

MINUTES - MORRO BAY CITY COUNCIL
SPECIAL MEETING – APRIL 5, 2023
MORRO BAY COMMUNITY CENTER AUDITORIUM
5:30 P.M.

AGENDA NO: A-2
MEETING DATE: April 25, 2023

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

ABSENT: None

STAFF: Greg Carpenter Interim City Manager
Dana Swanson City Clerk
Sarah Johnson-Rios Assistant City Manager/Admin Services Dir.
Greg Kwolek Public Works Director
Scot Graham Community Development Director
Amy Watkins Interim Police Chief
Ted Schiafone Harbor Director

ESTABLISH QUORUM AND CALL TO ORDER

Mayor Wixom established a quorum and called the meeting to order at 5:35 p.m. with all members present.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

<https://youtu.be/4zz7yAiF16U?t=89>

Paul Donnelly, Morro Bay, hoped the Council would consider goals that are affordable and achievable for the City.

David Nelson, Morro Bay, requested a forensic audit of expenses related to the WRF project and stated his injection well concerns.

The public comment period was closed.

SPECIAL MEETING AGENDA:

<https://youtu.be/4zz7yAiF16U?t=395>

I. CITY COUNCIL GOALS WORKSHOP

Facilitated Goal Setting Exercise by Janette Williams, The Centre for Organization Effectiveness

- Review Past Goals
- Report on Goals input received from individual Council Members, City staff, Advisory Bodies and Community Survey
- Discuss and define Future Goals
- Provide input and direction to staff to guide prioritization of FY 23-24 & FY 24-25 work plan

Interim City Manager Carpenter introduced the item and turned it over to Janette Williams with The Centre for Organization Effectiveness to make the presentation.

<https://youtu.be/4zz7yAiF16U?t=397>

Mayor Wixom reopened public comment.
<https://youtu.be/4zz7yAiF16U?t=1877>

Aaron Ochs, Morro Bay, emphasized the need for economic development, suggested the City consider allowing a third commercial cannabis operation, stressed the involving the commercial fishing industry, and opposed a change in zoning that would allow industrial use along the Embarcadero.

Jim Curnutt, Citizens for Affordable Living, asked the Council to consider the following goals: spend more than \$2 Million per year to improve streets; discontinue the recycling component of the WRF project and make full use of State Water; pass a resolution opposing offshore wind energy, including language Morro Bay would not provide infrastructure or support for wind farms; reverse the increase of building height in the downtown area; and revise the General Fund Reserve Policy to require 25% to increase available funding for capital projects.

Cherise Hansson, Morro Bay resident and business owner, asked the City to update its Waterfront Master Plan to spur economic development and also to implement paid parking at Morro Rock, using those new revenues for safety and maintenance.

Jamie Irons, Morro Bay, suggested the City officially adopt the Water Resources Center by name with a mission statement and commitment to pursue its full potential; continue ADA upgrades along sidewalks, improve striping and lighting at intersections and crosswalks; discuss effects of homelessness and come up with one thing the City can implement; and seek grant funding for improvement measures such as a Pedestrian and Bike Plan.

Pam Dougherty, Morro Bay, spoke in favor of increased affordable housing, protecting the national estuary and commercial fishing industry, and maintaining current zoning along the Embarcadero.

Cal Myers, Morro Bay, emphasized the need to update the Waterfront Master Plan.

Lee Johnson, Morro Bay, urged the Council to explore increased revenue opportunities such as offshore wind, battery storage and paid parking before making decisions; increase housing stock by building smaller denser units and going higher in the downtown area; and enhance key resources and infrastructure by advancing the water recovery portion of the new plant. He noted the waterfront is key to revenue generation and should be maintained and protected.

Heidi Bea, Morro Bay, strongly urged a comprehensive infrastructure plan of streets and sewers in light of recent rains.

Susan Funk, City of Atascadero Mayor Pro Tem and Chair of the Countywide Homeless Services Oversight Council, urged the Council to include homelessness and affordable housing in the city goals and collaborate with the County and other cities to seek solutions.

Glenn Silloway, Morro Bay, reinforced the importance of a regional approach to increase affordable housing and reduce homelessness.

Paul Donnelly, Morro Bay, suggested the City could save money by hiring an in-house engineer rather than rely on consultants.

