

AGENDA NO: A-1

MEETING DATE: August 2, 2018

MINUTES-MORRO BAY HARBOR ADVISORY BOARD  
MEETING – May 3, 2018  
VETERAN'S MEMORIAL HALL - 6:00 P.M.

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 all members present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/EHFlu5YD1uE?t=1m11s>

Board Member Luffee announced the upcoming Sea Lion dock dedication in conjunction with the Mermaid Walk, and Safe Boating Day, at the North T-Pier on May 19, 2018. In addition, there will be binocular viewing station installed on the public end street pier between Hofbrau and the Galley restaurants.

Also, Kent Nagano, Grammy Award-winning conductor and Morro Bay native, is donating his time to the Morro Bay Open Space Alliance with a concert of classical music featuring his daughter, Karin Kei Nagano held at St. Timothy's Church. Tickets are on sale now and the funds raised will go towards purchasing Cerrito Peak. For more information go to: <http://mbopenspace.org/>

Board Member McClish announced the inaugural Marine Swap meet on Saturday June 30, 2018, in the lot behind the Maritime Museum, hosted by three nonprofits, the Morro Bay Youth Sailing Foundation, Friends of the Morro Bay Harbor Department and Morro Bay Maritime Museum.

In addition, he congratulated the Cal Poly Mustang Sailing Team, for qualifying to go to a sailing conference championship held in Hawaii. They placed fourth in Co-Ed and third in the Pacific Coast Team racing. They will soon go to Nationals at Old Dominion.

Board Member O'Brien announced commercial salmon season opened May 1 and closes on May 7, with the season starting slow due to a low salmon stock.

Also, the Commercial Fishermen's Organization will be giving out two \$1,500.00 scholarships this year to two Morro Bay High School graduates at their awards ceremony. Also, for the second year two scholarships will be given out under the Captain Michelle Rowley Leary scholarship at \$1,000.00 each.

In addition, on Memorial Day, May 28, 2018, there will be the Lost at Sea ceremony at the base of the Cayucos pier at 3PM.

Lastly, Board Member O'Brien stated he was asked to represent the Fishing Communities Coalition in Washington DC last week, to discuss issues with the Magunson-Stevens Fishery Conservation and Management Act.

Board Member Doughty stated the bay is finishing up a straight three-week stint of minus tides, which is rare and boaters should beware channel markers in the harbor have been removed for the dredge Yaquina.

#### PUBLIC COMMENT

<https://youtu.be/EHFlu5YD1uE?t=16m5s>

The public comment period was opened.

The public comment period was closed with no public comment.

#### A. CONSENT AGENDA

<https://youtu.be/EHFlu5YD1uE?t=16m24s>

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

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

##### A-2 APPROVAL OF MINUTES FROM THE HARBOR ADVISORY BOARD MEETING HELD ON APRIL 5, 2018

MOTION: Board Member Doughty moved the April 5, 2018 Harbor Advisory Board minutes be approved. The Motion was seconded by Board Member O'Brien and carried unanimously, 7-0.

#### B. REPORTS AND APPEARANCES

<https://youtu.be/EHFlu5YD1uE?t=17m21s>

##### B-1 HARBOR DEPARTMENT STATUS REPORT

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

#### C. BUSINESS ITEMS

<https://youtu.be/EHFlu5YD1uE?t=45m12s>

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

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

The public comment period was closed with no public comment.

Committee Chair McClish stated as mentioned previously in the Status Report the boatyard financial feasibility Study RFP will tentatively be discussed at the second City Council meeting in June and the boat storage documents will hopefully be on the May 22 Council meeting.

Board Member O'Brien praised the Harbor Department for the work put into the RFP document.

##### C-2 UPDATE FROM THE FINANCE & BUDGET AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES, AND DISCUSSION OF "USEFUL LIFE" AS IT PERTAINS TO DEPARTMENT CAPITAL INFRASTRUCTURE AND EQUIPMENT PRIORITIZING AND PLANNING

<https://youtu.be/EHFlu5YD1uE?t=50m27s>

Committee Chair Maloney stated the committee has not met recently, however, Committee member Reisner met with the City's Finance Director.

