



Finance Advisory Commission Meeting Agenda

Thursday, May 7, 2026 – 8:00 AM

To Be Held At:

**City Administrative Offices,
Womack Conference Room
922 Machin Avenue, Novato, CA 94945**

**Chair
Cris MacKenzie**

**Vice Chair
Michele Manos**

**Members
Rafelina Maglio, Tina McMillan, Dean Smith, Larisa, Thomas, Andy Zmyslowski**

**Staff Liaison
Carla Carvalho-Degraff**

The Finance Advisory Commission welcomes you to attend its meetings which are regularly scheduled for the first Thursday every month. Your interest is encouraged and appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (415) 899-8900. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help ensure accessibility to this meeting.

The Finance Advisory Commission may discuss and/or take action on any or all of the items listed on the agenda irrespective of how the agenda items are described.

-
- A. CALL TO ORDER AND ROLL CALL**
 - B. APPROVAL OF FINAL AGENDA**
 - C. PUBLIC COMMENT**

All members of the public wishing to address the Finance Advisory Commission are requested to submit a speaker card in advance to the Staff Liaison. (Please remember that all comment cards are PUBLIC RECORDS). The Chair will call the names of speakers from the cards. In addition to receiving comment from the public during the Public Comment period, the Chair will recognize persons from the audience who wish to address the Commission on a particular agenda item at the time that item is considered.

There is a three-minute time limit to speak although the Chair may shorten the time based on the number of speakers or other factors. A speaker may not yield his or her time to another speaker.

For issues raised during Public Comment that are not on the published agenda, except as otherwise provided under the Ralph M. Brown Act, no action can legally be taken. The Commission may direct that the item be referred to the Staff Liaison for action or may schedule the item on a subsequent agenda.

D. CONSENT ITEM

All matters listed on the Consent Calendar are considered to be routine and will be enacted by a single vote of the Commission. There will be no separate discussion unless specific items are removed from the Consent Calendar for separate discussion and action. Any Commission Member may remove an item from the Consent Calendar and place it under General Business for discussion.

D.1. Approve Meeting Minutes of April 2, 2026

E. UNFINISHED AND OTHER BUSINESS

E.1. Discussion of Finance Advisory Commission Draft Self-Assessment

F. GENERAL BUSINESS

These items include significant and administrative actions of special interest and will usually include a presentation and discussion by the Finance Advisory Commission. They will be enacted upon by a separate vote.

F.1. Fiscal Year 2026/27 Budget Workshop Preview, Including Measure M

F.2. Creation and Appointment of Commissioners to FY2026/27 Work Plan Ad Hoc Committee

F.3. Update from Dashboard Ad Hoc Committee

F.4. Finance Department Updates

F.5. Agenda Planner Fiscal Year 2025/26 Work Plan Quarter 4

G. COMMISSION AND LIAISON REPORTS

This section is used for Commission Members and the Staff Liaison to orally report on topics that can be considered for discussion at a future meeting.

G.1. Staff Updates

G.2. Commission Member Reports/Updates

The next meeting is scheduled for June 4, 2026, at 8:00 AM, and will be held in-person in the Womack Conference Room at 922 Machin Ave, Novato

H. ADJOURNMENT

Materials that are submitted to members of the Commission after the distribution of the meeting's agenda packet will be available upon request.

AFFIDAVIT OF POSTING

I, Stacey Hoggan, certify that on the Thursday before the Finance Advisory Commission meeting of April 2, 2026, that the agenda was posted on the City Community Service Board at 922 Machin and on the City's website at novato.org in Novato, California.

/ Stacey Hoggan /
Stacey Hoggan, Management Analyst I



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CITY OF NOVATO
CALIFORNIA

Finance Advisory Commission

DRAFT Minutes

Thursday, April 2, 2026 – 8:00 AM

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair MacKenzie at 8:00 A.M.

Commissioners Present: Cris MacKenzie, Rafelina Maglio, Michele Manos, Tina McMillan, Dean Smith, Larisa Thomas, Andy Zmyslowski

Staff Present: Finance Director Carla Carvalho-DeGraff, Public Works Director Chris Benigni, Principal Management Analyst Jennifer Maldonado, Public Works Administrative Manager Cindy Chong, Management Analyst I Stacey Hoggan

B. APPROVAL OF FINAL AGENDA

Commission Action: Upon a motion by Commissioner Thomas, seconded by Commissioner Maglio, the Commission voted unanimously (7-0-0-0) to approve the agenda.

