



**AGENDA NO: SPECIAL MEETING**

**MEETING DATE: June 25, 2019**

**AGENDA CORRESPONDENCE  
RECEIVED BY THE CITY COUNCIL  
FOLLOWING POSTING OF THE AGENDA IS ATTACHED  
FOR PUBLIC REVIEW PRIOR TO THE MEETING**

## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Sunday, June 23, 2019 11:24 PM  
**To:** John Heading; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Scott Collins; Jennifer Callaway; Dana Swanson  
**Subject:** special meeting June 25, 2019 agenda 1

Dear City Council:

When former mayor Irons took office in 2012, his first budget cycle identified Calpers as a financial issue within a couple of years. Two years later in 2014, current mayor Heading was added to the Council and the loom of Calpers was not addressed by him or Mr. Irons. Two years after that in 2016, Mr. Davis and Ms. McPherson were added to the Council; Calpers continued to be announced as a financial issue, yet the 3 of you, a council majority, continued to kick the Calpers can down the road. Now it's 2019: will you continue to keep your heads in the sand hoping a city council after you will bear the brunt of your inaction, or will you claim your fiduciary responsibilities and cut the budget rather than inappropriately use one-time reserve funds to balance the budget this year or the next?

Frankly, as a former 8-year city council member during the economic downturn of 12 years ago, it is shocking to me you continue to give raises, maintain empty trolleys, put lights in trees, turn sale-able city-owned land into bocce courts but do not address the elephant in the room: a structural financial crisis. These are small samples of how you do not attend to the budget.

Do not compound the crisis by postponing action. You have bled the residents dry with your sewer/water rate increases. Don't look to us to bail you out through additional taxes now or in the near future.

"unless significant expenditure reductions occur or new revenues are identified, the City will have to use one-time reserve funds to maintain current service levels in the City's General Fund and Harbor enterprise fund."

Sincerely,  
Betty Winholtz

## Dana Swanson

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**From:** Dana Stein [REDACTED]  
**Sent:** Tuesday, June 25, 2019 10:21 AM  
**To:** Dana Swanson  
**Subject:** For City Council public comment  
**Attachments:** Campground Cost Comparison.docx; Campground Improvement Cost.docx; Camping Area Images.pdf; Camping Report.docx

Hello Dana,

I would like to submit these files for public comment information at the June 25th Special Council meeting at 4 pm. As a citizen of Morro Bay I would like to provide a little more information about the possibilities for Camping around the Morro Bay Waterfront in hopes that the council will be interested having the topic researched deeper.

Thank You

Dana Stein

# **Morro Bay Harbor Department**

## **Waterfront Camping**

### Recommendation

A pilot program for recreational vehicle camping in various small clusters around the Waterfront. As well as trailer boat camping in the Launch Ramp parking lot. These sites are to be minimally enhanced (no hook-ups).

### Fiscal Impact

RV camping would be priced at \$50 per night which is comparable to Port San Luis Harbor Districts program and slightly above the private campgrounds in town. For the RV camping areas at 100% occupancy the 12 camp sites will generate \$219,000 for the Harbor fund. At a conservative assumption of 40% occupancy year around, the program would generate \$87,600.

The trailer boat camping area has 42 parking stalls which would rent for \$50 per night, this charge would supersede the normal day use fee. It is unlikely all would ever be full. If 6 of the stalls were filled year around it would generate \$109,500 for the Harbor fund. However, it is difficult to predict how much utilization we would have due to fishing closures and weather events. During the annual rockfish closure these stalls would be made available for RV camping at \$50 per night this would generate extra revenue during the slow times for boating.

I believe this program could generate revenues for the Harbor Department in the range of \$125,000 to \$175,000 per year.

There will need to be some ground improvement made at the Rock Camping area, as well as differentiating the camp spots and providing appropriate signage these improvements are estimated at less than \$10,000 including staff time. As the program succeeds more improvements should be made thus allowing a rise in prices accordingly. There will also be staff time to operate and maintain the camping areas. We estimate one hour per day for one person once the program is up and running.

### Discussion

There are numerous State and private campgrounds throughout the City and nearby surroundings. These campgrounds are often full resulting in a loss of tourist dollars to the City. This program would provide something other campgrounds cannot, waterfront camping in the heart of the City's Waterfront tourist hot spot.

