



CITY OF MORRO BAY HARBOR ADVISORY BOARD A G E N D A

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean and healthy place for residents and visitors to live, work and play.

Meeting - Thursday, November 7, 2019 Veteran's Memorial Building – 5:30 P.M. 209 Surf Street, Morro Bay, CA

Ron Reisner, Chair	Marine Oriented Business
Mark Blackford, Vice Chair	Member at Large
Lynn Meissen,	Member at Large
Gene Doughty	South Bay/Los Osos
Cherise Hanson	Waterfront Leaseholders
Dana McClish	Recreational Boating
Jeremiah O'Brien	Morro Bay Commercial Fishermen's Organization
Peter Griffin	Alternate to Jeremiah O'Brien (MBCFO)
Owen Hackleman	Alternate to Jeremiah O'Brien (MBCFO)

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR, ADVISORY BOARD MEMBER & LIAISON ANNOUNCEMENTS & PRESENTATIONS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Board on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Board at this time.

Public comment is an opportunity for members of the public to provide input to the advisory body. To increase the effectiveness of the Public Comment Period, the City respectfully requests the following guidelines and expectations be followed:

- When recognized by the Chair, please come forward to the podium to speak. Though not required, it is helpful if you state your name, city of residence and whether you represent a business or group. Unless otherwise established by the Chair, comments are to be limited to three minutes.
- All remarks should be addressed to Board, as a whole, and not to any individual member thereof.
- The Board respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Board to carry out its meeting will not be permitted, and offenders will be requested to leave the meeting.
- Your participation in Board meetings is welcome and your courtesy will be appreciated.
- The Board in turn agrees to abide by its best practices of civility and civil discourse according to Resolution No. 07-19.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Harbor Department's Office Assistant at (805) 772-6254. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. CONSENT CALENDAR

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 Harbor Advisory Board meeting held on August 1, 2019.

RECOMMENDATION: Receive and file report.

A-2 Harbor Department Status Report.

RECOMMENDATION: Receive and file report.

B. BUSINESS ITEMS

B-1 Update from the Boatyard/Marine Services Facility Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION: Receive and file committee report.

B-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION: Receive and file committee report.

B-3 Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION: Receive and file committee report.

B-4 Continued Discussion of Harbor Advisory Board Work Planning the Role of the Harbor Advisory Board in the City Council Goal, Objective and Work Planning Process

RECOMMENDATION: Discuss and provide input to staff on the City Council – Harbor Advisory Board goal, objective and work planning process.

B-5 Discussion on Harbor Department Strengths, Weaknesses, Opportunities and Threats ("SWOT") as They Relate to City Council – Harbor Advisory Board Work Planning

RECOMMENDATION: Discuss and provide input on Harbor Department strengths, weaknesses, opportunities and threats as they relate to the City Council – Harbor Advisory Board goal and objective work planning process to inform current and future work planning efforts.

C. DECLARATION OF FUTURE AGENDA ITEMS

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 concern for public safety
- Report for Morro Bay Quota Fund in September or October of 2019

- Mini “SWOT”

D. ADJOURNMENT

This agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Morro Bay Harbor Department, 1275 Embarcadero, for any revisions or call the department at 772-6254 for further information.

Materials related to an item on this Agenda are available for public inspection during normal business hours at the Harbor Department, 1275 Embarcadero Road, or online at www.morrobayca.gov. Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Harbor Department during normal business hours or at the scheduled meeting.

AGENDA NO: A-1

MEETING DATE: November 7, 2019

MINUTES-MORRO BAY HARBOR ADVISORY
BOARD MEETING – August 1, 2019
VETERAN'S MEMORIAL HALL – 5:30 P.M.

PRESENT: Ron Reisner HAB Chair
Mark Blackford HAB Vice-Chair
Gene Doughty HAB Member
Lynn Meissen HAB Member
Owen Hackleman HAB Member
Dana McClish 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/yXq3nAKYKSg?t=84>

PUBLIC COMMENT

<https://youtu.be/yXq3nAKYKSg?t=452>

The public comment period was opened.

Mimi Goldberg, Morro Bay, urged the Harbor Advisory Board to address the ongoing trash issue at the Rock.

The public comment period was closed.

A. CONSENT AGENDA

<https://youtu.be/yXq3nAKYKSg?t=765>

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 HARBOR DEPARTMENT STATUS REPORT

RECOMMENDATION: Receive and file.

