

### **Commissioner Provided Items**

**Disclaimer:** The following information is provided by an individual Finance Commissioner for discussion purposes only. The content has not been reviewed, verified, or endorsed by City finance staff and does not represent official City data, analysis, or policy.

# Questions for Director Wysocki for January, 2026 Finance Commission Meeting

Submitted by Commissioner Dave Chennault

## **Sports Complex**

1 - Please present a detailed report that shows the annual expenses incurred provided by HBSC Partners for the operation of the Sports Complex for CY (Calendar Year) 2022, CY 2023, and CY 2024. Please create a report for each Calendar Year.

2 - Please present detailed breakdown of the Batting Cage Replacement – you quoted of \$328,501 so please provide details of that quoted amount

3 - Please present a list all annual expenses associated with the sports complex from all departments in the city in a single comprehensive table that includes monthly and annual costs. These should also include any service contracts and utilities.

4 - Please list all capital improvements related to the sports complex across all departments for and their anticipated annual costs between 2023 and 2028 including lights, switching equipment, turf repair, parking lot, soccer fields, netting, and fencing as examples.

5 - You mentioned a sports/school charter school concept called Rise Academy that would use some of the rooms in the library as classrooms. Has our legal reviewed the idea of a private charter school run out of the public library and offered a legal opinion if this would be allowed? Please share that opinion with the finance commission (a summary is fine)

6 - Alcohol is not allowed to be consumed with OS-PR zoned areas in the city except for full service restaurants within central park. Please explain how the city allows alcohol to be served at events in the sports complex when the sports complex is zoned as OS\_PR and located within central park?


Note L5 in section 213.06 in HB Municipal code regarding OS restrictions only allows alcohol in central park at full table service restaurants with a Conditional Use Permit ( CUP)?

Here is the text of note L-5

*Eating and drinking establishments with full table service, with or without outdoor dining, located in Central Park may provide on-site sales, service and consumption of beer and wine upon obtaining a Conditional Use Permit approved by the Zoning Administrator. Public or private golf courses, with or without outdoor dining, may provide on-site sales, service and consumption of alcohol upon obtaining a Conditional Use Permit approved by the Zoning Administrator.*

Example - Explain how you and your team allowed unlimited beer tastings at the OC Rewind fest in the sports complex on 9/27/25? Clearly the area where the alcohol was served is not a full table service restaurant

[Beer – Unlimited beer tastings – OC Rewind Fest](#)



HOME MEDIA LOCATION **BEER** FAQ

**GET TICKETS!**  
TICKETS BY SEE TICKETS

## UNLIMITED BEER TASTINGS


FROM MORE THAN 2 DOZEN CRAFT BREWERIES INCLUDING:

<b>ALESMITH</b> SAN DIEGO	<b>ALLAGASH</b> PORTLAND	<b>BALLAST POINT</b> LOCAL
<b>BARRELHOUSE</b> PASO, FRESNO VISALIA	<b>BEAR REPUBLIC</b> HEALDSBURG	<b>BELLS</b> MICHIGAN
<b>CALI CRAFT</b> WALNUT CREEK	<b>CIGAR CITY</b> TAMPA	<b>CERVEZA CITO</b> SANTA ANA
<b>FOUNDERS</b> MICHIGAN	<b>GARAGE BEER</b> MURRIETTA	<b>HANGAR 24</b> LOCAL
<b>SANTA MONICA</b> LOCAL	<b>SWEETWATER</b> ATLANTA	<b>GREEN FLASH</b> MIRA MESA
<b>WOODCHUCK CIDER</b> VERMONT	<b>4 SONS</b> LOCAL	<b>HB BREW CO</b> LOCAL

**ALL AGES // FULL BAR WITH ID**

**HB SPORTS COMPLEX**  
18100 GOLDENWEST ST., HUNTINGTON BEACH, CA 92648

TICKETS AT [OCREWINDFEST.COM](http://OCREWINDFEST.COM)



7 - Will the city issue an RFP now to get bids to run the sports complex at the end of the current 3-year term ?

8 - Where did the idea for an indoor training facility come from? What public survey(s) and feedback has your team conducted that indicates a need/desire by the public for this new facility?

