



AGENDA

Tuesday, September 23, 2025

6:00 P.M. Open Session

SPECIAL MEETING CITY COUNCIL

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

PARTICIPATION

You may participate in the City Council meeting in person or in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only.

The most effective method of communication with the City Council is by sending an email to marina@cityofmarina.org. Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

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 
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

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. FUNDING ALTERNATIVES AND STRATEGIES FOR CONSTRUCTING CITY FACILITIES
 - a. Review and discuss funding alternatives and strategies for constructing critical city facilities including: police and fire stations; civic center including city offices, city council chamber and community center; and provide direction identifying next steps for development and construction of new city facilities.
5. ADJOURNMENT:

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 7:30 p.m., Friday, September 19, 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.cityofmarina.org), 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.

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@cityofmarina.org. Requests must be made at least **48 hours** in advance of the meeting.

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of September 23, 2025

COUNCIL RECEIVE INFORMATIONAL PRESENTATION, REVIEW AND DISCUSS FUNDING ALTERNATIVES AND STRATEGIES FOR CONSTRUCTING CRITICAL CITY FACILITIES INCLUDING PUBLIC SAFETY BUILDINGS - POLICE AND FIRE STATIONS(S); COMMUNITY SERVICE BUILDINGS - CITY OFFICES, COUNCIL CHAMBERS, AND COMMUNITY AND SENIOR CENTER.

PROVIDE POLICY DIRECTION AND IDENTIFY POSSIBLE NEXT STEPS FOR FUNDING MECHANISMS, PRIORITY-SETTING, PHASING, AND STRATEGIES FOR CONSTRUCTING OR RENOVATING CRITICAL CITY FACILITIES.

BACKGROUND

Beginning with the 2021/22 budget process, the City Council ranked, prioritized, and funded important and critical needs of the community that were able to be met within existing revenue resources including road and park infrastructure, public safety equipment, and city facilities.

Since that time, many public meetings have been held discussing critical unfunded facility needs and strategies to meet these needs. In 2022 the Council directed staff to engage a consulting firm to assist with the public engagement and education efforts and a polling firm to conduct an opinion survey to assess citizen support for a \$50 million-dollar General Obligation Bond to be placed on the November 8, 2022, ballot to build these city facilities. Following the results of the survey, the consulting firm recommended that the City not move forward with placing a measure on the ballot for November 2022 and instead continue with public engagement and education efforts and look at the November 2024 election.

Needs Assessment Study

Public engagement efforts continued in 2023 and beginning in 2024 the Council approved the hiring of a consultant (Team CivX) to assist with the public engagement and education efforts and also approved hiring RNT Architects to provide a Community Facility Needs Assessment which consisted of two components. First, an inspection and assessment of the actual conditions of the police, fire, council chamber, and city hall facilities which included:

- Reviewing engineering documentation
- Actual site inspection and observation
- Evaluation and ranking of age; structure; interior and exterior envelope; mechanical, electrical, plumbing, HVAC, and lighting systems
- ADA requirements
- Site reuse and expansion potential
- Comparing and providing recommendations of repair versus replacement

The second component consisted of an assessment of the actual facility needs based on quantifiable data, in-person interviews, and facility needs benchmarking from cities comparable to Marina in size, population, and service demands. The study findings concluded space deficits across all City departments, shortage of adequate meeting and training rooms, and operational deficits and shortcomings in the police and fire department. The Study also developed an estimate of the size or square footage needed to meet current community service and staffing needs as well as future needs. They also provided a high-level estimate of the cost to build these facilities. **(EXHIBIT A)**

On July 23, 2024, an open house followed by a City Council study session was held. Presentations were made by RNT Architects and staff with display boards, pictures and other information provided to the public in the City Council chambers. The public was able to ask questions directly to the architects, staff, and other consultants.

The construction cost estimates to build these facilities at this time were:

- Fire Station - \$16 million
- Police Station - \$17.5 million
- Community Center and City Hall facilities - \$21.5 million
- Total - \$55 million

Potential Site Locations

At previous meetings, the Council reviewed and had discussions with the community about potential sites for new civic center facilities which included the existing civic center site; Locke-Paddon Park (listed as a potential site in the General Plan), vacant land owned by MST adjacent to the Marina/Salinas Transit Station, and the future Cypress Knolls area. There was no consensus from the public and the Council on where the appropriate site should be, so the Council decided at this point not to identify a specific site for the civic center buildings, since there were several potential sites identified that would work and possibly others that may be considered. Instead, the Council decided to delay this decision and have a more involved and robust community engagement process to identify specific sites for the civic center facilities that would happen later if the bond was approved.