MOTION: Board Member Blackford moved approval of item A-1. The Motion was seconded by Board Member McClish and carried unanimously, 7-0.

There was Board consensus to move B-5 to the beginning of the business items.

B. BUSINESS ITEMS

<https://youtu.be/yXq3nAKYKSg?t=824>

B-5 PRESENTATION ON MASTER FEE SCHEDULE STUDY RESULTS AND RECOMMENDATION ON FEE RECOVERY RATES FOR HARBOR DEPARTMENT FEES

Director Endersby presented the staff report for item B-5 and provided background on the recently completed Citywide comprehensive fee study, including the process, importance of cost recovery for services and infrastructure repair needs, along with a few public input study sessions dates planned.

Chair Reisner reminded the Board that the Harbor fund has \$3 million in unfunded liabilities for Harbor related infrastructure, including docks and slip with no financial surplus to address those infrastructure needs with the cost rising every year.

The public comment period was opened.

Tom Hafer, President of the Morro Bay Commercial Fishermen's Organization, asked to delay the commercial slip fee increase until the out of town slip holders and organization leaders come back from fishing and look at possible alternate funding.

Fred Sears, Founding Secretary of the Commercial Fishermen's Organization, stated there are not enough members of the organization in town and would like to postpone the fee increase until the last week of October when the fishermen return.

Mark Tognazzini, commercial slip holder for 30 years, requested the City postpone the fee increase until the fishermen return. In addition, he stated people come to Morro Bay to see the boats and we don't need to be compared to other Cities.

Craig Barbre, Launch Ramp commercial slip holder, stated he has fished out of Morro Bay for 29 years and fished out of Avila prior for 15 years and requested a postponement on the fee increase until the fishermen come back fishing.

Bob Braaten, commercial slip holder, stated he would like to postpone the fee increase and has a list of ideas to help the situation.

The public comment period was closed.

Director Endersby clarified the reason why the Board Member for the Commercial Fishing seat does not need to recuse himself when discussing and making recommendations for commercial slip fees.

There was in depth Board discussion regarding the new Harbor fee recommendations provided by the cost study and Director Endersby responded to Board inquires.

Director Endersby responded to public comment responses stating that staff is aware of the importance of waiting for the fishermen to return to give input on the fee increase.

At 7:02 p.m. the Board took a brief break. The meeting reconvened at 7:10 p.m. with all members present.

Chair Reisner explained to the Board item B-5 is to consider the 33 suggested fees on page 522-24 of the cost study in the staff report.

Member McClish clarified the Board is starting with A1-5 Anchorage Area – daily rate/foot over 5 days fee to increase to \$0.38.

MOTION: Member McClish moved to accept this recommendation. The motion was seconded by Member Blackford and carried 7-0.

Chair Reisner questioned the reason for the Floating Dock – daily rate per foot increase due to the dock is inhabited by sea lions.

MOTION: Member Blackford motioned to move past the item. The motion was seconded by Member McClish and carried 7-0.

The Board agreed to review the fees in order of the fee chart as presented and Chair Reisner provided a few options on how the Board may consider the Commercial Fishing Slips - monthly rate per foot fee increase.

MOTION: Member Meissen moved to recommend to the City Council that this be deferred until the Commercial Fishermen's Organization can address the topic. The motion was seconded by Member Doughty.

There was Board discussion with Member Meissen withdrawing her motion to defer the Commercial Fishing Slips - monthly rate per foot fee increase with Member Doughty in agreement.

MOTION: Member Hackleman moved that this be given a continuance until November so that the Commercial Fisherman and Commercial Fishermen's Organization and the slip lease holders can engage with the City Council as needed and also that the City Council will send it back to the Harbor Advisory Board before making a final decision. The motion was seconded by Member Hansson and carried 6-1 with Chair Reisner opposed.

Chair Reisner continued on with the Head Float Berth – monthly rate, \$205.00 increase to \$256.25.

MOTION: Member Blackford moved that this recommendation be accepted. The motion was seconded by Member Doughty and carried 7-0.

Chair Reisner presented next fee on the rate chart, the Transient Slips – monthly sublease rate per foot, \$10.00 increase \$15.00 and the Transient Slips – daily rate per foot, \$1.00 to \$1.50.

MOTION: Member Blackford moved that we accept both line items as listed. The motion was seconded by Member Doughty.

Member Meissen asked if the rate increase would create an increase in slip vacancies. There was Board discussion. Member Blackford withdraw his motion and Member Doughty withdrew his second.