We propose first come first served camping in four areas of the waterfront. These include the "Rock Camping Area" four spots near the powerplant outfall area in a part of the parking lot seldom utilized. The "Coleman Camping Area" four spots on the east side of the dirt parking lot between the Coleman restroom and basketball court. The "Tidelands Area" four spots in the seldom used launch ramp overflow parking area just north of Tidelands park against the bluff.

The "Launch Ramp Lot" would be utilized for the trailer boat camping and fishing off season RV camping.

Harbor Department staff would operate and maintain the camping areas. Officers would monitor the areas during the morning rounds and assist any new arrivals during the night with payment and information. Officers would do camping area rounds during the afternoon and evening for any arrivals during the day. As the program gains popularity and traction a standard camp host system would be utilized to take the burden off the Department. The future camp host site would have full hook-ups and have an additional cost to build. The Tidelands Area Camping as well as the Launch Ramp Area can be serviced by our existing automated payment machine currently in use at the Launch Ramp. The other areas could either utilize the same machine or come into the Harbor Office for payment.

The camp sites will be roughly 50 feet long by 15 feet wide with minimal improvements. There are already picnic tables and other recreational apparatus nearby most of the areas. Some recreational apparatus may be necessary to add at the Rock Camping Area as well as ground improvements of gravel due to the low topography in that area of the parking lot.

There will be a need to create a few new municipal codes or Harbor rules and regs to enforce the proposed camping rules. This could come at some cost to the Department although that cost is unknown at this time and not expected to be significant.

### Conclusion

The Harbor Department has been dealing with a tight budget ever since the loss of revenue from the powerplant lease. This small camping program will generate a decent revenue for a relatively small investment by the department. This will also help address the issue of numerous RV's illegally camping throughout the water front that currently have no place else to go. On top of that, it will provide the public with an enhanced tourism experience that is not currently available in Morro Bay.