Ayes: MacKenzie, Manos, Maglio, McMillan, Smith, Thomas, Zmyslowski

Noes: None

Abstain: None

Absent: None

Motion carried.

C. PUBLIC COMMENT

D. CONSENT ITEMS

D.1. Approve Meeting Minutes of March 5, 2026

Commission Action: Upon motion by Commissioner Smith, and seconded by Commissioner Zmyslowski, the Commission voted 7-0-0-0 to approve the consent calendar.

Ayes: MacKenzie, Manos, Maglio, McMillan, Smith, Thomas, Zmyslowski

Noes: None
Abstain: None
Absent: None

Motion carried.

E. UNFINISHED AND OTHER BUSINESS

None

F. GENERAL BUSINESS

F.1. Preview of Fiscal Year 2026/27 Operating Budget Study Session

Staff presented an overview of the proposed FY 2026/27 Operating Budget, noting that it maintains current service levels and aligns with long-standing community priorities supported by Measure M. They highlighted modest revenue growth, rising operating costs, progress on rebuilding reserves, and continued work on deferred maintenance and long-term liabilities, emphasizing that a sustainable fiscal path forward requires disciplined management as costs and service demands increase.

Staff summarized community outreach results, noting strong interest in virtual engagement and clear, simplified budget information. Community priorities being public safety, street maintenance, and business retention, have remained consistent and continue to guide budget decisions.

Staff also noted that while Measure M has strengthened the City's financial position by stabilizing revenues, backfilling the structural deficit, replenishing reserves, and supporting deferred maintenance, it is not a long-term solution to the City's structural challenges. Additional measures will be needed to ensure long-term fiscal sustainability.

Commissioners asked questions and provided feedback to staff for consideration as the budget development process moves forward.

F.2. Preview of Fiscal Year 2026/27 Capital Improvement Program Study Session

Staff presented the proposed FY 2026/27 Capital Improvement Program (CIP), outlining the City's five-year plan for infrastructure investments and the project evaluation process based on funding, priorities, and community input. Staff highlighted key projects and noted constraints including limited funding, rising costs, and staff capacity, emphasizing the need for careful prioritization.

Commissioners asked questions and provided feedback.

F.3. Finance Department Updates

Staff provided department updates to Commissioners. Commissioners provided feedback.

G. COMMITTEE AND LIAISON REPORTS

G.1. Staff Updates

Staff liaison Carvalho-DeGraff noted that staff are working on an agenda schedule for reference that includes TBD items.

G.2. Commission Member Reports/Updates

Chair MacKenzie advised that she had reached out to the Economic Development Advisory Commission at their March meeting and had invited the Commissioners to engage with the Finance Advisory Commission. She also informed Commissioners that an ad hoc meeting was held to review and update the City's financial dashboard. The group discussed the dashboard's purpose, intended audience, and what they hoped to accomplish, emphasizing the goal of supporting decision-makers with clear, meaningful information to guide informed strategic decisions for both short-term and long-term financial planning.

H. ADJOURNMENT

The meeting was adjourned at 10:06 AM

I HEREBY CERTIFY that the foregoing minutes were duly adopted at the Finance Advisory Commission Meeting of _____, 2026.

/ Stacey Hoggan /
Stacey Hoggan, Management Analyst I



STAFF REPORT

MEETING

DATE: May 07, 2026

TO: Finance Advisory Commission

FROM: Jennifer Maldonado, Principal Analyst
Carla Carvalho-Degraff, Finance Director

SUBJECT: FISCAL YEAR 2026/2027 BUDGET DEVELOPMENT

REQUEST

REQUEST

Receive a preliminary overview of the Fiscal Year 2026/2027 (FY26/27) Operating and Capital Budgets.

DISCUSSION

This report provides an update on the FY26/27 budget development process, outlines revenue and expense projections to date, for the annual operating and capital budgets scheduled for adoption by City Council on June 23, 2026. The City Council held a budget development study session on April 14th, where initial information about the FY26/27 operating budget was provided. The April 28th a meeting was held to discuss the Capital Budget.