MOTION: Member McClish moved that we divide the transient slip monthly and daily rates into two categories one for commercial fishing and one for recreational boaters. The motion was seconded by Member Meissen.

There was Board discussion regarding comparable slip rates in other harbors.

MOTION: Member Doughty moved to the City Council that the transient slips for commercial monthly rate \$11.00 rate per foot and the daily rate per foot would be a \$1.00 and then for the recreational the monthly rate would be \$14.00 and the daily rate per foot would be a \$1.50. The motion was seconded by Member McClish.

There was extensive Board discussion, where it was recognized the previous motion by Member McClish and second by Member Meissen to divide the commercial and recreational transient rates was not voted upon. Therefore, Member McClish withdrew his previous motion and Member Meissen withdrew her previous second.

The motion by Member Doughty carried 7-0.

Chair Reisner continued with the next fee to review, T-Piers – daily rate per foot, currently at \$0.30 suggested increase to \$.045

MOTION: Member Doughty moved to table this item and tie it in with the same time with the commercial slips for review by the Commercial Fishermen. The motion was seconded by Member McClish. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Temporary Moorage – large vessels or equipment requiring special accommodation – daily rate, \$182.00 suggested increase to \$273.00.

MOTION: Member McClish moved to accept this recommendation. The motion was seconded by Member Blackford. The motion carried 6-1 with Member Doughty opposing.

Chair Reisner continued with the next fee to review, Impounded Vessels – daily storage rate per foot-\$1.50 suggested increase to \$2.25.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member Hansson. The motion carried 7-0.

Chair Reisner continued with the next fee to review, City Moorings – monthly rate, \$260.00 suggested increase to \$275.00.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Meissen. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Private Moorings – monthly rate, \$90.00 suggested increase to \$94.00.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Meissen. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Guest Moorings – daily rate per foot, \$0.30 suggested increase to \$0.45

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Hackleman.

There was Board discussion with explanation of where the guest moorings are located.

The motion carried 7-0.

Chair Reisner continued with the next fee to review, Mooring Ownership Transfer – private moorings, \$1205.00 suggested increase to \$1259.00

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Doughty.

There was Board discussion on who would pay the fee, buyer or seller.

Director Endersby explained why the fee was established.

The motion carried 7-0.

Chair Reisner continued with the next fee to review, T-Pier Electrical – daily rate, \$2.85 suggested increase to \$3.00.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Doughty. The motion carried 7-0.

Chair Reisner continued with the next fee to review, South T-Pier Hoist – rate per use, \$15.40 suggested increase to \$16.10.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Meissen. The motion carried 7-0.

Chair Reisner continued with the next fee to review South T-Pier Hoist Fish Unloading – per hour, \$80.50 suggested increase to \$84.10.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member Doughty. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Wharfage – rate per ton, \$1.05 suggested increase to \$1.10. Director Endersby explained what the meaning of wharfage pertaining to the fee schedule.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member McClish. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Loaned Electric Cord or Adaptor Replacement, \$175.00 suggested increase to \$183.00.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member McClish. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Dry Storage – monthly rate, \$97.00 suggested increase to \$101.00.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member McClish. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Triangle Lot Trailer/Boat Storage – monthly rate, suggested fee to \$100.00. Director Endersby explained the fee is to be added to the Harbor fee schedule because Council approved the fee after last year's schedule was adopted.

MOTION: Member Blackford moved to accept this rate as listed. The motion was seconded by Member McClish. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Liveaboard Permit Administration - biennial, \$184.00 suggested decrease to \$165.00. Director Endersby explained why the fee decreased.

MOTION: Member Doughty moved to accept the new rate fee. The motion was seconded by Member Blackford.

The motion carried 7-0.

Chair Reisner continued with the next fee to review, Liveaboard Permit Inspection – biennial (if done by Harbor Patrol), \$88.00 suggested increase to \$150.00. Director Endersby explained the reason of the for increase.

MOTION: Member Doughty moved to accept this new rate fee. The motion was seconded by Member Blackford. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Service Fee, Moorings – monthly \$17.40 suggested increase to \$90.00. Director Endersby defined what the fee is for.

There was Board discussion.

MOTION: Member Blackford moved to accept this line item as listed. The motion was seconded by Member McClish.

Member Doughty suggested hearing from the liveaboard community before making a decision.

The motion failed 3-3-1, with Reisner, Doughty and Meissen opposed and Hackleman abstaining.

There was Board discussion.

