



**MINUTES - MORRO BAY CITY COUNCIL  
REGULAR MEETING**

**May 28, 2024, 5:30 p.m.  
Veterans Memorial Hall, 209 Surf St., Morro Bay, CA**

Members Present: Mayor Carla Wixom  
Council Member Zara Landrum  
Council Member Laurel Barton  
Council Member Cyndee Edwards  
Council Member Jennifer Ford

Staff Present: City Manager Yvonne Kimball  
City Attorney Chris Neumeyer  
City Clerk Dana Swanson  
Finance Director Emily Conrad  
Public Works Director Greg Kwolek  
Interim Comm Dev Director Michael Codron  
Police Chief Amy Watkins  
Fire Chief Dan McCrain  
Harbor Director Ted Schiafone

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**1. ESTABLISH QUORUM AND CALL TO ORDER**

Mayor Wixom called the meeting to order at 5:34 p.m. with all members present.

**2. MOMENT OF SILENCE**

**3. PLEDGE OF ALLEGIANCE**

**4. REPORTS**

**4.a Closed Session Report**

City Attorney Neumeyer announced no reportable action was taken in closed session.

**4.b Mayor and Councilmembers' Reports, Announcements and Presentations**

<https://youtu.be/BJGIrriNBDU?si=uR1E7K9BYJ9ksBIX&t=107>

**4.c City Manager Reports, Announcements and Presentations**

<https://youtu.be/BJGIrriNBDU?si=iqezB8Usn3aVphN1&t=1125>

#### **4.d Subcommittee Reports**

[https://youtu.be/BJGIrriNBDU?si=MMilOO8O\\_OJb1GU2&t=1923](https://youtu.be/BJGIrriNBDU?si=MMilOO8O_OJb1GU2&t=1923)

- a. Water Reclamation Facility & Morro Bay / Cayucos Sanitary District JPA
- b. Morro Bay Power Plant (Vistra)
- c. Offshore Wind Energy
- d. Downtown Design District

#### **5. RECOGNITION AND PRESENTATIONS**

##### **5.a Hunger Awareness Day Proclamation**

<https://youtu.be/BJGIrriNBDU?si=5bsS6yKwuwwsVjwA&t=2246>

Mayor Wixom announced the recipient was unable to attend tonight's meeting.

##### **5.b Fitness Works Proclamation**

<https://youtu.be/BJGIrriNBDU?si=5Eqera0nVIDkaLhY&t=2258>

Presented to owners, Debbie Kaloi-Pettit and Joe Pettit.

##### **5.c Safe Boating Week Proclamation**

<https://youtu.be/BJGIrriNBDU?si=ZRhRLYLZeuKoU5ck&t=2544>

Presented to Harbor Patrol Supervisor, Becka Kelly.

#### **6. PUBLIC COMMENT**

[https://youtu.be/BJGIrriNBDU?si=W4alf7bt\\_TYZhkNw&t=2734](https://youtu.be/BJGIrriNBDU?si=W4alf7bt_TYZhkNw&t=2734)

- Christine Robertson, San Luis Coastal Education Foundation, introduced Madi Funk and Bowie Marshall, 5th Grade students at Del Mar Elementary who, along with Principal Michael Wood, appreciated the City's financial support that allowed them to attend Camp Ocean Pines.
- Larry Truesdale, Morro Bay, commented on his analysis of BESS facility failures.
- June McIvor, Community Engagement Manager for Invenergy, thanked Mayor Wixom, Mayor Pro Tem Landrum, Harbor Director Schiafone and City Manager Kimball for the tour and encouraging open dialogue regarding offshore wind.
- Linda Winters, Morro Bay, hoped residents acknowledged those who served our country this Memorial Day and expressed gratitude for the Fitness Works crew and City staff.