The General Fund is the primary source of revenue for the operating budget. Unlike other funding sources, such as Gas Tax (which can only be used on paving and street maintenance), there are no restrictions on how the General Fund can be used. It is the funding source that pays for day-to-day services and operations like police services, streets and parks maintenance, and recreation programming. For FY26/27, Measure M, the voter-approved ¾ cent sales tax is available to help offset the systemic deficit that the City has faced for years. Additionally, Measure M will be used to preserve and enhance existing services critical to the community.

This table provides a historical look at the projected budget surplus/deficit (inclusive of transfers in/out) as adopted by the City Council since FY22/23:

General Fund Budget Deficits					
	Amended Budget FY22/23	Amended Budget FY23/24	Amended Budget FY24/25	Amended Budget FY25/26	Proposed Budget FY26/27
Surplus/ (Deficit)	(\$1.6)	(\$4.4M)	(\$3.5M)	\$0.0M	\$0.0M

Fiscal Year 2026/2027 Budget Development

Measure M

With the passage of Measure M, the City continues to be well positioned to balance its budget and meet community demand for services. Measure M is critical to improving long-term fiscal sustainability and addressing the systemic deficit of approximately \$3.8 million annually. As discussed in prior City Council reports, Measure M will be focused on several key areas:

- **Operating Budget**

The General Fund operating budget supports the City's day-to-day service delivery across all departments, including Police, Public Works, Parks and Recreation, and administrative functions. These essential services are primarily delivered by City staff and maintain baseline service levels for the community.

The proposed FY26/27 budget maintains current service levels compared to FY25/26 which included restored resources previously eliminated by earlier fiscal challenges. Measure M backfills the City's structural deficit and supports ongoing operational needs.

Budget development has been informed by community input received through surveys, public comments at City Council meetings, and participation in budget outreach efforts, including community pop-up events. Consistent with this feedback, the proposed budget includes targeted investments in priority service areas including an increase of \$100,000 to support Public Works in the areas of parks and street maintenance activities, and continuation of the Business Tenant Improvement Grant Program to support local business retention and attraction.

- **Replenishing Reserves**

In the two prior fiscal years replenishing reserves was also a key focus. However, the Council directed the replenishment of reserves be the first action to be taken with Measure M. The FY24/25 midyear adjustment allocated Measure M funding to the Emergency and Disaster Recovery fund (Fund 116) and the Self-Insurance Reserve (Fund 115). These reserves are currently at sufficient levels, and both exceed the amounts required in the reserve policy.

- **Deferred Maintenance**

Addressing deferred maintenance and capital needs is essential to keeping City infrastructure safe, functional, and cost-effective. Proactive investment helps extend asset life, reduce risks, and support reliable service delivery for the community. Conversely, delays can lead to more expensive repairs and service disruptions.

- **Mitigating Financial Liabilities**

Financial liabilities including the unfunded pension liability require prudent financial planning and management. To begin addressing these liabilities City Council directed that a portion of Measure M be allocated to the pension reserve (Fund 114). These funds may be used to pay down the liability directly or be invested in the 115 Trust for future application toward reducing the liability.

- **Innovation and Investment**

Investing in innovation is key to improving operation efficiency, enhancing service delivery, and identifying new revenue opportunities. Modernizing systems, leveraging technology, and streamlining processes enable the City to reduce costs, improve responsiveness, and

better serve the community.

With the categories of uses above, Staff propose the following allocations for Measure M which is currently forecasted at \$10.0M for FY26/27.

Category	Amount
Deficit Backfill	\$8,032,549
Economic Development	100,000
Managing Financial Liabilities (Pension Reserve)	367,451
Innovation and Investment (Technology and Efficiencies)	150,000
Additional Streets and Parks Maintenance	100,000
Capital Projects	1,250,000
Total	\$10,000,000

General Fund Summary

At the April 14, 2026, meeting, the City Council was provided with initial information on anticipated revenue and expense changes, as well as an update on community engagement efforts, including feedback obtained through surveys, the community budget workshop, and citywide community budget conversations. Staff have continued to refine financial projections for FY26/27 by conferring with the City’s revenue consultants and other economic experts, analyzing department budget requests, reviewing other available funding sources, and assessing current and anticipated organizational needs.