A fire services Standards of Cover: Deployment Analysis study conducted by the consulting firm Emergency Services Consulting International identified the appropriate sites needed to build two fire station sites in Marina that would address and meet the response times needed for critical life-saving and fire services currently needed today, and would also be the appropriate sites for fire stations when Marina is built out in the future. The first fire station will serve as the new headquarters fire station which would house the new ladder truck which will be delivered later this year or early next year, fire administration staff, and would include an Emergency Operations Center and training facilities. This station will be built in the corner area of California Avenue and Imjin Parkway.

The station currently located on Palm Street will remain in use after the new headquarters fire station is built and will continue to service central Marina until a second fire station is built at the Vince DiMaggio Park area. This second fire station at Vince DiMaggio Park will be built after the first few hundred homes in the Marina Station development are built and funded in part by the Marina Station development. When the second fire station is built, the fire station at Palm Street will close permanently. The fire station at the airport which currently provides our second engine company will turn into a backup fire station and will house reserve fire engines, apparatus, and equipment after the new headquarters station is built in the California Avenue and Imjin Parkway area.

Measure U

In August 2024, the City Council approved placing a \$50 million-dollar General Obligation Bond on the ballot for the November 2024 election. This ballot measure would authorize the issuance and sale of General Obligation Bonds in the amount up to \$50 million dollars to provide a new fire station, police station, and a community center with associated community rooms.

Measure U received an overwhelming majority support of 60%. However, it came short of meeting the supermajority threshold of 66 2/3 % required under State law for a General Obligation Bond. The ballot measure results show that the citizens of Marina understood the critical needs for new public safety and community facilities and were willing to pay additional property taxes to fund these facilities.

At the December 17, 2024, City Council meeting following the November election, the Council discussed the results of Measure U. The Council gave direction for staff to look at other funding and financing alternatives and other strategies to build new facilities and bring back to Council for possible consideration of a new ballot measure.

ANALYSIS

Overview of City Finances

The City has recently adopted its two-year budget for fiscal years 2025-26 and 2026-27 with revenues of \$38.5 million for fiscal year 2025-26 and \$39.7 million for fiscal year 2026-27. The City has strong General Fund finances and reserves. The City continues to have property tax growth from the new homes being constructed, transient occupancy taxes (hotels), and modest sales tax growth. Average annual tax revenue increased by 2.8%, which represents over 80% of General Fund revenues. The City maintains strong emergency fund reserves of \$7.7 million and \$3.5 million reserves for vehicle and equipment replacement and a \$5 million pension stabilization reserve.

The City has spent most of its unallocated General Fund balance toward infrastructure improvements for roads and sidewalks, parks and maintenance and repairs for city facilities. An interfund loan of \$11.8 million from the General Fund to support and fund the aquatics and recreation centers will be repaid with FORA dissolution fund revenues in approximately eight years. Expected growth from property, transient occupancy, and sales tax especially from new automobile dealerships and new hotels, will help fund increasing maintenance costs, infrastructure costs, and new required staffing as the city continues to grow. While the city's finances are solid, current and future unrestricted General Fund revenues are likely insufficient to fully fund large facility projects, especially given other operational, maintenance, and public safety demands. New revenue sources must be developed to fund these critical facility needs.

Net Facility Funding Costs

EXHIBIT B shows the net funding amount needed for the various facilities, reflecting the estimated construction cost, less impact fees or other revenue sources. The estimated construction cost for city hall and council chambers is \$16 million, less \$12 million from impact fees and General Funds reserves for net additional funding amount needed of \$4 million. Public Safety facilities have a total cost of \$33 million, less \$2 million in impact fees for a net additional funding amount of \$31 million. Senior/youth/community facilities have an estimated construction cost of \$12.4 million, less \$3.4 million in impact fees and \$1 million in State funding for a net additional funding amount needed of \$8 million.

Possible Funding Strategies

The following are potential funding strategies that could be used individually or in combination:

- General Obligation Bonds
 - Requires 66 2/3% voter approval

- Repaid via increased property tax by property owners, residential and commercial
- Best suited for facilities with long-term community benefit
- Certificates of Participation (COPS)/Lease Revenue Bonds
 - Lease-based financing does not require voter approval
 - Repaid from General Fund or other dedicated revenues annual appropriations
 - Provides flexibility but reduces ongoing budget capacity for on-going expenditures
- Utility User Tax (UUT)
 - A tax imposed on the consumption of utility services such as electricity, natural gas, telecommunications, water, cable television, internet
 - Many California cities rely on a UUT to fund general services and capital projects
 - Voter approval (50% +1) required if established as a general tax
 - Could support the issuance of lease revenue bonds
 - Reliable, ongoing revenue source that has a broad base
- Grants and State/Federal Funding
 - Highly competitive and have been unsuccessful so far
- Preston Park
 - Depending on refinancing the existing \$36 million dollar loan and reserves needed for long-term capital improvements, a portion of a saved amount of \$13 million dollars to buy down the loan may be available

Utility User Tax as a New Revenue

Most cities in Monterey County have a utility user tax (UUT) and depend on it for funding city services. A 5% UUT would generate an estimated \$2.1 million dollars in annual revenue. This additional revenue would provide an estimated bond capacity of \$35 million dollars. A 5% UUT would cost the average household approximately \$14.60 monthly or about \$175 annually. **(EXHIBIT C).**

Previously, the City of Marina had a UUT of up to 5% which sunsetted in 2004 and was not approved again by the voters.

