



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

**March 11, 2025, 5:30 p.m.
Veterans Memorial Hall
209 Surf St., Morro Bay, CA**

Members Present: Mayor Carla Wixom
Council Member Cyndee Edwards
Council Member Jeff Eckles
Council Member Zara Landrum
Council Member Bill Luffee

Staff Present: City Manager Yvonne Kimball
Interim City Attorney Robert Schultz
City Clerk Dana Swanson
Finance Director Emily Conrad
Public Works Director Greg Kwolek
Community Development Director Airlin Singewald
Police Chief Amy Watkins
Fire Chief Dan McCrain
Harbor Vitality Director Chris Munson

1. ESTABLISH QUORUM AND CALL TO ORDER

Mayor Wixom called the meeting to order at 5:33 p.m. with all members present.

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. REPORTS

4.a Closed Session Report

https://youtu.be/7Gbgw4eLsR0?si=Mlqos9Fk6IRdh7y_&t=46

Interim City Attorney Schultz announced the Council met in Closed Session and discussed two items. Regarding Morro Elementary, the Council directed staff to reengage with the district regarding the potential purchase of the property. Regarding Vistra property, no reportable action was taken in closed session.

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

<https://youtu.be/7Gbgw4eLsR0?si=7VteUC2eh0qWSCHK&t=78>

4.c City Manager Reports, Announcements and Presentations

<https://youtu.be/7Gbgw4eLsR0?si=GJekvjTP1kL89EiO&t=753>

4.d Subcommittee Reports - Verbal Update of Current Subcommittee Activities

<https://youtu.be/7Gbgw4eLsR0?si=lps-lmnaL8mnaMIU&t=865>

- 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

None

6. PUBLIC COMMENT

https://youtu.be/7Gbgw4eLsR0?si=0P0hLBqiK3bR_wEA&t=935

- Kiernan Cottle, Morro Bay, suggested the City adopt an ordinance banning audio bird scarers, prevent low military flyovers, and address light pollution.
- Dina Lundquist, Morro Bay Chamber CEO, announced upcoming events.
- Jeremiah O'Brien spoke on behalf of the Morro Bay Commercial Fishermen's Organization regarding Item 7.c, respectfully requesting the Council include Mark Tognazzini as their representative on the Waterfront Master Plan Advisory Committee.
- Nic De Angelis, Morro Bay, was pleased the City was taking action regarding Morro Elementary and expressed concern the significant amount of capital expenditures on infrastructure were not on this agenda.
- Margaret Carman, Morro Bay, appreciated a welcoming city council and staff.

End of public comment.

7. CONSENT AGENDA

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 items on the Consent Agenda.

<https://youtu.be/7Gbgw4eLsR0?si=Ry07J284wxfWuGEa&t=1611>

- Nic De Angelis, Morro Bay, asked to clarify whether Morro Elementary was on Consent then declined to speak.

End of public comment.

Council Member Eckles asked to pull Item 7.c.

**Motion by Council Member Landrum
Seconded by Council Member Eckles**

Approve consent agenda items 7.a and 7.b as submitted.

Ayes (5): Mayor Wixom, Council Member Edwards, Council Member Eckles, Council Member Landrum, and Council Member Luffee

CARRIED (5 to 0)

7.a Approval of Minutes

Approve as submitted.

- a. February 25, 2025 - Regular Council Meeting
- b. February 25, 2025 - Special Closed Session Meeting

7.b Adoption of Resolution No. 10-25 Approving Revised Records Retention Schedule

Adopt Resolution No. 10-25 amending the City of Morro Bay Records Retention Schedule and authorizing subsequent updates necessary to maintain consistency with changes in State law and Secretary of State guidelines to be made without further action by the City Council, with the consent of the Department Head, City Clerk, City Attorney and City Manager.

7.c Adoption of Resolution No. 11-25 approving the formation of the Waterfront Master Plan Advisory Committee (WMPAC)

<https://youtu.be/7Gbgw4eLsR0?si=bLDApMtFis7ETpuC&t=1717>

Council Member Eckles announced he spoke with Harbor Advisory Board members and Commercial Fishermen's Organization and supported the alternative to include a representative from the Morro Bay Commercial Fishermen's Organization on the Committee.

Mayor Wixom invited Mr. O'Brien to the podium to clarify whether others in the organization expressed interested in the position. He responded the officers and directors were unanimous in their support to have Mr. Tognazzini fill the role.

The Mayor added for those advisory board members with terms ending in 2026, participation on the WMPAC would not automatically extend beyond their term, but they could reapply to continue in their seat.