Staff will continue to refine the projections in this report based on new information received. Significant changes, outside of further direction provided by the City Council, will be communicated to Council at the June 9th Budget Hearing.

The following table provides a summary of the General Fund revenue and expense status for FY26/27. Staff will continue to make adjustments as needed over the next few weeks as new information becomes available.

FY26/27 Budget Development Status Inclusive of Measure M (as of 05-01-26)	
Revenue	\$54.3 M
Measure M Revenue for Deficit Backfill & Additional Resources	8.0M
Measure M revenue for Operating Budget Service Improvements	0.2M
Subtotal	\$62.5M
Expense	\$62.3M
Measure M supported Operating Expenses	0.2M
Subtotal	\$62.5M
Surplus/(Deficit)	\$0 M

Revenue

General Fund – Ongoing Revenue

The following table provides the status of General Fund revenue projections to date, by category.

Total General Fund revenue is anticipated at \$62.4 million. Additional information about key revenue areas is provided below.

FY26/27 General Fund Revenue Projections (as of 05-01-26)		
	FY25/26 Amended Budget	FY26/27 Proposed Budget
Taxes	\$41,302,009	\$42,045,089
Licenses & Permits	1,709,700	1,756,500
Intergovernmental	738,609	738,176
Charges for Services	4,571,686	4,813,077
Fines & Forfeitures	388,050	440,050
Use of Money & Property	744,036	868,355
Other	582,782	110,600
Operating Transfer In	9,984,586	11,698,761
TOTALS	\$60,021,458	\$62,470,608

Revenue details:

Taxes

- Property Tax –
 - Secured Property Tax – The projection includes a 2.55% increase based on a combination of historic trends and information from the County.
 - Real Property Transfer Tax – At mid-year for FY25/26 this revenue was amended to reduce the budget by \$53K based on current trends. For FY26/27, the projection is currently an increase of less than 1% as this revenue source has not met projections in recent years.
- Sales Tax –
 - The Sales Tax projection is based on the April 2026 update from City’s sales tax consultants; Staff will not receive further updates prior to the scheduled budget adoption. Due to the anticipated economic slowdown, sales tax is anticipated to remain flat for FY26/27
 - Measure M sales tax revenue has been projected at \$10.0 million for FY26/27 by the City’s sales tax consultant, HDL. Although this revenue is accounted for in a separate fund, it will be transferred into the General Fund as needed to support operations with City Council approval.
- Transient Occupancy Tax (TOT or Hotel Tax) –
 - TOT tax has been updated to include a 6% increase in line with recent trends.
- Business License –
 - Business License revenues have a 1% increase assumption.

Charges for Services -

- Charges for Services are expected to grow throughout the City. Public Works anticipates increased activity, particularly in encroachment permits while Community Development anticipates increased activity in building permits and planning fees. Parks and Recreation also anticipate increased participation in recreation programs and activities.

Expense

General Fund – Ongoing Expense

Following is information about the status of key General Fund expense changes. The table below provides information about projected expenses by category, details about significant variances and other highlights are outlined below, total expense is currently projected at \$62 million:

FY26/27 General Fund Expense Projections (as of 05-01-26)		
	FY25/26 Amended Budget	FY26/27 Proposed Budget
Salaries and Wages	\$30,762,808	\$32,148,448
Employee Benefits	10,225,996	11,359,927
Professional Services	6,335,015	5,904,857
Intergovernmental Services	1,146,133	1,246,461
Training and Travel	511,537	526,353
Rents and Leases	635,912	736,149
Repairs and Maintenance	1,940,218	2,114,869
Materials and Supplies	3,332,474	3,296,650
Utilities	1,664,559	1,758,667
Debt Service	317,000	317,000
Other Expenses	706,287	572,018
Operating Transfers Out	2,443,519	2,489,209
TOTALS	\$60,021,458	\$62,470,608

Personnel Expense

As a service organization, City services are provided to the community through City staff. The following is additional information about projected personnel costs for FY26/27:

