



AGENDA NO: I

MEETING DATE: June 28, 2022

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

From: [Sean Green](#)
To: [Council](#); [Kirk Carmichael](#); [Scott Collins](#)
Cc: [CityClerk](#); [PlanningCommission](#)
Subject: 6/28/22 Council Special Item I: B&G Club at Teen Center
Date: Saturday, June 25, 2022 4:56:14 PM

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Council and staff,

Though I continue to believe Morro Bay would benefit from publicly offering each and every available city-owned lease site in order to receive a number of promising applications rather than relying on private, personal connections with staff and council to generate one single applicant, today's tentative agreement with the Boys & Girls Club seems like a really nice fit for the Teen Center space over the short, medium, and (potentially) long term. One key aspect of the agreement that I'd encourage you to discuss at length is the future use of the former mini-golf course space that makes up the majority of the city-owned parcel in question.

Given that Atascadero Road is likely to be redeveloped significantly over the coming decade, Morro Bay does relinquish a big opportunity site with today's tentative agreement. Thus, council and staff must ensure that full advantage is taken of the unmonetized space over the first 5-year lease agreement with B&G Club before considering renewal. I trust the well known organization to make good use of the current Teen Center, parking lot, and skate park, especially as their involvement relieves some pressure on city budgets and services, but it would be a shame not to see something great come of the larger area out back. If B&G Club, council, or staff have ideas for development or repurposing of the "backyard" adjacent to Morro Bay High School, let's hear them publicly at an upcoming Planning Commission meeting so that we can get people talking and excited about their prospects right away.

Two objectively successful youth offerings in town include the Junior Lifeguard program and the upstart bike park, both of which fit the character and geography of Morro Bay; perhaps there's an opportunity at the new B&G Club site to do something similar yet noncompetitive. Some preliminary ideas include:

- Plant/succulent nursery in conjunction with Morro Bay in Bloom (or other org)
- 4H/animal husbandry space to replace or supplement MBHS offerings (ex. Pacific Wildlife Care partnership, especially if current PWC site is in jeopardy at Vistra)
- Outdoor movie/stage space (heated and covered) for music/theatre/comedy performances, movie nights, and for-profit rentals to the community
- Sport courts for teen use during open hours, public use during closed hours (ideal public/private partnership)
- Mini-golf course renovation for teen use during open hours, and for-profit public use during closed hours (i.e. weekends; significant revenue if done well)

Thank you for recognizing the limited offerings available for youth in Morro Bay and for seriously considering the potential of this important opportunity site.

Respectfully submitted,

Sean Green
Morro Bay, CA

Special Agenda Item I: <https://www.morrobayca.gov/ArchiveCenter/ViewFile/Item/5953>

Dana Swanson

From: betty winholtz [REDACTED]
Sent: Monday, June 27, 2022 8:17 PM
To: John Heading; Jeffrey Heller; Dawn Addis; Laurel Barton; Jennifer Ford
Cc: Kirk Carmichael; Scott Collins; Dana Swanson
Subject: special agenda I

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear City Council:

This is one of those community benefits that if you had shared with, instead of withheld from, the community when this idea started, Council would have gotten positive input from community members active with youth, even active within the Boys and Girls Club. I'm sorry you don't trust the community to share with us what you are planning for our community.

With regard to the contract:

1. There is a 60-day notice to extend the contract; there isn't a 60-day notice to end the contract.
2. Does the \$10,000 excluding staff time include what has already been spent on preparing the premises?
3. Clarify that Section 1.2 (page 3) means that though it is not staffed, the skate park will continue to be available for free to its users.
4. How is Boys/Girls Club funded? Should potential rent be evaluated at some point, rather than free for 20 years?
5. Clarify what payment is referred to in Section 3.3? (page 4).
6. Section 4.4.1 (page 5) states it is for students k-12. Does the City anticipate getting rid of its current offerings to students at the Del Mar School campus?

