



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

**September 23, 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: Interim City Manager Andrea Lueker
City Attorney Brian Stack
City Clerk Dana Swanson
Finance Director Emily Conrad
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 5:30 p.m. with all members present.

2. PLEDGE OF ALLEGIANCE

3. REPORTS

3.a Closed Session Report

The City Council reconvened in Open Session and City Attorney Stack announced the Council met in closed session to discuss two real property matters: the Morro Elementary site located at 1130/1330 Napa Ave. and the former wastewater treatment plant site located at 160/180 Atascadero Road and 1700 Embarcadero. No reportable action was taken under the Brown Act.

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

3.c City Manager Reports, Announcements and Presentations

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

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

4. RECOGNITION AND PRESENTATIONS

5. PUBLIC COMMENT

- Pete Rogers, Executive Director of SLOCOG, invited the public to attend community workshops regarding Local Roads First and a potential future sales tax measure, and the Morro Bay Estuary Climate Resiliency Transportation Plan for South Bay Blvd. He also provided a status update on the environmental studies for the Highway 1/41 roundabout.
- Joe Silano, Morro Bay, protested paid parking at Tidelands boat ramp parking lot.
- Betty Winholtz, Morro Bay, appreciated the recent crosswalk striping work, requested SLOCOG come to the October PWAB meeting, and commented on paid parking at the Tidelands launch ramp.
- Linda Winters, Morro Bay, appreciated the announcement about allowable mobile home rent increases and provided a Monday night dinner update.

End of public comment.

6. 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 the Consent Agenda.

- Betty Winholtz, Morro Bay, spoke to investment report, asking how the Council intends to spend interest earnings.

End of public comment.

Mayor Wixom pulled Item 6.d, Council Member Luffee pulled Item 6.g., and Council Member Eckles pulled Item 6.h.

Motion by Council Member Landrum

Seconded by Council Member Luffee

Approve Consent Agenda items except 6.d., 6.g, and 6.h as presented

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

CARRIED (5 to 0)

6.a Approval of Minutes

Approve as submitted.

- a. September 9, 2025 - Regular Council Meeting
- b. September 9, 2025 - Special Closed Session Meeting

6.b Proclamations

Approve as submitted.

- a. Proclamation declaring September 21 - 27, 2025 as the 21st Annual Sea Otter Awareness Week

6.c Equipment donation from the Friends of the Morro Bay Fire Department

Accept the donated equipment from the Friends of the Morro Bay Fire Department and authorize the City Manager to execute the Donation Agreement.

6.d Adoption of Resolution No. 49-25 Reaffirming the City's Pledge to Follow Best Practices of Civility and Civil Discourse

Mayor Wixom read Resolution No. 49-25 into the record.

Motion by Mayor Wixom

Seconded by Council Member Landrum

Adopt Resolution No. 49-25 reaffirming the City's Civil Discourse Policy.

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

CARRIED (5 to 0)

6.e Ordinance No. 672 amending Morro Bay Municipal Code Chapter 8.12 pertaining to Weeds, Rubbish, and Defensible Space

Adopt Ordinance No. 672, "An Ordinance of the City Council of the City of Morro Bay, California, Amending Title 8 (Health and Safety) of the Morro Bay Municipal Code to amend and rename Chapter 8.12 Weeds, Rubbish and Defensible Space."

6.f National Opioid Settlement Agreements with Purdue Pharma, the Sackler Family and Secondary Manufacturers

1. Approve Settlement Agreements and Participation Forms for the City's participation in the National Opioid Settlement Agreements with Purdue Pharma, Sackler Family and opioid manufacturers Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus ("Secondary Manufacturers")
2. Reaffirm approval of California State-Subdivision Agreements Regarding Distribution and Use of Settlement Funds relating to the National Opioid Settlement Agreements
3. Adopt Resolution No. 50-25 approving and authorizing the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlements with Purdue Pharma, the Sackler Family and Secondary Manufacturers, including signing necessary documents and transmittal thereof as necessary.
4. Approve disbursement of settlement funds to County (default option) while reserving option for direct distribution of further settlement funds to City in the future.

6.g Approve Crill's Saltwater Taffy Inc. Master Lease Agreement

Staff responded to Council inquiries.

Motion by Council Member Luffee

Seconded by Council Member Landrum

Adopt Resolution No. 51-25 approving new lease agreement for Crill's Saltwater Taffy located at 1247 Embarcadero.

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

CARRIED (5 to 0)

6.h Fourth Quarter Investment Report (period ending June 30, 2025) for Fiscal Year (FY) 2024-25

Council Member Eckles commented on the report.

Motion by Council Member Eckles

Seconded by Council Member Luffee

Receive the attached Fourth Quarter Investment Report (period ending June 30, 2025) for FY 2024-25.

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

CARRIED (5 to 0)

7. PUBLIC HEARING ITEMS

7.a **Continued Public Hearing and Adoption of Resolution No. 47-25 Updating and Establishing Various User and Regulatory Fees**

Interim City Manager Lueker and Community Development Director Singewald presented the report and, along with Finance Director Conrad, responded to Council inquiries.

Mayor Wixom opened the public hearing and public comment for Item 7.a.

- Betty Winholtz, Morro Bay, raised questions regarding CPI calculations and permit requirements for individual repairs.
- Dina Lundquist, Morro Bay Chamber of Commerce CEO, offered comments on behalf of the business community.

End of public comment.

Mayor Wixom closed the public hearing.

Following individual comments, there was Council consensus and support for the proposed fees as presented by staff, with an effective date of January 1, 2026, with the following exceptions:

- Phase in of Planning and Building fee increases are subject to a 10% cap (up to 10%) plus CPI per year,
- Deposit amounts are not subject to a 10% cap,
- Business license fees are to remain at the current rate plus allowable CPI increase,
- In consideration of adopted City goals, temporarily reduce Sign Permit Fees to 50% of cost recovery for 12 months,
- Increase T-Pier Electrical Convenience Fee daily rate to \$25,
- Increase Triangle Lot Trailer/Boat Storage monthly rate to \$145,
- Increase Harbor Impound Fee to 100% cost recovery,
- Adopt fee text revisions as recommended by staff, and
- Adjust vacation rental monitoring and appeal fees to 100% cost recovery

Staff confirmed the 10% cap on any increase is not inclusive of CPI (i.e., up to 10% increase plus CPI) and that the fee schedule, subject to 10% maximum increase plus CPI, would be reviewed again in April for Fiscal Year 2026-27.

Motion by Council Member Eckles

Seconded by Council Member Landrum

Continue the public hearing, receive the presentation of the user and regulatory fees, including Council member comments and staff responses, and adopt Resolution No. 47-25 updating and establishing various user and regulatory fees, as agreed upon by the Council majority.

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

CARRIED (5 to 0)

8. BUSINESS ITEMS

9. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

Mayor Wixom commented the City Council's joint meeting with CFAC would be an opportunity to look at the Business Tax Schedule and Council Member Edwards suggested CFAC also review the Revenue Policy before it comes to Council. The Mayor agreed the joint meeting would be an opportunity to have a discussion about what goals would be directed toward the CFAC's work plan.

10. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Respectfully submitted,

/s/ Dana Swanson, City Clerk