



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

**April 14, 2026, 5:30 p.m.
Veterans Memorial Hall
209 Surf St., Morro Bay, CA**

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

Staff Present: City Manager John Craig
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 Director Chris Munson
Utilities Division Manager Damaris Hanson
City Engineer Nate Stong

1. ESTABLISH QUORUM AND CALL TO ORDER

Mayor Wixom called the meeting to order at 5:32 p.m. with all members present.

2. PLEDGE OF ALLEGIANCE

3. REPORTS

3.a Closed Session Report

City Attorney Stack announced the Council had not met in closed session since the last regular meeting.

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

1. Water Reclamation Facility & Morro Bay / Cayucos Sanitary District JPA
2. Morro Bay Power Plant (Vistra)
3. Offshore Wind Energy

4. Morro Elementary School
5. Shared Fire Services

4. RECOGNITION AND PRESENTATIONS

4.a Morro Bay Yacht Club 70th Anniversary Proclamation

Presented to Morro Bay Yacht Club Commodore John Wimer.

5. PUBLIC COMMENT

- June McIvor, SLO Climate Coalition, appreciated the proclamation recognizing April as Earth Month and invited residents to attend SLO Earthfest 2026 on April 18th from 11:00am - 5:00pm at Santa Rosa Park in San Luis Obispo.
- Susan Stewart, Morro Bay business owner and Chair of the Chamber Business Advocacy Committee, announced upcoming Chamber events including the Avocado & Margarita Street Festival on September 12th. Visit avomargfest.com for more information.
- Tina Metzger, Morro Bay, encouraged residents to attend the San Luis Obispo County Desal Meeting at the Community Center on Monday, April 20th, from 6:00-8:00pm.
- Denise Lowe, Morro Bay, Acting Chair of the Chamber of Commerce, invited residents to the Spring Shop, Sip & Stroll event on April 26th from 1:00 - 4:00pm. Tickets are available online at morrochamber.org.
- Mike Gerson, Morro Bay, announced the reopening of the San Luis Obispo Shooting Range. Visit slosr.org for more information.
- Linda Winters, Morro Bay, shared thoughts and words of encouragement.
- Renny Dean Strong, offered comments on world issues.
- Betty Winholtz, Morro Bay, on behalf of Friends of Morro Elementary, shared a message from Kent Nagano.

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 items on the Consent Agenda.

- Betty Winholtz, Morro Bay, stated the AB 2561 report should be a public hearing item and General Plan update a business item. She asked the City to include a statement that residents do not want BESS projects within our sphere of influence and suggested the Planning Commission prepare the Housing Element update. Regarding Item 6.e., she inquired about project costs to date and ongoing expenses and requested the monitoring plan be posted online.

End of public comment.

Staff responded to questions raised during public comment.

Council Member Landrum pulled Item 6.e

Motion by Council Member Eckles
Seconded by Council Member Luffee

Approve all items on the Consent Agenda except Item 6.e.

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

CARRIED (5 to 0)

6.a Approval of Minutes

Approve as submitted.

1. March 24, 2026 - Regular Council Meeting

6.b Approval of Proclamations

1. Proclamation Recognizing April 2026 as Sexual Assault Awareness Month
2. Proclamation Recognizing the 70th Anniversary of the Morro Bay Yacht Club
3. Proclamation Recognizing April 2026 as Earth Month and SLO Earthfest 2026

6.c Adoption of Resolution No. 18-26 Initiating Proceedings to Levy the Annual Assessment for the Cloisters Park and Open Space - Landscaping and Lighting Maintenance Assessment District

Adopt Resolution No. 18-26 ordering the preparation of an Engineer's Report detailing the expenses projected for Fiscal Year (FY) 2026/27 for the maintenance of the Cloisters Park and Open Space under the provisions of the "Landscaping and Lighting Act of 1972."

6.d Adoption of Resolution No. 19-26 Initiating Proceedings to Levy the Annual Assessment for the North Point Natural Area - Landscaping and Lighting Maintenance Assessment District

Adopt Resolution No. 19-26 ordering the preparation of an Engineer's Report detailing the expenses projected for Fiscal Year (FY) 2026/27 for the maintenance of the North Point Natural Area under the provisions of the "Landscaping and Lighting Act of 1972."