MOTION: Member Blackford moved to table this item and have further discussion at the next HAB meeting. The motion was seconded by Member Doughty. The motion carried 5-0-2, with Reisner and McClish abstaining.

Chair Reisner continued with the next fee to review, Service Fee, City Slips – monthly \$35.80 suggested increase to \$90.00.

MOTION: Member Doughty moved to table this until the next meeting. The motion was seconded by Member Blackford. The motion carried 5-0-2, with Reiner and Meissen abstaining.

Chair Reisner continued with the next fee to review, Each Additional Patrol Officer – per hour, \$88.00 suggested increase to \$150.00.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member McClish. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Lifeguard, \$25.00 suggested increase to \$27.00.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member Hansson. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Launch Ramp Daily (or any part thereof), \$5.00 suggested increase to \$6.70.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member Hansson.

There was Board discussion. Director Endersby clarified the fee is for daily parking in a yellow stall at the launch ramp for a vehicle and trailer.

AMMENDED MOTION: Member Blackford moved to change the fee to \$6.00. The motion was seconded by Member Hansson. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Launch Ramp Annual Permit, \$115.00 suggested increase to \$155.00.

MOTION: Member Doughty made a recommendation that we accept the \$155.00 fee. The motion was seconded by Member Blackford. The motion carried 7-0.

Chair Reisner continued with the next fee to review, Master Lease Approval, \$2,200.00 suggested increase to \$3,105.00. Director Endersby summarized the uses of all three lease administration fees.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member McClish.

There was Board discussion.

The motion carried 6-1, with Member Hansson opposed.

Chair Reisner continued with the next fee to review, Actions Requiring City Council Approval, \$700.00 suggested increase to \$2,010.00. There was Board discussion and Director Endersby gave an example of when this fee would be used. Chair Reisner suggested the descriptions of the lease fees are inadequate.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member Meissen. The motion carried, 6-0-1, with Hansson abstaining.

Chair Reisner continued with the next fee to review, Actions Requiring Administrative Approval, \$265.00 suggested increase to \$665.00.

MOTION: Member Blackford moved to accept this fee as listed. The motion was seconded by Member McClish.

There was Board discussion. Member Hansson felt raising the fee would deter new sublease tenants.

The motion failed 3-4, Members Hansson, Meissen, Doughty and Hackleman opposed.

There was no action taken on the fee for Actions Requiring Administrative Approval.

B-1 UPDATE FROM THE BOATYARD/MARINE SERVICES FACILITY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES, AND RECOMMENDED NEXT STEPS FOR SEEKING FEASIBILITY STUDY GRANT FUNDING

<https://youtu.be/yXq3nAKYKSg?t=13151>

Director Endersby presented the staff report for B1.

Committee Chair McClish stated the committee should have more information on grant funding and possible grant class at the next meeting.

B-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities; Presentation on Adopted Harbor Fund Budget; and Continued Discussion of Potential New Revenue Sources for the Harbor Fund
<https://youtu.be/yXq3nAKYKSg?t=13454>

Director Endersby presented the staff report for B2.

Committee Chair Blackford summarized the dry camping proposal for consideration of a new revenue source.

There was Board discussion.

MOTION: Member Blackford moved as one of the choices for additional revenue generation for the Harbor Department, suggests that the Board accept the task to work with the Harbor Department in refining the document in preparation of referral to the City Council and excluding the Rock area as a potential camping area. The motion was seconded by Member Doughty and carried 7-0.

There was Board discussion and questions posed to Director Endersby regarding concerts in Tidelands Park. There was no formal Board action taken on Concerts in Tidelands Parks.

The Board discussed licensed food truck vendors in prime waterfront locations. Director Endersby defined a prime location as the Launch Ramp parking lot. There was no formal Board action taken on food truck vendors in prime locations.

B-3 Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities
<https://youtu.be/yXq3nAKYKSg?t=15561>

Committee Chair Meissen stated that due to cost of creating an in lieu-fee program and budget constraints it's highly unlikely the committee will be able to pursue this particular type of eel grass policy.

Director Endersby stated he is still trying to contact and set up a meeting with the regulators.

Board Chair Reisner requested a written update from the Ad-Hoc committee to submit to the City Council.

B-4 Update on Harbor Department Lease Management Policy Update Process, and Appointment to Fill Resignation of One Harbor Advisory Board Member from the Lease Management Policy Update Group
<https://youtu.be/yXq3nAKYKSg?t=15728>

Board member Hansson provided a brief update on the status of the lease management policy update.