In comparing Measure U to the UUT, Measure U would have cost the average homeowner in Marina (based on an average home assessed value of approximately \$500,000) approximately \$22.80 per month or \$274 per year.

Timeline for Ballot Measure for November 2026 General Election

If the Council is interested in placing another measure on the ballot for the November 2026 election, the following is a suggested timeline to follow.

October – December 2025

- Engage outreach firm for public engagement
- Engage survey research firm to gather public feedback
- Survey research
- Outreach plan development
- Create a community advisory committee

January – June 2026

- Host workshops, engagement meetings, virtual forums
- Promotion of public participation in meetings

- City mailers
- Social media strategy and outreach
- Informational videos
- Open house events
- Press releases and budget transparency materials
- Initial and second tracking public survey
- Launch dedicated webpage
- Site visits existing city facilities
- Potential future building site location identification

June – July 2026

- Prepare final ballot language and legal language
- Adopt a ballot resolution to approve a ballot measure
- Press release/story on ballot measure
- Coordinate and plan election calendar

August – November 2026

- Public information and facts
- Voter information support
- Measure Information page
- Measure FAQ management
- Educational video

Strategic Considerations, items for discussion and next steps

- Public engagement plan – clear communication demonstrating need, costs, and benefits. Conduct outreach to understand which projects are most valued, acceptable and engage the public in all steps.
- Prioritization or phasing – build highest priority facilities first, followed by others as funds allow.
- New revenue funding strategies...UUT and if so, what amount. General obligation bond again, and if so, what amount. Other considerations.
- Identify opportunities to co-locate facilities and services.
- Build smaller facilities that are designed to expand later; focus on programming that meet highest demand and needs
- Other ideas

Potential Challenges & Risks

- Voter resistance to increased taxes or assessments
- Rising construction costs and inflation
- Site constraints
- Cost overruns

CONCLUSION

The City of Marina faces pressing facility needs that exceed current budget capacity. However, by combining multiple funding sources, prioritizing, and engaging the community, a realistic strategy to build or renovate needed facilities can move forward.

Layne P. Long
City Manager
City of Marina

City of Marina Community Facility Needs Assessment

Status Report to the City Council

23 July 2024



PROJECT 1020 | City of Marina FNA
RNT Architects

RNT Introduction and Scope

- RNT Architects – 40 Years of experience
- Offices throughout California (in S, M, L communities)
- Master planning, facility studies, and project execution
- Contracted to support Marina
- Presentation structure
 - Needs Assessment
 - Condition Assessment
 - Recommendation

Status Quo City of Marina

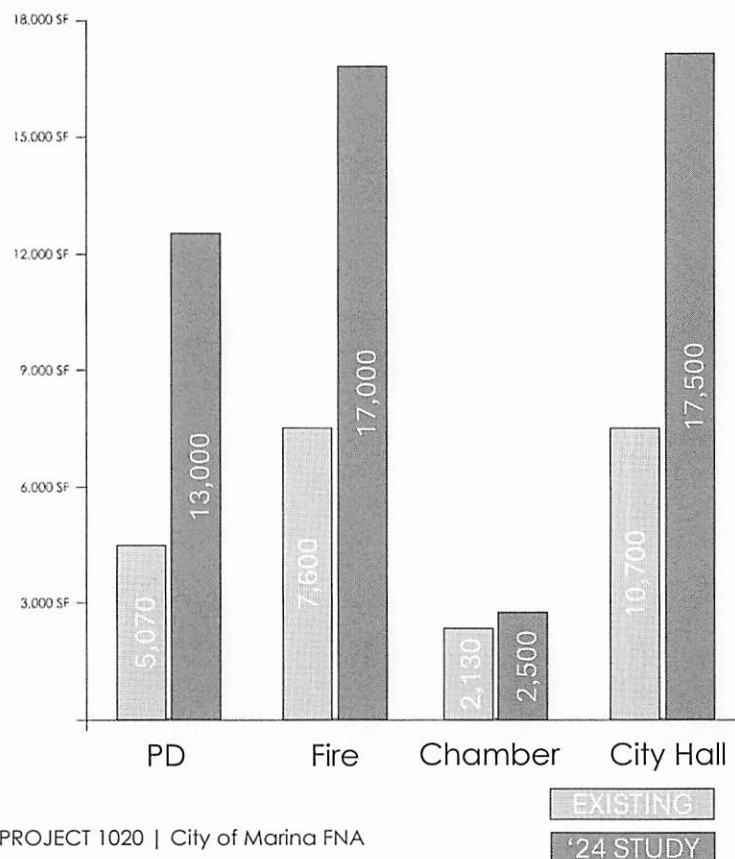
- **One of the fastest growing communities** in Monterey County (AMBAG 2020)
- City Council
 - Recognized the **need to review & plan its facilities**
 - Explores the idea of **Ballot Measure**
 - Hired **consultants to assist** in exploration
- Goal is to inform the public ahead of the ballot measure **to form an educated decision**



