



AGENDA

FRIDAY, MARCH 7, 2025

6:00 P.M. - 9:00 P.M.

SATURDAY, MARCH 8, 2025

9:00 A.M. - 12:00 P.M.

SPECIAL MEETING (IN-PERSON ONLY)

CITY COUNCIL RETREAT TO SET PRIORITIES FOR FISCAL YEAR 2025-26 AND 2026-27 BUDGET

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY, AND MARINA GROUNDWATER SUSTAINABILITY
AGENCY**

Marina Municipal Airport Administration Building

781 Neeson Road

Marina, California

Telephone (831) 884-1278 - Fax (831) 384-9148

E-Mail: marina@cityofmarina.org Website: www.cityofmarina.org

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting.

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

LAND ACKNOWLEDGEMENT

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and their ancestors and allies - and honors these members of the community, both past and present.



1. CALL TO ORDER Friday, March 7, 2025.
2. ROLL CALL & ESTABLISHMENT OF QUORUM (Each day)
Jenny McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. Strategic Planning and Budget Priority Setting Retreat - City Council Work Session – Friday, March 7, 2025 and Saturday, March 8, 2025
 - a. City Council, Agency Board, Abrams B NPC Board, Preston Park NPC Board, Airport Commission Board and Marina Groundwater Sustainability Agency to receive information, discuss priorities, and develop policy direction for preparation of budget for Fiscal Year 2025-26 and 2026-27.
 - Agenda
 - Vision and Mission Statement and Community Values
 - Presentations
 - CIP Projects List
 - Consolidated Project List

Friday, March 7, 2025, special meeting to be adjourned to Saturday, March 8, 2025, at 9:00 a.m.
5. ADJOURNMENT: (Saturday, March 8, 2025).

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 6:00 p.m., Thursday, March 6, 2025.

ANITA SHARP, DEPUTY CITY CLERK

City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk, and kept for a period of 90 days after the formal approval of MINUTES.

City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.

Agenda items and staff reports are public record and are available for public review on the City's website (www.ci.marina.ca.us), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.

Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review at the City Clerk's Office during regular office hours and in a 'Supplemental Binder' at the meeting.

Members of the public may receive the City Council, Airport Commission and Redevelopment Agency Agenda at a cost of \$55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at marina@ci.marina.ca.us.

*ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. to request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@ci.marina.ca.us. requests must be made at least **48 hours** in advance of the meeting.*

AGENDA
Marina City Council
Strategic Planning and Budget Priority Setting Retreat
Friday, March 7, 2025; 6:00 p.m. – 9:00 p.m.
Saturday, March 8, 2025; 9:00 am – 12:00.
Marina Municipal Airport, 781 Neeson Road

Friday, March 7

- 6:00 - 6:05 Welcome and Introduction - Mayor Delgado
- 6:05 – 6:10 Warm- Up
- 6:10 - 6:15 Purpose of Retreat - City Manager, Layne Long
- Identify community needs, challenges, and opportunities
 - Discuss priorities and develop policy direction for preparation of FY 2025/26 and 2026/27 budget
- 6:15 - 6:30 Public Comment
- 6:30 – 6:35 Handout - Vision and Mission Statement and City of Marina Values
- 6:35 - 7:15 Overview of City budget and finances – Finance Director, Tori Hannah
- Ongoing revenues and expenditures
 - Financial and expenditure projections
 - Fund Balances and Reserves
- 7:15 - 8:45 Discussion of City department operations, needs and workplans – City of Marina Department Heads
- 8:45 - 9:00 Review Capital Project and Consolidated Projects List
- 9:00 Adjourn

Saturday, March 8

- 9:00 - 9:30 Mayor Councilmembers discuss what are their top five issues or priorities and why they are important (5 minutes each)
- 9:30 - 11:30 Discussion of goals and priorities for development of budget
- Mandatory/Urgent projects
 - New projects
 - Reprioritizing previous priorities
 - Consolidated List
- 11:30 - 11:45 Identifying specific priorities for development of budget
- 11:45 Final Comments, Wrap Up and Adjourn

City of Marina

Vision and Mission Statement & Community Values

Vision Statement

Marina will grow and mature from a small-town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting.

Mission Statement

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure.

Community Values

- **“Desirable Quality of Life”** includes protecting and enhancing Marina's quality of life – improving parks, open space, downtown core area, civic facilities, and infrastructure. Encouraging civic engagement and participation in improving quality of life; providing timely responses to issues and concerns raised by community members.
- **“Desirable Recreational and Cultural Opportunities”** includes strengthening programs, services and activities for youth, teens, families, and seniors. Enhancing a diversity of arts, cultural, and health and wellness programs for residents.
- **“High Level of Municipal Services and Infrastructure”** includes repairing and replacing city infrastructure and facilities. Providing a system of safe, clean, and reliable well-maintained streets, sidewalks, parks, and utility infrastructure. Improving city-services and continuing to operate effective and cost-efficient government, incorporating transit and new transportation alternatives and technology. Fostering an organization where all employees are engaged, inspired, and striving for continuous service improvement.
- **“Safe and Secure Environment”** includes protecting people, property, businesses, and infrastructure ensuring sufficient resources for public safety programs and emergency and disaster preparedness. Fostering a feeling of personal safety, physical security, compassion, and individual well-being for all citizens of diverse ethnic and racial backgrounds.
- **“Economic Vitality”** foster economic prosperity among Marina businesses, promoting the local economy, encouraging tourism and the development of the Marina airport. Supporting established businesses while facilitating and encouraging growth and development of new businesses opportunities. Develop a strong economy that can endure changing economic cycles. Leverage city-owned land and property and other development priorities.

- **“Diverse Vibrant Community”** provide for the development of diverse and affordable housing opportunities throughout the City. Enhance safety and connectivity for bicyclists and pedestrians. Foster opportunities for community members to connect and build strong neighborhoods. Provide a safe interconnected system of progressive parks, trails, beach access and open spaces for recreation and education. Promote healthy living and a safe, walkable, bikeable community. Eliminate blight.
- **“Protect Natural Setting (Environmental Awareness and Sustainability)”** preserve, protect and maintain natural resources (including water), public space and beach access; promote environmental stewardship; ensure the availability of safe, sustainable groundwater supply; develop and implement environmental health and climate adaptation policies and proactively address sea level rise.
- **“Self-Sufficient & Sustainable”** sustain a resilient financial position supported by sustainable, balanced revenue streams, fiscally responsible expenditures, and pursuit of cost-saving measures. Implement policies and procedures and develop long-term financial strategies to achieve long-term economic sustainability. A commitment to reinvest into core downtown service areas; and a commitment to underserved and under-involved segments of the community.
- **“Desirable Residential and Business Community (Balanced Housing and Jobs)”** includes a commitment to shared social and environmental responsibility promoting a balance between job creation and diverse housing types affordable to persons of all income levels. Attract and retain a well-balanced mix of businesses that contribute to the City’s sustainability and promote the creation of quality jobs.

City Council Retreat

**DRAFT FINANCIAL PRESENTATION
UPDATES PENDING**

Overview

- Budget Process
- Revenue and Expenditure Overview
- Forecast
- Other Funds and Considerations
 - FORA Funds and Aquatic and Sports Center