Cheri Frazier, Morro Bay, offered strategies to improve community engagement including a simplified bullet-point agenda and advance notice of big topics. She asked for an update on the

Power Plant Master Plan survey and, regarding fiscal sustainability, was concerned development does not reflect the majority of resident views.

Terry Simons, Morro Bay, suggested improving the planning process has the potential to advance the community and enhance revenues.

Betsy Gaudette-Cross, Morro Bay, offered the following on behalf of a group of residents: potential large scale developments that impact zoning be placed on an open meeting agenda before closed session negotiations; eliminate city administration changes to approved projects; protect commercial zoning along the Embarcadero; maintain current walking bridge connecting Embarcadero with Atascadero Rd.; renew 20-year lease with Morro Dunes; study additional Embarcadero entry/exit at Highway 1 and Main Street through the power plant property; enhance public involvement with study sessions on large projects; provide 2-week notice of upcoming agenda items; replace overhead projector at public meetings; and give AGP Video \$90k for audio/visual improvements at the Vets Hall.

Judy Setting, Morro Bay, offered the following goals input: ensure local control, do not permit county, state and federal entities to bypass our city government; maintain fair representation by not allowing representation by non-profit organizations at City staff meetings; replace contract attorney with in-house attorney, open forensic investigation regarding Vistra MOU and appraisal that undervalued power plant property, protect Measure “D” initiative; set standards for width and depth of harbor channels; protect environment and recreational use of harbor.

Dead Air Dave, Estero Bay Community Radio, announced the channel has expanded to north county and is live streamed on centralcoastradio.org. Non-profit organizations are invited to submit information regarding upcoming events to yourvoice@centralcoastradio.org.

Sharon O’Leary, Community Resource Connections, spoke regarding the need for a safe parking program and warming shelter run by non-profit groups or companies with experience providing these services.

Don Maruska, Morro Bay business owner, urged the Council to look carefully at potential revenue opportunities, including disposition of Morro Bay Power Plant and climate action / clean energy initiatives.

Garry Johnson, Morro Bay, appreciated the City’s support for the Maritime Museum and announced upcoming events.

David Nelson, Morro Bay, suggested the City require PG&E to mitigate the power plant property, and opposed recycled water.

An unnamed business owner suggested a community organic farm at the Vistra property.

Nicole Dorfman, Morro Bay, opposed waterfront industrialization and urged the Council to retain the current zoning along the Embarcadero. For new revenues, she suggested a 1% optional fee to support the environment.

Mayor Wixom closed public comment.

The Council commented on the proposed Goals and community input received thus far. <https://youtu.be/4zz7yAiF16U?t=5357>

The Council took a brief recess at 8:14 p.m.; the meeting resumed at 8:29 p.m. with all members present.

Ms. Williams led a prioritization exercise whereby the Mayor & Council Members individually identified one objective for each goal then discussed and prioritized three goal statements or objectives for each goal.

<https://youtu.be/4zz7yAiF16U?t=9600>

Public Infrastructure

1. Assess and report on state of infrastructure (streets, storm drains, sewer lines, sidewalks, Harbor) to assist in prioritization of work efforts;
2. Repair, update and enhance Veterans Hall to continue to serve the community;
3. Striping program to improve crosswalks, accessible parking, and streets.

Fiscal Sustainability & Economic Vitality

1. Pursue grant funding opportunities, potentially with use of a grant writer;
2. Streamline permitting processes (development and business license permits);
3. Evaluate opportunities for highest and best use of City-owned property.

Communication / Community Engagement

1. Build relationships with advisory boards;
2. Hold study sessions and community workshops on upcoming development;
3. Improve website and social media presence, provide simplified communications for upcoming meetings.

Housing / Support for Unhoused Residents

1. Identify opportunities and locations for low-income housing projects;
2. Explore achievable options for unhoused (emergency shelter and safe parking) and continue to collaborate with regional partners to achieve 5-year strategic plan;
3. Speed up processing of ADU permits to increase availability of affordable housing.

The Council did not take any formal action on this item.

ADJOURNMENT

The meeting adjourned at 9:26 p.m.

Recorded by:

Dana Swanson

Dana Swanson (Apr 26, 2023 08:47 PDT)

Dana Swanson

City Clerk

A2 CC_2023-04-05 Special Meeting Minutes

Final Audit Report

2023-04-26

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