



AGENDA NO: I

MEETING DATE: December 8, 2020

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

From: [Lynda Merrill](#)
To: [Council](#)
Subject: Special City Council Meeting Dec. 8,
Date: Saturday, December 5, 2020 6:10:44 PM

Dear Mayor Heading and Councilmembers,

Budget Expenditures

I don't believe spending \$150,000 for Wayfinding Signs is necessary or appropriate. We are facing dreadful circumstances in the future and so we need to be careful and prioritize our spending. I oppose 'cluttering' our City with a new mess of signs, especially in this age of cell phones with maps and direction finding devices in every car! People are not going to get lost in this small town, as you can see 'the Rock' from most locations, you can find the downtown and water front from any entrance to the City. I've lived here 35 years and see a lot of old wayfinding signs from 2000 and before that are still up! There have been other programs that just duplicated the old (signs are NEVER taken down) and now you are proposing more? Good grief! I hope that you feel as I do that this is no time to be spending money on this and will eliminate #6, from the budget. Please, find a better use for this money.

6. Wayfinding Signs Fabrication and Installation Action: Appropriate \$150,000 to a General Fund CIP Account for purposes of implementing a CIP project. Source: Economic Development Fund (Diablo Canyon Plant Closure Senate Bill 1090 funds). Additional Information: These funds must be used for Economic Development. Having Morro Bay be easy to navigate for residents, businesses and visitors is a worthy economic development measure. This project is mentioned as a priority project in the adopted FY2020/21 Budget.

Sincere appreciation for all you do for our City,
Lynda and Frank Merrill



From: [Lynda Merrill](#)
To: [Council](#)
Subject: Special City Council Meeting Dec 8, 2020, Expenditures
Date: Saturday, December 5, 2020 6:33:45 PM

Dear Mayor Headding and Councilmembers,

Please eliminate spending money on #5. Study of Parking Management Strategies and Best Practices \$49,500 from Parking In-lieu Fund. While this may not seem to be a lot of money to some, it may come in handy in the months to come. We are facing unusual circumstances and must be very careful with all spending, as you know. Thank you for considering my suggestion.

Thank you for serving us so well,
Lynda Merrill



From: [Cathy Novak](#)
To: [CityClerk](#)
Cc: ["Paul Van Beurden"](#); ["Bob Fowler"](#); ["Smith Held"](#)
Subject: City Council special meeting December 8 correspondence
Date: Monday, December 7, 2020 11:40:01 AM
Attachments: [EML Support Letter for Council 12-7-20.pdf](#)

Dear City Clerk,
Please accept this correspondence of behalf of the Embarcadero Master Leaseholders LLC for the upcoming City Council meeting.

Thanks,
Cathy

Cathy Novak Consulting
PO Box 296
Morro Bay, CA 93443
NovakConsulting@charter.net
Phone/Fax: (805) 772-9499
Cell: (805) 441-7581

Embarcadero Master Leaseholders, LLC

[REDACTED]
Morro Bay, CA 93442

December 7, 2020

Mayor and City Council
City of Morro Bay
845 Harbor Blvd.
Morro Bay, CA. 93442

Re: City Council special meeting agenda item #1

Dear Mayor Headding and City Councilmembers,

The Embarcadero Master Leaseholders is sending this letter of support for the staff recommendation #2, Harbor Fund – COVID-19 Rent Relief. We certainly appreciate the City's initial assistance with the COVID related financial issues the businesses have been dealing with. We understand this will be a reduction in the anticipated Harbor Dept. revenue however, we feel this is an important step in getting all of us to a recovery point. We would also like to specifically thank the Harbor Dept. for all their efforts to date working with the EML.

Regards,

[REDACTED]
Paul Van Beurden
EML President

Board of Directors:

Paul Van Beurden, President, [REDACTED]
Smith Held, Vice-President, [REDACTED]
Bob Fowler, Secretary/Treasurer, [REDACTED]

From: [Sean Green](#)
To: [Council](#)
Cc: [CFAC](#); [Scott Collins](#); [Katie Lichtig](#); [CityClerk](#)
Subject: 12/8/20 Special Council Meeting Item I: 2021 Budget Allocations
Date: Monday, December 7, 2020 7:44:45 PM

Council and staff,

Please know that when city leadership expresses "great excitement" about spending opportunities for newly increased sales tax revenue, especially opportunities that differ greatly from the critical, emergency needs sold to residents, it risks further alienating the 41% of city residents who voted against Measure E. That said, I continue to support expenditures that facilitate real, physical improvements to Morro Bay's infrastructure.

