

MINUTES-MORRO BAY HARBOR ADVISORY BOARD
MEETING – May 2, 2019
VETERAN'S MEMORIAL HALL – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: September 5, 2019

PRESENT: Ron Reisner HAB Chair
Mark Blackford HAB Vice-Chair
Dana McClish HAB Member
Gene Doughty HAB Member
Lynn Meissen HAB Member
Jeremiah O'Brien HAB Member
Cherise Hansson 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 5:30 p.m., with a quorum present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/9Ut2bwHKeeQ?t=111>

PRESENTATIONS

<https://youtu.be/9Ut2bwHKeeQ?t=566>

- Morro Bay Community Quota Fund Update by Dwayne Oberhoff, Executive Director

PUBLIC COMMENT

<https://youtu.be/9Ut2bwHKeeQ?t=1856>

The public comment period was opened.

Mimi Goldberg, Morro Bay resident spoke for the need of more trash cans at the Rock parking lot.

The public comment period was closed.

Board member Doughty joined the Board at the dais at 6:05 p.m.

A. CONSENT AGENDA

<https://youtu.be/9Ut2bwHKeeQ?t=2196>

Unless an item is pulled for separate action by the Board, the following actions are approved without discussion. The public will also be provided an opportunity to comment on consent agenda items.

A-1 APPROVAL OF MINUTES FROM THE SPECIAL HARBOR ADVISORY BOARD MEETING HELD ON, MARCH 13, 2019

RECOMMENDATION: Approve as submitted.

A-2 APPROVAL OF MINUTES FROM THE HARBOR ADVISORY BOARD MEETING HELD ON, APRIL 4, 2019

RECOMMENDATION: Approve as submitted.

A-3 HARBOR DEPARTMENT STATUS REPORT

RECOMMENDATION: Receive and file.

The public comment period for Consent Agenda was opened; seeing none, public comment was closed.

MOTION: Board Member Meissen moved approval of items A-1 through A-3. The Motion was seconded by Board Member Blackford and carried unanimously, 7-0.

B. BUSINESS ITEMS

<https://youtu.be/9Ut2bwHKeeQ?t=2276>

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

Committee Chair McClish spoke to the Federal Grant Handbook Director Endersby emailed out to the committee. The committee has perused the listing of grants and chose four of the grant programs that may be viable to the marine services facility. The four identified are Economic Development Assistant Program, the Planning and Technical Assistant Program, Infrastructure for Rebuilding American Program and Small Shipyard Grant Program. The committee has identified a professional grant writer and the next step is meeting with the grant writer for direction.

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

<https://youtu.be/9Ut2bwHKeeQ?t=2599>

Committee Chair Blackford stated the finance and budget discussion will take place during item B-5.

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

<https://youtu.be/9Ut2bwHKeeQ?t=2626>

Committee Chair Meissen stated the committee has not met since the last Board meeting with the next steps being to get the Army Corp of Engineers, Anchor QEA and the City together to discuss the in-lieu program as an option for mitigation.

B-4 UPDATE ON HARBOR DEPARTMENT LEASE MANAGEMENT POLICY UPDATE PROCESS

<https://youtu.be/9Ut2bwHKeeQ?t=2850>

Board member Hansson stated the policy members are working on fair market rent and have found most Coastal Cities are in line with Morro Bay's current policy. However, additional percentage rents are all over the map, with Morro Bay somewhere in the middle of those Cities researched.

Director Endersby responded to Board member inquiries regarding the lease management policy groups progress on fair market/percentage rents and stated the next meeting will be on May 23, 2019.

B-5 PRESENTATION ON CURRENT BUDGET DEVELOPMENT STATUS OF HARBOR OPERATING, EQUIPMENT REPLACEMENT AND ACCUMULATION FUNDS

<https://youtu.be/9Ut2bwHKeeQ?t=3446>

Director Endersby presented the staff report for B-5 overviewing in detail the proposed Harbor Operating Fund, Equipment Replacement, Accumulation and Capital Improvement Program for fiscal 19/20 year. Council be will leading two public Budget workshops this month on May 14 & 16, 2019.

Director Endersby responded to Board member inquiries.

The Board took a brief recess at 7:33 p.m. The meeting reconvened at 7:39 with all members present.

B-6 PRESENTATION ON STATUS OF “WORKING WATERFRONT” AND “MEASURE D” RECOMMENDATIONS MADE BY THE HARBOR ADVISORY BOARD TO THE GENERAL PLAN ADVISORY COMMITTEE

<https://youtu.be/9Ut2bwHKeeQ?t=7468>

Director Endersby presented the staff report for B-6 and summarized the Harbor Advisory Board past recommendations for the Working Waterfront and Measure D sections of the General Plan/Local Coastal Program document provided to the General Plan Advisory Committee and briefed the Board to the current status of the Program document.

Board Chair Reisner invited the Board to provide questions or comments on the 5 attachments to the staff report to present in a memorandum to Council.

Board Member Doughty asked for a status on the waterfront master plan.

Board Chair Reisner requested clarification on the following;

Attachment 1- page 3-26, 3rd paragraph. No reference of defining “*clearly incidental*” in the Measure D zone.

Attachment 2- page 3-31, LU-4.2. If something is a policy, does that mean something is going to happen before the plan is finalized? As opposed to a goal?

Page 3-32, LU-4.8. What maritime services are presently on Beach Street?

Page 3-31, LU-5.1. Are there conflicts between commercial fishing and coastal recreational uses?

Attachment 4- page 30, A 2a & b. Suggests possible expansion in the Measure D area in accordance with the provisions of Title 15 in the Municipal code?

page 31, B 1a & f. Does commercial and recreational boating and fishing include tie-up/dockage? Why is moorage only allowed in *inclement weather* to exclude other weather?

Attachment 5- page 34, B 3. Does the City define a “*Harbor Master*” in the MB Municipal code? Does the Harbor Master have a development plan, or could it be a Master development plan for the Harbor?

page 34, B 6. Incomplete description does not include navigable channels or turning basins.

page 35, A 2. Who determines the aesthetic environmental qualities?

page 35, D. As a condition for any permit for development within the Midway Marina (Currently known as the State Park Marina), how would the City require the State Department of Parks and Recreation include this area in its Morro Bay State Park master plan?

Member McClish requested all districts have their locations clearly defined in Attachment 4.

C. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/9Ut2bwHKeeQ?t=9364>

Vice-Chair Blackford moved to agendize primitive camping as a potential revenue stream and to review the camping study. The motion was seconded by Board Member Hansson and carried unanimously, 7-0.

Chair Reisner moved to agendize an update from the Morro Bay Quote Fund in the Fall. The motion was seconded by Board Member McClish and carried unanimously, 7-0.

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
- Identify/review responsible parties for cleanliness of waterfront ground lease sites, public restrooms, light posts, and concerns to public safety

E. ADJOURNMENT

This meeting was adjourned at 8:13 p.m. The next Regular Meeting will be held on Thursday, June 6, 2019 at 5:30 p.m. in the Veteran's Memorial Hall located at 209 Surf Street, Morro Bay, California.

Recorded by,



Lori Stilts
Harbor Business Coordinator