9 - Have you considered an alternate use for the batting cage footprint such as pickleball or bocce ball courts? Have you asked the public what they would like to have in that foot print in our sports complex?

## Sports Complex Concessions

1 - Please detail which, if any, of the improvements have been completed along with completion dates from the slide below

# Concession Improvements

Improvement	Location	Cost
Patio Fencing	Both	\$184,000
Kitchen Hood/Fire Suppression	Both	\$57,500
New HVAC System	Both	\$42,000
Walk-in Refrigeration Unit	Talbert	\$25,000
Long-draw Draft Beer System	Talbert	\$20,000
LED Lighting System	Talbert	\$6,000
New Ceiling Pannels	Talbert	\$8,000
New Flooring	Goldenwest	\$14,650
New Countertops/Cabinets	Goldenwest	\$9,500
New Expo Window	Goldenwest	\$2,400
<b>Total Investment in Building Improvements</b>		<b>\$348,050</b>



## Contract Maintenance for 6 Softball Fields in Parks and Questions regarding use of the Softball Fields in the Parks

I have highlighted the line item where I believe the funds for the field services agreement are drawn from in the first have of the CY 2022. Note – this is page 80 of a 500-page annual budget document.

1 – Is this the correct account used to pay for the field maintenance contract for all years of the contract? If no, what other line items are used to pay for this contract?

