

MINUTES-MORRO BAY HARBOR ADVISORY BOARD
REGULAR MEETING-APRIL 6, 2017
VETERAN'S MEMORIAL HALL-6:00 P.M.

AGENDA NO: A-1
MEETING DATE: May 4, 2017

PRESENT: Ron Reisner HAB Chair
Neal Maloney HAB Member
Lynn Meissen HAB Vice-Chair
Jeremiah O'Brien HAB Member
Gene Doughty HAB Member
Bill Luffee HAB Member
Dana McClish HAB Member

LIAISON: Matt Makowetski Council Member

STAFF: Dave Buckingham City Manager
Eric Endersby Harbor Director
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

The meeting was called to order at 6:02p.m. with all members present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/kih-ljzk8sE?t=2m22s>

HAB Member Luffee congratulated the Harbor Patrol staff for attending and passing the Maritime Institute Captains' License Course and announced a new group that has formed called Morro Bay Open Space Alliance which will be meeting on 4/26/17 at the golf course club house to discuss issues like the Chevron property and goals and objectives as they pertain to Morro Bay.

HAB Member McClish reviewed last month's youth regatta races hosted at the Morro Bay Yacht Club.

HAB Member Maloney warned boaters to check pendant lines due to an upcoming storm.

HAB Member Meissen announced Morro Bay Yacht Club's opening day is Sunday 4/9/17 starting around 11 a.m.

HAB Member O'Brien informed the public that the commercial fishing ice machine located adjacent to the Morro Bay Fish Company, will be down for a few days for a major repair. In addition, Bertha Tyler has published a book chronologizing the history of the Morro Bay Aquarium titled "Life Ashore with Human Parents." Books are available locally.

HAB Member Doughty concurs with HAB Member Maloney and asked boaters to be prepared for the storm that is coming.

PUBLIC COMMENT

None

The public comment period was closed.

A. CONSENT AGENDA

<https://youtu.be/kih-ljzk8sE?t=13m50s>

A-1 APPROVAL OF MINUTES FROM HARBOR ADVISORY BOARD MEETING HELD ON MARCH 2, 2017.

MOTION: HAB Member Maloney moved the March 2, 2017 Harbor Advisory Board minutes be approved as submitted. The Motion was seconded by HAB Member O'Brien and passed with HAB Members Luffee and McClish abstaining.

B. REPORTS AND APPEARANCES

<https://youtu.be/kih-ljzk8sE?t=14m36s>

The HAB members agreed to move item B-3 to be heard first at the request of the City Manager.

B-3 PRESENTATION ON CITY OF MORRO BAY 10-YEAR BUDGET FORECAST

Morro Bay City Manager, Buckingham presented the City's current 10-year budget forecast power point presentation and responded to HAB member inquiries.

A link to the forecast is: <http://www.morro-bay.ca.us/DocumentCenter/View/10546>

B-1 HARBOR DEPARTMENT STATUS REPORT

Harbor Director Endersby presented the staff report and responded to Board Member inquiries.

B-2 UPDATE ON THE MORRO BAY COMMUNITY QUOTA FUND

<https://youtu.be/kih-ljzk8sE?t=1h12m42s>

Dwayne Oberhoff, the Executive Director of the Morro Bay Community Quota Fund (MBCQF), presented a power point presentation with an update of the Fund's activities, issues and future.

Discussion by the Board.

Mr. Oberhoff announced we will have a new trawler in town within the next week leasing Morro Bay quota. Link to the MBCQF website is: <http://www.morrobaycommunityquotafund.org/>

C. BUSINESS ITEMS

<https://youtu.be/kih-ljzk8sE?t=2h3m13s>

The HAB members agreed to move item C-5 to the beginning of business items to accommodate a guest speaker.

C-5 UPDATE FROM THE WORKING WATERFRONT AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

Committee Chair Doughty stated the committee has not met since the last HAB meeting, but previously did determine there are 3 areas of concerns with the working waterfront. They have been unable to receive any communication from the City's consultant on the general plan update, and has contacted Henry Pontarelli with Lisa Wise Consulting since he has experience with working waterfront policies in other locations.

Guest speaker Whitney Bennett from Lisa Wise Consulting explain the policy making aspect of creating the working waterfront with a zoning overlay.

Discussion by HAB Members and Harbor Director.

C-1 UPDATE FROM THE MARINE SERVICES FACILITY/BOATYARD AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/kih-ljzk8sE?t=2h17m46s>

HAB Board member Luffee excused himself from the meeting at 8:15PM.

Committee Chair McClish informed the Board on March 16th the Request for Qualifications was posted on the City's website and sent out to various resources. The Ad-Hoc committee did not meet this last month, but will be possibly meeting soon to go over how will be responding to responses from the RFQ and grant funding.

C-2 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/kih-ljzk8sE?t=2h19m40s>

Committee Chair Maloney stated the committee had not met since the last meeting. With all the information from tonight's presentation from Mr. Buckingham, Chairman Reisner requested questions from the Board be forwarded to the Finance & Budget Ad-Hoc committee as soon as possible so a meeting can be set up with Mr. Buckingham to go over them.

The public comment period for Item C-2 was opened; seeing none, the public comment period was closed.

