



AGENDA NO: I

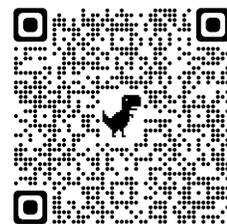
MEETING DATE: April 5, 2023

**AGENDA CORRESPONDENCE
RECEIVED BY THE CITY COUNCIL FOR
PUBLIC REVIEW PRIOR TO THE MEETING**

City Goals for April 5, 2023 Meeting

Compiled and submitted by Citizens for Estero Bay Preservation on 4/5/23

1. Protect foot and bicycle traffic. Maintain current walking bridge connecting the Embarcadero with Atascadero Road. Renew 20 year lease with Morro Dunes RV Park.
2. Study feasibility of an additional Embarcadero entry/exit at Hwy 1 and Main Street through the power plant property.
3. Morro Bay citizens want local control. Do not permit SLO County, State, and Federal entities to by-pass our City government. If they are discussing Morro Bay land, talk to our Mayor FIRST.
4. To ensure Public involvement:
 - Improve communication with text/email notifications
 - Provide non-tech public speakers with alternate visual, powerpoint projection
 - Reinstate a public speaker's ability to gift their 3 minutes or a portion of it.
 - Improve City's website by decreasing viewer's number of clicks
 - Give \$90,000 to AGP to upgrade the A/V equipment in the Vets Hall
5. Potential large scale development that impacts Morro Bay land use and zoning changes must be included on a City Council agenda and a public study session would be held before special or closed negotiation sessions are scheduled.
6. Eliminate City Administration alterations to previously approved projects.
7. To maintain fair representation among all non-profit groups, attendance by group members at City staff meetings shall not be permitted. This includes Chamber members.
8. Protect our 1981 Measure D Initiative in all of its entirety. The City may not enter into negotiations that seek to compromise Measure D.
9. Revisit Cal Poly Graduate Urban Design Studio, Spring 2014 plan for "North Embarcadero".
10. Set standards for width and depth of our Harbor channels
11. Create protections for our recreational boaters, SUP's, Kayakers, and all tourist related activities on our Harbor.
12. Dismiss current law firm (Aleshire & Wynder, LLP), replace with a salaried attorney employed by the City (possible \$400,000/yr savings)
13. Open a forensic investigation regarding the Vistra, Heading, Addis M.O.U. and the appraisal that undervalues the power plant acreage (90+ ocean front acres)
14. Protect the City's General Plan's, Visitor/Service/Commercial VSC zoning on the Embarcadero.



From: [Jeffrey Heller](#)
To: [Council](#)
Subject: Fwd: Suggested Goals for Meeting to be held on 4/5/23
Date: Tuesday, April 4, 2023 5:28:19 PM
Attachments: [230404-Jeffs Draft Goals for Council.docx](#)

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Please post as Agenda Correspondence for the 4/5/23 Goal Setting Meeting.
Thank you!
Jeff

----- Forwarded message -----

From: **Jeffrey Heller** [REDACTED] >
Date: Tue, Apr 4, 2023 at 5:24 PM
Subject: Suggested Goals for Meeting to be held on 4/5/23
To: Council <council@morrobayca.gov>

Council and Mayor

Here are my thoughts re: goal setting-----
I have also made this an attachment to this email if it makes it easier to review.

CITY COUNCIL GOAL SETTING 4/5/23

(Listed in order of importance)

A. COASTAL INFRASTRUCTURE

Implementation Actions to consider:

1. BESS:
 - a. Hold community forums to discuss issues/pros/cons, etc.
 - b. Focus on facts – Educate the Public re: processes
 - c. Consider working with Vistra/PG&E to potentially increase the value of the existing stacks and power plant. Develop and issue an RFP to international developers to test repurposing these iconic structures for visitor serving uses.
 - d. Assist and partner with Vistra to explore BESS relocation options if required land use/Zoning changes are not approved by Morro Bay and/or the California Coastal Commission.