Combined Expenditure Detail by Object Account							
Object Account	FY 2017/18 Actual	FY 2018/19 Actual	FY 2019/20 Actual	FY 2020/21 Adopted	FY 2020/21 Revised	FY 2021/22 Adopted	Percent Change From Prior Year
<b>Color Legend</b>							
<b>Major Grouping Total</b>							
<b>Minor Grouping Total</b>							
64110 Agricultural	5,145	9,881	9,618	24,000	24,000	24,000	0.00%
64115 Microfilm/Document Imaging	24,246	35,886	26,594	45,000	45,000	40,000	-11.11%
64140 Food	56,769	73,931	131,553	36,950	35,548	48,950	32.48%
64165 Clothing/Uniforms	543,397	638,957	613,248	587,199	565,809	542,099	-7.68%
64190 Vehicle Supplies	29,713	28,499	23,509	5,000	116,136	12,000	140.00%
64230 Awards and Presentations	27,679	43,081	47,289	25,050	29,529	22,800	-8.98%
64255 Shop Equipment Operating	288,689	347,745	308,745	196,500	202,169	193,000	-1.78%
64280 Signs	127,636	228,033	213,777	160,600	244,133	260,600	62.27%
64305 Chemicals	47,048	72,758	103,217	201,500	201,500	141,500	-29.78%
64330 Fencing	13,549	9,402	11,002				
64355 Building Supplies	44,805	53,025	39,655	35,480	45,228	35,480	0.00%
64380 Irrigation Supplies	13,696	8,777	15,270	40,000	40,000	40,000	0.00%
64405 Books/ Subscriptions	472,470	791,975	708,915	447,453	817,064	448,870	0.32%
64485 Dues and Memberships	173,994	215,863	253,335	195,485	192,985	207,560	6.18%
64500 Certification	50,434	51,319	56,451	57,900	57,900	60,025	3.67%
63000 Equipment and Supplies					15,956		
<b>63000 Equipment and Supplies</b>	<b>5,892,904</b>	<b>7,936,046</b>	<b>8,185,057</b>	<b>7,914,441</b>	<b>11,155,003</b>	<b>8,262,092</b>	<b>4.39%</b>
64570 Equipment Repairs Maintenance	1,029,335	1,477,870	1,536,259	2,052,794	2,322,305	2,059,652	0.33%
64620 Contracts for Repair and Maint	5,750,954	8,286,870	8,230,353	9,242,786	11,217,053	9,471,975	2.48%
64670 Traffic Signals Maintenance	280,725	285,986	336,814	518,790	615,325	538,790	3.86%
64720 Vehicle Maintenance	747,274	984,304	1,012,784	1,096,570	1,267,907	1,106,570	0.91%
64755 Vehicle Body Repair	126,986	116,244	177,085	70,000	70,000	70,000	0.00%
64770 Motorcycle Maintenance	22,192	29,971	33,527	40,000	40,000	40,000	0.00%
64820 Boat Maintenance	52,674	56,871	65,316	40,133	40,133	69,500	73.17%
64870 Computer Maintenance	1,358,044	1,966,625	1,912,899	1,786,368	1,958,584	2,284,006	27.86%
64900 Repair and Demolition		29,975					
<b>67400 Other Maintenance</b>	<b>335,735</b>	<b>382,422</b>	<b>287,939</b>	<b>482,150</b>	<b>519,824</b>	<b>479,900</b>	<b>-0.47%</b>
67450 Building & Grounds Maintenance	503,412	652,421	494,796	644,427	658,479	593,963	-7.83%
67500 Oil Well Maintenance	44,939	85,483	100,708	58,200	58,569	59,000	1.37%
67550 Pest Control	25,380	38,499	29,503	43,000	43,000	43,000	0.00%
67600 Block Wall Maintenance	42,236		68,948	55,000	55,000	55,000	0.00%
67650 Water Maintenance	1,419,628	1,968,188	2,228,897	2,578,464	2,609,741	2,370,514	-8.06%
67735 Radio Maintenance	14,626	13,356	11,326	23,712	23,712	14,000	-40.96%
67740 800 MHz Maintenance	184,458	269,916	298,130	36,156	712,633	36,602	1.23%
64520 Repairs and Maintenance					(45,000)	45,000	100.00%
<b>64520 Repairs and Maintenance</b>	<b>11,938,597</b>	<b>16,645,002</b>	<b>16,825,083</b>	<b>18,768,550</b>	<b>22,167,265</b>	<b>19,337,472</b>	<b>3.03%</b>
68550 Training	506,219	609,663	609,607	684,087	724,082	652,796	-4.57%
68610 Conferences	178,671	232,683	196,067	224,089	182,994	238,189	6.29%
68695 Hosted Meetings	15,432	29,395	15,126	16,950	14,750	80,700	376.11%
68500 Conferences and Training						53,053	100.00%
<b>68500 Conferences and Training</b>	<b>700,321</b>	<b>871,741</b>	<b>820,800</b>	<b>925,126</b>	<b>921,826</b>	<b>1,024,738</b>	<b>10.77%</b>
69305 Prof Svcs - Graphics			25				
69310 Prof Svcs - Appraiser		4,000	9,569				
69315 Prof Svcs - Information Services	55,431	22,836	65,140	13,282	48,282	13,282	0.00%
69325 Prof Svcs - Economic Analysis	31,144	111,306	177,748	50,000	63,000	110,081	120.16%
69330 Prof Svcs - Labor Negotiations	22,190	41,475	35,853			60,000	100.00%
69345 Prof Svcs - Auditing		14,097	210	5,500	5,500	5,500	0.00%
69360 Prof Svcs - Medical	162,649	305,880	454,044	212,678	269,182	218,713	2.84%
69365 Other Professional Services	4,547,574	4,817,207	5,467,507	4,518,620	10,530,850	8,673,116	91.94%
69370 Prof Svcs - Legal	302,844	408,384	588,558	345,365	606,138	1,595,365	361.94%
69385 Prof Svcs - Commissions	330	630	404				
69390 Prof Svcs - Personnel Hearings	147	349					



Here is 2025 – 2026 Annual Budget. Notice the format has changed and now the expenses are listed by department.

2 - Is the field maintenance contract paid for from the funds within the line item highlighted below?