Annual Budget

Operational Goals and Work Plan

Foundation: City Values, Community Values, and Strategic Retreat

The budget can be viewed as the City's Annual Operating Plan

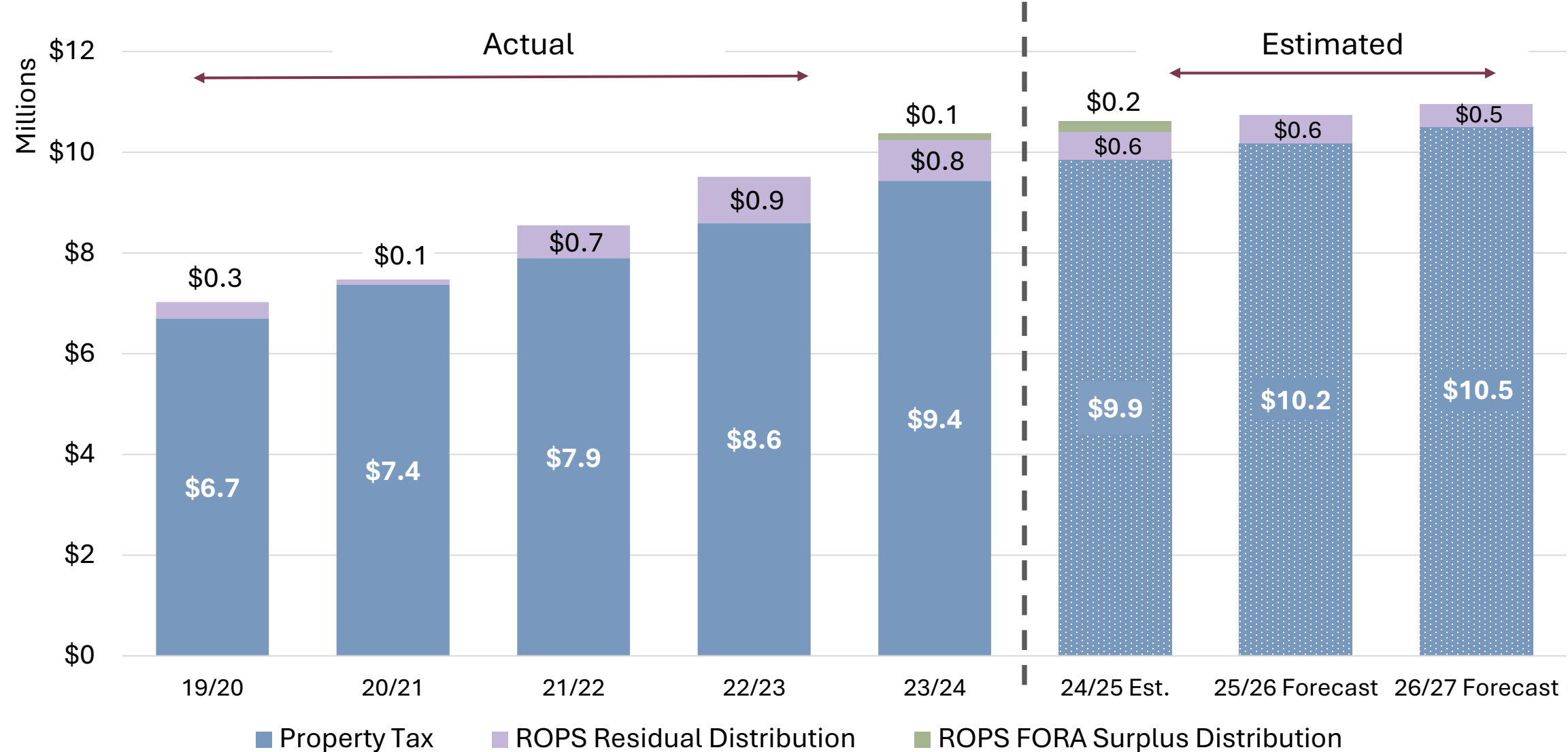
DRAFT PRESENTATION

Budget Process Cycle

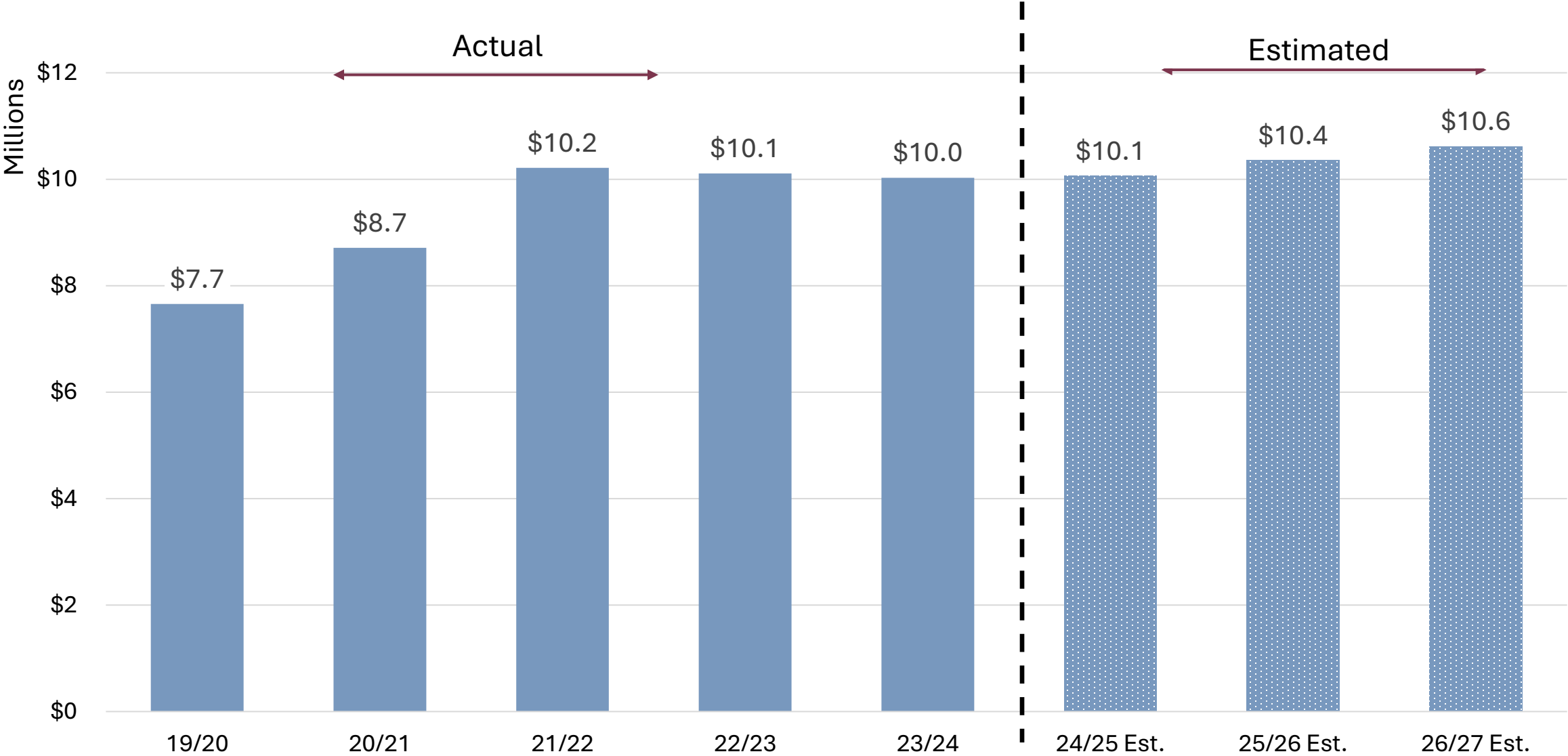
Pending

Property Tax Trends

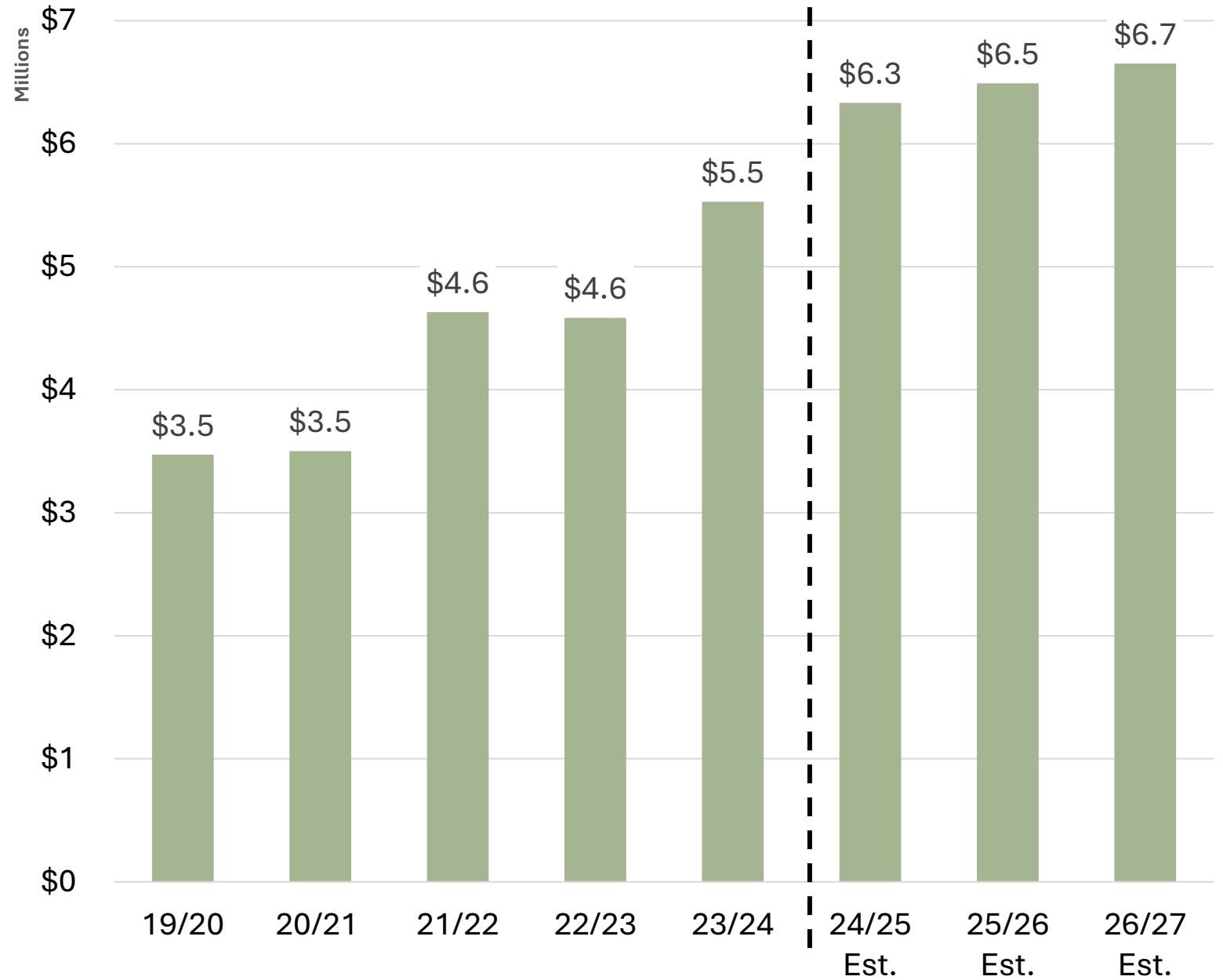
Projected Growth in combined base property tax: 3.6%