Facility Needs Assessment - Method

- **Facility Needs Questionnaire:** Collect quantifiable data, such as number of offices, size of conference and storage rooms, size of vehicle fleet, etc.)
- **Facility Needs In-person Interview:** Collect quality aspects that are difficult to quantify such as accessibility, adjacencies, synergies, work space quality, functionality
- **Facility Needs Benchmarking:** Comparison with similar communities

Facility Needs Assessment - Findings



FINDING 2024 PROGRAM STUDY:

- Space deficits across all City Departments.
- Shortage of adequate meeting and training rooms,
- Operational shortcomings (Police, Fire)

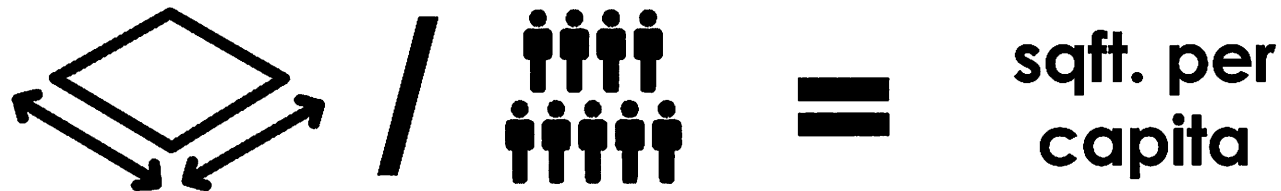
SQUARE FOOTAGE DEFICIT:

- Existing Total: ~ 25,500 SF
- 2024 Study Total: ~50,000 SF
- **Difference: ~24,500 SF**



Facility Needs Assessment – Size Metric

- What is the appropriate size for a city facility?
- Every community is different, every department is unique
- A metric helps to compare facility sizes based population

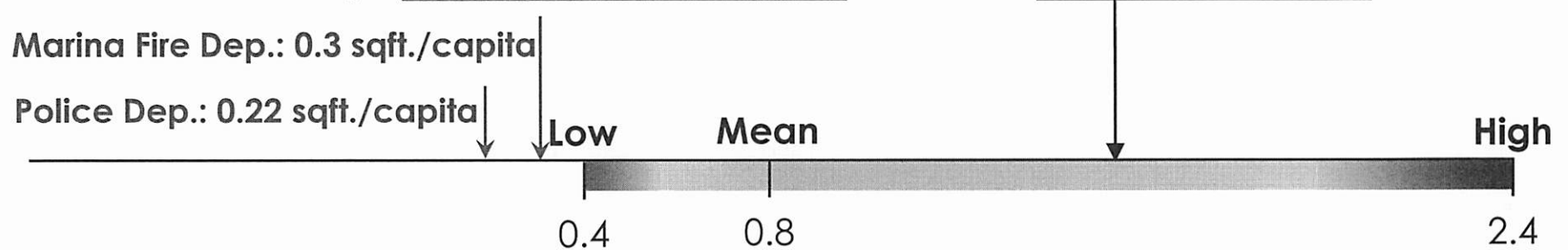

$$\text{Facility Area} / \text{Population} = \text{sqft. per capita}$$

- Comparing similar communities establishes a typical range
- Reasonable range depends on building function