COMMUNITY & LIBRARY SERVICES							
Department Budget Summary							
ALL FUNDS by Object Account							
	FY 2021/22 Actual	FY 2022/23 Actual	FY 2023/24 Actual	FY 2024/25 Adopted	FY 2024/25 Revised	FY 2025/26 Adopted	Percent Change From Prior Year
<b>Personnel Services</b>							
Salaries - Permanent	4,714,488	5,071,331	4,974,535	5,327,442	5,473,856	5,433,279	1.99%
Salaries - Temporary	2,527,238	2,805,066	3,107,030	3,103,065	3,474,428	3,198,823	3.09%
Salaries - Overtime	354,183	624,149	590,450	777,945	777,945	1,162,120	49.38%
Termination Pay Outs	244,832	245,652	264,320	175,000	175,000	175,000	0.00%
Benefits	2,899,059	3,089,575	3,221,987	2,229,145	2,272,373	2,436,598	9.31%
<b>Total Personnel Services</b>	<b>10,739,800</b>	<b>11,835,773</b>	<b>12,158,322</b>	<b>11,612,597</b>	<b>12,173,602</b>	<b>12,405,820</b>	<b>6.83%</b>
<b>Operating Expenses</b>							
Utilities	111,649	122,111	130,645	189,360	189,360	189,360	0.00%
Equipment and Supplies	1,272,964	1,345,622	1,332,724	921,219	1,692,792	936,048	1.61%
Repairs and Maintenance	504,863	518,065	605,148	645,831	743,777	672,796	4.18%
Conferences and Training	3,525	3,717	4,755	23,900	23,900	18,900	-20.92%
Professional Services	348,225	155,608	37,899	769,675	936,153	192,875	-74.94%
Other Contract Services	2,599,593	3,143,144	3,195,837	3,482,955	3,611,573	3,640,260	4.52%
Rental Expense	30,347	23,379	27,681	45,767	67,767	70,767	54.62%
Expense Allowances	28,283	26,593	24,381	28,200	28,200	28,200	0.00%
Other Expenses	1,662	(262)	3,671	300	300	300	0.00%
<b>Total Operating Expenses</b>	<b>4,900,911</b>	<b>5,337,977</b>	<b>5,362,741</b>	<b>6,107,207</b>	<b>7,293,822</b>	<b>5,749,506</b>	<b>-5.86%</b>
<b>Capital Expenditures</b>							
Land Purchase	-	-	-	-	72,000	-	0.00%
Improvements	6,359,450	3,473,143	1,197,248	3,480,000	5,484,688	1,672,000	-51.95%
Equipment	177,731	-	-	-	-	-	0.00%
Vehicles	-	26,685	-	-	-	-	0.00%
<b>Total Capital Expenditures</b>	<b>6,537,181</b>	<b>3,499,828</b>	<b>1,197,248</b>	<b>3,480,000</b>	<b>5,556,688</b>	<b>1,672,000</b>	<b>-51.95%</b>
<b>Non-Operating Expenses</b>							
Transfers to Other Funds	210,281	-	-	766,251	766,251	784,179	2.34%
<b>Total Non-Operating Expenses</b>	<b>210,281</b>	<b>-</b>	<b>-</b>	<b>766,251</b>	<b>766,251</b>	<b>784,179</b>	<b>2.34%</b>
<b>Total Expenditures</b>	<b>22,388,173</b>	<b>20,673,578</b>	<b>18,718,311</b>	<b>21,966,055</b>	<b>25,790,363</b>	<b>20,611,505</b>	<b>-6.17%</b>
<b>Personnel Summary</b>	<b>56.41</b>	<b>58.41</b>	<b>58.50</b>	<b>59.00</b>	<b>59.00</b>	<b>60.15</b>	<b>1.15</b>

DEPARTMENT BUDGETS

3 - Please share any details that was given to council members on the items that comprise the line item above when they voted on the budget.

#### Questions regarding the Softball Felds in the Parks

- 1 - Do HBSC Partners pay to use the softball fields in the parks when they host tournaments and use them?
- 2 - Does HBSC Partners pay the city to use the fields in the parks when they run adult league games?
- 3 - Does HBSC Partners pay for umpires in the adult leagues and do they count them as staff members of their staff?
- 4 - Does the city pay HBSC Partners to use the fields for the adult league games?

## Equestrian Center

1 - How is the Therapeutic Riding center allowed to operate outside the equestrian center concession? What is the plan? When will the riding ring area and parking area outside the concession area be removed – see below



2 - What formal agreements are in place with Free Reign, Therapeutic riding center, and all the vendors operating within the equestrian center

3 - Does the concessionaire have the right to sublease or enter directly into agreements with other companies and organizations within the concession area? If so, what percent does the city receive and what are the agreements?