# Rock Camping Area 2

Legend

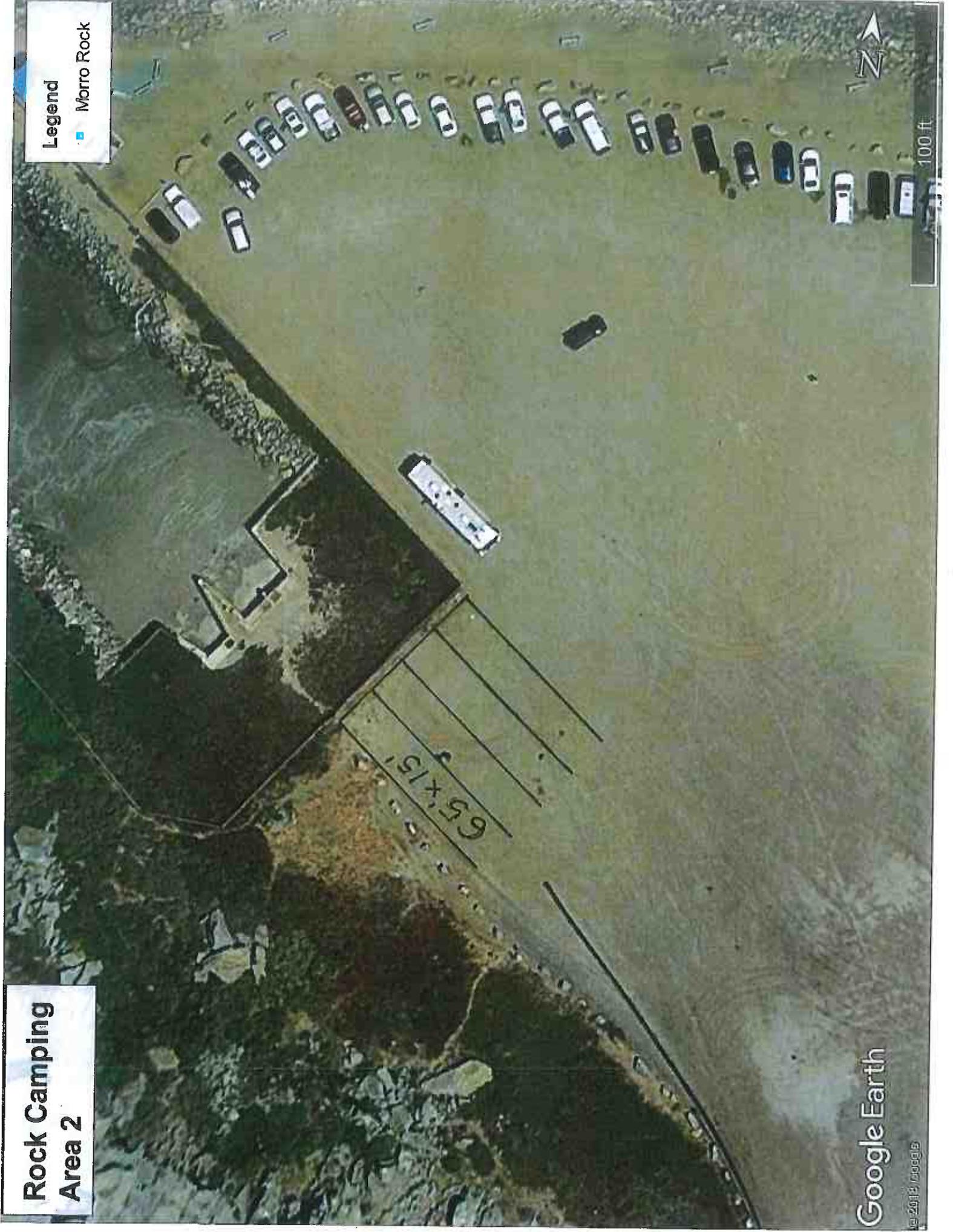
■ Morro Rock

Google Earth

© 2018 Google



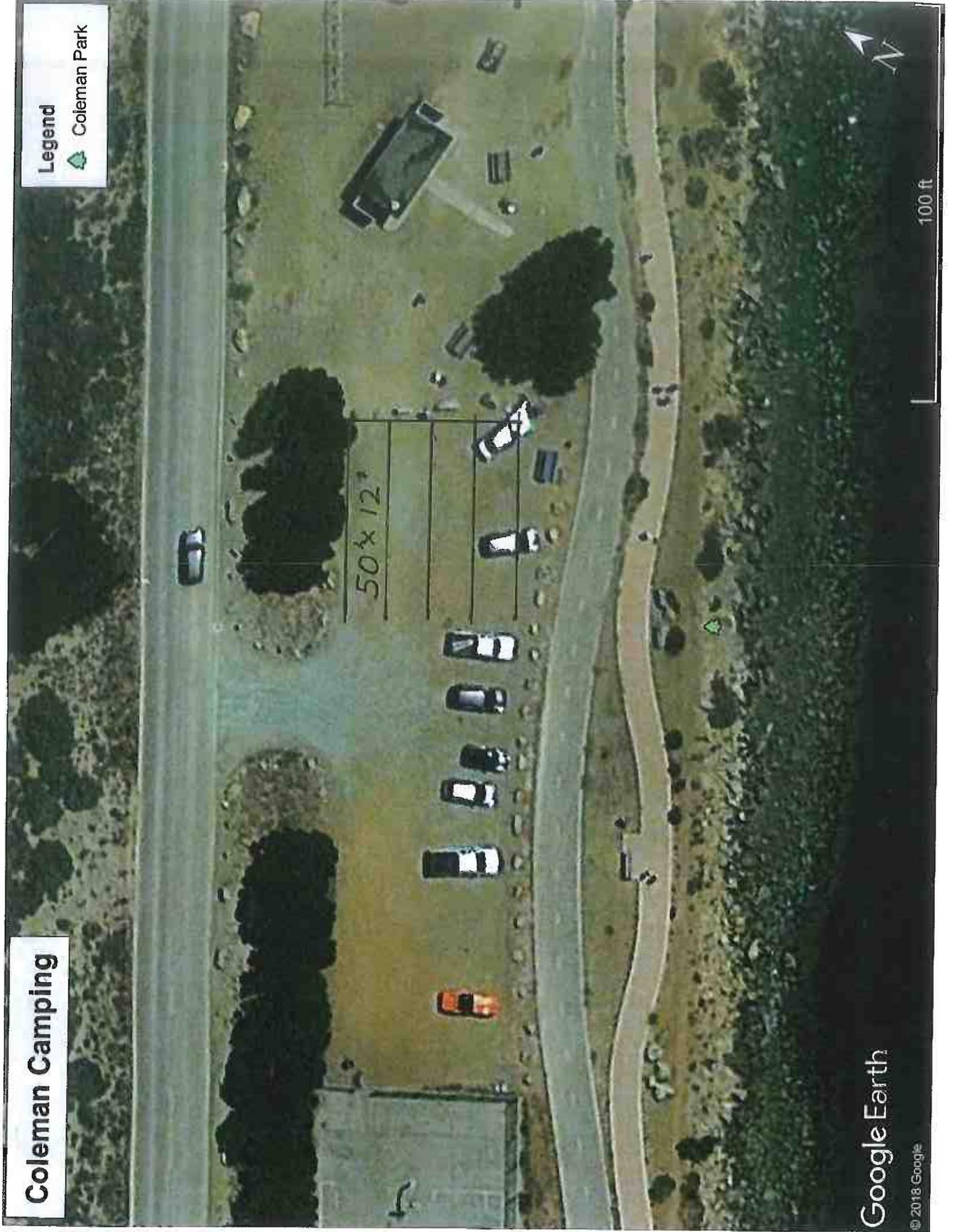
100 ft



# Coleman Camping

## Legend

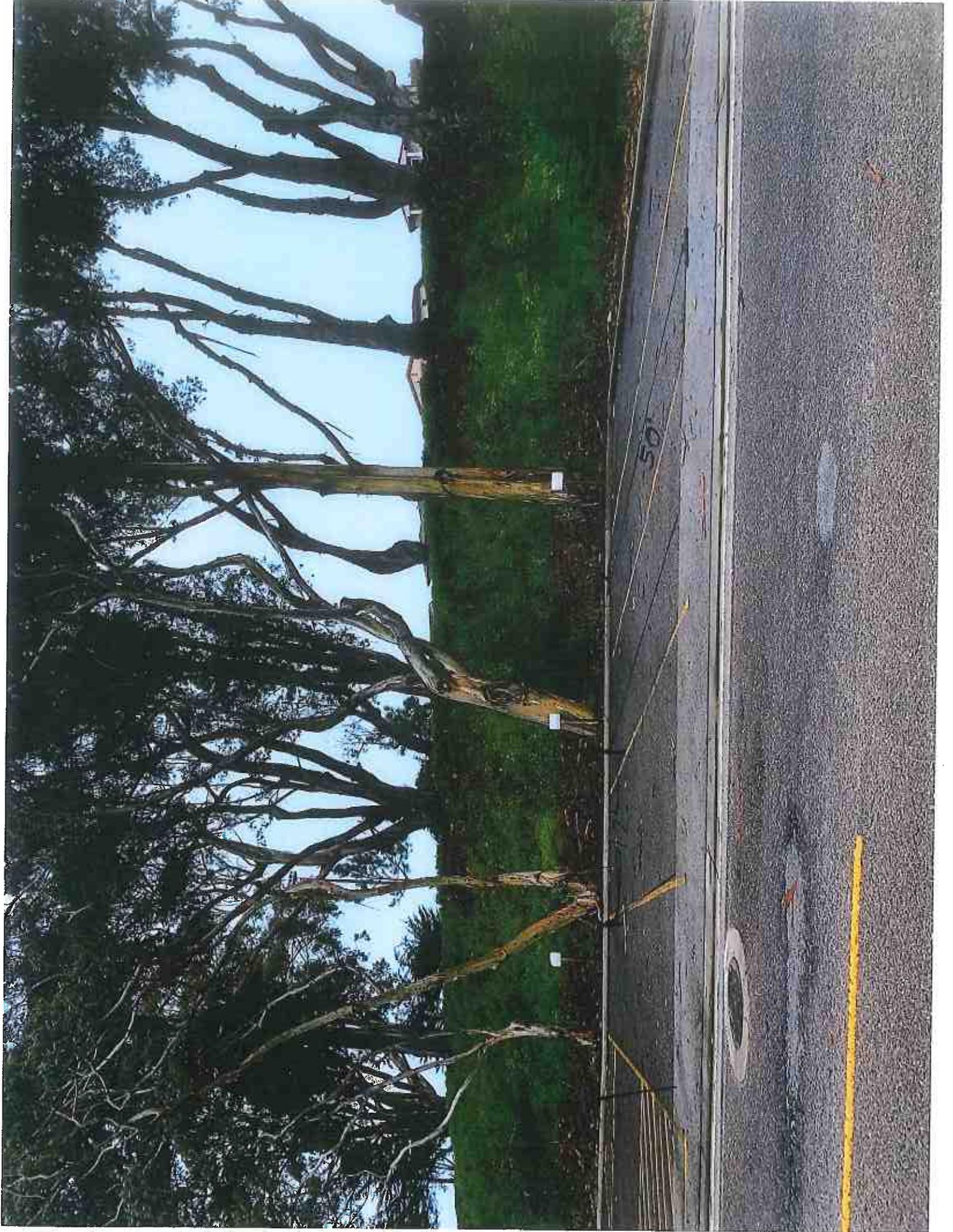
 Coleman Park



50' x 12'



100 ft



Legend

Launch Ramp  
Camping



Google Earth

© 2016 Google

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## Estimated Camping Area Improvement Costs

The costs for improvements made to the camping areas could vary greatly depending on many factors. The costs listed below are just an estimate.

Ground Improvements \$3200-For base and drainage at the Rock Camping area.

Picnic Tables (5) \$2500

Signs and supplies to mount \$1100

Iron Ranger (2) \$1400

Striping of spaces \$250

Staff Time (40hrs) \$2506

Total: \$10,956

## Campground Cost Comparison

Proposed Waterfront Camping Rate.....	Dry \$50
Morro Bay State Park.....	Hook-ups \$50 Dry \$35
Morro Strand State Beach.....	Hook-ups \$50 Dry \$35
Morro Strand RV Park (Private).....	Hook-ups Large space \$61 Hook-ups Small space \$50 Hook-ups Small park \$46
Morro Dunes RV Park.....	Hook-ups \$49.95 Partial Hook-ups \$41.07
Rancho Colina RV Park.....	Hook-ups \$49

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**AGENDA NO: A-4**