Member Reisner stated the Finance Director is aware that for the FY17/18 there is an unfunded liability regarding Harbor infrastructure; capital equipment, maintenance & repair and replacement in the amount of just over 2 million dollars. This liability will carry forward to FY18/19 as there is no money to fund it. Within the City's current revenue stream there will not be enough funds to significantly impact those liabilities.

Director Endersby presented the staff report relating to the infrastructure replacement, maintenance, and prioritization spreadsheets for C-2 and received input and responded to inquiries from the Board.

Member Reisner recognized the importance for a possible Port District in the future to maintain the Harbor's infrastructure needs.

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

<https://youtu.be/EHFlu5YD1uE?t=1h22m13s>

Committee Chair Meissen stated the committee met to discuss the upcoming Anchor QEA report due by the end of June 2018. Chair Meissen stated during the committee meeting, member Lexi Bell with the National Estuary Program, reported the eelgrass transplanting projects in the bay are all during very well, and member Cathy Novak, a project consultant working on an Embarcadero waterfront project, informed the committee that eelgrass is currently impacting the proposed installation of a required waterside boardwalk.

Chair Meissen and Director Endersby discussed the probability of the committee's policy statement being included in the City's General Plan/Local Coast Plan update.

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

<https://youtu.be/EHFlu5YD1uE?t=1h29m18s>

Committee Chair Reisner stated there has been no new update or committee meeting.

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

<https://youtu.be/EHFlu5YD1uE?t=1h29m43s>

Committee Member McClish reported to the board the current zoning for the triangle lot has now been updated to include marine related uses, including a boat yard, in the draft GP/LCP update.

Discussion by the board.

#### C-6 PRESENTATION AND INPUT ON WATER AND ELECTRICITY METERING AND/OR COIN-OPERATION FOR COST RECOVERY AT THE CITY'S VARIOUS VESSEL AND BOATING FACILITIES

<https://youtu.be/EHFlu5YD1uE?t=1h34m32s>

Board Member Maloney asked if he needed to recuse himself due to a possible conflict of interest by renting a City slip and having a leasehold interest. Director Endersby explained he did not.

Director Endersby presented the staff report for C-6 and gathered input and answered questions from the Board.

There was Board consensus to install a coin-operated water control device at Tidelands Dock to recover water cost and possibly reduce usage.

Board Member Luffee left the dais at 8:13 PM.

C-7 HARBOR ADVISORY BOARD GOAL 1 OBJECTIVE (D): EVALUATE OPPORTUNITIES FOR NEW OR EXPANDED REVENUE SOURCES, INCLUDING, BUT NOT LIMITED TO PAID PARKING, MARIJUANA ASSOCIATED REVENUES, OTHER TAX MEASURES, AND A REVIEW OF CITY FEES; AND DISCUSSION OF TBID ASSESSMENT FUNDING AND CREATION OF AN EMBARCADERO BUSINESS DISTRICT AS POSSIBLE NEW REVENUE SOURCES

<https://youtu.be/EHFlu5YD1uE?t=2h11m47s>

Director Endersby presented the staff report for C-7 and gathered input and answered questions from the Board.

Discussion by the Board.

There was Board consensus with the following revenue generating ideas:

- Paid Parking on or near the Embarcadero
- Marijuana associated revenues
- City Fees
- Share of TOT
- Share of Possessory Interest Revenue
- Share of Sales Tax that is generated off the Tidelands Trust lands
- Periodic events at the Rock
- Some sort of Assessment District
- Port District Concept
- License Agreements for various events
- Food Truck and Beach needs concessionaires, including Tidelands Park
- Boat Storage in the Triangle Lot
- Movie Nights

Chair Reisner stated he would draft a HAB memo to Council with the list of ideas pertaining to HAB Goal 1 Objective (D) requesting their feedback of the ideas HAB should currently focus on.

C-8 INFORMATIONAL REVIEW OF HARBOR LEASE SITE ACTIVITY, LEASE TYPES AND LEASE MANAGEMENT POLICY

<https://youtu.be/EHFlu5YD1uE?t=2h33m54s>

Director Endersby presented the staff report for C-8 and answered questions from the Board.

D. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/EHFlu5YD1uE?t=3h6m15s>

No additional items were added or removed.

- 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 9:09 p.m. The next Regular Meeting will be held on Thursday, June 7, 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