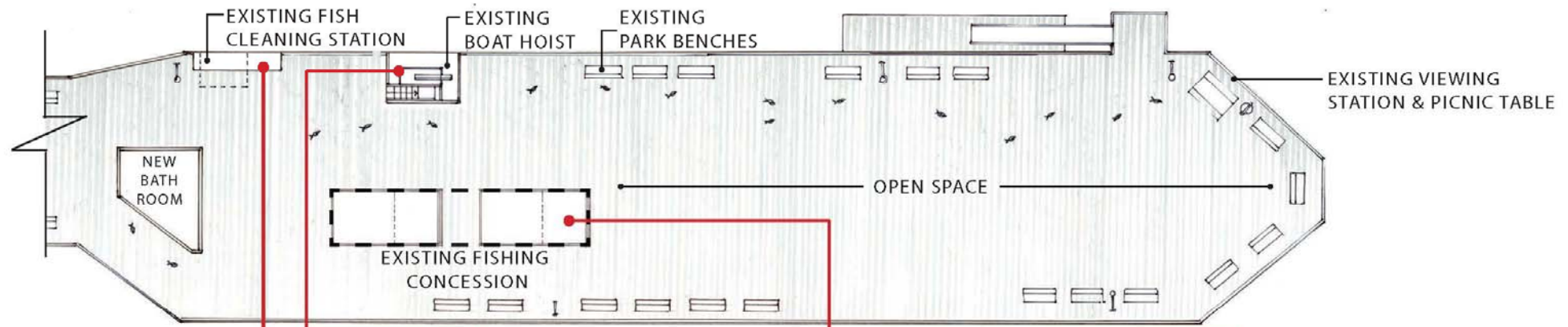
\*\*\* Option 03 | Please Note: \*\*\*

Wharf Is Shown As It Is Today With A Fishing Concession & No Other Leased Space, A Public Bathroom Is Added

**TOTAL ESTIMATE: (+/-) \$600k**

Public Restroom: (+/-) \$600k

Any Necessary Engineering: T.b.d.



FISH CLEANING STATION  
(SHOWN IN PROGRESS)



BOAT HOIST



FISHING CONCESSION



RENTAL BOAT STORAGE

## OPTION 04 | NEW FISHING CONCESSION

- A.** New Larger Enclosed Fishing Concession With Enclosed Boat Storage And Boat Repair
- B.** New Stage (1)
- C.** Fixed Lifeguard Station With Marine Rescue Water Craft Storage (Jetski).
- D.** Additional Public Restroom
- E.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4) & Fish Cleaning Station (1), Bathroom near entrance (3), Bike Rack (10) & Boat Hoist (1) & Mooring Bouys

### TOTAL ESTIMATE: 1.6M - 2.5M

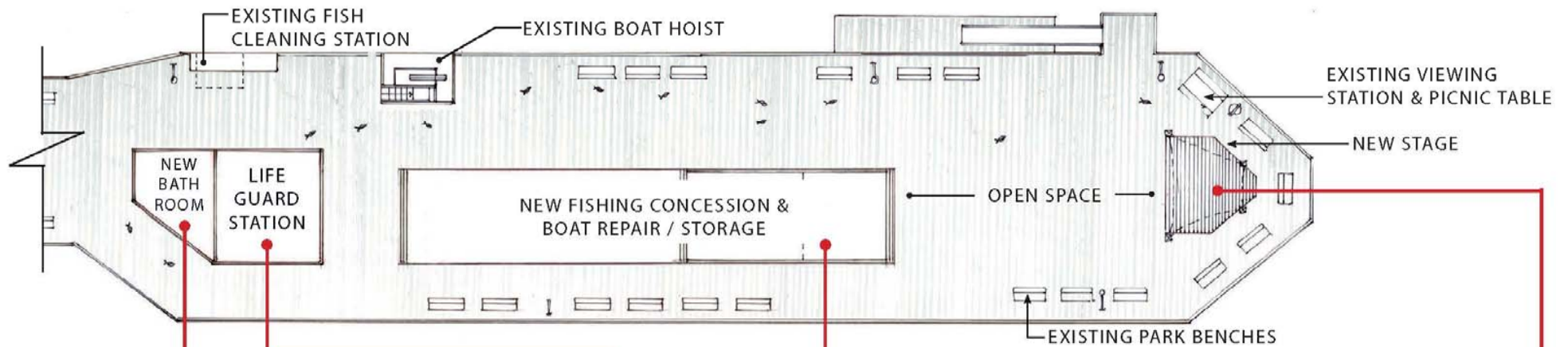
Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Fixed Boat Storage & Fishing Concession: (+/-) \$650k

