



AGENDA REPORT

City Council Meeting

TODAY'S DATE: April 15, 2026

MEETING DATE: May 06, 2026

TO: City Council

FROM: Cheryl Hughes, Central Services Director

SUBJECT: Approve Marsha's Snack Shack Lease A24-3620-1 Fourth Amendment

DESCRIPTION/BACKGROUND:

The City entered into Agreement No A24-3620-1 with Nick and Vanessa Watson for the lease of Marsha's Snack Shack in May 2024 for an initial term of one season and two, one season, options to extend. Nick and Vanessa Watson have been operating Marsha's Snack Shack from May thru Labor Day since May 2024 and this is the final one season extension under the original agreement. The Watson's has been able to operate this City Beach landmark and patron demand successfully and has been a true value to City Beach and the community.

The rent and utilities were increased 5% for this final season from 2025 rates. Facility rent will be \$2,656.65 per month with May and September pro-rated for actual days utilizing and occupying the facility. Utilities charges will be \$238.28 per month, again with May and September pro-rated based on actual days occupying the facility. This season the lease term will be 12 noon May 20, 2026 thru 12 noon on September 09, 2026. The intent is to open for business on Friday, May 22, 2026 and the last day will be Labor Day, Monday, September 07, 2026. Operating hours will be Monday thru Thursday from 11 am – 6 pm; Friday/Saturday from 11 am – 7 pm; and Sunday from 12 pm – 6 pm.

STAFF RECOMMENDATION:

Staff recommends City Council consider approving Marsha's Snack Shack Lease A24-3620-1 Fourth Amendment for the final one season extension for the lease of Marsha's Snack Shack at City Beach.

ACTION:

City Council to approve Marsha's Snack Shack Lease A24-3620-1 Fourth Amendment for the final one season extension for the lease of Marsha's Snack Shack at City Beach.

WILL THERE BE ANY FINANCIAL IMPACT? Yes – Revenue from Lease HAS THIS ITEM BEEN BUDGETED? Yes

ATTACHMENTS:

- Proposed Resolution

- A24-3620-1 Nick and Vanessa Watson Marsha's Snack Shack Lease
- A24-3620-1 Nick and Vanessa Watson Marsha's Snack Shack Lease – First Amendment
- A24-3620-1 Nick and Vanessa Watson Marsha's Snack Shack Lease – Second Amendment
- A24-3620-1 Nick and Vanessa Watson Marsha's Snack Shack Lease – Third Amendment
- A24-3620-1 Nick and Vanessa Watson Marsha's Snack Shack Lease – Fourth Amendment
(signed)