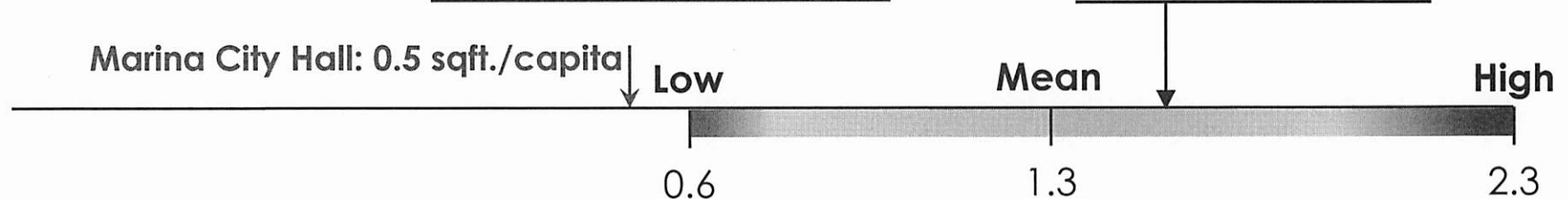


Facility Needs Assessment – sqft./capita

- **Public Safety:** Marina status quo **versus** typical range



- **Public Service:** Marina status quo **versus** typical range



based on current population of 22,500, not considering projected growth

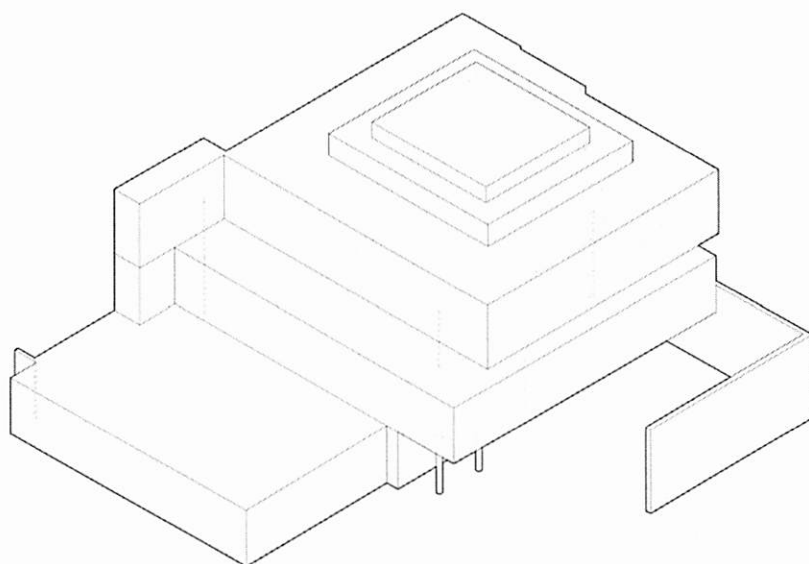


Facility Condition Assessment – Method

- As-built engineering documentation (if available)
- Site Observation (“climb on roof, crawl under ”)
- Facility evaluation and ranking of
 - Age, structure, envelope, interior, systems, ADA, site
 - Reuse and expansion potential
- Compare cost opinion of repair versus replacement (FCI)
- Conclusion based on assessed needs & observed condition



Facility Condition Assessment – Findings



Existing Public Safety Complex

Size: 12,700 sqft.

Condition: Overall good condition, for PD or FD to remain, seismic upgrades are required ¹⁾

Expansion/Reuse: Structural system offers flexibility, little expansion potential

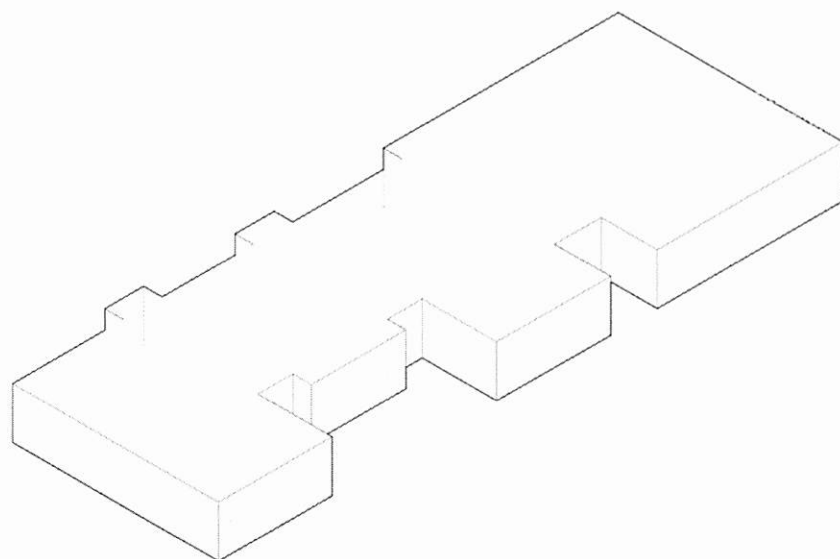
Repair, Retrofit, Remodel \$1.3 - \$2.0M

