

AGENDA NO: A-4

MEETING DATE: April 26, 2016

MINUTES – APRIL 13, 2016  
SPECIAL MEETING OF THE  
MORRO BAY CITY COUNCIL  
MORRO BAY VETERAN’S HALL  
209 SURF STREET – 4:00 P.M.

PRESENT:	Jamie Irons	Mayor
	Christine Johnson	Councilmember
	John Headding	Councilmember
	Noah Smukler	Councilmember
	Aaron Graves	Vice-Chairperson
	Jayne Behman	Board Member
	Taylor Newton	Board Member
	Charlie Yates	Board Member
ABSENT:	Matt Makowetski	Councilmember
	Michele Jacquez	Chairperson
STAFF:	David Buckingham	City Manager
	Sam Taylor	Deputy City Manager
	Susan Taylor	Administrative Services Director
	Brooke Austin	Deputy City Clerk
CONTRACT		
STAFF:	Brent Haugen	Tourism Bureau Executive Director

**ESTABLISH QUORUM AND CALL TO ORDER JOINT MEETING OF THE CITY COUNCIL AND TOURISM BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD**

A quorum was established by the City Council with all members, but Councilmember Makowetski, present.

A quorum was established by the Tourism Business Improvement District Advisory Board with all members, but Chairperson Jacquez, present.

**DISCUSSION OF THE FISCAL YEAR 2016/17 WORK PLAN BASED ON COUNCIL-ADOPTED GOALS AND PRIORITIES**

[https://youtu.be/LSRyI-ix\\_Bo?t=2m7s](https://youtu.be/LSRyI-ix_Bo?t=2m7s)

City Manager Buckingham gave an overview of the strategic planning and work plan process.

Deputy City Manager Taylor and Tourism Director Haugen gave an overview of the Tourism Business Improvement District Advisory Board Work Plan and associated timeline.

The Council, Board and staff discussed the new marketing and public relations plan, collaboration with the County Tourism Marketing District, China readiness and the unique nature of this advisory board verses others. There were suggestions to add communication goals, accountability goals, and event planning synchronization to the work plan, and to create links between the work plan goals and City objectives.

Adjourn to Meeting of the Personnel Board of the City of Morro Bay.

**ESTABLISH QUORUM AND CALL TO ORDER PERSONNEL BOARD MEETING**

A quorum was established by the Personnel Board with all members, but Board Member Makowetski, present.

**ADOPTION OF RESOLUTION NO. PB01-16 OF THE PERSONNEL BOARD OF THE CITY OF MORRO BAY AUTHORIZING THE ISSUANCE OF SUBPOENAS FOR CERTAIN CITY ADMINISTRATIVE APPEALS HEARINGS**

[https://youtu.be/LSRyI-ix\\_Bo?t=1h50m25s](https://youtu.be/LSRyI-ix_Bo?t=1h50m25s)

Administrative Services Director Slayton presented the Staff Report.

City Attorney Pannone clarified that the City Council serves as the Personnel Board as directed in the Municipal Code. This is item is to bring consistency between the Municipal Code and the Personnel Rules.

The Public Comment period for this item was opened. Seeing none, the Public Comment period was closed.

MOTION: Board Member Headding moved the Board adopt Resolution PB-016 as stated. The motion was seconded by Chairperson Irons and carried unanimously, 4-0.

Adjourn to City Council Meeting.

Mayor Irons read the agenda title for the Closed Session item.

**CS-1 GOVERNMENT CODE SECTION 5496.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

[https://youtu.be/LSRyI-ix\\_Bo?t=1h54m36s](https://youtu.be/LSRyI-ix_Bo?t=1h54m36s)

Property: Lease Site 89/89W, The Boatyard, 845 Embarcadero

Property Negotiators: Cliff Branch, Trustee of Branch Family Trust and James and Beverly Smith, Trustee of Smith Family Trust

Agency Negotiators: Eric Endersby, Harbor Director, David Buckingham, City Manager and Joseph Pannone, City Attorney

Under Negotiation: Price and Terms of Payment

Property: Lease Site 144/144W, Morro Bay Oyster Company, LLC, 1287 Embarcadero

Property Negotiators: Neal Maloney, Morro Bay Oyster Company, LLC  
Agency Negotiators: Eric Endersby, Harbor Director and Joseph Pannone, City Attorney  
Under Negotiation: Price and Terms of Payment

Property: Lease Site 113W, 1213 Embarcadero (Morro Bay Landing)  
Property Negotiators: Robert Fowler/MMBS, LLC, Leonard Gentieu, Papagallo Yacht Charters, Inc.  
Agency Negotiators: Eric Endersby, Harbor Director and Joseph Pannone, City Attorney  
Negotiations: Price and Terms of Payment

Property: 2783 Coral Avenue  
Property Negotiators: IVDC, LLC and Valley Affordable Builders  
Agency Negotiators: David Buckingham, City Manager and Joseph Pannone, City Attorney  
Negotiations: Price and Terms of Payment

Council recessed to reconvene in Closed Session at 595 Harbor Street.

The Public Comment Period for Closed Session was opened.

Cliff Branch, The Boatyard, provided a letter to the Council explaining his position. He had a good session with staff and looked forward to resolving the issue, which turned out to be more complicated than expected. He has settled the claim with insurance company for roughly half the anticipated cost of repairs. He anticipates construction will start in October and noted there will be lost revenue while the docks are closed during repairs. He sees this as a mutual problem.

Len Gentieu, Papagallo, has served over 13,000 guests in 11 years on the Papagallo and is looking for other profit centers. He watched the City's 10-year budget forecast meeting and agrees it is important for the City to improve its offerings. He asked for Council support of a 4- to 6-month trial run of renting out staterooms on the Papagallo for overnight stays.

Bob Fowler, MMBS, LLC, supported Mr. Genieu's business plan and noted private vessels are allowed up to three night-long stays.

Neal Maloney, Morro Bay Oyster Co., LLC, thanked the Council for their support of the improvements to his lease site.

The Public Comment period for Closed Session was closed.

Council reconvened to open session. City Attorney Pannone stated there was no action to report.

The meeting adjourned at 7:36 p.m.

Recorded by:

  
Brooke Austin  
Deputy City Clerk