I want to identify a pattern that has developed in the last year: farming out, or out-sourcing, previous city services. It happened with our water/sewer bills; it just happened without notice to business licenses; now are youth activities. Out-sourcing has been a decision of the residents via input to the City Council. It appears that staff input is taking the place of public input, and in some cases usurping public decision making. I want to be on record as being against this process.

Sincerely,
Betty Winholtz



AGENDA NO: I & II

MEETING DATE: June 28, 2022

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

From: [Thomas Dowell](#)
To: [Council](#)
Subject: Special Meeting Agenda for 28 June 2022
Date: Sunday, June 26, 2022 5:15:09 PM

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Attn: Mayor and City Council

As a resident of Morro Bay, I'm writing to express my support for two issues on the current agenda.

- * Approval of lease agreement with B&G Clubs for teen center operations
- * Three year agreement to host a 70.3-mile Ironman Triathlon

In regard to the first item, after reviewing the staff report for this proposal, I concur with the staff recommendation to execute the agreement. The B&G Clubs organization has a long history of expertise in providing services to teenagers and the location discussed at 231 Atascadero Road presents a perfect opportunity for collaboration. The skate park is very popular with local teens and the proximity to the high school makes this location a prime spot to invest in infrastructure to support Morro Bay's kids. I fully support this endeavor.

In regard to item two, having read this staff report as well, I also concur with the staff recommendation to execute the agreement with Ironman Group. Morro Bay has been host to the Morro Bay Triathlon for many years now and I have personally participated in the event many times. Our location presents a wonderful and unique triathlon experience with course options including a protected ocean swim with amazing views of the town and Lisamu' (Morro Rock), road cycling through rolling golden hills and the nearby beach communities, and run course options including trails, boardwalks and the beach. There are two other Ironman events in California and adding Morro Bay as the third would be a huge opportunity to expand our reputation as a destination for international endurance sports. The estimated positive economic impact of \$10M would be a great benefit to the local economy and tax revenue especially after the tourism industry has suffered during the global pandemic. Seeing events like this being drawn to our community is exactly why I love living in Morro Bay and that's why I'm in full support of bringing Ironman to our town.

Thank you for your consideration on these issues!

Tom Dowell



AGENDA NO: II

MEETING DATE: June 28, 2022

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Dana Swanson

From: betty winholtz [REDACTED]
Sent: Monday, June 27, 2022 9:20 PM
To: John Headding; Jeffrey Heller; Dawn Addis; Laurel Barton; Jennifer Ford
Cc: Scott Collins; Dana Swanson
Subject: special agenda item II

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear City Council:

I understand you are excited about this contract for the benefit of the City coffers and business coffers. You will be taxing city staff, city resources, and contractors.

I would like to know what the benefit will be for the residents. Will you set aside a certain percentage of revenue for street repair, in and out of the business districts? Will you commit a certain percentage of revenue for more garbage and recycle receptacles? Will you commit a certain percentage of revenue for increasing the pay-out to low income water/sewer bills? Will you set aside money for a warming station, safe parking at night, purchasing housing for the homeless? Or, will you use it for increasing salaries and benefits as you have done with the 1 cent sales tax voted in?

What is your intent with the windfall of money for selling our City? How will you improve our City?

Sincerely,
Betty Winholtz



AGENDA NO: III

MEETING DATE: June 28, 2022

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

Dana Swanson

From: betty winholtz <[REDACTED]>
Sent: Monday, June 27, 2022 10:49 PM
To: John Headding; Jeffrey Heller; Dawn Addis; Laurel Barton; Jennifer Ford
Cc: Greg Kwolek; Dana Swanson
Subject: special agenda item III

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear City Council:

Will the federal loan, WIFIA, reimburse the city for all or part of Amendment 7, which includes extra/extended insurance and 125% to the design/build entity for non-work?

Sincerely,
Betty Winholtz