



**CITY OF DEL MAR
UNDERGROUNDING PROGRAM ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
February 23, 2026
Del Mar Town Hall
1050 Camino del Mar
Del Mar, CA 92014**

1) CALL TO ORDER/ROLL CALL

Chair Shirli Weiss called the meeting to order at 10:00 A.M.

Members Present: Chair Shirli Weiss; Vice Chair Amy A. Cheshire; Secretary Tom McGreal; John L. Imperato; Wade H. Walker; Adam Wallace. Members Absent: Bob Preston

Council/Staff Liaisons Present: Mayor Tracy Martinez and Deputy Mayor John Spelich; City Manager Ashley Jones and Principal Engineer Martin Boyd (UPAC Staff Liaison)

2) PUBLIC ORAL COMMUNICATIONS (Non-action item)

Chair Shirli Weiss opened public oral communications and the following people spoke: Stephen McDowell and Greg Rothnem. Chair Shirli Weiss closed public oral communications.

3) COMMITTEE BUSINESS ITEMS

3.A) Undergrounding Program Updated Long-Term Cash Flow Analysis

Staff presented on this item. The updated Undergrounding Cost Estimates show that the current base cost estimate of \$82.7 million represents a \$28.8 million reduction from the November 2024 cost estimate. This base cost estimate is stated in FY 2026 dollars and does not include adjustments for future inflation.

The Cash Flow updates are based upon the reduced base cost, a \$5 million IBank loan with debt service over 10 years and updated assumptions: Measure Q revenue growth of 2.5%, interest earnings of 2% and inflation of 3.5%.

The two new Cash Flow Scenarios were presented including inflation costs and are now estimated to total \$121.8 million with completion in 2049. This represents an \$88 million reduction from the cash flows presented in November 2024, which showed a final completion of 2059.

Cash Flow Scenario 1 is based upon 25th Street proceeding first to utilize SDG&E 20A work credits by 2030 and the remainder of District 2 thereafter.

Cash Flow Scenario 2 splits District 2 into two phases thereby accelerating a completion of a larger portion of the district and better utilizing the available Measure Q revenues.

A motion was made by Chair Shirli Weiss recommending that the City Council proceed with Scenario 2, including advancing the design of Beach Colony (2) and 25th Street and phased construction of District 2. The motion was seconded and unanimously approved by the members of the Committee.

A further motion was made by Tom McGreal recommending that the City Council update the cash flow analysis to reflect phased construction for all upcoming districts and revise the prior finance-as-you-go option based on the latest improved cost estimates to evaluate potential future financing opportunities to improve project timing and reduce costs. The motion was seconded and unanimously approved by the members of the Committee.

4) FUTURE COMMITTEE AGENDA ITEMS

The UPAC discussed planned and potential future committee agenda items including:

- A. Undergrounding Program Overall Status and Financial Analysis Updates
- B. Property Owner Communication Procedures Subcommittee Updates
- C. Project Efficiency Subcommittee Updates

ADJOURNMENT

Chair Weiss adjourned the meeting at 11:10 A.M.