4 - Parking – Why are cars allowed to park near the field in our central park near the equestrian center and not required to park at the sports complex as specified in 2002?

5 - What plans are in “the works” to improve access and amenities in the field outside the equestrian center that is currently fallow?

6 - Who put up the white fence around the field, why is it there, and who paid for it?

7 - Can the fence be removed so the public has access to our parkland?

8 - Why is alcohol allowed to be served at the little red barn – note L5 in section 213.07 in HB Municipal code only allows alcohol in central park at full service restaurants with a Conditional Use Permit (CUP)



From their web site FAQ's

[The Red Horse Barn Wedding Frequently Asked Questions](#)



# Frequently asked questions

Facilities & Amenities
Financial
Prohibited Items

What are your hours of operation for events?

What is included in your pricing?

Are additional hours available for my event?

Is there a discount on pricing if I am using the venue for a Reception Only?

Are there any additional fees other than the venue rental fee?

Will my Damage Deposit be processed?

Are tables, chairs, or any other rentals included in your pricing?

Is Alcohol permitted at my event?

Yes, you must use one of the Beverage Service providers from our Vendors page. No other alcohol is permitted to be brought onto the property for service. Our preferred service providers offer a variety of packages, from cash bars to partial- or fully-hosted service. We suggest contacting them for proposals and then selecting the one that best suits your needs and budget. The All Inclusive option, includes a fully hosted bar.

RedHorseBarnWeddings.com

## **Yacht Club**

- 1 - Please supply a copy of the income statement for the last 5 years for the Yacht club show revenue and expenses
- 2 - When is an AUDIT of the yacht club books for the last 5 years planned you ensure the city has been receiving the proper rent payments?
- 3 - What efforts are underway to allow more public use and access to our facilities
- 4 - Can the permanently reserved yacht club parking spaces be changed to first come first served and require parking fee payment? This is a public parking lot. A similar situation had occurred in Long Beach and the Coastal Commission required the public parking lot next to the long beach yacht club to open all parking in the public lot to the public See condition 14 on page 19 at this link (Coastal Commission permit issued in 2025)

<https://documents.coastal.ca.gov/reports/2025/8/Th17e/Th17e-8-2025-report.pdf>

## **Yacht Club – 1/20/26 - New Questions based upon CPRA Request that was delivered to me**

I made a CPRA request for any requests from the city for revenue statements from the HHYC between 1/1/24 and 1/1/26 and the city was not able to supply any.

1. Please detail how the city has been requesting to get copies of the quarterly revenue statements (as required by the lease) to ensure the lessee is paying the proper rent to the city.

Here is a section of the lease related to rent and the required quarterly statements. Note – the lease began on 2/23/2007 so year 6 of the lease starts on 2/24/2013 even though the lease was not executed until 7/20/2009.

4. In years two (2) through five (5) of the Lease, rent will increase by 10% per year to a new base year rent of \$33,204 per year in year five (5).

5. At the beginning of each lease year, commencing in August (the "Comparison Month") of year six, the base rent will be adjusted by the percentage change per the Consumer Price Index, All Urban Consumers (CPI-U), for the Los Angeles-Riverside-Orange County area (1982-84=100) as published by the United States Bureau of Labor Statistics, or if that index is discontinued, a comparable successor index covering the Orange County area, for the period from August through July of the preceding twelve (12) months. Notwithstanding the foregoing, the annual base rent increase shall not exceed five percent (5%), nor shall the base rent be less than the monthly base rent in effect for the lease year just ended.