**MEETING DATE: June 25, 2019**

**AGENDA CORRESPONDENCE  
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**Dana Swanson**

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, June 24, 2019 1:42 AM  
**To:** John Headding; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** agenda item a-4

*Dear City Council:*

*1. My question for you to ask staff is does the definition of SSO (defined below) include the leakage of sewage from the collection system into the ground as documented by City videos as a Category 1 "discharges of untreated wastewater of any volume."*

"Sanitary Sewer Overflow(SSO)-Any overflow, spill, discharge or diversion of untreated or partially treated wastewater from a sanitary sewer system.  
Category 1: Discharges of untreated or partially treated wastewater of any volume resulting from an enrollee's sanitary sewer system failure or flow condition"

*My conclusion is yes, by definition an SSO is exfiltration.*

*However, all that the City does is:*

Element 4: "Staff schedules and perform maintenance and repairs and construction to the collection system and its appurtenances. Staff inspects mainlines with a CCTV camera and monitors and inspects private lateral repair and replacement. In addition, staff records historical information concerning the system and/or repairs, changes, or other information.(page 24)

*and*

"Utility Staff's goal is to hydro-clean all the City's mainlines over a two-year cycle. Lines identified with potential problems are cleaned more frequently."(page 24)

*2. What the City doesn't do is actually rehab or replace broken/damaged pipes. The City goes even further and says rather than fix the collection system it will build a big enough WRF to account for infiltration which doesn't fix the exfiltration situation.*

**4c. Rehabilitation and Replacement (City's Response):** "The Morro Bay One Water Plan adopted October 2018, which is the City's adopted planning document, describes short-term and long-term projects that focus on proper management and protection of the collection system infrastructure. This

document delineates Capital Improvement Projects (CIPs) necessary to provide an adequate and operable sewer system for both current and future customers." (page 32)

*Following this statement the City proceeds to describe various methods for rehabbing and replacing, but not once states it is doing it or has done it.*

### **8b. Design Criteria**

"The design criteria was established with the One Water Plan, the City of Morro Bay has not experienced any dry weather sanitary sewer overflows due to hydraulic deficiencies in the sewer system"

### **8d. Capital Improvement Schedule**

"The City of Morro Bay maintains a list of capital improvement projects (CIPs)" (page 63)