Sales and Use Tax Trends

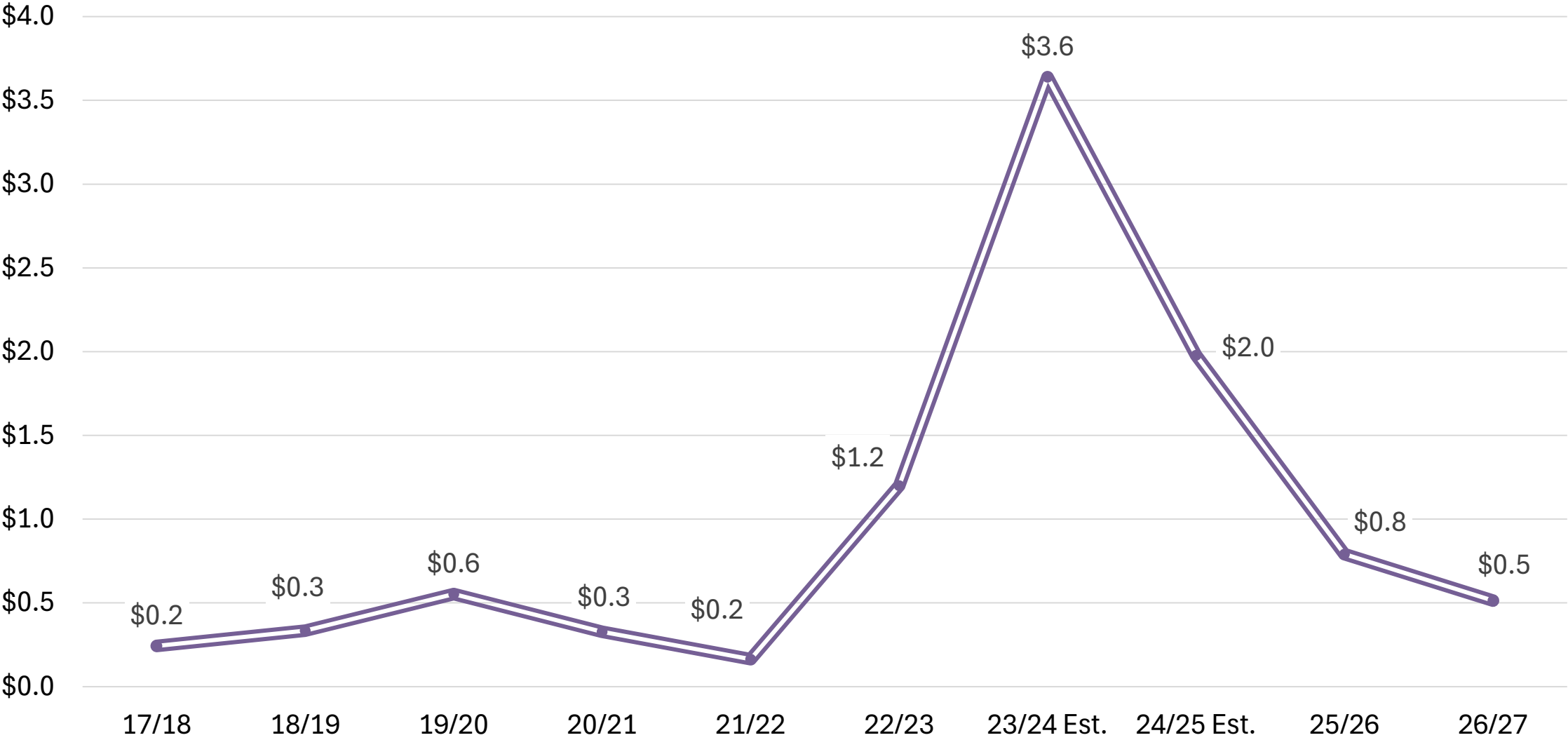


Transient Occupancy Tax



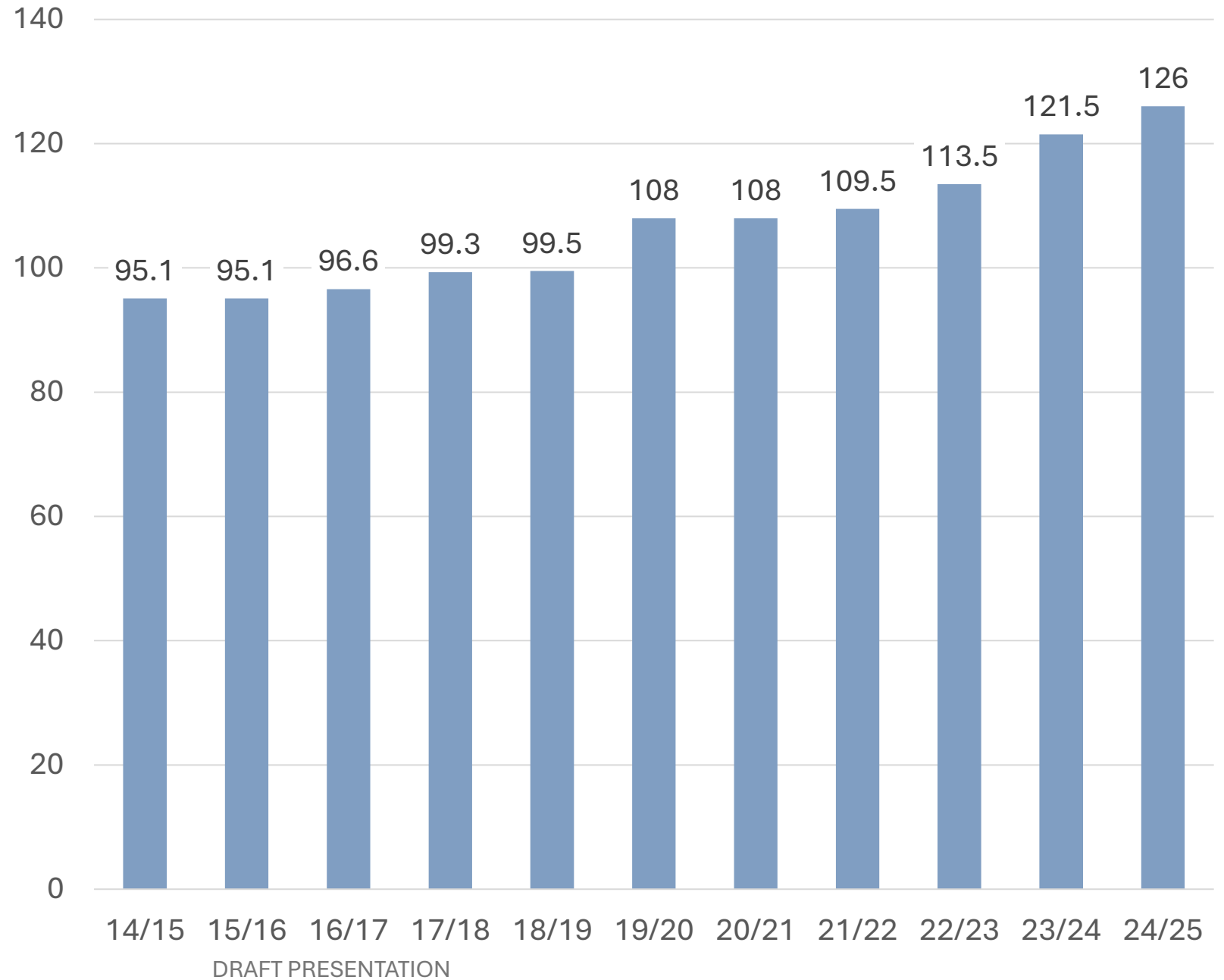
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General Fund Interest Earnings