2. WINDFARM/SERVICE PORT:

- a. Hold community forums to discuss issues/pros/cons, etc.
 - b. Focus on facts – Educate the Public re: processes
 - c. Consider potential benefits of “having a seat at the table” to discuss Morro Bay as a “service port” with a boat no longer than 100 ft.
3. OLD WASTEWATER AND CORPORATE YARD SITE:
 - a. Hold community forums to educate community on facts surrounding MB/Cayucos joint ownership of the old wastewater plant. Solicit community thoughts/opinions/ideas.
 4. HARBOR INFRASTRUCTURE REPAIRS:
 - a. Hold community forums to discuss financial needs/revenue options and cost of doing nothing.
 - b. Update community on current City/County/State/Federal actions being pursued.
 5. COASTAL FLOODING:
 - a. Hold community forums to discuss financial needs/revenue options in response to recent heavy rains and flooding.
 - b. Update community on current City/County/State/Federal actions being pursued.

B. AFFORDABLE HOUSING

Implementation Actions to consider:

1. Consolidate City Facilities/operations—build affordable housing on City owned land freed up as a result. Consider/discuss all City owned land as potential sites.
2. Revise recent Zoning Code Update and:
 - a. increase % of affordable housing required and mandate low-income levels
 - b. Substantially increase developer incentives to build

affordable housing

c. Complete “Downtown Design District” with emphasis on affordable housing concepts and expanded developer incentives (retain 30’ max height limit for projects with no affordable housing components).

3. Work with HASLO and/or People’s Self-Help Housing Corporation to explore financing options.

C. COMMUNITY OUTREACH/EDUCATION

Implementation Actions to consider:

1. Develop “resident task forces” (RTF’s) to build community involvement/education, while reducing staff time obligations (e.g. Neighborhood Block Parties; research and report on specific topics, FAQ’s, etc.). “ If it’s fun---it’ll get done!”

2. Provide City meeting spaces for:

- a. short, high level educational sessions led by residents, on specific City operational topics (e.g. “Income vs. Expenses”; “Decision Making Process”; “Learn Rosenberg’s Rules of Order”; “How/Why should I get involved”, “Why aren’t our streets paved?” etc.). Ideally residents will lead these meetings, after review and approval of materials by staff. No other staff time/attendance required. Develop “FAQ’s” to reside on City’s Home Page.
- b. Have residents visually record educational sessions for future use.
- c. Develop oral/visual histories of long-time residents, new residents, “Citizen of the Year”, etc.
- d. General use of space for various community groups upon request.

3. Develop budget for City staff time to support meeting purposes.

D.GENERAL PLAN-FOCUS

Implementation Actions to consider:

1. Hold community forums to discuss issues/pros/cons and status of projects of interest
 - a. Market Street Plaza project
 - b. "Panorama Project"
 - c. Chevron Lots
 - d. Cal-Trans/SLO County/City of MB Roundabout/traffic signal at Hwy One/41 intersection
 - e. "Coastal Trail" through Morro Bay
 - f. Sea Shell Property west of Casa de Flores, north of Hwy One.
 - g. Large parcel zoned multifamily housing on Main Street in North Morro Bay

2. Hold community forums to discuss issues/pros/cons of updating MB's Climate Action Plan (CAP).
 - a. Review and refine local mitigation strategies in response to climate change impacts.
 - b. Review and develop realistic "decarbonization strategies"

Thank you for all your hard work!

Jeff Heller



Heather Goodwin

From: [REDACTED]
Sent: Monday, April 3, 2023 11:20 AM
To: Council
Cc: Sarah Johnson-Rios; Greg Kwolek; 'Erica Crawford'; 'Steve Peck'
Subject: Goals -two suggestions

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Mayor and City Council Members:

I have two suggestions for your upcoming goals discussion.

The first is to change the title of the current goal “Fiscal Sustainability and Economic Vitality” to something that focuses on improving economic activity that will generate revenue for the city.

The current goal only includes two action items that would produce revenue (one is years away and the second may never happen due to local opposition). The action items under the new goal should consist of action items that could turn into policies that would help to either attract new business, expand existing business that produce sales or transit occupancy taxes in the relative near future.

While the city’s current tax and fee structure generate enough revenue to support the city’s day to day operations and throw off some money for general governmental capital expenses there just isn’t enough of a surplus to make significant investments in things like our streets, storm drains or government buildings. And that is before mentioning the needs in the Harbor.