C-3 UPDATE FROM THE EELGRASS AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/kih-ljzk8sE?t=2h21m1s>

Committee Chair Meissen stated the committee did meet with Lexie Bell from NEP and Cathy Novak, a consultant who has worked with eelgrass mitigation and permitting. They will be having further meetings to explore the problems involved in mitigation and policy development, the importance and the current state of the plant, including eelgrass impacts to businesses who want to develop where eelgrass is present.

Ad-Hoc committee member Doughty reviewed Newport Beach's approved eelgrass policy, which he reported more tailored to dredging than to building of docks.

There was discussion by the Board.

The public comment period for Item C-3 was opened; seeing none, the public comment period was closed.

C-4 UPDATE FROM THE MARINE SANCTUARY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/kih-ljzk8sE?t=2h28m52s>

Committee Chair Reisner stated there is nothing to report at this time.

The public comment period for Item C-4 was opened; seeing none, the public comment period was closed.

HAB Member O'Brien mentioned the Morro Bay Commercial Fishermen's Organization and Port San Luis Commercial Fishermen's Association received a grant through the Central Coast Joint Cable Fisheries Liaison Committee to resume their employment of Amber Johnson, who has been working for the last year on Marine Sanctuary issues.

C-6 REVIEW AND INPUT ON PROPOSED 2017/2018 CITY COUNCIL GOALS FOR JOINT CITY COUNCIL/HARBOR ADVISORY BOARD CHAIR WORK PLAN DISCUSSION

<https://youtu.be/kih-ljzk8sE?t=2h30m>

Harbor Director Endersby presented the staff report beginning with background and power point presentation. The December 2016 HAB meeting, the 2016/2017 Goals and Objectives were reviewed and input gathered from the meeting for 2017/2018. Since then Council has conducted two goal-setting study sessions for 2017/2018 and revised the goals down to four main goals from the previous ten goals. In preparation for the joint Council/Chair meeting, it is necessary for the HAB to review the current draft 2017/2018 Goals and Objectives, and to provide comment and/or create a list of HAB work plan elements to assist in implementation of each objective for discussion between the City Council and the HAB Chairman.

Only pertinent Harbor-related goals and objectives were included with Board Member input.

Discussion by the Board

Council Member Makowetski spoke to the future uses of the existing wastewater treatment plant site and other nearby opportunities.

Harbor Director Endersby reminded the Board we are looking for measurable and achievable work plan items.

Goal 1 – Achieve Economic and Fiscal Sustainability

Members agreed on the following items:

b. HAB input into the submission for the Aquarium project.

HAB input into the repurpose of the power plant and wastewater treatment plant properties.

d. Paid parking

Pursue moving for-profit events and activities from the Public Area Use Permit process (no revenue generation) to a License Agreement process (with revenue generation).

Contract with a concessionaire or concessionaires to provide food truck and/or other basic beach need sales/rentals at the Rock parking lot and other city locations.

License Agreements with base and/or percent rents collected from various for-profit “freelance” business operations being conducted on and around the bay that are not operating as approved subleases from our lease sites.

Increase slip, pier and dock fees to fully recover the amounts spent by the City for electrical and water usage.

RV and trailer boat storage in a portion of the Triangle Lot until some permanent use is allocated to that location.

Concerts venue in the Triangle Lot.

More outdoor drive/walk-in “movie nights” at the Rock and/or Tidelands.

Leaseholder incentives, longer term for higher lease rents and/or more diverse retail for more Years.

City Staff explore more robust grant opportunities.

Revisit City managing State Park Marina.

Expanding the current mooring field for potential increased revenues.

Board Member O'Brien added the working waterfront as a potential revenue source, and this would cross over into Goal 4. The Board agreed.

e. City engage in an updated cost allocation study to address that the City is receiving correct funds for services from enterprise funds.

Addressed but not on work plan, Council please clarify how the Harbor fits into this goal as the goal only seems to pertain only to the general fund?

Goal 3 – Improve Infrastructure and Public Spaces

Members agreed on the following items:

b. Review proposed traffic circulation and management plans as they relate to the waterfront.

d. Review and evaluate Boatyard RFQ responses and make recommendations from what we get out of the submittals.

Develop and recommend next steps from reviewed responses, which may include feasibility study.

e. HAB and Staff inventory and identify potential volunteer groups.

HAB evaluate existing programs and facilities for volunteer opportunities.

Goal 4 – Review and Update Significant City Land Use Plans

Members agreed on the following items:

a. Complete the GP/LCP rewrite no later than August 2018 with incorporation of working waterfront consideration and measure D clarification.

d. Solicit public input as it pertains to boats and boat trailers stored and parked on City streets in a HAB public workshop format.

Work plans not discussed and added are the following:

Added to Goal 1, (b).

HAB facilitate an eelgrass mitigation plan.

Repair of the alley way between the fish dock and Tognazzini's discussed, but couldn't find a spot to insert it. Goal 3, (a) was the best place to put it.

D. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/kih-ljzk8sE?t=3h53m50s>

HAB Member McClish requested the Board explore the benefits of becoming a Harbor or Port district for a future agenda item.

The Board concurred to add it to the list.

Pending items previously declared:

Goals and Objectives – Working Waterfront Designation

Measure D

Back Bay Water Use Forum

Deliberation on Paid Parking on the Embarcadero and Adjacent Vicinities

E. ADJOURNMENT

This meeting was adjourned at 9:57 PM. The next Regular Meeting will be held on Thursday, May 4, 2017 at 6:00 p.m. at the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

Recorded by,



Lori Stilts

Harbor Business Coordinator