*3. Finally, the City claims it has an effective communication program with the public/residents. I would suggest that sending out a statement once every 2 years and speaking on occasion on televised PWAB and City Council meetings, that few residents watch anymore, is not an effective communication program.*

### **9b. Monitor and Measure Effectiveness**

#### **Element 11 Communication Program**

"The Utilities and/or Public Services Department sends out a biannual newsletter and posts the information on the City's website. Through these media as well as through the televised Public Works Advisory Board and City Council Meetings the department reaches out to the Public. Collections Division staff is the first line of communication with the public on a daily basis. During their normal business practices they provide information to the public including information on O&M procedures, lateral condition assessment and lateral repair/replacement, information pertaining to SSO's, as well as BMPs during site visits to commercial establishments. The effectiveness of this effort will be audited within the SSMP framework and any necessary changes will be made during the SSMP audit process."(page 67)

*This document is not a sincere plan. It gets around some State requirements by describing possibilities rather than implementing what it describes.*

*Sincerely,  
Betty Winholtz*

*P.S. Why does the City consistently inflate our population? The Table on page 62 states the City's population was estimated at 10,714 in 2017. The US Census states our estimated population was 10,581 in 2017.*



**AGENDA NO: C-2**

**MEETING DATE: June 25, 2019**

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## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, June 24, 2019 2:47 AM  
**To:** John Headding; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** agenda item c-2

Dear City Council:

Your reason for taking action to (1) increase the City's Sphere of Influence (SOI) over 400 acres of farmland and (2) annex 27 acres for the proposed sewer plant site is because this is the promise in the Memorandum of Understanding (MOU) the City staff/Council negotiated with Tri-W Enterprises, the owners and developers of the property. According to the MOU, the annexation doesn't happen without the SOI.

It's important for Morro Bay residents and businesses to understand what the point of an SOI is:

"The SOI is an important benchmark because it defines the primary area within which urban development is to be encouraged (Section 6425)."

[http://opr.ca.gov/docs/LAFCOs\\_GeneralPlans\\_City\\_Annexations.pdf](http://opr.ca.gov/docs/LAFCOs_GeneralPlans_City_Annexations.pdf)

So as frequently and loudly as City Staff and City Council claim they are not seeking development on the hills adjacent to the Radcliffe neighborhood, across from the Roundabout, and behind Casa de Flores that is just not true.

And as frequently and loudly as the Morro Bay Open Space Alliance (MBOSA) claim it is for trails and open space, the quantity of that is all contingent on how much development the City is willing to exchange with the developer.

It is also important for Morro Bay residents and businesses to understand that an MOU is not binding: it is a promise; it can be renegotiated; it can be cancelled without penalty.

As futile as it is, I urge the Council to not make either application.

Sincerely,  
Betty Winholtz



**AGENDA NO: C-3**

**MEETING DATE: June 25, 2019**

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## Dana Swanson

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**From:** betty winholtz [REDACTED]  
**Sent:** Monday, June 24, 2019 3:51 AM  
**To:** John Headding; Robert Davis; Marlys McPherson; Jeffrey Heller; Dawn Addis  
**Cc:** Scott Collins; Dana Swanson  
**Subject:** agenda item c-3

Dear City Council:

I strongly object to the formation of this non-profit to handle the ratepayers money.

1. Though the action to declare formation does not have a fiscal impact, the act of incorporation will cost and the ongoing expense of extra work for staff will cost, either directly with pay or compensation time which delays other work from getting down.
2. It is putting a firewall between residents and our money, residents and input into public works projects, residents and our ability to control decisions made by the the corporation, including hiring consultants of all kinds. (Article 2, Articles of Incorporation)
3. Article 2, Section 10 of the By-laws allow the directors to remove any council member from the board who discussion "tends to discredit the Corporation," thereby chilling any dissension and limiting.
4. Article 3, Section 3 of the By-laws gives the city manager authority to "supervise, direct, and control" the directors (city council members).
5. There is no Sunset Clause, i.e. once the sewer plant is complete, the organization still exists.

Also, whether it is an error or not, the position of treasurer/finance director is identified in the Staff Report Background but is not listed in the Resolution, Section 6.

Sincerely,  
Betty Winholtz