Replace \$850/sqft. \$11.0M - \$13.0M

¹⁾: Essential Services Buildings Seismic Safety Act



Facility Condition Assessment – Findings

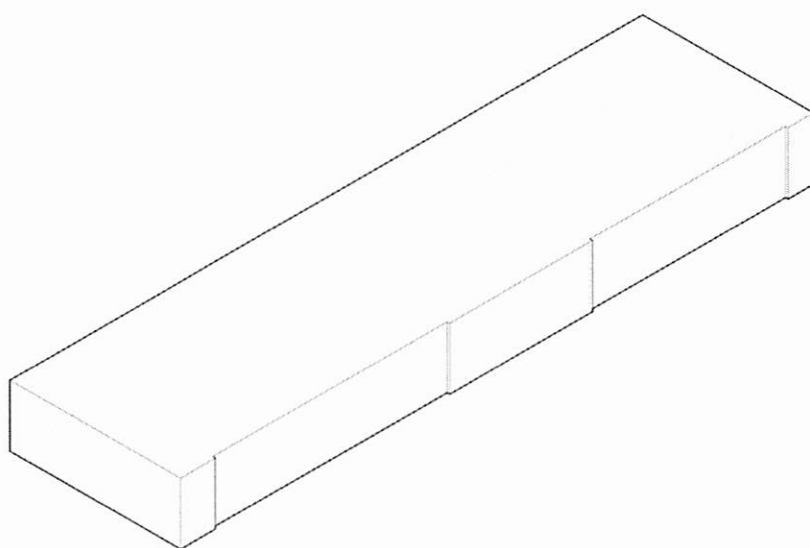


Existing City Hall

Size:	6,700 sqft.
Condition:	Building at the end of its useful lifecycle, significant repair of fundamental parts.
Expansion/Reuse:	Structural system offers no flexibility, no expansion potential
Repair, Retrofit, Remodel	\$3.0M - \$3.5M
Replace \$650/sqft.	\$4.5M



Facility Condition Assessment – Findings

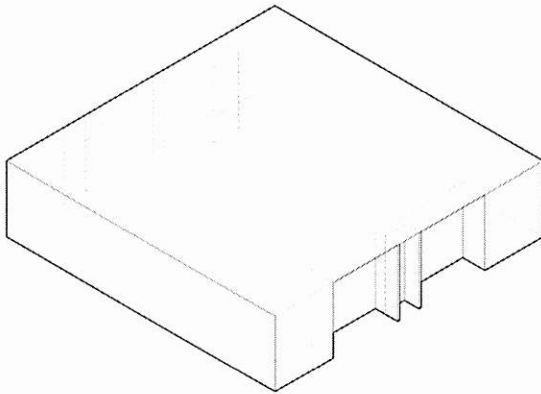


Existing City Hall Annex

Size:	4,000 sqft.
Condition:	Overall good condition, with modest envelope repair/upgrade needed
Expansion/Reuse:	Structural system offers flexibility, lateral expansion potential
Repair, Retrofit, Remodel	\$0.5M - \$1.0M
Replace \$650/sqft.	\$2.6M - \$3.0M



Facility Condition Assessment – Findings

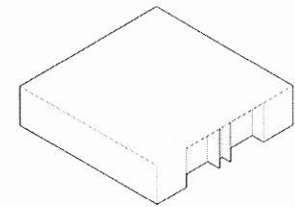
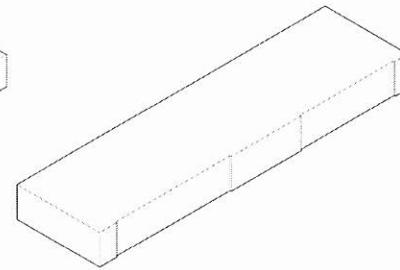
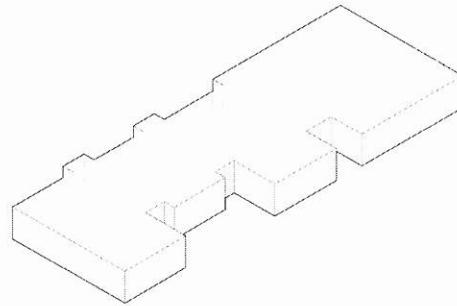
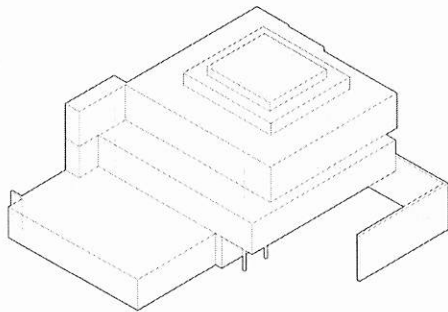


Existing City Council Chamber

Size:	2,130 sqft.
Condition:	Overall fair condition, with major envelope repair/upgrade needed
Expansion/Reuse:	Structural system offers some flexibility, no expansion potential
Repair, Retrofit, Remodel	\$0.8M - \$1.0M
Replace \$750/sqft.	\$1.6M - \$2.0M