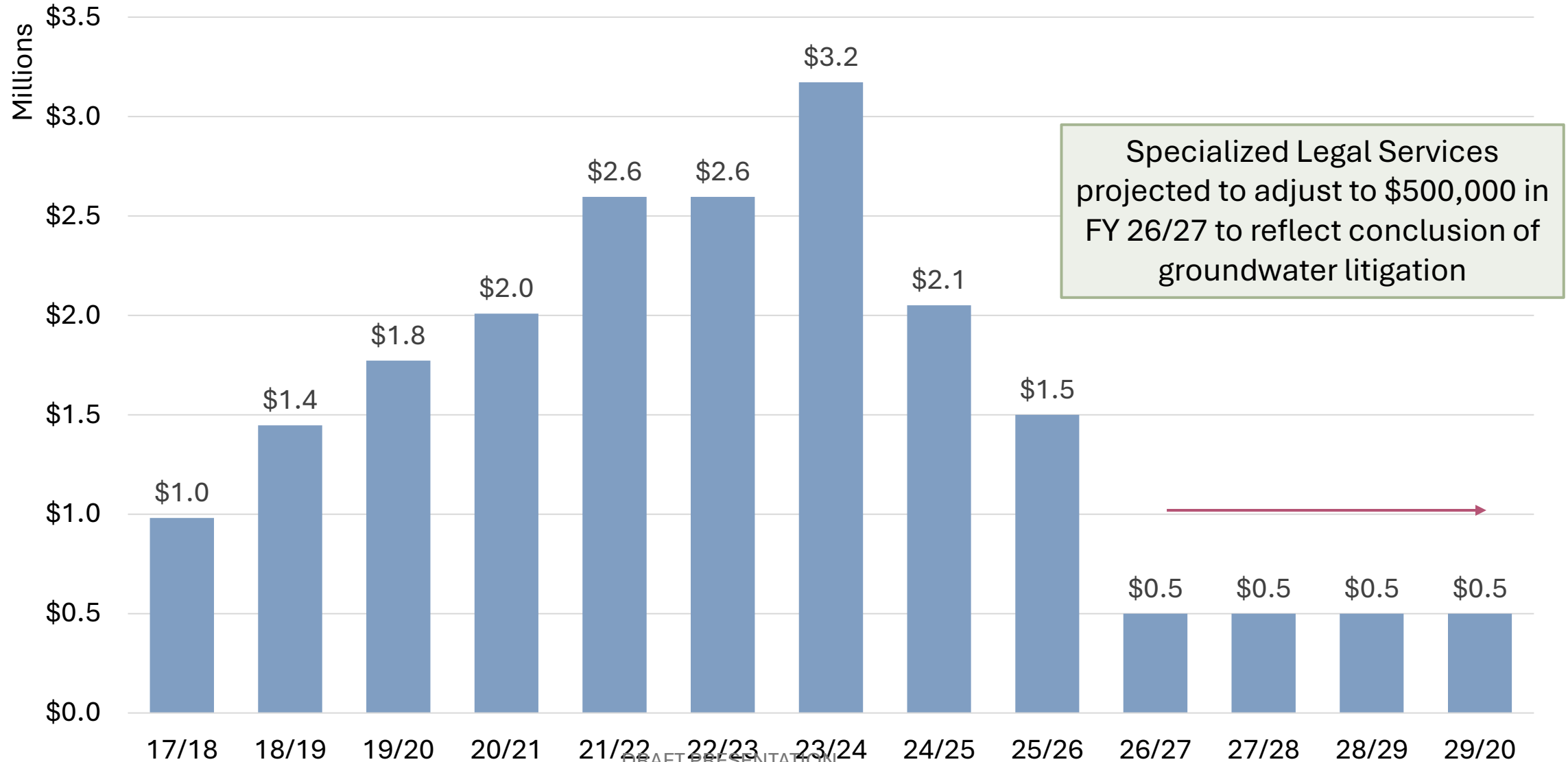
Regular Positions

Sustainable growth to meet community needs



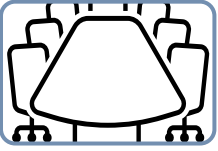
Groundwater Litigation

Specialized Legal Services



General Fund FY 24/25 Amended Budget Allocation

Excludes capital outlay and capital transfers



City Council

Budget: \$56,000 or 0.16%



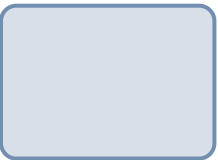
City Manager/HR/Risk

Budget: \$4.0 million or 11.5%



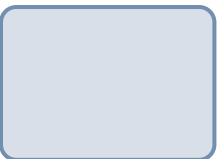
Information Technology

Budget: \$350,000 or 1.0%



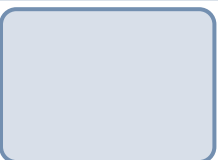
Finance

Budget: \$1.3 million or 3.8%



City Attorney

Budget: \$800,000 or \$2.3%



Police

Budget: \$10.0 million or \$28.7%



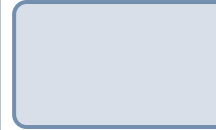
Fire

Budget: \$5.7 million or 16.2%



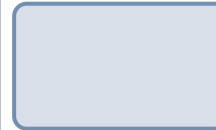
Public Works / Engineering

Budget: \$3.9 million or 11.3%



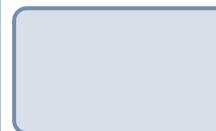
Planning / Building

Budget: \$2.5 million or 7.3%