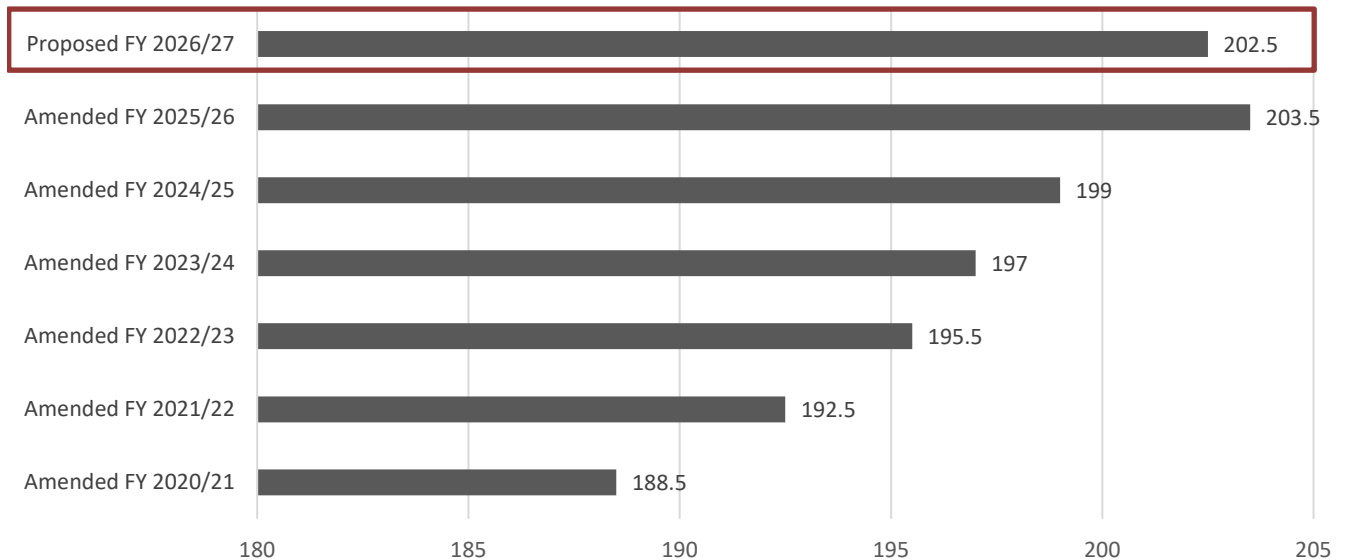
- Compensation – There is a 3.5% Cost-of-living assumption incorporated into the budget proposal.

- Part-Time Seasonal Staff – Many PRCS programs are delivered by part-time seasonal staff. The proposed budget includes funding for part-time seasonal staff that is in alignment with the FY25/26 Amended budget figures.
- Benefits – The budget includes a projected 8% overall increase for employee health, dental, and vision benefits.

Personnel Allocation

The proposed Personnel Allocation is 1.0 FTE less than the Amended FY25/26 budget. The difference is related to the loss of grant funding from the County of Marin which had previously funded a Homeless Outreach coordinator.

Proposed Full Time Equivalent Employee Count



Budget Highlights:

- **Utilities –**

Utility costs are expected to increase as shown in the table below, these projections are included in the current budget projection.

Utility Assumptions FY26/27	
Water	+6%
Garbage	+6.5%
Sewer	+4.5%
PG&E	+4%

- **Liability Insurance / Claims-
Risk Management** expenses for liability policies are increasing on average of 4% throughout multiple areas.
- **Unfunded Accrued Pension Liability (UAL) -**

UAL costs are included in the personnel cost category. The following table recaps the 5-year change in the City’s UAL expense. The FY26/27 UAL cost of \$6.9M represents an increase of 11.1% or approximately \$687K, this is similar to the increase experienced by other CalPERS agencies. Today, over 70% of the City’s employees fall under the 2013 Public Employee’s Pension Reform Act (PEPRA). PEPRA changed the way retirement benefits are funded, requiring employees new to the CalPERS system to pay 50% of the cost of their retirement, resulting in reduced costs for the employer. For the 30% of employees who are considered CalPers “Classic” employees (employees in the system prior to 2013), the City has negotiated pension cost sharing as part of all labor agreements. Cost sharing requires these employees to pay for a portion of the employer share of pension costs (2.5% - 3% depending on the bargaining unit).