Facility Condition Assessment - Findings



Public Safety	City Hall	City Hall Annex	Council Chamber
Condition: Good	Condition: Poor	Condition: Good - Fair	Condition: Fair - Poor
<u>not ESBSSA compliant</u>	Structure, Envelope, Int.	Envelope repair/upgrade	Envelope repair/upgrade
Expansion/Reuse: Good	Expansion/Reuse: Poor	Expansion/Reuse: Good	Expansion/Reuse: Fair
Steel construction	Modular Wood Framing	CMU, steel construction	Modular Wood Framing
\$ Repair / \$ Replace	\$ Repair / \$ Replace	\$ Repair / \$ Replace	\$ Repair / \$ Replace
0.15	0.72	0.27	0.50



PROJECT 1020 | City of Marina FNA
RNT Architects

ESBSSA = Essential Services Buildings Seismic Safety Act

Facility Condition Assessment - Metric

Public Safety	City Hall	City Hall Annex	Council Chamber
\$ Repair / \$ Replace	\$ Repair / \$ Replace	\$ Repair / \$ Replace	\$ Repair / \$ Replace
0.15	0.72	0.27	0.50

- Facility Condition Index (FCI) compares repair vs. newly built
- Helps to assess feasibility of repair
- **FCI lower than 0.33:** Repair is feasible
- **FCI between 0.33 and 0.66:** Repair might be feasible if other factors align (e.g., reuse potential, overall master plan, etc.)
- **FCI above 0.66:** Repair might not be feasible unless other factors contradict (e.g., historic preservation)



Options to Consider

- Reuse Current Public Safety Facility (not suitable for Public Safety / Essential Services Functions)
- Repair/Reuse/Sell/ Rent Current City Hall Annex (not ideal for office use)
- Replace / Repair / Reuse Council Chamber
- Replace City Hall (building is at the end of its life cycle and not functional)
- Build New Fire Station /Department and Police Department



Facility Condition Assessment Rating Key

Assessment Area	GOOD	FAIR	POOR
Structure	- Major structural components unaltered and undamaged - Minor revisions for seismic compliance	- Major structural components moderately altered or in need of repair - Modest revisions for seismic compliance	- Major structural components deficient - Significant revisions for seismic compliance
Envelope & Interior	<u>Envelope</u>: Partial repair, aesthetic touch up, minor façade repair <u>Interior</u>: Partial finish repair, minor ADA in compliance	<u>Envelope</u>: Partial replacement of doors, windows, roof repair, insulation <u>Interior</u>: <50% of finishes / casework, moderate ADA compliance repair	<u>Envelope</u>: wall repair (insulation, paint), door, window, roof replacem. <u>Interior</u>: >50% of finishes / casework, restroom renovation, ADA deficient
Systems	- Minor repair or upgrades - Typical maintenance	- Moderate repair - partial replacement, - reported deficiencies	- Replace of major components - utility connections, - restroom remodel, - major electrical work
Combined rating	Assessment ranking > 3.5	Assessment ranking 2.5 – 3.5	Assessment ranking < 2.5
FCI \$ Mitigation / \$ New Construction	< 0.33	> 0.33 & < 0.66	> 0.66
Expansion Potential	- Various lateral expansion option(s) - Vertical expansion feasible - layout supports expansion	- limited lateral expansion option(s) - vertical expansion possible - layout requires revision for expansion	- no lateral expansion option - vertical expansion not feasible - Layout does not support expansion
Reuse Potential	- FCA result 1.0 – 2.5, or FCI < 0.35, - suitable for alt. program - Constr. type supports layout changes	- FCA result 2.6 – 3.5, or FCI > 0.35 < 0.65, - limited suitability for alt. program - Constr. type supports limited changes	- FCA result >3.5, or FCI > 0.65, - Not suitable for alt. program - Constr. type is not supporting changes



Estimated Net Facility Costs						
	City Hall / Council Chambers	Senior/ Youth/ Community Facilities	Public Safety Facilities/EOC	Total Costs		
Estimated amount ⁽¹⁾⁽²⁾	\$ 16,100,000	\$ 12,350,000	\$ 32,895,000	\$	\$	61,345,000
Potential Resources						
General Fund facility reserves	4,122,831	-	-	\$		4,122,831
Public Facility Impact Fees ⁽³⁾	8,058,123	3,421,557	2,108,670	\$		13,588,350
State designated funding ⁽⁴⁾	-	1,000,000	-	\$		1,000,000
Total potential resources	\$ 12,180,954	\$ 4,421,557	\$ 2,108,670	\$		18,711,181
Additional amount needed	\$ 3,919,046	\$ 7,928,443	\$ 30,786,330	\$	\$	42,633,819

(1) Based on costs provided for the Development Impact Fee Study.

(2) Available funds based on two-year adopted budget, pending update for final Fiscal Year 24-25 ending fund balances.