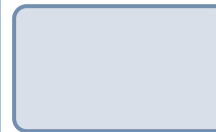
Economic Development

Budget: \$335,000 or 1%



Recreation and Culture

Budget: \$1.6 million or 4.6%

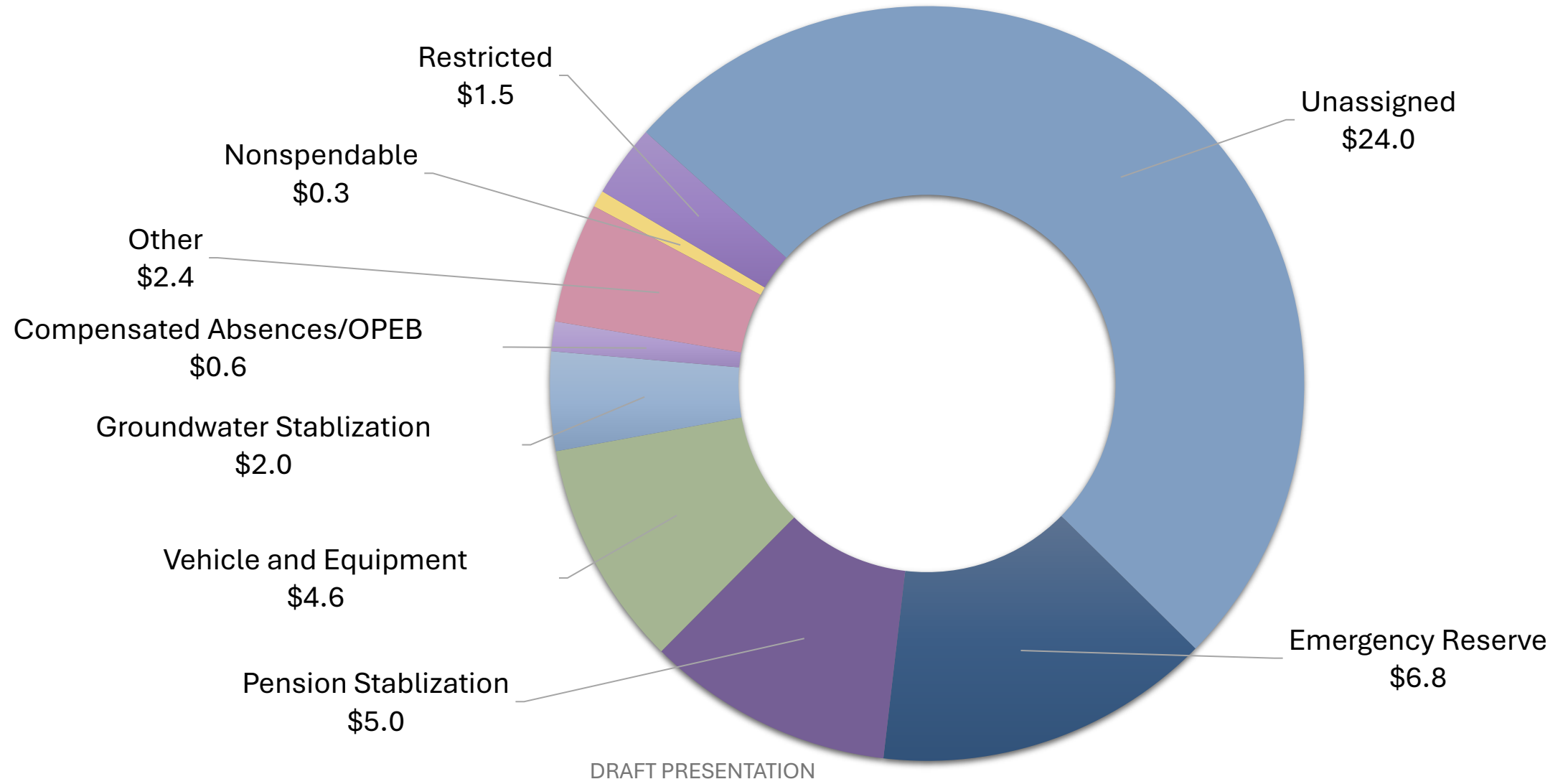


City Non-Department

Budget: 4.2 million or 12.2%

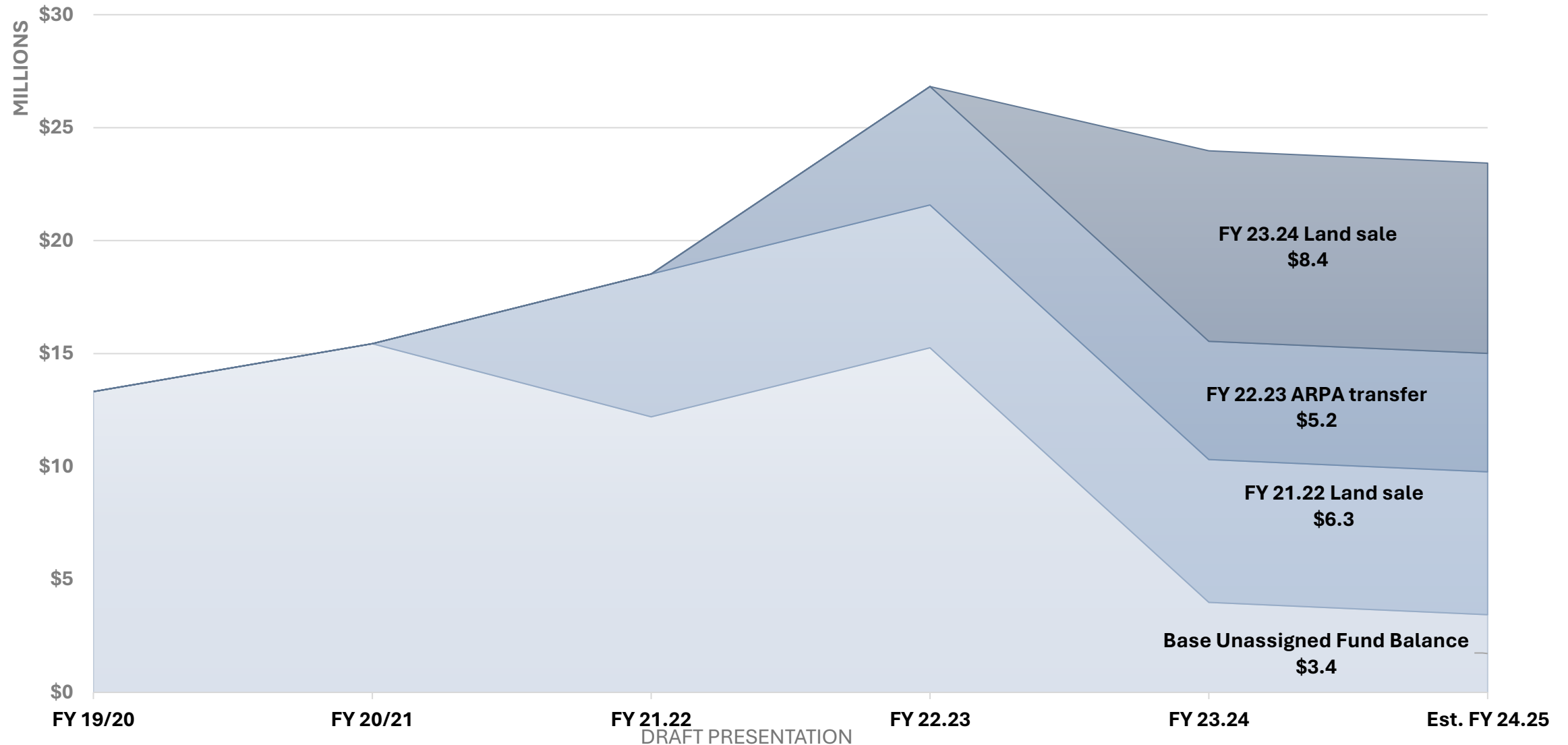
General Fund Balance: \$47.2 Million

Fund balance classifications as of June 30, 2024



Estimated Unassigned Fund Balance

Preliminary Fiscal Year Ending 06/30/2025: \$23.4 million



Forecast Information

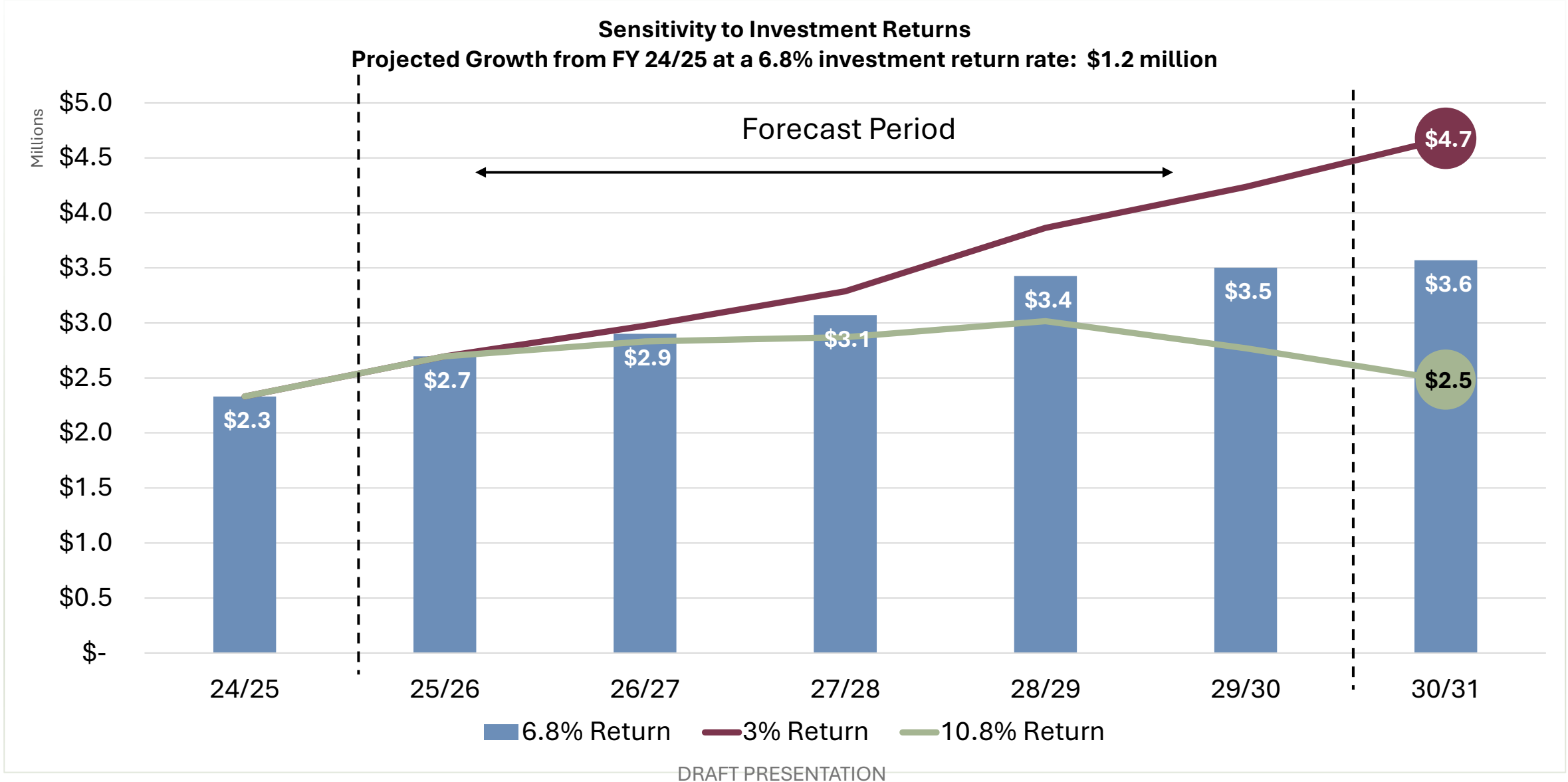


- References mid-year numbers as the basis
- General Forecast Information
 - Reveals revenue & expenditure trends over time
 - Assumes no other events intervene
 - Economic recession, natural disaster, loss of major taxpayers
 - Unanticipated revenues or expenses
 - Identify outcomes if nothing changes
 - Provides an “Order of Magnitude” feel for General Fund’s ability to continue services and preserve fiscal sustainability
 - Should be viewed as a “Work in Progress”

