

MINUTES-MORRO BAY HARBOR ADVISORY BOARD
MEETING – April 5, 2018
VETERAN'S MEMORIAL HALL - 6:00 P.M.

AGENDA NO: A-2

MEETING DATE: May 3, 2018

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

STAFF: Eric Endersby Harbor Director
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/MGqZRpehlv8?t=2m8s>

Board Member O'Brien announce this year's Blessing of the Fleet will be held April 22, 2018 at 12 p.m. at the North T-Pier, following will be a free lunch at the Morro Bay Veteran's Hall.

Rock Cod fishing opened April 1, which filled the launch ramp parking lot. Recreational Salmon season is opening April 17 and closes April 30, 2018.

In addition, this is the third year, Dr. Jennifer O'Leary with Cal Poly and Sea Grant has brought her fishery science students to the waterfront and tour local commercial fishing boats.

Board Member McClish arrived at 6:08 p.m. and joined the Board at the dais.

Board Member McClish announced the upcoming Morro Bay Youth Sailing Foundation and the Yacht Club Marine swap meet which will be held on June 30, 2018. This year the swap meet will expand to include help from the Morro Bay Maritime Museum and Friends of the Morro Bay Harbor Department, which will make it a much bigger event.

Board Member Luffee added that the Morro Bay Women's for Fisheries will also be part of the swap meet in the Triangle lot, where people can rent space to sell marine oriented items.

Board Member McClish stated if you would like to donate items to for sale, he can be reached at dmcclish@morrobayca.gov.

Board Chair Reisner announced Morro Bay Beautiful's 15th Annual City-Wide Yard Sale, tomorrow April 6-8, with 137 local sellers, rain or shine. A treasure map with seller locations has been inserted in the Bay News or you can pick up a map at the Chamber or Brenda Sue's Consignment store in Morro Bay. You may call the Chamber of Commerce at 805-772-4467 with any questions.

Also, coming this April 6-8 is the Morro Bay City Wide Yard sale, to become a seller and be added to the map, you must sign up within 18 days at the Morro Bay Chamber of Commerce.

PUBLIC COMMENT

<https://youtu.be/MGqZRpehlv8?t=11m10s>

The public comment period was opened.

Bill Martony, Morro Bay resident, requested clarity on the issue of zoning for the south area of the proposed Working Waterfront where he lives, and stated the State Park Marina is strictly for recreational boats, so a Working Waterfront wouldn't work in that area.

The public comment period was closed.

A. CONSENT AGENDA
<https://youtu.be/MGqZRpehlv8?t=16m16s>

A-1 APPROVAL OF MINUTES FROM THE HARBOR ADVISORY BOARD MEETING HELD ON FEBRUARY 1, 2018

MOTION: Board Member Doughty moved the February 1, 2018 Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member Luffee and carried unanimously, 7-0.

PRESENTATION

- Morro Bay Mooring Field Mapping Project Presentation, Katie Alvarado, Cal Poly student.
<https://youtu.be/MGqZRpehlv8?t=16m58s>

B. REPORTS AND APPEARANCES

B-1 HARBOR DEPARTMENT STATUS REPORT
<https://youtu.be/MGqZRpehlv8?t=33m35s>

Director Endersby presented the staff report for B-1 and responded to Board Member inquiries.

C. BUSINESS ITEMS

C-1 UPDATE FROM THE MARINE SERVICES FACILITY/BOATYARD AD-HOC COMMITTEE ON COMMITTEE'S AND STAFF'S RECENT ACTIVITIES, AND PRESENTATION AND INPUT ON DRAFT TRIANGLE LOT BOAT STORAGE POLICY AND AGREEMENT DOCUMENTS
<https://youtu.be/MGqZRpehlv8?t=1h9m1s>

Committee Chair McClish stated the committee recently had a meeting regarding the proposed boat storage and Marine Services Financial Feasibility Study RFP.

Director Endersby presented the staff report.

The public comment period was opened for item C-1.

Bill Martony, recalled the Council saying they would pay the Harbor to manage the storage lot, and revenue generated by the lot would go back into the lot.

The public comment period was closed.

There was Board consensus with the below list of items regarding issues needed for further analysis of the proposed triangle lot boat storage:

1. 75 Harbor/25 General fund revenue splits with administration conducted by the Harbor Department or sublease the property on an annual basis and keep 100% of the revenue.
2. Some percentage of revenues to go back into an improvement fund, varied on need.
3. Standard fencing with ambient lighting.