Motion by Council Member Eckles
Seconded by Council Member Luffee

Adopt Resolution No. 11-25 approving the formation of the Waterfront Master Plan Advisory Committee (WMPAC) with the addition of a representative from the Morro Bay Commercial Fishermen's Organization and that person being Mark Tognazzini as recommended by the delegate of the Morro Bay Commercial Fishermen's Organization.

Ayes (5): Mayor Wixom, Council Member Edwards, Council Member Eckles, Council Member Landrum, and Council Member Luffee

CARRIED (5 to 0)

8. PUBLIC HEARING ITEMS

None

9. BUSINESS ITEMS

9.a Harbor Department Reclassification - Business Division

<https://youtu.be/7Gbgw4eLsR0?si=uzbgluCGGIXcbDIZ&t=2069>

Harbor Vitality Director Munson presented the report and responded to Council inquiries.

Mayor Wixom opened public comment for Item 9.a.

<https://youtu.be/7Gbgw4eLsR0?si=Vp0iBqr64OPwrl5M&t=3517>

- Cal Myers, Morro Bay, expressed concern about budget impacts given the level of deferred maintenance but, overall, was supportive of the item.
- Jeremiah O'Brien, Morro Bay, offered strong support for the proposed staffing changes.
- Nic De Angelis, Morro Bay, spoke in support of the item.

End of public comment.

Motion by Council Member Luffee
Seconded by Council Member Eckles

1. Approve reclassification of the Harbor Business Coordinator classification to Harbor Business Manager and consolidation of two part-time temporary Office Assistant positions to one full-time Office Assistant IV, and

2. Adopt Resolution No. 12-25 approving the new Harbor Business Manager Job Classification and Job Description, and.
3. Adopt Resolution No. 13-25 amending the Management Salary and Benefits, and
4. Adopt Resolution No. 14-25 approving updated FY 2024-25, 2025-26, and 2026-27 Pay Schedules.

Ayes (5): Mayor Wixom, Council Member Edwards, Council Member Eckles, Council Member Landrum, and Council Member Luffee

CARRIED (5 to 0)

9.b Short-Term Rental Ordinance Implementation Update

https://youtu.be/7Gbgw4eLsR0?si=l_vKiV41wr9bCeZ4&t=4816

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

Mayor Wixom opened public comment for Item 9.b.

<https://youtu.be/7Gbgw4eLsR0?si=dSrQSYCAvbA0fRzT&t=7941>

- Maggie Juren, Beach-N-Bay Getaways & URelax Vacation Rentals, commented on permit fees and offered the renewal process will flesh out some of those paying the \$500 minimum TOT annually. She added 175 STRs equate to 2.75% of total housing in Morro Bay and the bigger issue may be 2nd homes that sit empty several months out of the year.
- Robert Elzer, Beach-N-Bay Getaways & URelax Vacation Rentals, believed many of the complaints received are from 2nd homes and not vacation rentals. He urged the City to allow homes on the wait list to obtain licenses sooner than later and to allow permits to be transferred to a family member upon the death of the owner.
- Nick Juren, Beach-N-Bay Getaways & URelax Vacation Rentals, provided a handout demonstrating the financial contribution the homes they represent provide to the City.
- Michelle Leicester-Cadaret, Morro Bay, requested complaints previously submitted to fire and police be reviewed, signage be prominent and legible, wood burning fire pits be prohibited, and the noise ordinance be enforced.
- Ian Starkey, Rockstar Properties, noted STR revenues are declining and will continue to decline as the ordinance cap and buffer are enforced. He appreciated business licenses and permitting were being brought back in-house.

- Betty Winholtz, Morro Bay, appreciated the report and looked forward to the outcome.
- Helene Finger, Morro Bay, appreciated the report and comments articulating the difference between an inactive rental vs. non-compliance for something like parking. She believed the ordinance, as written, prohibits a permit holder from just paying \$500 in transient occupancy tax.
- Judy Setting, Morro Bay, hoped for definitive rules for parking, maximum vehicles per unit, definite quiet times, and no fireworks.
- Nic DeAngelis, Morro Bay, offered comments and suggestions to address compliance issues and ensure compliance with the ordinance.

End of public comment.

As a receive and file item, no formal action was taken by the City Council.

10. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

https://youtu.be/7Gbgw4eLsR0?si=qWQn_p2Bu6wpM_nc&t=10041

Council Member Landrum wished to confirm Council will receive quarterly reports on implementation of the current STR ordinance with a comprehensive update following a full cycle of the annual renewal process in February 2026.

11. ADJOURNMENT

The meeting adjourned at 8:22 p.m.

/s/ Dana Swanson, City Clerk