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



FIXED STRUCTURE / FISHING  
CONCESSION / REPAIR / STORAGE



ENCLOSED RENTAL  
BOAT STORAGE



STAGE



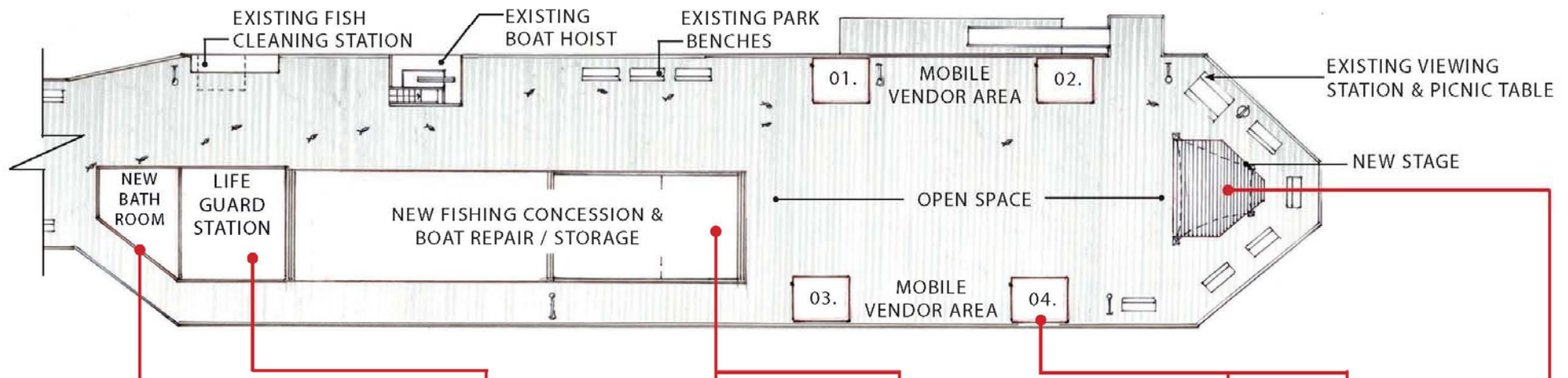


# OPTION 05 | FISHING CONCESSION & MOBILE VENDORS

- A.** New Larger Enclosed Fishing Concession with Enclosed Boat Storage & Boat Repair
- C.** Dedicated Areas For Mobile Vendors
- D.** New Stage (1)
- E.** Fixed Lifeguard Station With Marine Rescue Water Craft Storage (Jetski).
- F.** Additional Public Restroom
- G.** Keep Existing Park Benches (40), Picnic Tables (4), Viewing Stations (4)  
Fish Cleaning Station (1), Bathroom near entrance (3), Bike Racks (10), Boat Hoist & Bouys

## TOTAL ESTIMATE: 2.5- 3M

Mobile Vendors: (+/-) \$120k / Each  
Enhanced Public Space / Park: (+/-) \$150k  
Public Restroom: (+/-) \$600k  
Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k  
Fixed Boat Storage & Fishing Concession: (+/-) \$650k  
Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



FISHING CONCESSION



ENCLOSED RENTAL BOAT STORAGE



MOBILE VENDOR / SMALL / LARGE CONCEPTS



STAGE

# OPTION 06 | FISHING CONCESSION & FLEXIBLE MARKETSPACE

- A.** Fishing Concession & Enclosed Rental Boat Storage & Boat Repair
- B.** Flexible Open Air Market (I.e: Fish Market, Food & Beverage)
- C.** New Stage (1) & New Wide Benches (2) & Planters (2)
- D.** Lifeguard Station With Marine Rescue Water Craft Storage (Jetski)
- E.** Additional Public Restroom
- F.** Keep Existing Benches (40), Picnic Tables (4), Viewing Stations (4), Fish Cleaning Station (1), Bathrooms Near Entrance (3 Stall), Bike rack (10), Boat Hoist & Bouys