4. Various suggestions - move dumpsters to the south/east corner of the triangle lot, south between the stairway and new development or replace with the City dumpsters west of the Embarcadero in the GAFCO parking lot.
5. Draft Policy & Procedures, Agreement, and Rules & Regulations documents accepted with suggested individual Board member changes.

C-2 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES; PRESENTATION AND INPUT ON WATER, ELECTRICITY, TRASH DISPOSAL AND COST ALLOCATION ELEMENTS OF THE DRAFT FY 2018/2019 HARBOR DEPARTMENT BUDGET OVERVIEW AND GOAL DOCUMENT
<https://youtu.be/MGqZRpehlv8?t=1h59m30s>

Committee Chair Maloney stated the committee has met twice since the last HAB meeting. First meeting with the new City's Financial Manager, Jennifer Calloway, the topics were lighting and legal fees through the cost allocation study and the second meeting was with just the committee. Chair Maloney highlighted a spreadsheet providing an outlook of the Harbor major 10-year capitol replacement estimated costs totaling \$4,170,000.

Director Endersby explained to the public what "cost allocation" means and how lighting and legal fees will be modified in the future after the in-house "gut check." In addition, tentatively at the next Council meeting staff is proposing an approval of a RFP to go out for a new cost allocation study for the enterprise funds and a fee study of all City fees, including impact fees.

Discussion by the Board and Director Endersby.

MOTION: Board Member Maloney moved the Harbor Advisory Board support an update comprehensive fee study and cost allocation plan. The Motion was seconded by Board Member McClish.

Discussion by the Board. The motion was rescinded by Board Member Maloney and the second rescinded by Board Member McClish.

MOTION: Board Member Maloney moved the Harbor Advisory Board recommend that the City take positive action relative to updating the comprehensive fee study and cost allocation plan. The Motion was seconded by Board Member McClish, and carried, 6-0, with Board Member Doughty abstaining.

Board Member Luffee left the dais at 8:30 p.m.

Director Endersby presented the staff report for C-2 and received input and responded to inquiries from the Board.

There was Board consensus on the following utility items for potential savings to the Harbor's budget:

- A. Put locks on the trash dumpsters to keep the public from using them. Possibly down size or change to the slotted typed, but not eliminate. Down size the fish carcass dumpster.
- B. Water - Bring back in more detail to the May HAB meeting.
- C. Electricity - Bring back in more detail to the May HAB meeting.

Director Endersby presented the Harbor Department budget overview and goal document for FY 18/19 and responded to Board inquiries.

C-3 UPDATE FROM THE EELGRASS AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/MGqZRpehlv8?t=3h9m52s>

Committee Chair Meissen gave an update on the 11 research projects in the Bay, that were mentioned a year ago deriving from Cal Poly and NEP.

C-4 UPDATE FROM THE MARINE SANCTUARY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/MGqZRpehlv8?t=3h16m32s>

Committee Chair Reisner stated on March 17, 2018, the Santa Lucia Chapter of the Sierra Club held an event in support of the Chumash Heritage National Marine Sanctuary, primarily to prohibit new oil and gas leases off the coast.

C-5 UPDATE FROM THE WORKING WATERFRONT AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES
<https://youtu.be/MGqZRpehlv8?t=3h19m4s>

Committee Member McClish stated there was a great joint HAB/Planning Commission meeting held on March 22, 2018, to review the inclusion for the working waterfront and Measure D into the City's general plan and local coastal plan zoning code update. Of note were the following six items mutually agreed upon:

1. Working Waterfront Mission Statement
2. Working Waterfront's Three Sectors
3. Working Waterfront Land Uses
4. Measure D
5. Measure D "Incidental Thereto" Clarification
6. Measure D "Non-Commercial/Recreational" Clarification

Discussion by the Board.

D. DECLARATION OF FUTURE AGENDA ITEMS
<https://youtu.be/MGqZRpehlv8?t=3h33m33s>

Board Member Doughty requested to add review of the TBID Assessment funding, which currently goes to the General fund and possibly have it support the Harbor Enterprise fund.

Board Member McClish requested the removal of the Morro Bay Maritime Museum Overhead Powerline Underground future agenda item, since it's now a moot point.

Pending items previously declared:

Goals and Objectives – Working Waterfront Designation

Measure D

Explore Benefits of becoming a Harbor or Port District

Wind Energy Generation off the Coast of Morro Bay

Creation of an Embarcadero Business District to Fund Harbor Infrastructure

Review of TBID Assessment Funding

E. ADJOURNMENT

This meeting was adjourned at 9:39 p.m. The next Regular Meeting will be held on Thursday, May 3, 2018 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