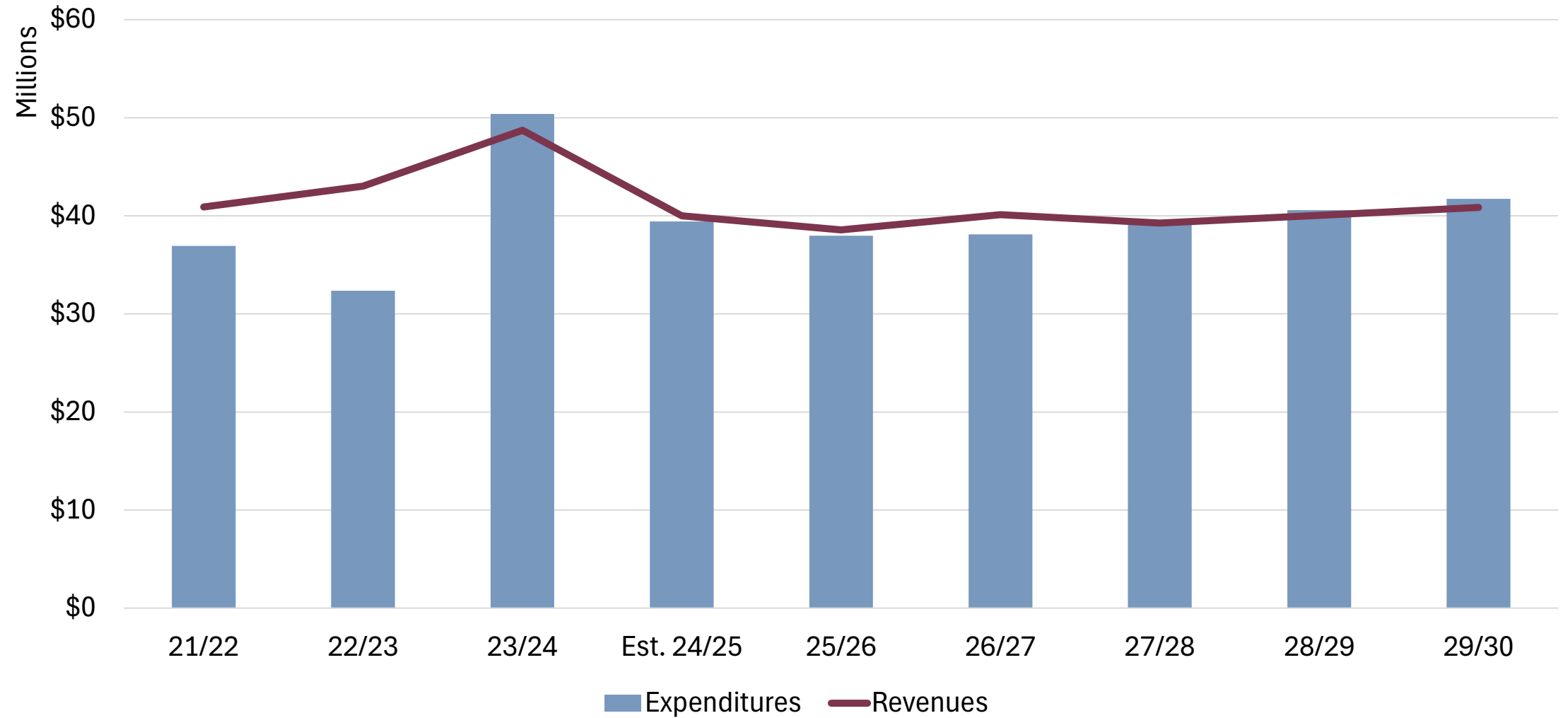
Assumptions

- Baseline presentation
 - Status quo positions
 - Estimate for potential cost of living employee adjustment
 - Fee agreements and related expenses are equivalent
 - Grant revenues and grant expenses are equivalent
 - No assumptions for prospective new hotel, additional shopping, or homes
 - Unassigned fund balance was left available for Council consideration
- On-going revenues increase by approximately 2%
 - Adjustment made to normalize interest earnings
- On-going expenditures increase by approximately 2.7%
 - Adjustment made for downward trend use of groundwater litigation costs
 - PERS unfunded liability payment consistent with actuarial report and 6.8% investment return level
- Transfers
 - On-going \$1 million transfer to the Measure X Fund
 - Estimated \$923,000 for the Vehicle and Equipment Replacement Fund

Projected CalPERS Unfunded Liability Payments

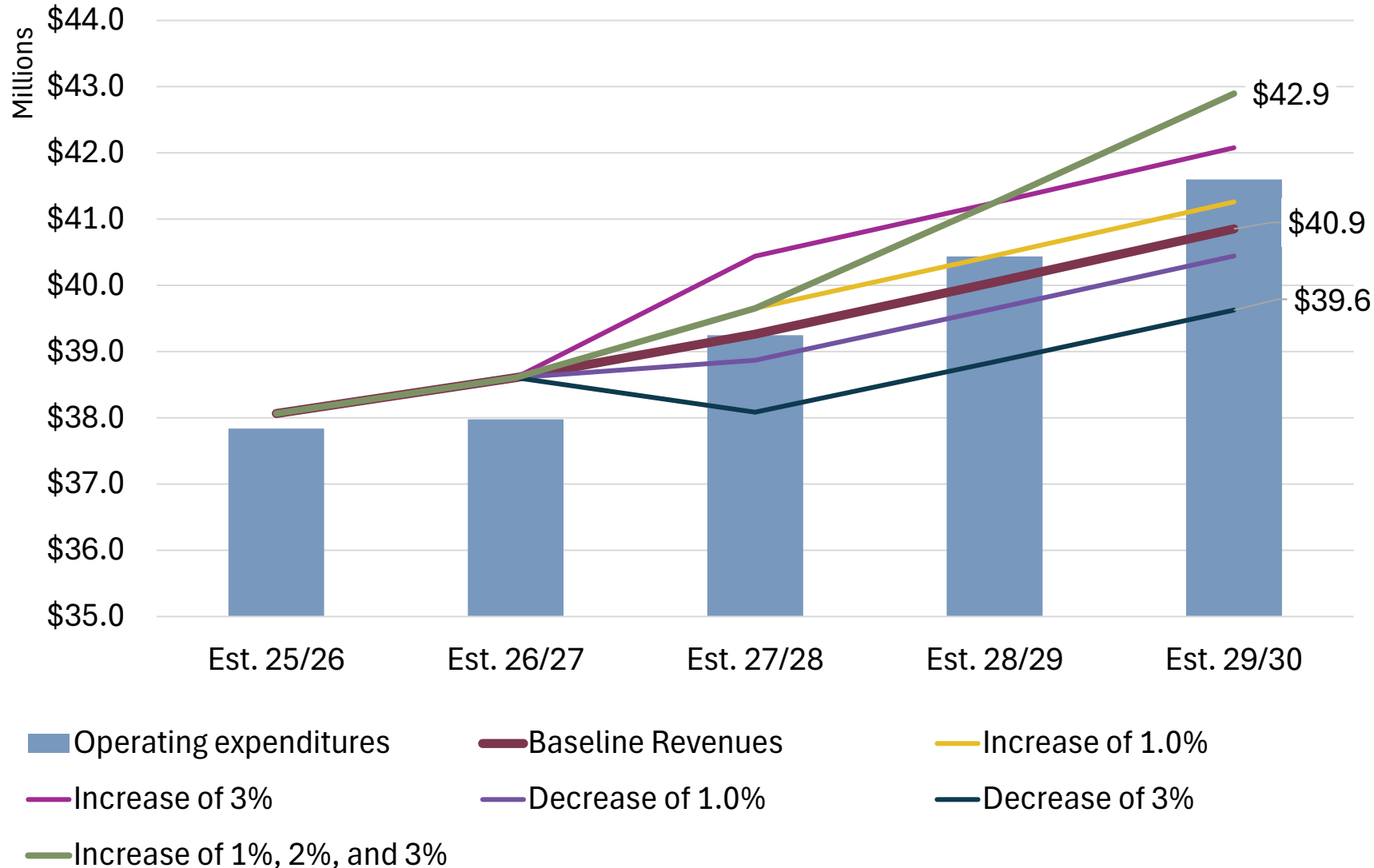


Baseline Forecast



Revenue Sensitivity Analysis

Impact on forecasted on-going revenues and expenses



DRAFT PRESENTATION

What is the dollar amount associated with a change in revenue?

- 1% change: \$400,000
- 3% Change: \$1.2 million

What could contribute to the additional increases?

- Addition of new hotel
- New retail
- Property taxes from Marina Station

Structural Balanced Budget Formula

Resolution 2012-46 requires the adoption of a balanced budget, defined as recurring annual expenses not exceeding recurring annual revenues

- ❖ One-time transfers and expenditures are not factored into the balanced budget formula
- ❖ Referred to as a “structurally balanced” budget

Baseline Forecast		
	FY 25/26	FY 26/27
Revenues	\$38,100,000	\$38,600,000
On-going expenses	37,800,000	38,000,000
	\$300,000	\$600,000



Other Funds and Considerations

Aquatics and Sports Center

FORA Dissolution Fund and Repayment Schedule

	Est. FY 24/25
Fund Balance - Beginning	\$18,385,028
FORA CFD Fees	1,882,000
One-Time release of escrow funds	4,379,000
Interest earnings	842,000
Estimated revenues	\$7,103,000
Expenditures	
Commitments for projects	\$3,734,000
FY 24/25 budgeted transfer to Aquatics and Sports Center	2,600,000
Other expenditures	-
Estimated Expenditures	\$6,334,000
Net difference	770,000
Estimated Amount prior to additional project transfers	\$19,155,028
Est. additional transfer to the Aquatic and Sports Center	(\$18,800,000)
Estimated remaining balance	\$355,028

