



CITY OF ANGELS
CITY HALL

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DATE: July 7, 2026
TO: CITY COUNCIL
FROM: MICHAEL HODSON, CITY ADMINISTRATOR

RE: Approval of Lease and Operations Agreement with the Calaveras Visitors Bureau for the Operation of the Angels Camp Museum and Authorization for the City Administrator to Execute the Agreement

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 26-68 approving the Lease and Operations Agreement No. 26-22 between the City of Angels and the Calaveras Visitors Bureau and authorizing the City Administrator to execute the Agreement on behalf of the City.

BACKGROUND:

The City of Angels owns and operates the Angels Camp Museum located at 753 South Main Street. The Museum serves as an important cultural and historical asset for the community, preserving local history while providing educational, recreational, and event opportunities for residents and visitors.

In an effort to ensure continued museum operations and improve long-term sustainability, the City has negotiated a Lease and Operations Agreement with the Calaveras Visitors Bureau (CVB). The CVB has proposed to assume operational responsibility for the Museum while maintaining its public accessibility and historical mission.

The Agreement establishes a partnership in which the CVB will lease designated office space within the Museum and operate the Museum on behalf of the City.

DISCUSSION:

Under the proposed Agreement, the term will begin on July 1, 2026, and continue through July 1, 2027, with the option for one-year extensions upon mutual agreement.

The Agreement includes the following key provisions:

- Lease of designated Museum office space to the CVB for \$1.00 annually.
- Annual City compensation to CVB in the amount of \$57,500 for museum operational services.
- CVB responsibility for staffing, museum operations, collection management, grounds maintenance, and implementation of museum policies consistent with City direction.
- Requirement that all revenues generated from museum operations be reinvested into museum services, maintenance, or improvements.

- City oversight through accounting review, audit authority, insurance requirements, and operational coordination with the City Administrator.
- Termination rights for either party with ninety (90) days written notice.

This agreement is intended to preserve museum operations, maintain public access, improve operational efficiency, and leverage the CVB's tourism and visitor services expertise to strengthen museum programming and visitor engagement.

Staff believes the agreement provides a cost-effective operational model while preserving City ownership and policy oversight of the Museum.

FINANCIAL IMPACT:

The Agreement includes annual compensation of \$57,500, which will be incorporated into the City's annual budget process. This cost is offset by operational continuity, tourism enhancement, and preservation of City museum services.

ATTACHMENTS:

- 1) Resolution No. 26-68
- 2) Agreement No. 26-22 - Lease and Operations Agreement with Calaveras Visitors Bureau