- a) Beginning in year six, LESSEE shall pay to the CITY either the above noted base rent or the following monthly rental, whichever is greater, as consideration for the rights and privileges contained in the agreement:
  - i. 10% of Gross Receipts from facility rental and boat dock rental and;
  - ii. 6% of Gross Receipts from food, beverage and catering sales including liquor
- b) Beginning in year six, LESSEE shall deliver to CITY on a quarterly basis within 15 days following the end of each quarter, LESSEE's "Statement of Gross Receipts", in a format acceptable to CITY showing gross receipts from: facility rental and food, beverage and catering sales, including liquor. If the total amount of Percentage Rent calculated at the rate of 10% of gross receipts from facility rental, and 6% of gross receipts from food, beverage and catering sales, including liquor, exceeds the base rent in effect for that calendar quarter, within 30 days following receipt by CITY of such Statement of Gross Receipts, CITY shall invoice LESSEE for the amount by which such Percentage Rent for the quarter exceeds base rent for the quarter.
- c) Upon execution of this Lease, in addition to base rent, LESSEE shall pay to CITY twenty percent (20%) of the gross receipts resulting from sailing or other boating lessons booked or processed by CITY through its marketing or publicity pursuant to a marketing or advertising plan mutually approved by CITY and LESSEE.

---

2. Has the yacht club ever supplied any quarterly revenue statements? If so, when?

3. Based upon the records supplied by the CPRA request noted above, it appears the yacht club does not have the proper insurance as required in the lease. See below. Are they up to date on the required insurance?

**From:** [Gonzales, Michael](#)  
**To:** [Gonzales, Michael](#)  
**Subject:** Upcoming Insurance Expiration - City of Huntington Beach  
**Date:** Thursday, December 11, 2025 3:22:00 PM  
**Attachments:** [Insurance Requirements.pdf](#)  
[CG 20 26 04 13 w Specific Naming.pdf](#)  
[CG 20 01 04 13.pdf](#)  
[Declaration of Non-Employee Status.pdf](#)  
[Auto Declaration - Permittee.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hello,

This email is to inform you of the upcoming insurance expiration date on file with the City of Huntington Beach. All or part of approved insurance is set to expire soon. For all entities exercising use of City facilities, agreements, or obligations, a valid and approved insurance certificate and applicable endorsements must be on file with the City of Huntington Beach. Attached are the insurance requirements for the City of Huntington Beach. An overview of the requirements is provided below. Depending on the type of agreement with the City, certain requirements may be omitted. Details are in the attached insurance form.

**Certificate Holder:**

**City of Huntington Beach**

**2000 Main Street**

**Huntington Beach, CA 92648**

We will need a separate General Liability Additional Insured endorsement page CG 20 26 listing our full specific naming **"City of Huntington Beach, its officers, elected or appointed officials, employees, agents and volunteers"** as the additional insured.

We will need the **Primary and Non-Contributory endorsement page listing the**

**General Liability Policy number.**

If no vehicles or employees, the respective **Declaration forms** are attached and will need to be signed and returned.

If recent approved insurance differs from the listed requirements, please submit insurance in accordance with the most recent approved insurance on file with the City.

If you feel this email is sent in error, please provide a copy of approved insurance on file with the City of Huntington Beach. If no copy exists, please provide entity name, insurance company used, or any applicable information for us to search database.

Thanks,



**Michael Gonzales**

**Rental Coordinator**

Community & Library Services

Office: (714) 536 – 5494

[michael.gonzales@surfcity-hb.org](mailto:michael.gonzales@surfcity-hb.org)



CITY OF HUNTINGTON BEACH

---

4. Missed Rent – Has the city collected the missing rent referenced below?

**From:** Cole, Chris <[ccole@surfcity-hb.org](mailto:ccole@surfcity-hb.org)>  
**Sent:** Thursday, September 18, 2025 7:00 AM  
**To:** Office Admin <[officeadmin@hhyc.org](mailto:officeadmin@hhyc.org)>  
**Subject:** Payment Tracker

Hi Reese,

Hope all is well over there. We have been going over our lease payment logs and found what appears to be a few missing rent payments from the Yacht Club. Can you review the attached log and compare it to your files? I want to be sure our records are correct.

It looks like we might be missing the following payments:

12/2024

12/2023

12/2022

11/2022

Thank you,

|



**Chris Cole**

**Facilities & Development Manager**

Community & Library Services Department

Office: (714) 536 - 5265

[ccole@surfcity-hb.org](mailto:ccole@surfcity-hb.org)



**CITY OF HUNTINGTON BEACH**

2000 Main Street, Huntington Beach, CA 92648

**Audits**

1 - What is the schedule of audits and revenue reviews for the yacht club, equestrian center, sports complex?