Please consider amending the staff-recommended appropriations below:

1. \$70k for repaving of police parking lot vs. more pressing needs

The police parking annex appears to be in better condition than most parking lots in the city (unless there's a big sink hole we can't see). Meanwhile, the essential Coleman Beach bathroom has been closed for a year, the Surf Street Stairs have been closed for two, and most city departments are severely understaffed as a result of emergency layoffs. Please redirect this \$70k to more pressing public needs.

2. \$34k rent discount to waterfront leaseholders = much more than \$34k if not returning to original CPI schedule in 2022

Though the staff report characterizes this \$34k as a suspension of (contractual) rent increases, Council's approval (absent any conditions) would essentially mean discounting ALL future rents for leaseholders by more than \$34k annually (compound interest equivalent). Should Council wish to provide relief in 2021, please condition the relief package with a "return to the agreed-upon CPI terms schedule the following year" (if only wishing to lose revenue for one year) and "allow leaseholders to repay 2021 discounts over a reasonable 5-year period." (if not wishing to lose revenue at all). These small but important amendments would provide similar Covid-19 relief as that which was extended to lodging TOT and residential water/sewer, neither of which resulted in lost city revenue.

3. \$50k renovations to Aquarium Building for 3-year useful life

As of April 2020, the MB Aquarium was 3 years away from breaking ground at this location. Does it really make sense to outlay \$50k in building renovations to allow for a 3-year private lease that expects to generate a total of \$69k in rent and then get torn down? I support Three Stacks Brewing, but perhaps instead of shelling out \$50k cash, we can instead let them operate a tasting room rent-free out of the old Distasio's? Or a pop-up location on the north exterior of the Aquarium Building? Or elsewhere on vacant city land? To spend \$50k on building renovations for a doomed

building would only seem to make sense if the MB Aquarium project (arguably the city's most important project this decade) has been abandoned or placed on the backburner. If, in fact, the MB Aquarium project has been abandoned or placed on the backburner for X more years, please let the public know and opt instead for the \$50k in building renovations to allow MB Tourism and MB Chamber to relocate to this strategic location.

4. \$52k to fill police vacancy conditional upon citizen oversight

MBPD and MBFD combined to employ 25 individuals earning total pay and benefits ranging from \$108k to \$264k each in 2019, and yet neither department is currently subject to the same citizen oversight that every other (smaller) city department faces. Please consider establishing a public safety advisory board (MBPSAB) that can oversee the operations of our two highest dollar departments, police and fire, in order to strengthen public trust and fiscal responsibility, as we have successfully done with all other major areas of city government.

Planning & Building - Oversight

Public Works - Oversight

Harbor - Oversight

Parks and Recreation - Oversight

Finance - Oversight

Tourism - Oversight

City Management - Oversight

Police - N/A

Fire - N/A

5. \$50k to study parking for second time in recent years

In 2007, Morro Bay completed its Parking Management Plan based on parking studies of downtown and the waterfront. This is one of our most recently published specific plans. How often is Council comfortable spending high dollars for studies with similar deliverables? The General Plan, for example, is once per 20-25 years. Please consider a future agenda item to discuss enacting a minimum number of years between studies of similar purpose or nature.

<https://www.morro-bay.ca.us/DocumentCenter/View/11999/CORRECTED-FINAL-Parking-Management-Plan-10-07>

6. \$150k wayfinding signage adds real value to city

Public infrastructure improvements add collective, tangible or intangible value to every Morro Bay business, resident, and visitor, and this important effort is long overdue. Please remove all current wayfinding signage in these areas to avoid competition and confusion, and possibly seek new locations beyond the central business district to reuse them for added sign presence. Can't wait to see improved signage around visitor-serving areas and the big difference that is made when cohesive planning of capital projects is actually allowed to run its entire course to

fruition.

Respectfully submitted,

Sean Green
Morro Bay, CA

Attached:

Surf Street Stairs (closed in 2018)

Coleman Beach Bathroom (closed in 2019)

MBPD Parking Annex (staff proposes \$70k to repave)