DRAFT PRESENTATION

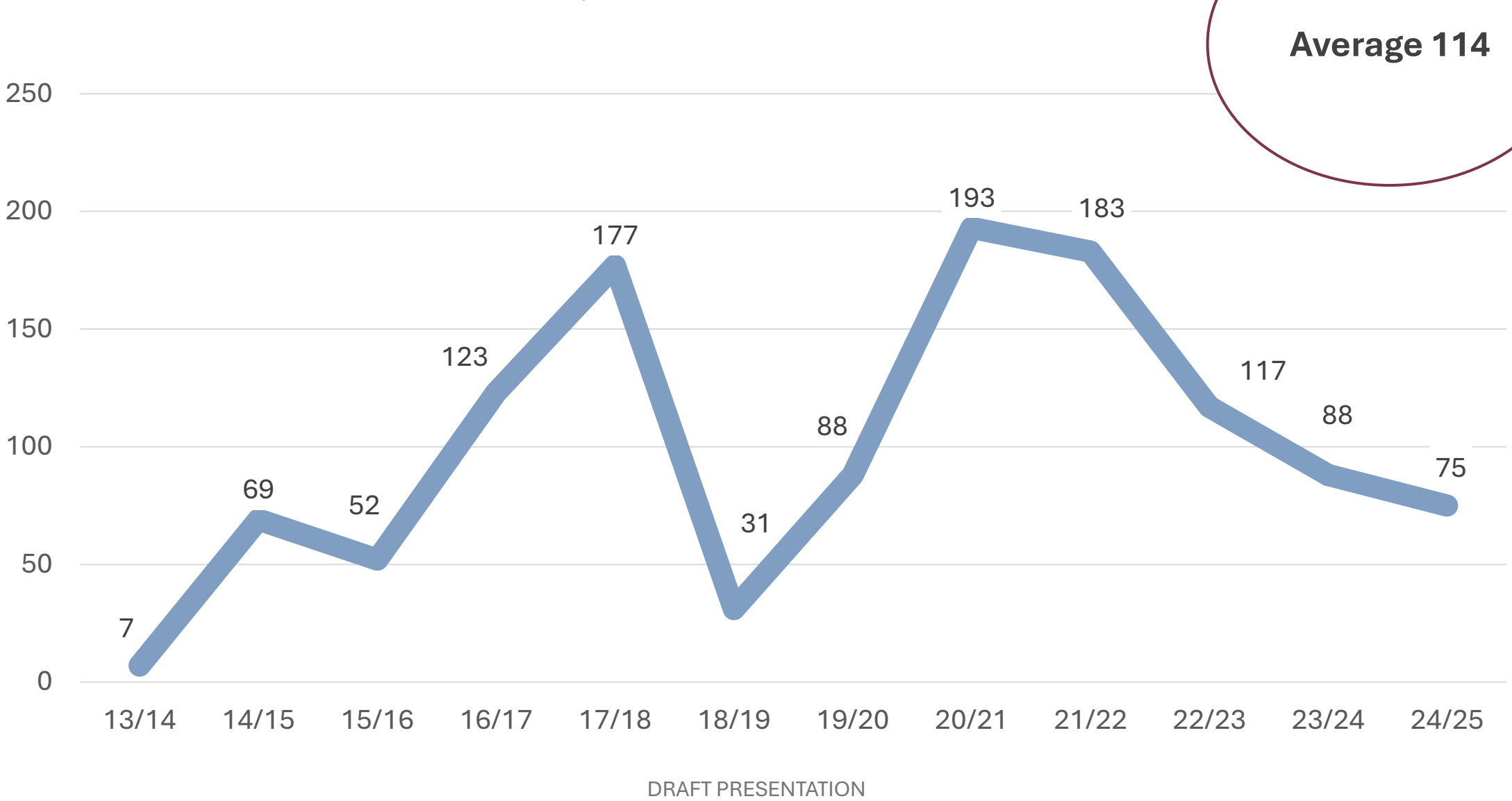
FORA Dissolution Fund
Fiscal Year 2024-25
Estimated Ending Fund
Balance

Estimated Available
Contribution to
Aquatics and Sport
Center

\$18.8 million
*(Includes defunding a \$1
million project)*

Average Permits Issued

Permits Issued in Dunes/Sea Haven Developments⁽¹⁾



Estimated Repayment Schedule

Estimated at \$42.0 million			
Number of Units	Amount to Set Aside	Avg. Annual Revenue Requirement	Repayment Year
75	\$11,798,000	\$2,181,000	FY 2032/33
110	11,004,000	3,127,846	FY 2031/32
145	8,211,000	4,074,831	FY 2029/30

Includes projected interest earnings and assumes 100% of the interest revenue and FORA fees collected are is used to pay interest on the interfund loan.

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Assumes interest rate is consistent with Citywide interest portfolio earnings

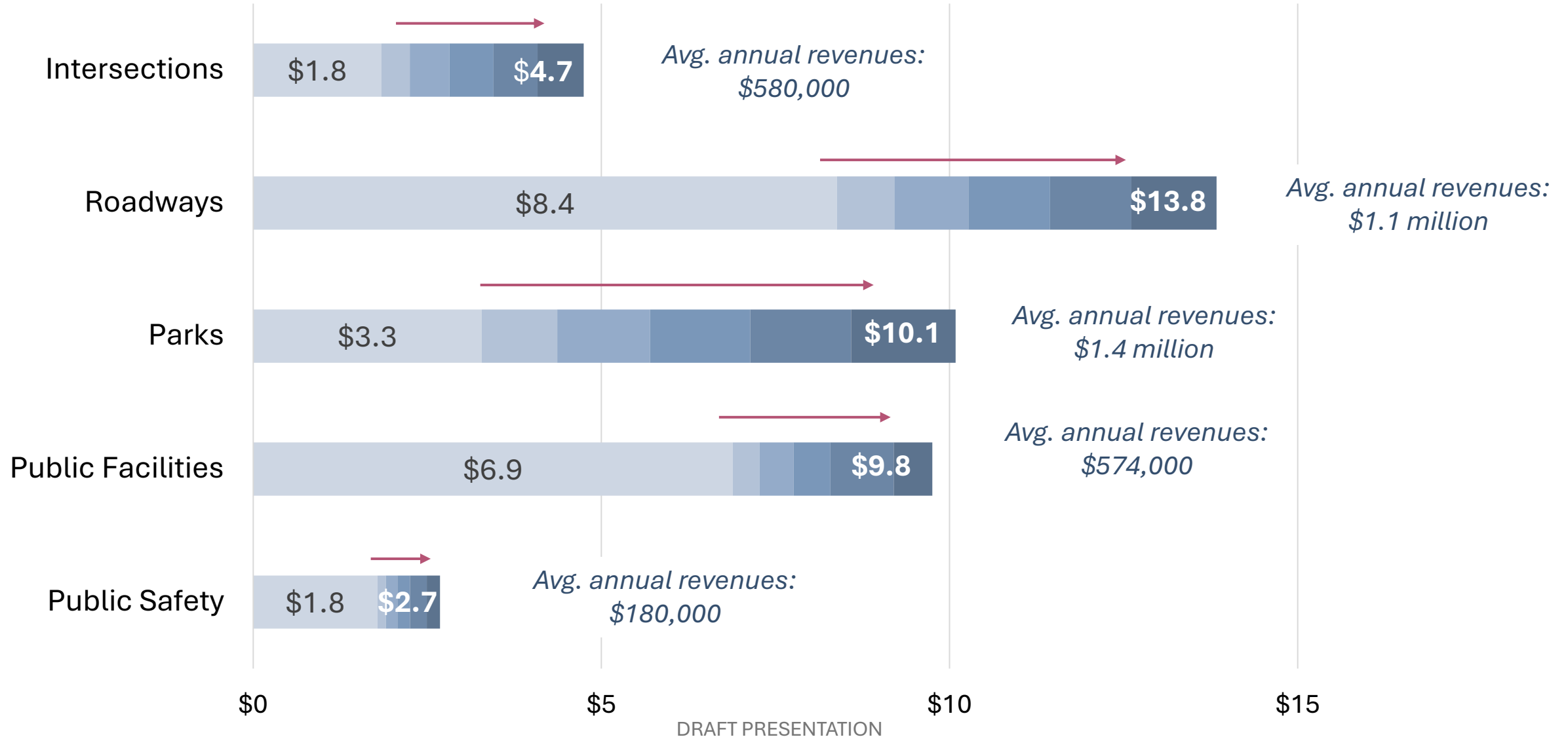
Public Facility Impact Fees

Fiscal Year 24/25 Preliminary Estimated Ending Fund Balance

Fiscal Year 24/25	Intersections	Roadways	Parks	Public Facilities	Public Safety	Total
Beginning Fund Bal.	\$1,443,748	\$7,121,346	\$6,808,835	\$6,209,775	\$1,606,508	\$23,190,212
Est. Revenues	408,681	1,269,161	1,432,153	684,539	187,256	3,981,791
Capital Transfers	(10,000)	(10,000)	(4,960,000)	(10,000)	(10,000)	(5,000,000)
Est. Ending Fund Bal.	\$1,842,429	\$8,380,507	\$3,280,988	\$6,884,314	\$1,783,764	\$22,172,003