Below are two charts that demonstrates why it is so important to increase commercial activity that will generate revenue for the city if there is any hope to funding these major infrastructure project.

Revenue-Copied from '22-23 budget mid yr. adjustments included

In thousands

	Gen Fund	Q/E Fund	Combined
Prop Tax	\$5,037.9		\$5,037.9
Sales Tax	2,690.0	4,414.7	7,104.7
TOT	4,006.0		4,006.0
Cannabis	480.0		480.0
Fees	2,054.0		2,054.0
All other	4,145.8		4,145.8
Total	\$18,353.7	4,414.7	\$22,828.4

Estimated contribution from residents who are non-business owners

Prop Tax at 90%	4,534.1
Sales Tax at 70%	4,973.3
TOT	0.0
Cannabis at 50%	240.0
Fees-Com Develop + Rec	1,064.0
All Other	1,174.0

Total	11,985.4
Residents Contribution	52.5%

Note I combined the General Fund with the Measure Q/E fund. While these two funds are separated for accounting reasons the City staff considers the two as one pot of money.

As you can see from the lower chart the majority of the residents don't contribute enough to cover the cost of all the services they receive let alone funding of major infrastructure projects.

In the recent election both property tax measures failed in Morro Bay (the school tax while it passed districtwide it didn't even get 50% in MB) indicating to me that the residents have no appetite for additional taxes or fees so if the City is ever going to be able to address the significant unfunded basic governmental infrastructure needs the commercial sector must generate more sales and transit occupancy taxes.

There are smart people working for the city, but since they have spent their professional careers in public service with little hands-on exposure in the private sector, I suggest that you task the Chamber to develop a list of actionable recommendations that the five of you could turn into policies. These new policies would be designed to make it more attractive for individuals or firms to invest in businesses in Morro Bay. If you agree with this recommendation, you should ask the Chamber to provide their list in 30 days so the five of you would have a chance to decide which of their recommendations has merit. The short turnaround time will allow you to be in a position to provide any necessary resources to implement the new policies during the upcoming 2023-24 budget discussions on May 23rd.

The second comment I have is regarding the old Waste Water Treatment plant which could be an action item under your infrastructure goal.

In the spring of 2018, the City Manager established a Blue-Ribbon committee which included four citizens to help the City Staff develop a new water/sewer rate structure. The citizens on the committee convinced the staff to not include a budget to demolish the old plant in the new rate structure because they felt that there would be grant money available.

The new action item would encourage the city to instruct the Ferguson Group in Washington and the Townsend group in Sacramento to aggressively pursue grant opportunities to demolish the plant. In addition to those two firms, I also suggest that the city engage a firm that specializes in identifying grant opportunities from private sector foundations.

In August of 2015 Black & Veatch's estimated the cost to demolish the plant and remediate the property was a little less than \$5 million. I am sure that today that number is north of \$10 million.

It is very difficult for me to believe that there isn't grant money available to turn a 5.7-acre brownfield into a greenfield that is only 500 feet from the Pacific Ocean.

It will be a real shame if the Morro Bay and CSD ratepayers end up bearing the entire cost of demolishing the plant.

Homer Alexander

From: [calvillo](#)
To: [Council](#)
Cc: [Dana Swanson](#); [calvillo](#)
Subject: Public Comment April 5th City Council Mtg.
Date: Monday, April 3, 2023 7:33:18 PM
Attachments: [elevator presentation.pdf](#)

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear Mayor Wixom, Council:

I am submitting to you my Public Comments for the record at the Special Meeting, Wednesday, April 5, 2023 @ 5:30 PM.

Agenda, Item 1. CITY COUNCIL GOALS WORKSHOP

Community Member Input:

A few years back I visited a city in Oregon appropriately named Oregon City, and found similarities to our city that have since stuck in my mind. Their City has a waterfront area, or the "first level", along the Willamette River and a bluff above that somewhat separates their downtown area. (Not unlike our own town)

Here I experienced their *Municipal Elevator* which was built over 50 years ago and provides a pedestrian link between the *lower* and the *upper* districts (a familiar dilemma for Morro Bay!) It is built with a well-visited observation deck that to me resembled a boat's wheelhouse (so appropriate for Morro Bay!) and offered spectacular vistas. The interior walls showcase local history and arts.