## TOTAL ESTIMATE: 2.5M - 3.2M

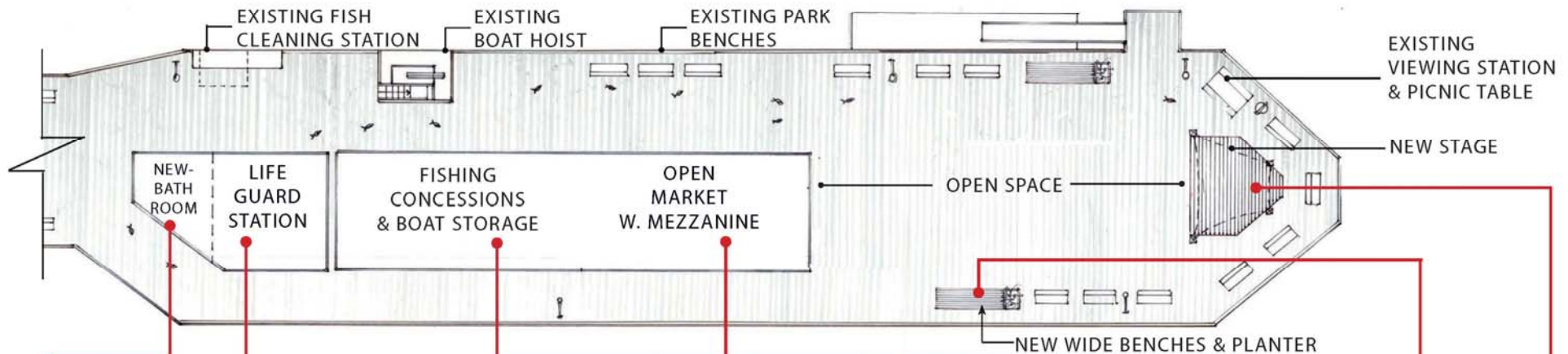
Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Indoor Market Space / Food + Fish Concession: (+/-) 1.2m

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



FLEXIBLE MARKET SPACE: FISHING CONCESSION / FOOD & BEVERAGE SERVICES



WIDE BENCHES



STAGE



# OPTION 07 | PERMANENT STRUCTURE

- A.** Fishing Concession & Enclosed Rental Boat Storage & Boat Repair, Mooring Buoys, Dingy Service & Boat Hoist
- B.** Full Restaurant
- C.** Lifeguard Station With Marine Rescue Water Craft Storage (Jetski)
- D.** New Stage (1)
- E.** Additional Public Restroom
- F.** Keep Existing Benches (40), Picnic Tables (4), Viewing Stations (4), Fish Cleaning Station (1), Bathrooms Near Entrance (3 Stall) & Bike rack (10), Boat Hoist (1) & Bouys