Projected Impact Fees with Estimated Fund Balance

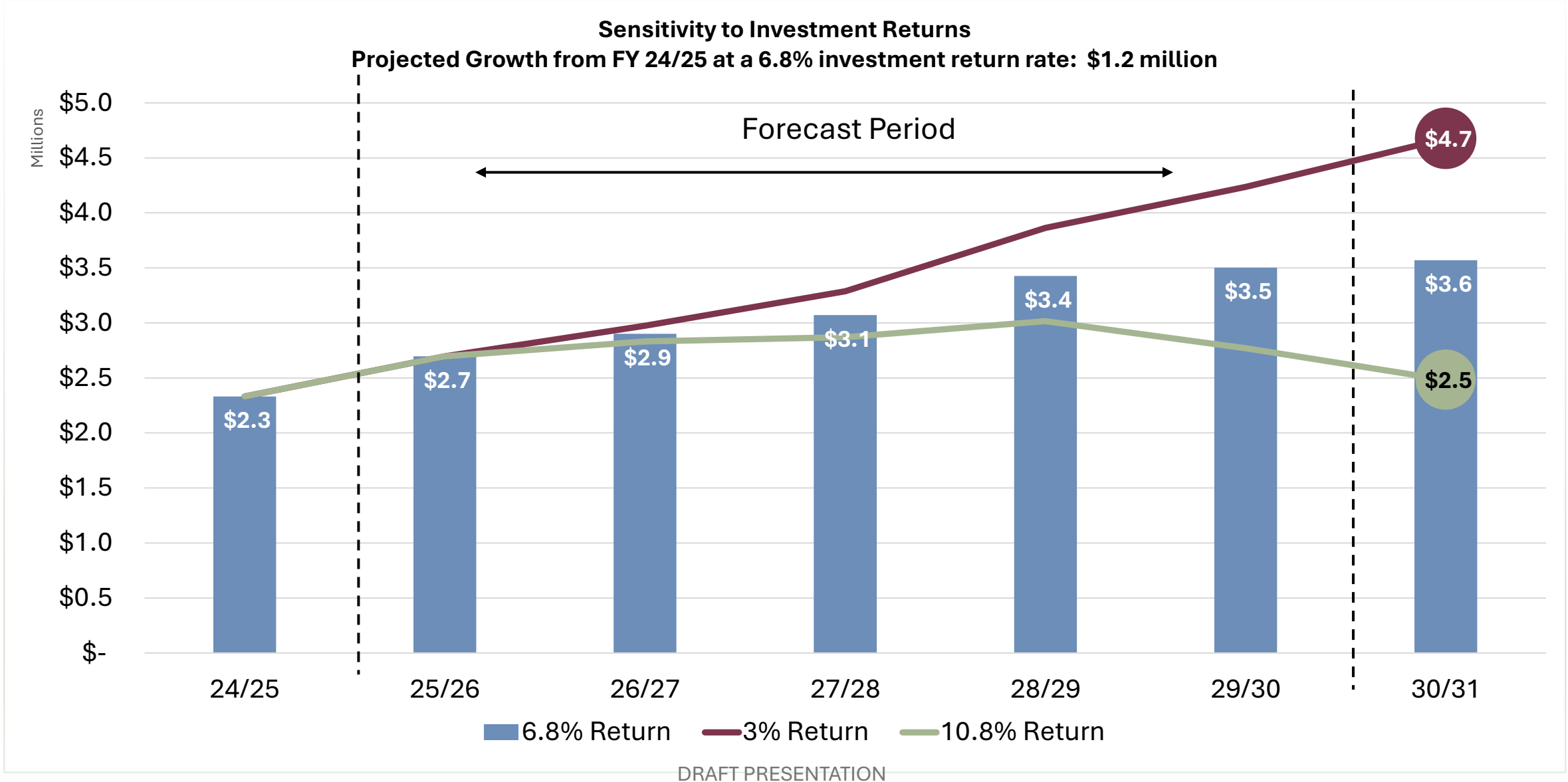
Assumes fund balance stays constant to illustrate full estimated amount available



Pension Stabilization Fund

PERS Unfunded Liability Payments

Projected CalPERS Unfunded Liability Payments

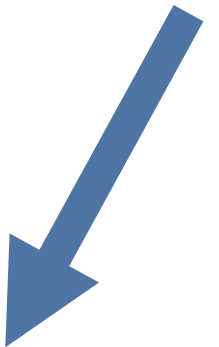


Potential Use of Stabilization Fund

May assist in smoothing increases to the General Fund

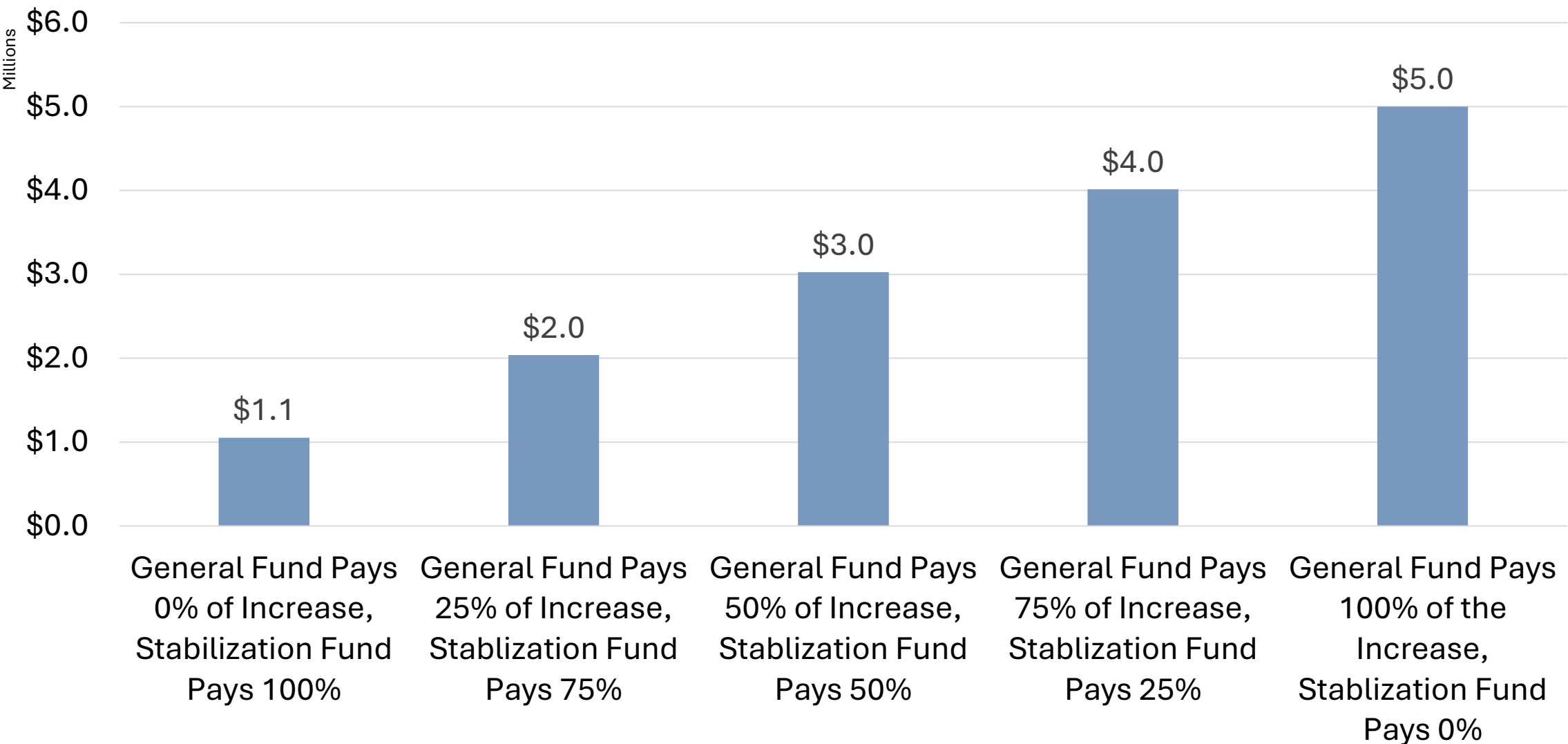
		Unfunded Liability Payment - Forecast Period					
	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY30/31
6.8% Return	2,330,230	2,697,149	2,902,000	3,071,000	3,427,000	3,503,000	3,569,000
Annual Impact		366,919	204,851	169,000	356,000	76,000	66,000
Cumulative Increase from FY 24.25		366,919	571,770	740,770	1,096,770	1,172,770	1,238,770

Sample Contribution if General Fund Pays percentage listed Balance Paid by Contribution from the Pension Stabilization Fund						
100%	366,919	571,770	740,770	1,096,770	1,172,770	
75%	275,189	428,828	555,578	822,578	879,578	
50%	183,460	285,885	370,385	548,385	586,385	
25%	91,730	142,943	185,193	274,193	293,193	



Estimated Pension Stabilization Fund Balance

With Alternate Contributions to the General Fund through Fiscal Year Ending 2029/2030



Conclusion of Presentation

CORE FUNCTIONS

- City Manager's Office
- City Clerk
- Strategic Planning and Budget Oversight
- Marina Municipal Airport
- Preston and Abrams Park Management
- Affordable Housing
- Economic Development
- Public Relations and Communication

DEPARTMENT OVERVIEW

**“The city attorney shall advise city officials
in all legal matters pertaining to city
business” Government Code Sec. 41801**