(3) Assumes Park Impact Fees are applied to Senior, Youth, and Community Facilities.

(4) Includes \$1 million in grant funds awarded for a new Senior Center.

Local Utility User Taxes (UUT)

Marina is one of the few local cities without a UUT

Local rates range from 2% to 8.5%

Typically apply to electric, gas, water, telecommunications

Voter Approval Thresholds

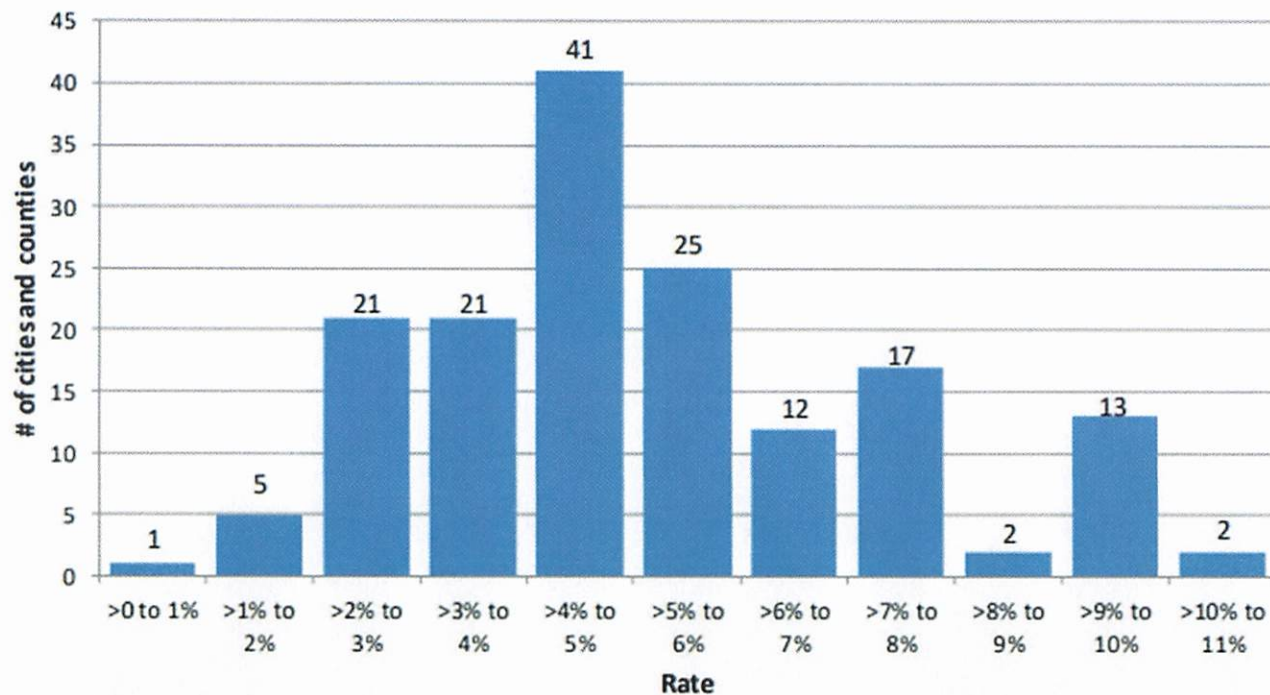
- 50% +1 if general tax (may include advisory on use)
- 2/3 if dedicated for specific purpose

Cities with Utility User Taxes (rate)	No Utility User Tax
<u>Monterey County</u> Gonzales (4% residential, 2% non-res) Greenfield (3%) King City (2%) Pacific Grove (5%) Monterey (2% residential 5% non-res) Salinas (5% to 6%) Sand City (5%) Seaside (6%) Soledad (5%)	<u>Monterey County</u> <i>Marina</i> Del Rey Oaks Carmel-by-the-sea
<u>Santa Cruz County</u> Santa Cruz (8.5%) Scotts Valley (4%) Watsonville (5.5% to 6%)	<u>Santa Cruz County</u> Capitola

Utility User Tax Rates Statewide

California Utility User Tax Rates as of 1/1/2021

Cities (158), Counties (4) and Special District (1)



Source; California City Finance.com

Potential Revenue from a Utility User Tax

Potential UUT Rate	Estimated Annual Revenue	Estimated Bond Capacity	Estimated Cost Per Household	
			Monthly	Annually
4%	\$1.7 Million	\$28 Million	\$12	\$140
5%	\$2.1 Million	\$35 Million	\$15	\$180
6%	\$2.6 Million	\$42 Million	\$18	\$220
7%	\$3.0 Million	\$49 Million	\$21	\$250

Revenue estimates by KMA, bond capacity estimate by Fieldman Rolapp and Associates