- Natalie Teichmann, Cayucos resident and Morro Bay business owner, proposed to purchase City-owned property at 781 Market Ave.
- Neil Portlock, Cambria, spoke in support of Let's Get Tuned studio.
- Garry Johnson, Morro Bay, commented on potential causes of lithium ion battery fires and failures.
- Jon Nowaczyk, co-owner of the business at 781 Market Ave., commented on the value of Let's Get Tuned studio.
- Grace Leonti, Morro Bay, shared her vision for a mural at the Atascadero Road underpass.
- Annette Logan, Cambria, spoke in support of Let's Get Tuned studio.
- An unnamed resident commented on various events that occurred in the month of May.
- Steve Ray, Morro Bay, announced an event in support of Measure A-24 sponsored by Citizens for Estero Bay Preservation to be held Saturday, June 1st, at the Morro Bay Community Center. He also encouraged residents to attend Coastal Commission Meetings being held June 12 - 14 at the Inn at Morro Bay.
- Jon Henry, Cambria, spoke in support of Let's Get Tuned studio.
- Seychelles Cannes, Morro Bay, invited everyone to attend June 1st kick off event for Measure A-24.
- Jeff Eckles, Morro Bay, inquired about the return on investment for the Ironman event and encouraged the Council to hold budget meetings in the evening.
- Betty Winholtz, Morro Bay, questioned business license renewal fees and encouraged the City to hold closed session and special meetings on a different day rather than in the afternoon prior to regular meetings.
- Terry Simons, Morro Bay, commented on the Ironman event and various issues from the budget study session.
- Nicole Dorfman, Morro Bay, encouraged the Council to split up closed session and regular meetings and shared information from the BOEM report regarding environmental impacts of offshore wind.
- Jonathan Stoff urged the City to allow Let's Get Tuned to remain at its current location.
- Julia Thompson, Board President for Gala Pride & Diversity Center, appreciated the City's recognition and support for Pride Month.
- Judy Setting, Morro Bay, spoke against the proposed BESS Project.

- Don Maruska, San Luis Obispo County resident and Morro Bay business owner, spoke in support of Item 7.d. and offered to support the City's efforts by facilitating outreach events.

*End of public comment.*

**7. CONSENT AGENDA**

<https://youtu.be/BJGIrriNBDU?si=DS7ohIpk3y0OhEjD&t=6162>

Unless an item is pulled for separate action by the City Council, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

Mayor Wixom opened public comment for the consent agenda; seeing none, the public comment period was closed.

**Motion by** Council Member Barton  
**Seconded by** Council Member Landrum

Approve Consent Agenda Items 7.a through 7.g as submitted.

Ayes (5): Mayor Wixom, Council Member Landrum, Council Member Barton, Council Member Edwards, and Council Member Ford

**CARRIED (5 to 0)**

**7.a Approval of Minutes**

Approve as submitted.

- May 14, 2024 Special Closed Session Meeting
- May 14, 2024 Regular Meeting

**7.b Approval of Proclamations**

Approve as submitted.

- Proclamation declaring June 7, 2024 to be "Hunger Awareness Day"
- Proclamation recognizing Fitness Works for their organization of the "Clean-Up-Day" to remove the trash and debris in the riverbed between Quintana Road and HWY 1 on April 20, 2024
- Proclamation declaring National Safe Boating Week May 18 through May 24, 2024
- Proclamation declaring June 2024 as Pride Month

**7.c Presentation of Allocation of Water Equivalency Units (WEU) for Fiscal Year (FY) 2024/25**

Adopt Resolution No. 30-24 to allocate 50 WEUs for residential development (30 single-family residential (SFR) and 20 multi-family residential (MFR)) and 65 for commercial development for a total of 115 WEUs for FY2024/25.

**7.d Adopt Resolution No. 31-24 Authorizing the City to Apply for a California Clean Energy Planning Program (CCEPP) Grant, Enter Into a Grant Agreement for \$100,000, and Execute all Necessary Documents to Implement and Carry Out the Terms of the Grant**

Adopt Resolution No. 31-24 approving the application and award of \$100,000 grant funds for the purpose of developing and implementing a series of stakeholder outreach and engagements on clean energy solutions, such as offshore wind and authorize the City Manager to execute all necessary documents to implement and carry out the terms of the grant.