Director Endersby stated the group is about halfway through the process of updating the policy with the hope to be finished by the end of the year.

MOTION: Member Blackford moved to have Ron Reisner fill the seat recently vacated by Mark Blackford on the Lease Policy Update Group. The motion was seconded by Member

Hackleman. The motion carried 7-0.

C. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/yXq3nAKYKSg?t=16110>

Chair Reisner requested to add a “mini swot” (an analysis of strengths, weaknesses, opportunities and threats of the Harbor Department) to the future agenda items. There was Board consensus.

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 concern for public safety
- Report for Morro Bay Quota Fund in September or October of 2019

E. ADJOURNMENT

This meeting was adjourned at 10:06 p.m. The next Regular Meeting will be held on Thursday, September 5, 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



AGENDA NO: A-2

MEETING DATE: November 7, 2019

Staff Report

TO: Harbor Advisory Board

DATE: October 31, 2019

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Department Status Report

RECOMMENDATION

Receive and file report.

DISCUSSION

Recent Department Activity:

Harbor Patrol statistics to date since the October Harbor Advisory Board meeting were 5 emergency responses, 104 calls for service, 22 assists of other agencies, 19 enforcement contacts, and 4 weather warnings. There was 1 Hazardous Bar Warning.

Recent Harbor News:

October 23, Harbor Patrol responded to a transient vessel dead-in-the-water at the harbor entrance and towed it to a City slip for the night. There were no injuries and the vessel left the harbor the next day under its own power.

October 24, Heart to Heart Real Estate Inc., generously donated \$2,526 to the Friends of the Morro Bay Harbor Department out of a real estate transaction. Our Friends Herb and Marla White made it happen with their real estate sale. The funds will help to support the Junior Lifeguard Program. Thank you Whites and Heart to Heart!



October 26, Chuck Rawlinson with Depth Perceptions Diving Services held their annual dive clean up day down at the Launch Ramp under the City docks. There were 54 divers, 10 surface support staff from MBNEP, Friends of the Bay, and family members of the volunteer divers.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

Recovered items included, and pictured below:

1 30-gallon bait barrel	4 sections of hose	1 4' x 4' rubber floor mat
1 5-gallon bait tote	3ft oil absorbent pad	1 2' x 6' plastic trough
1 oyster bag	1 antenna	1 toilet
1 step ladder	1 fiberglass radio antenna	1 used paint brush
1 hand cart	1 child's fishing pole & reel	1 starter motor
6 sections of PVC pipe	5 5-gallon plastic buckets	1 deep cycle battery
20ft 3/4 nylon rope	1 electric heater	4 plastic bottles
1 cinder block	3 knives	1 glass smoking pipe
5 tires	1 2' x 3' piece of carpet	1 plastic milk crate
1 boat hook	Assorted cans, cord, dock bumper, fiberglass mat	



Thank you Chuck and Depth Perceptions!

October 27, Harbor Patrol assisted a recreational vessel dead-in-the-water in the middle of the mooring field area off Tidelands Park and towed it back to the Launch Ramp to be hauled out on the owner's trailer.

Also, on October 27, Harbor Patrol assisted two boaters with an overturned Day Sailor. After a vigorous attempt to right the vessel, HP towed it to the Launch Ramp to be hauled out by the owners.

October 30, Harbor Patrol, Morro Bay Fire and Police, Coast Guard, State Parks and CHP Air 70 helicopter responded to a climber on the Rock. The unlawful climber reached the top of the Rock, while a response crew was sent up the Rock to bring the climber to safety and be fined by the MB Police.

Recent City Council Activity:

At the October 8 Council meeting, Council conceptually approved of a pilot Building Lease Agreement with The Paddleboard Company (Ken and Sandi Twist) at lease site 69-70/69W-70W, located at 595 Embarcadero Road (the old Morro Bay Aquarium site).

Also at the October 8 Council meeting, Council received a progress update from Central Coast Aquarium (CCA) for potential future new Morro Bay Aquarium. CCA reported successfully raising the ~\$38,000 needed for the next step of their process, which is execution of their Aquarium Exhibit and Architectural Design Plans. A design "charette" with various stakeholders is being scheduled for November. Once the design plans are completed, they will be presented to the City Council for review, and will ultimately serve as the basis for the aquarium capital campaign.

At the October 22 Council meeting, Council adopted of Resolution No. 87-19 authorizing the Mayor to execute Amendment #2 to the Master Lease Agreement at lease site 82-85/82W-85W (Doug Redican / 725 Embarcadero, LLC, located at 725 Embarcadero and operating as Rose’s Landing), providing for Redican’s financial assistance to the “Market Plaza Concept Plan.”