The existing elevator, built in 1954, is the only "vertical street in North America", is a regional landmark, is one of only a handful of municipal elevators around the world, and carries over 120,000 riders each year. It took over 751 tons of concrete and steel to construct, is **130 feet high**, and passengers can zip to the top in 15 seconds.

Like Morro Bay, Oregon City is home to many tourist attractions, museums, historical landmarks, cultural and recreational opportunities.

The *Municipal Elevator* is at the top of the list of things to see on the Travel Oregon City website.

Oregon City also provides opportunities for active lifestyles, including:

- Boating, Fishing, Dining - Restaurants and Cafes, Skatepark & Shopping.

I could totally see something like this built as part of the "Market Plaza" design, if the specifics of the site were accommodating.

I am unable to attend so ask that my input be considered and made public as part of the City Goals Workshop so that our Residents can give it their considerations and opinions.

I feel it is worthy of investigating and if I can provide more please let me know.

Thank you for taking your time to read and consider my input.

Diane Calvillo
Citizen MB, 1968 - present

You will find an attached PDF Presentation from their website with Photos and History.
Please distribute!

And I have included contact information for you here.

Oregon City, Oregon
<https://www.orcity.org>

OREGON CITY MUNICIPAL ELEVATOR

Public Works
13895 Fir Street
Oregon City, OR 97045

Engineering Phone:
971-204-4601

Operations Phone:
971-204-4600

E-mail : **ocpublicworks@orcity.org**

Sent from my Verizon, Samsung Galaxy smartphone



*Municipal Elevator
Operations*





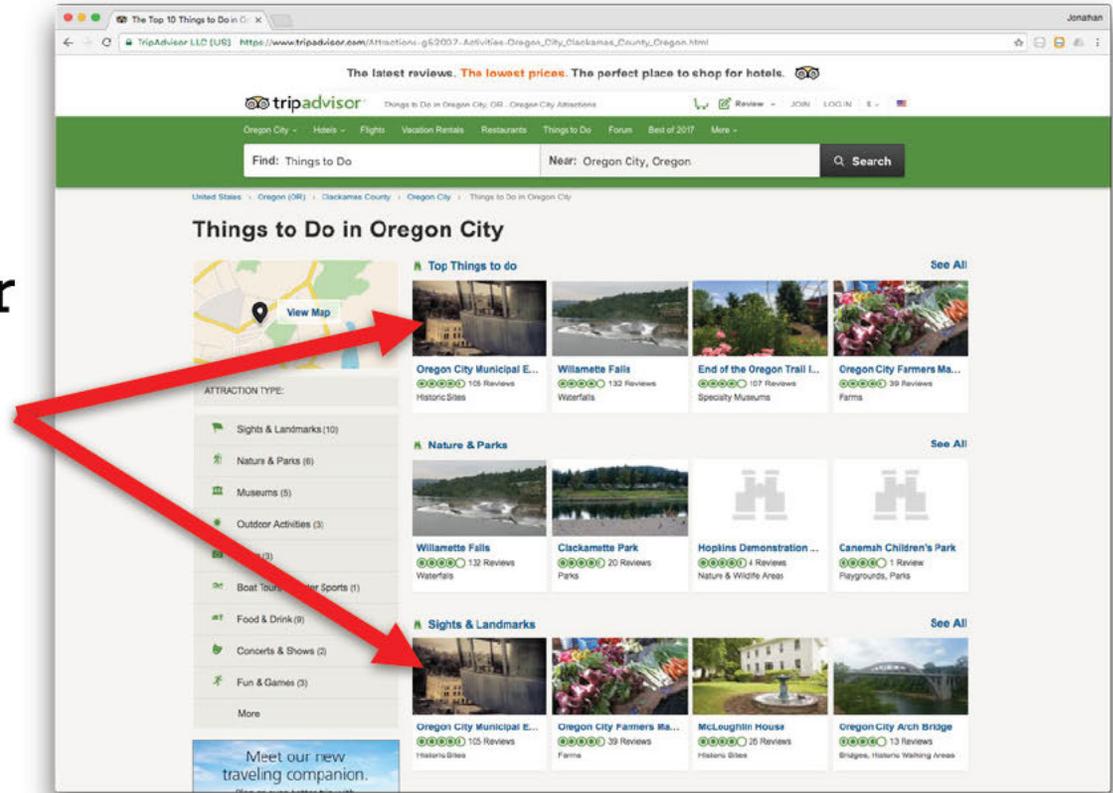
**Citizen Involvement
Council**
February 6, 2017
*Municipal Elevator
Operations*



Did you know?