CalPERS Unfunded Accrued Liability 5-Year Trend					
	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27
Unfunded Accrued Liability	\$4,882,164	\$4,558,920	\$5,475,682	\$6,216,302	\$6,903,681
Annual Change	\$585,570	\$(323,244)	\$916,762	\$740,620	\$687,379
% Change	+13.6%	-6.6%	+20.1%	+13.53%	+11.1%
*For FY2026/27 CalPERS prepayment is available. This option provides approximate savings of \$223 thousand or 3.2%.					

Marin Valley Mobile Country Club (MVMCC)

Staff has been in contact with MVMCC’s Park Acquisition Committee (PAC) members of the PAC and the Helsing Group. An update will be provided at the first June Council meeting after both parties meet.

Projected Reserve Balances/Debt

The Emergency Disaster and Response fund (EDRF - Fund 116) was created as “a *financial buffer in the event of significant economic downturns or for unexpected severe emergencies or disasters*”. To ensure fiscal prudence and sound financial management the City’s Reserve Policy that this reserve be maintained at a level equal to 15% of annual general fund expenditures excluding transfers out. The required balance has to be recalculated each budget cycle.

Staff will present a forecast of the reserve balances and outstanding debt to the Commission at the meeting.

CAPITAL IMPROVEMENT PROGRAM (CIP)

The Five-Year Capital Improvement Program was presented at the April 2, 2026, Commission meeting. There have been no changes to the program since that presentation.

Fiscal Year 26/27 Budget Development Process - Next Steps

Information on how to attend meetings can be found at:

<https://www.novato.org/government/commissions-committees-boards/novato-citizens-finance-advisory-oversight-committee>.

Details of other outreach efforts and community feedback received through the budget workshop and surveys were detailed in the April 14th City Council report. The following table outlines key milestones in the FY26/27 budget development process:

FY2026/27 Budget Development Calendar		
✓	February 9-15	Mini-Survey Open (to schedule Community Budget Workshop)
✓	February 11	Draft Budget Calendar for Consideration
✓	March 9 – 23	Community Budget Priority Survey Open
✓	March 25	Community Budget Workshop
✓	April 2	Budget Pop-Up
✓	April 8	Budget Pop-up
✓	April 14	City Council - Budget Development Study Session Operating Budget
✓	April 28	City Council - Budget Development Study Session Capital Improvement Program
	May 12	City Council - Budget Workshop
	June 9	City Council - Budget Hearing
	June 23	City Council - Budget Adoption

STAFF REPORT

MEETING

DATE: May 7, 2026

TO: Finance Advisory Commission

FROM: Carla Carvalho-Degraff, Finance Director

SUBJECT: Update on Finance Department Activities

REQUEST

Receive report and provide feedback.

DISCUSSION

Staff have prepared the standardized Matrix of Activities to provide consistent updates on key Finance Department functions. The Matrix summarizes current projects, ongoing operational work, and notable departmental initiatives.

Staff recommend that the Commission receive the report.

Attachments

1. Finance Update Matrix

Finance Update as of 4/2/2026

Item	Description	Status
Staffing	Update on vacancies - currently there are 2 vacancies	1) Deputy Finance Director - with recruiter all materials provided to recruiter. Job posting closes May 10th. 2) Accounting Assistant I/ II (Accounts Payable) - has been filled. Staff person started on April 20th. 3) Accountant/Analyst - closed April 26th, interviews scheduled for May 19th.
Audit Comments	Work on audit comments from prior audit. Four management comments: deposits, MVMCC, capital assets, project expense. 1 Significant Deficiency - Bank Recons.	Capital Assets should be complete. Staff needs to do a final recon to ensure the subledger ties to the general ledger. MVMCC approval over management report put in place. Project Expense, new grants will be reconciled between grant analysis and CIP recon. Deposits - Staff is still working through back log of cost recovery deposits. Staff is working to catch up bank reconciliations but started late and the implementation of the new permit system has been a challenge as we were 3 months behind with entries, but are now caught up. Reconciliations were difficult. It is likely that the bank reconciliation comment may not be cleared.
Regulatory Reporting	Reporting outside of annual comprehensive financial report.	1) Annual Compensation Report to State Controller's Office submitted 4/29/26 2) American Rescue Plan Act Reporting submitted 4/13/26. Both Due 4/30/26. No regulatory reporting due in May.
Accounting Activities	Month-End	Closed through March with some clean up activities happening to prepare for audit. April closing activities will be started and nearly complete on the date of the Commission meeting.
	Reconciliations	Reconciliation normalization is lagging as we just finished the last audit in January. Bank Recons are done through February with the exception of operating (see audit comment process).
Annual Audit	Annual Audit in Planning Phase	Interim is scheduled for June 23-24th. Audit portal has been opened. We have 55 requests to fulfill.
Budget Development	FY2026/27 Budget Development	Operating budget drafted and balanced. Capital plan drafted. We are refining numbers. MVMCC budget is in process.