## TOTAL ESTIMATE: 5.5M - 6.2M

Enhanced Public Space / Park: (+/-) \$250k

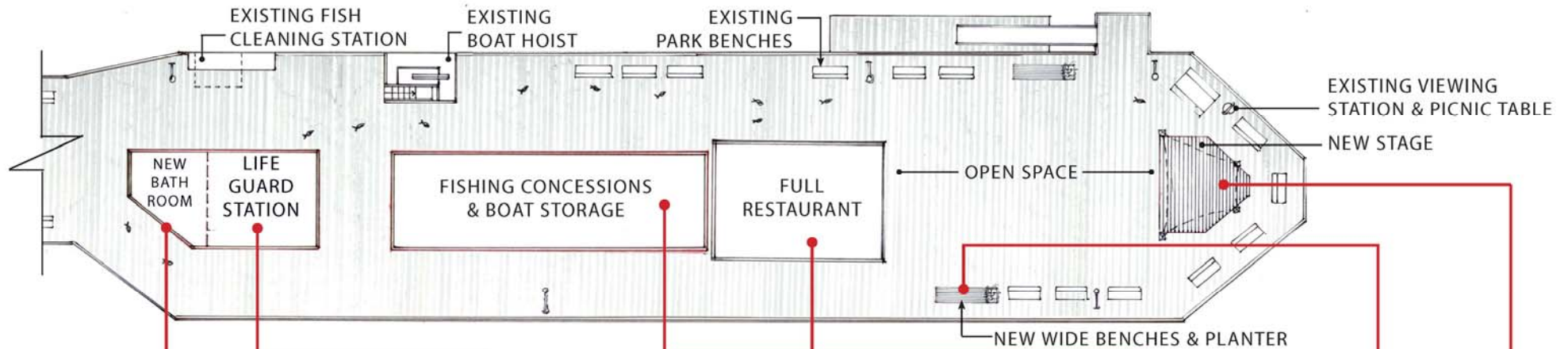
Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Permanent Boat Storage & Fishing Concession: (+/-) \$1.2k

Permanent Restaurant: (+/-) \$3.3m

Any Necessary Engineering: T.b.d.



PUBLIC BATHROOM



LIFEGUARD STATION



ENCLOSED RENTAL BOAT STORAGE



FULL RESTAURANT



PLANTERS & BENCHES



STAGE

# CONCEPTUAL LAYOUT - PRELIMINARY COST BREAKDOWN:

## COST APPROXIMATION SUMMARY:

### OPTION 01 | OPEN SPACE

TOTAL ESTIMATE: 950K - 1.1M

Demolish Hoist: (+/-) \$60k

Enhanced Public Space / Park: (+/-) \$450k

Public Restroom: (+/-) \$600k

Any Necessary Engineering: T.b.d.

### OPTION 02 | OPEN SPACE & MOBILE VENDORS

TOTAL ESTIMATE: 1.5M - 1.6M

Demolish Hoist: (+/-) \$60k

Enhanced Public Space / Park: (+/-) \$450k

Public Restroom: (+/-) \$600k

Mobile Vendors: (+/-) \$120k / Each (\$480k total)

Any Necessary Engineering: T.b.d.

### OPTION 03 | EXISTING FISHING CONCESSION

TOTAL ESTIMATE: (+/-) \$600k

Public Restroom: (+/-) \$600k

Any Necessary Engineering: T.b.d.

### OPTION 04 | NEW FISHING CONCESSION

TOTAL ESTIMATE: 1.6M - 2.5M

Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Fixed Boat Storage & Fishing Concession: (+/-) \$650k

Any Necessary Engineering: T.b.d.

### OPTION 05 | FISHING CONCESSION & MOBILE VENDORS

TOTAL ESTIMATE: 2.5- 3M

Mobile Vendors: (+/-) \$120k / Each (\$480k total)

Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Fixed Boat Storage & Fishing Concession: (+/-) \$650k

Any Necessary Engineering: T.b.d.

### OPTION 06 | FISHING CONCESSION & FLEXIBLE MARKET SPACE

TOTAL ESTIMATE: 2.5M - 3.2M

Enhanced Public Space / Park: (+/-) \$150k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Indoor Market Space / Food + Fish Concession: (+/-) 1.2m

Any Necessary Engineering: T.b.d.

### OPTION 07 | PERMANENT STRUCTURES

TOTAL ESTIMATE: 5.5M - 6.2M

Enhanced Public Space / Park: (+/-) \$250k

Public Restroom: (+/-) \$600k

Marine Rescue Watercraft Storage (Jetski): (+/-) \$200k

Permanent Boat Storage & Fishing Concession: (+/-) \$1.2k

Permanent Restaurant: (+/-) \$3.3m

Any Necessary Engineering: T.b.d.



# Future Agenda Items

- Next FAC meeting June 17, 2025
  - Brown Act Training
    - City Attorney's Office
    - City Clerk
- Aug. 19, 2025
  - Workshop
    - Develop work plan for remainder of 2025 & calendar year 2026