Upcoming Events:

- Nov 9-10 WSA Surf Championship Tour #4
- Nov 21 Arrival of the Lady Washington docking at the North T-Pier (new location)
- Dec 7 Morro Bay Harbor Lighted Boat Parade
- April 24-26 Morro Bay Kite Festival 2020

Status of Pending HAB Recommendations:

	HAB Recommendation	Date	Status
1	Staff draft letter to Council encouraging the City to pursue negotiating with State Parks the City assume both marina and café concessions.	5/7/15	<p>Staff’s last contact with Parks indicated no Parks interest in giving up the café concession. Since that time, all of Parks’ key personnel on the SPM have either retired or positions turned over. Staff’s current thinking is we’re at a “start-over” point with Parks to begin talks anew and are acting accordingly before taking anything back to the Council.</p> <p>11/1/17. Staff have reached out to Parks to renew discussions.</p> <p>12/20/17. Spoke with office of Director for State Parks; tentative meeting set for week of January 8-12.</p> <p>2/13/18. Spoke with office of Director of Concessions office left message with assistant for our concession specialist to set up conference call. No response. 2/22/18 Called again left message.</p> <p>2/23/18. new Parks concession specialist contacted department.</p> <p>4/23/18. Harbor Director email sent to Parks.</p> <p>4/27/18. Contacted Parks staff, discussions underway.</p> <p>5/17/18. Harbor Director met with Dan Falat, District Superintendent, regarding reviving discussions, putting concessions out to bid and prospects for City taking over operation and management of the marina.</p> <p>Staff was recently informed by the district superintendent that State Parks in Sacramento is potentially bringing this item off the back burner. 4/26/19 Meeting still pending.</p>
2	Staff provide Council with modified sections of MBMC 15.24 (harbor sanitation) and develop environmental BMP’s.	7/22/15	<p>Staff have incorporated this BMP effort into the ongoing Rules & Regs/MBMC updating project.</p> <p>11/1/17. Work ongoing; tentatively scheduled to come to HAB Feb or March 2018.</p> <p>1/18/18. Review at HAB 2/1/18 meeting item C7.</p> <p>4/27/18. Pending Council consideration.</p> <p>No new updates.</p>

3	City Council to approve issuance of the final draft Marine Services Facility/Boatyard Request for Qualifications document.	2/2/17	<p>2/14/17. Council approved the release of a Request for Qualifications (RFQ) document as-proposed. RFQ is out, and responses due July 14, 2017.</p> <p>7/27/17. No responses to RFQ.</p> <p>8/3/17. HAB meeting to consider next steps.</p> <p>11/3/17. Put together a RFP for a financial feasibility study to go to Council for approval.</p> <p>12/1/17. Draft proposal in process for HAB review 2/2018.</p> <p>12/18/17. Tentatively on Council agenda for 1/23/18. to lay out scope of work and get authorization for a financial feasibility study.</p> <p>1/18/18. Discussing at HAB meeting 2/1/18 during item C1.</p> <p>4/27/18. Working on draft RFP to go to Council. Tentatively on 6/26/18 City Council agenda for consideration of issuance.</p> <p>Tentatively on 8/28/18 City Council agenda for consideration of issuance.</p> <p>8/28/18. Council approved issuance of a financial feasibility RFP. RFP to be issues asap.</p> <p>Request for Proposals issued for financial feasibility study services for the proposed boatyard. RFP due February 1, 2019.</p> <p>No proposal submissions received. HAB to consider next steps 3/13/19.</p> <p>4/26/19 Staff not recommending any further expenses be undertaken on boatyard financial feasibility study at this time.</p> <p>5/31/19 Boatyard/Marine Services Facility remains on the City Council's goals.</p>
4	City to use a consultant to update the cost allocation plan, if feasible, if not, then direct staff to do an internal check.	6/1/17	<p>Approved Council Goal Objective Work Plan Item – Internal “gut check” Goal 1(e).</p> <p>11/2/17. On HAB agenda for process consideration. Staff/Committee analysis review calendar 2017. To new Finance Director January 2018. Consideration of findings into development of FY 18/19 budget.</p> <p>1/18/18. Staff currently engaging in internal check. Staff met 3/2 with new Finance Director. Lighting issue “gut check” in Cost Allocation resolved in draft FY 18/19 budget.</p> <p>4/13/18. issued RFP for Comprehensive Fee Study & Cost Allocation Plan – closes 5/11/18.</p> <p>Multiple proposals received; have gone through initial staff review and evaluation. Interviews of top candidates pending in first half of June.</p> <p>Tentatively on 8/14/18 City Council agenda to award contract for comprehensive fee study.</p> <p>8/14/18 Council authorized the City Manager to execute an agreement with Consultant to update the City's user fees, cost allocation, and</p>