6.e Morro Creek Stabilization Project Completion Report

City Engineer Stong clarified the original budget appropriation for this project included biology work to permit and develop the monitoring plan and 5-year monitoring and offered to post the plan on the City website.

Motion by Council Member Landrum
Seconded by Council Member Luffee

Terminate the emergency action for the Morro Creek Bank Stabilization Project pursuant to Public Contract Code Section 22050.

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

CARRIED (5 to 0)

6.f 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.g General Plan Annual Progress Report for Reporting Year 2025

Receive and file the General Plan Annual Progress Report.

6.h Ordinance No. 679, amending Chapter 14.75 of Title 14 (Buildings and Construction) of the MBMC to incorporate the provisions of Senate Bill 1383, which updated the California Green Building Standards Code, or CALGreen

Introduce for first reading by title only and with further reading waived, Ordinance No. 679: "An Ordinance of the City Council of the City of Morro Bay, California, amending Chapter 17.45 of Title 14 (Buildings and Construction) of the Morro Bay Municipal Code, to incorporate the provisions of Senate Bill 1383, which updated the California Green Building Standards Code (CALGreen)."

6.i Submission of a letter of support for AB 2517 (Calderon), a Cal Cities sponsored bill that would improve the Fire Hazard Severity Zone (FHSZ) designation process conducted by the Office of the State Fire Marshal

Submit a letter of support for AB 2517 (Calderon), a Cal Cities sponsored bill that would improve the Fire Hazard Severity Zone (FHSZ) designation process conducted by the Office of the State Fire Marshal by ensuring consistent and timely updates to the local responsibility area FHSZ maps.

6.j Annual Status Report on Vacancies to Comply with Assembly Bill 2561

Receive and file this report.

7. PUBLIC HEARING ITEMS

The Council took a brief recess at 6:18 p.m. and reconvened at 6:28 p.m. with all members present.

7.a Public Hearing and Adoption of Resolution No. 20-26 Updating and Establishing Various User and Regulatory Fees for Fiscal Year (FY) 2026-27

Finance Director Conrad presented the report and, along with Harbor Director Munson and Community Development Director Singewald, responded to Council inquiries.

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

- Betty Winholtz, Morro Bay, advocated for no CPI increase on appeal fees to ensure a person's right to participate within their government.
- Tina Metzger, Morro Bay, agreed the appeal fee should not be increased as projects improve from the public process.
- Michelle Leicester-Cadaret, Morro Bay, also supported the request noting families do not have disposable income and lower appeal fees allow residents to participate.

End of public comment.

Mayor Wixom closed the public hearing.

Staff responded to additional questions and clarified the proposed fee for land use appeals, including CPI, is \$419.

Council Member Eckles proposed a total cap of 10% increase on fees, inclusive of CPI, as we move toward full cost recovery. Council Member Landrum supported this approach.

The Council directed staff to review and return with the following items:

- a tiered structure for short-term rental (STR) permits,
- potential for increased liveaboard fees (inspection & monthly rate), and
- a fee scheme that incentivizes workforce and multi-family housing. Community Development Director Singewald suggested consideration of lowering fees to spur development occur with Development Impact Fee discussion coming to Council in the next few months.

There was majority support to accept the fees as presented except the land use appeal fee which would remain unchanged. Council Members Eckles and Landrum dissented as they favored a 10% cap inclusive of CPI.

**Motion by Mayor Wixom
Seconded by Council Member Luffee**

Adopt Resolution No. 20-26 updating and establishing various user and regulatory fees for FY 2026-27 with the direction provided including no CPI increase on land use appeal fees.

Ayes (3): Mayor Wixom, Council Member Edwards, and Council Member Luffee

Noes (2): Council Member Eckles, and Council Member Landrum

CARRIED (3 to 2)

8. BUSINESS ITEMS

None.

9. COUNCIL DECLARATION OF FUTURE AGENDA ITEMS

None.

10. **ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

/s/ Dana Swanson, City Clerk