According to TripAdvisor the elevator is the **number one** “Thing To Do” in Oregon City as well as the top site or landmark?



Economic and Community Potential



The Municipal Elevator is an untapped resource. It is one of Oregon City's most significant cultural and civic icons and is an easy sell for tourists. Elevator staff are one of the city's most prominent "front lines." By focusing on programming, marketing, and stellar service, the elevator will better serve residents, local businesses, and visitors to our community.



Current Status

- DOCA began operations on Wednesday, February 1.
 - City Contract for 3 years.
- Formed a steering committee comprised of downtown, Midtown/McLoughlin, and other community representatives.
- We hope in the future the elevator will operate on “summer” hours all year round.
 - Monday-Tuesday: 7:00am-7:00pm
 - Wednesday-Saturday: 7:00am-9:30pm
 - Sunday: 10:00am-7:00pm
- Four paid staff members operate the elevator.
 - Three part time elevator guides, one full time manager.
 - We hope to expand our staff with internships and volunteers.
- Goal: continuous improvement of the visitor experience.



Initial Objectives

- Make elevator more presentable.
 - Clean up and declutter the interior of the cab.
 - Work with city on potential physical improvements.
- Develop guidebook.
 - Cultural heritage
 - Business information
- Social media and online presence.
- Create handouts for local residents as well as visitors
 - Special events
 - Business specials
 - Attractions
- Identify ways to improve security.
- Explore more traditional uniforms.

Ideas for the Future



- Visitor Center and Concierge Services based at a new kiosk.
- Docents
- Programming
 - Starting point for walking tours (offered by others)
 - Partnership with heritage organizations
 - Accommodate visitor groups

Community Support & Feedback



- We want your feedback!
- Will be soliciting public comment via comment cards and online via our website.
- Will include questions about the elevator in our upcoming community survey.
- Get involved. We are looking for qualified volunteers that are interested in helping us make our new elevator program a success.



Thank you!

QUESTIONS?

From: [Jeffrey Heller](#)
To: [Council](#)
Subject: Goal #1 - AFFORDABLE HOUSING
Date: Monday, April 3, 2023 11:06:55 PM

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Dear Mayor and Council

Affordable housing is one of our greatest needs. I believe our Zoning Code needs to be revised ASAP in order to address the issue in a meaningful way. Our **current ordinance requires just 10%** of a multifamily project meet the "affordable unit" criteria.

Yet our code does not mandate a required percentage for each of the affordable unit income levels set by the State (extremely low, very low, low, moderate). Our greatest need is units for families with **extremely low, very low, and low annual incomes.**

Yet our current ordinance requires that only 10% of a multifamily project provide deed restricted units, with no mandates re: affordability level. The result in most cases is the construction of only "moderate level" affordable units. **No units get built for the extremely low, very low, or low income families.**

Required "In lieu" fees need to be revised as well. Did you know an 2,499 sq. ft. SFR pays no in lieu fees, while a 2,500 sq. ft. SFR pays more than \$62,000? Did you know that industrial properties do not pay in "lieu fees" at all? This inequity needs to be resolved.

Do the fees we collect substantially add to our affordable housing stock over time, and do they account for cost escalation?

If Morro Bay is serious about building deed restricted affordable housing, our Zoning Code needs to be updated as soon as possible.

I suggest the following revisions:

1. Multifamily projects must include 25% deed restricted affordable units (10% - extremely low, 10% very low, and 5% low--based on annual income calculations).
2. All development types (industrial, commercial, residential, etc.) should pay affordable housing in lieu fees, if unable to include affordable units in their project, and if legal to impose these fees.
3. In lieu fees should be calculated on the unit quantity of each income level the City wants built, and how many years it will take to build them. In other words, the in lieu fees need to be sufficiently funded so affordable units actually get built over a specific period of time, rather than always "playing catch up"

It is my hope that the Planning Commission and City Council will make these zoning code

changes a top priority an implementation action. These need to be enacted ASAP so the City can confidently upzone properties to generate the affordable housing we all want.