			development impact fee study's. Consultant currently working with staff on studies. Studies are well underway.
5	City to share tax revenues that are collected in the Harbor fund (and not currently going to the Harbor Fund) and used for Harbor Capitol maintenance and improvements.	6/1/17	Pending until a new Finance Director and City Manager are in place. 10/30/17. Per the SLC it is normal for these taxes to go into the City's General municipal funds. 4/5/18. Chair Reisner requesting City Manager to provide a memorandum on this item. Chair Reisner met with the City Manager. No new updates.
6	City Council to include proposed eelgrass language into General Plan/Local Coastal Plan updates, and to review the proposed outline for the eelgrass policy to decide if the elements are appropriate.	6/7/17	7/28/17. Consultant Anchor QEA is developing a proposal to review existing information and documentation, research typical projects that have eelgrass issues, interview NEP personnel, and meet with Eelgrass Ad-Hoc committee members to discuss Newport Beach management plan. 11/1/17. Staff engaged with Anchor on eelgrass proposal. 12/1/17. Update to HAB on 12/7/17 on revised consultant contract scope of work. 12/18/17. Draft eelgrass consultant agreement submitted to legal for review and approval. 1/18/18. executed contract with Anchor QEA. 4/27/18. Anchor QEA beginning project. 4/25/18. Eelgrass Ad-Hoc committee met with Anchor QEA reps in Morro Bay Draft Anchor QEA eelgrass mitigation report on HAB agenda for consideration 8/2/18. 8/18 final Morro Bay Conceptual Eelgrass Plan report issued by Anchor QEA for ad-hoc and HAB consideration. Next step of hiring Anchor QEA to approach pertinent regulators with Morro Bay eelgrass mitigation plan concept pending Council consideration on January 8, 2019. 2/19/19. staff, eelgrass committee and MBNEP exploring new possible in-lieu mitigation path, as Morro Bay Eelgrass Plan as currently outlined by Anchor QEA is likely not viable. No new updates.
7	Incorporate Working Waterfront land area and uses into General Plan/Local Coastal Plan updates. In General Plan/Local Coastal Plan updates, consideration be given to a list of uses provided, and that the Measure D area and its uses be incorporated into Morro Bay's Working Waterfront.	6/1/17	Tentatively on the July 11, 2017 City Council agenda for consideration with Measure D recommendation above. 7/27/17. City Council on 7/11/17 authorized PC subcommittee to jointly work with HAB ad-hoc committee on Measure D ambiguities and Working Waterfront policy language for consideration of incorporation into GP/LCP update process. 9/1/17. First joint HAB/PC subcommittee meeting to consider Measure D and Working Waterfronts scheduled for September 8, 2017, at the Community Center Studio room from 3:00-5:00

			<p>pm.</p> <p>9/8/17. First joint subcommittee meeting held. General discussion and public input. Second meeting TBD, likely late October or early November.</p> <p>12/18/17.</p> <p>1/11/18. PC/HAB joint meeting, recommendations made to GPAC.</p> <p>4/27/18. Pending GPAC action. Currently at Coastal for comments.</p> <p>Document link on City's Website: https://www.morrobayca.gov/943/PlanMB</p> <p>No new updates. See HAB 5/2/29 agenda item B-6</p>
8	<p>Paid parking be established on and around the Embarcadero, and recommended list of issues to be addressed when considering establishment of same.</p>	7/6/17	<p>7/18/17. letter from HAB Chairman provided to Planning Commission and copied to City Council, Public Works Advisory Board and Community Development Director with HAB's recommendations.</p> <p>10/9/17. Once CD Director gets additional input from PC, it will be brought to Council to obtain direction on parking initiatives. PC to the lead on policy development.</p> <p>11/7/17. Discussed at the Planning Commission Meeting.</p> <p>12/1/17. Per CD Director also discussed with PWAB and tentatively going to Council in Jan or Feb 2018 for direction.</p> <p>12/19/17. Per CD Director PC and Council will be provided with HABs recommendations.</p> <p>4/27/18. Pending consideration by PC and Council.</p> <p>No new updates. 5/28/19 City Council directed staff to begin looking at paid parking as a possible new revenue source, to bring research back to Council for consideration.</p>



AGENDA NO: B-1

MEETING DATE: November 7, 2019

Staff Report

TO: Harbor Advisory Board

DATE: November 1, 2019

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Boatyard/Marine Services Facility Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file committee report.