**7.e Authorizing the City to enter into a Sewage Management grant with the California State Parks, Division of Boating and Waterways in the amount of \$17,297.52**

Adopt Resolution No. 32-24 authorizing Harbor Patrol Officer Charlie Howland, to apply for and execute a Sewage Management grant with the California State Parks, Division of Boating and Waterways (DBW) for purchase and installation of a vessel pump-out station.

**7.f Authorization for the Exchange of Fire Apparatus with the City of Atascadero**

Approve an exchange of the Morro Bay Pierce/Kenworth T370 Rescue 5351 for the Atascadero City Westmark 7574 Type 3 Wildland Engine and authorize the City Manager to execute the Exchange Agreement.

**7.g Second Reading and Adoption of Ordinance No. 667 Adding Chapter 2.48 to Title 2 of the Morro Bay Municipal Code Relating to Electronic and Paperless Filing of Campaign Disclosure Statements and Statements of Economic Interests**

Adopt by second reading by title only, with further reading waived, Ordinance No. 667: An Ordinance of the City Council of the City of Morro Bay, Adding Chapter 2.48 to Title 2 of the Morro Bay Municipal Code Relating to Electronic and Paperless Filing of Campaign Disclosure Statements and Statements of Economic Interests.

**8. PUBLIC HEARING ITEMS**

**9. BUSINESS ITEMS**

**9.a Short-Term Rental Ordinance Implementation Update**

<https://youtu.be/BJGIrriNBDU?si=x8EY7twckh6G0Uk&t=6187>

Interim Community Development Director Codron presented the report and responded to Council inquiries.

Mayor Wixom opened public comment on Item 9.a.

[https://youtu.be/BJGIrriNBDU?si=K7wOqc2wjpXuncG\\_&t=8360](https://youtu.be/BJGIrriNBDU?si=K7wOqc2wjpXuncG_&t=8360)

- Garrett Key, Morro Bay, shared his experience on the short-term rental (STR) wait list and frustration with lack of staff communication.
- Michelle Leicester-Cadaret, Morro Bay, offered comments and suggestions for addressing illegal STRs.
- Jeff Eckles, Morro Bay, appreciated the City's requirement signage be legible from the street and suggested the City develop an app that identifies permitted STRs.
- Terry Simons, Morro Bay, urged the City to aggressively pursue compliance or abandon the ordinance.
- Nicole Dorfman, Morro Bay, asked how to distinguish STRs from unhosted hotels, favored increased fines for violations, and hoped to incentivize those who have STRs to convert them to long-term rentals.
- Helene Finger, Morro Bay, offered suggestions for modifying the workflow (Attachment 2) and urged the City to make public the list of current permit holders and those on the waitlist.

*End of public comment.*

Staff responded to comments raised during public comment.

Following discussion, there was Council concurrence to direct the following efforts:

- Prioritize and bring forward recommendations for increased fines to be codified in Chapter 1 of the Morro Bay Municipal Code,
- Bring forward recommended changes to the fee structure for homeshare rentals,
- Bring forward recommendations for addressing non-compliant properties,
- Offer digital signage template meeting the City's requirements for optional use by property owner/manager, and
- Following solid implementation of the existing ordinance, produce and make available to the public a complete, accurate and verifiable list of permitted STRs and the waitlist.

No formal action was taken by the City Council.

10. **COUNCIL DECLARATION OF FUTURE AGENDA ITEMS**

<https://youtu.be/BJGIrriNBDU?si=Wut3w7-A9iVq-AWy&t=11210>

Council Member Landrum requested discussion and consideration of revised sign regulations as it pertains to political signs. It was agreed there would be no immediate action on this item.

Council Member Landrum requested consideration of a ban on the use of Glyphosate in public spaces. There was Council support to have the Public Works Advisory Board review the issue and make a recommendation to Council.

11. **ADJOURNMENT**

The meeting adjourned at 8:47 p.m.

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/s/ Dana Swanson, City Clerk