STAFF REPORT

MEETING

DATE: May 7, 2026

TO: Finance Advisory Commission

FROM: Carla Carvalho-Degraff, Finance Director

SUBJECT: Agenda Planner Quarter 4 2025/26

REQUEST

Receive report and provide feedback.

DISCUSSION

Staff have prepared the agenda planner through the end of the current Fiscal Year 2025/26 workplan. This includes items that are agendaized plus Commission "To Be Determined" items.

Staff recommend that the Commission receive the report and provide feedback.

Attachments

1. Finance Commission Agenda Planner

INTERNAL PLANNING DOCUMENT - SUBJECT TO CHANGE - NOT FOR PUBLIC DISTRIBUTION

DRAFT FINANCE COMMISSION AGENDA SCHEDULE & ITEMS

TUESDAY, May 7, 2026 8:00am

AGENDA DIVISION	ITEMS	DATE INITIATED	Lead Staff
D.1	Approval of Minutes		Hoggan
F.1	Preview of Fiscal Year 2026/27 Budget Workshop including Measure M		Maldonado
F.2	Formation of 2026/27 Workplan Adhoc Committee		Commissioners
F.3	Report from Adhoc Committee on Dashboard		Commissioners
F.3	Finance Department Update		Carvalho-DeGraff
G.1	Staff Updates		Carvalho-DeGraff
G.2	Commission Member Reports/Updates		Commissioners

TUESDAY, June 4, 2026 8:00am

AGENDA DIVISION	ITEMS	DATE INITIATED	Lead Staff
D.1	Approval of Minutes		Hoggan
F.1	Preview of Fiscal Year 2026/27 Budget Hearing including Measure M		Maldonado
F.2	Q3 2025/26 Budget Report		Maldonado
F.2	Report from 2026/27 Workplan Adhoc Committee		NA
F.3	Report from Adhoc Committee on Dashboard		Carvalho-DeGraff
F.3	Finance Department Update		Carvalho-DeGraff
G.1	Staff Updates		Carvalho-DeGraff
G.2	Commission Member Reports/Updates		Commissioners

CS: CLOSED SESSION; C = CEREMONIAL/PRESENTATIONS; E = COUNCIL REPORTS; G = CONSENT CALENDAR; H = UNFINISHED BUSINESS; I = HEARING; J = GENERAL BUSINESS; K = COMMISSIONS; L = WORK STUDY

INTERNAL PLANNING DOCUMENT - SUBJECT TO CHANGE - NOT FOR PUBLIC DISTRIBUTION

TO BE DETERMINED ITEMS			
	ITEMS	DATE INITIATED	Staff
1	Sales Tax Presentation - HdL	3/5/2026	Carvalho-DeGraff
2	Business License Review - correlation with sales tax, may have items come out of Economic Development Strategic Plan	3/5/2026	Carvalho-DeGraff
3	Parking Fee Feasibility	3/5/2026	CMO Staff
4	Property Fines/Fee for Neglect	3/5/2026	Carvalho-DeGraff
5	Cannabis Store Front - Update, Council will be deciding if they want to go forward. If they do - revenue impacts should be understood.	10/28/2025	CDD Staff
6	City-Owned Properties - Update	10/28/2025	CMO Staff
7	MVMCC - Update	10/28/2025	CMO Staff
8	Financial Policies (Cash management and Investment)	10/28/2025	Carvalho-DeGraff
9	Development Impact Fees - Update	3/5/2026	Carvalho-DeGraff
10	RFP - ERP (Financial System)	3/5/2026	Carvalho-DeGraff
11	Retail Space	3/5/2026	CMO Staff