Thank you for your consideration.

Jeff Heller
Former Council Member



From: [Tim Matchette](#)
To: [Council](#)
Subject: Resident input
Date: Tuesday, April 4, 2023 12:06:37 PM

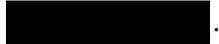
CAUTION: This is an external email. Please take care when clicking links or opening attachments.

My concerns about what the city does with fiscal limitations centers on the infrastructure. The City streets are deplorable. The residential streets going east from Pinney toward Kern are narrow and crumbling. Living on Fresno Ave., I observe a minimum of 500 vehicles going east and west daily. There is barely enough room for two vehicles to pass in opposite directions. Additionally, there needs to be better signage at the intersection of Pacific and Bernardo as cross traffic does not stop on Pacific. I have seen dozens of near accidents at this site. Things will only deteriorate further unless resurfacing is addressed.

The City has many needs and problems and of course not all can be addressed at one time but street maintenance has been ignored for many years. It's time to address that eyesore.

Thank you.

Tim & Donna Matchette



Dana Swanson

From: Dan Sedley [REDACTED]
Sent: Monday, April 03, 2023 12:07 AM
To: Dana Swanson
Subject: CAL Goals for City Council consideration for the 2023-2024 year

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Subject: To: Dana Swanson

City Clerk, Morro Bay

Email to City Council regarding 4-5-23 Council Meeting

Dana, I would sincerely appreciate it if you would ensure that the attached email be forwarded to all the City Council Members and Mayor for their consideration for the April 5th Council meeting pertaining to Council Goal Setting for the upcoming year. Also please post the letter to Council Members to the Correspondence Agenda.

Thank you,

Dan Sedley

Date: 04-02-23

To: Morro Bay City Mayor

Morro Bay City Council

Subject: Goal Setting Agenda for April 05, 2023, Council Meeting

Citizens for Affordable Living (CAL) have submitted and are requesting that the following subjects be considered as Morro Bay Goals for the upcoming year. CAL represents 300 Morro Bay City Residents.

1. An expert in street repair and maintenance has provided his expertise that Morro Bay Streets would require \$2 million dollars a year, just to maintain them each year. This figure does not include improvement of the condition of our streets. CAL requests that the Council set a goal to spend more than two million dollars over the next year to improve the quality of our run-down streets.
2. Discontinue Recycling Component of the WRF project. Instead make full use of the State Water Project, our cheapest and best water source, for Morro Bay Residents only. This valuable resource should not be sold to other municipalities.
3. CAL requests that the City Council examine the City's involvement with the Wind Farm, and subsequently pass a resolution opposing the offshore windmills based on the adverse impact the windmills would have on our city's fishing industry, tourist industry in addition to the adverse effect upon wildlife and wildlife habitat in and around the windmills. CAL further requests that the above resolution contain language that Morro Bay would provide no support nor infrastructure for the wind farm.
4. CAL requests that the Council revisit the issue of increasing building height in our downtown commercial area and change the zoning to return the maximum building height to 30 feet. This would help to maintain our "Quaint Fishing Village" atmosphere instead of emulating other cities in our county which more resemble a commercial look to them.
5. Lastly, CAL requests that the city set a goal to revisit the General Reserve Requirement and maintain it at 25%, such as it was in years gone by. This would provide increased capital for street improvement, repair of bicycle paths, and construction of new sorely needed sidewalks in our city.

The above goals represent only the top percentile of goals that CAL is in favor of supporting as goals in discussing these matters with citizens, and so we submit them as the most important goals.

Thank you for your consideration toward improving the quality of Morro Bay for its citizens, for its fishermen and for the environment that we live in.

Dan Sedley

Co-Chairperson

Citizens for Affordable Living

From: [Amie Wilkinson](#)
To: [Council](#)
Subject: Agenda Correspondence Permitting Process Needs for Streamlining
Date: Tuesday, April 4, 2023 1:23:01 PM

CAUTION: This is an external email. Please take care when clicking links or opening attachments.

Hello please include this correspondence into tomorrow's agenda, thank you in advance.

Amie Wilkinson
Tiger Monkey Tattoo
468 Morro Bay Blvd, Morro Bay, CA 93442
805-441-5787

Permitting Process Needs Streamlining

First I would like to thank you for the council members for your dedication and time spent working for our beautiful city. It takes a lot of time, patience and passion to be involved in local government and I would like to recognise this sacrifice each of you make daily.

This is a new era in our small coastal town, a majority of our elected council won over an incumbent, we have major proposed development from housing, city infrastructure, to the potential battery storage proposal that will remove and renovate the three stacks and surrounding areas. Within this forward momentum the council is tasked to deem the best course of action that will allow Morro Bay growth while ensuring the sustainability of the existing charm and old town feel that makes us a unique community.

We are not only a family living in Morro Bay but new business owners. Our shop, located in the heart of downtown, has just celebrated our first year of being open. We love being part of the larger collective of new business that are providing much needed growth into the local commerce. As entrepreneurs we went into the opening of our shop with more determination than experience. It was an experience that, while I'm grateful we survived, in hindsight I'm glad we didn't know the full details of the hurdles, obstacles and delays we would experience while working with local permitting. While moving forward with FY 23-24 planning I would ask the council to consider the following:

- I would like to see the city adopt changes to our permitting that make it more flexible, feasible, and predictable in terms of both the total fees and timing of the process.
- Permit streamlining benefits everyone. Building owners, developers and entrepreneurs are more likely to move forward with their projects when unnecessary and unexpected delays are minimized. Architects can ensure the project they have designed gets built. Our community can realise the significant economic development benefits by reducing costs while encouraging investment. Society and our planet thrive because of high-performance buildings and sustainably built communities.
- The city's ability to ensure organizational efficiency and responsiveness in community development and business licensing processes are key. When permit processing is made

more effective and efficient, it creates economic and environmental benefits for the entire community. The economic benefits will be seen as funding into the city's coffers for maintenance and general upkeep.

◦ As we have seen with the recent destruction caused by the winter storms resilient and adaptable buildings are a community's first line of defense against disasters, changing life and property conditions. Babcock Ranch, Florida is a perfect example of a well planned community addressing environmental concerns in the planning phase and successfully surviving Hurricane Ian. We need to be prepared to adapt to abrupt change and not attempting to correct an archaic system while simultaneously dealing with disaster if and when it comes.

Morro Bay has already spent a lot of time and money to study how our city will adapt and improve in the future. We have well researched impact reporting along with approved development plans that have been forged in years prior. I ask the council not to scrap years of work and research but to utilise these efforts and reuse the usable elements already in place in order to move forward and not fall back into the burden of making a new first step. This is a drain on our city's finances as well as a poor use of your time in office. Again, thank you for the time and consideration. It is my goal that Morro Bay will continue to thrive as the beautiful coastal gem we not only call home but our place of business and do so while embracing the future.

Sincerely,

Amie Wilkinson

805-441-5787

Tiger Monkey Tattoo

[468 Morro Bay Blvd](#)

GOALS-- back to basics

Winholtz, 3/29/23

1. Public Infrastructure

- A. Streets--no consultants
- B. Bike paths
- C. Coleman Park area
- D. WRF--forensic audit
- E. Update Vets Hall for video broadcasting

RECEIVED
City of Morro Bay

MAR 29 2023

City Clerk

2. Planning

- A. Downtown
 - 1. Heights
 - 2. Historical identification/preservation
- B. Energy Projects-community study session
 - 1. BESS
 - 2. Wind farm support
- C. Unhoused needs
 - 1. Safe parking
 - 2. Warming station during inclement weather conditions
- D. Vacation Rentals--status, enforcement, ordinance

3. Institutional Organization

- A. Bring back Business licenses, Vacation Rentals, and Water/Sewer bills to in-house, or demonstrate why not
- B. Restore overview of Parks to Recreation/Parks Commission, from Public Works Advisory Board
- C. Harbor Department
- D. Reduce reserves*
- E. Website*