BACKGROUND, DISCUSSION & CONCLUSION

The committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: B-2

MEETING DATE: November 7, 2019

Staff Report

TO: Harbor Advisory Board

DATE: November 1, 2019

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file committee report.

BACKGROUND, DISCUSSION & CONCLUSION

The Finance & Budget Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: B-3

MEETING DATE: November 7, 2019

Staff Report

TO: Harbor Advisory Board

DATE: November 1, 2019

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file committee report.

BACKGROUND, DISCUSSION & CONCLUSION

The Eelgrass Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: B-4

MEETING DATE: November 7, 2019

Staff Report

TO: Harbor Advisory Board

DATE: October 31, 2019

FROM: Eric Endersby, Harbor Director

SUBJECT: Continued Discussion of Harbor Advisory Board Work Planning the Role of the Harbor Advisory Board in the City Council Goal, Objective and Work Planning Process

RECOMMENDATION

Discuss and provide input to staff on the City Council – Harbor Advisory Board goal, objective and work planning process.

BACKGROUND

A sub-committee of the City Council consisting of Mayor Heading and Councilmember McPherson was formed to gather information and report back to the Council on possible changes to the various advisory body bylaws and advisory body work planning. At its October 2019 meeting the Harbor Advisory Board (HAB) discussed the HAB bylaws and provided input to staff, and thus to the sub-committee, regarding the HAB's bylaws, meeting frequency and role generally.

While briefly discussed in October, in staff's opinion the HAB's roles and responsibilities as they pertain to the annual Council goals, objectives and work planning were not adequately discussed, and staff believe the importance of that process warrants additional consideration and discussion, as outlined below.

DISCUSSION

Because it is the HAB's primary responsibility to assist in executing the Council's goals, objectives and other Council-requested items through the City Council Goals/Work Planning process, or non-goal items the Council periodically assigns to the HAB for review, the HAB's agenda is primarily goal/objective/work plan-related, either directly or indirectly. Over the past ~ten years the Council and HAB have used various methods to set their collective goals and objectives, ranging in general terms as follows:

- A. The Council sets its goals objectives and gives the HAB its work plan items to execute to achieve those goals with some input from the HAB.
- B. The Council sets its goals and objectives and, working collaboratively and directly with the HAB, sometimes with joint meetings, sets the HAB's work plan.
- C. The Council sets its goals and objectives and, working with indirect HAB input (essentially, from HAB-member public comment and staff input), the Council sets the HAB work plan.
- D. The Council has its goal and objective-setting process, and concurrently the HAB establishes a set of its own goals and objectives, and the two are merged with the Council deciding what HAB goal, objective and work plan items will carry forward.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

In this current fiscal year's goals, method "C" above was essentially the one employed, and staff anticipate it will largely be again next year. In light of the above, staff is seeking HAB input on how to best define and execute the Council/HAB work plan-setting process to ensure it is effective and efficient.

Any HAB recommendations will be forwarded to the Council sub-committee and/or considered in next year's goal/work plan-setting process, as-appropriate.



AGENDA NO: B-5

MEETING DATE: November 7, 2019

Staff Report

TO: Harbor Advisory Board

DATE: October 31, 2019

FROM: Eric Endersby, Harbor Director

SUBJECT: Discussion on Harbor Department Strengths, Weaknesses, Opportunities and Threats (“SWOT”) as They Relate to City Council – Harbor Advisory Board Work Planning

RECOMMENDATION

Discuss and provide input on Harbor Department strengths, weaknesses, opportunities and threats as they relate to the City Council – Harbor Advisory Board goal and objective work planning process to inform current and future work planning efforts.

BACKGROUND

Previously this year, the Harbor Advisory Board (HAB) declared a future agenda item to conduct a “SWOT” analysis on the Harbor Department as it relates to the goal, objective and work plan process of the City Council and HAB.

The literal definition of a “SWOT” is “a study undertaken by an organization to identify its internal strengths and weaknesses, as well as its external opportunities and threats”. The ultimate goal of this SWOT analysis is the development of strategies to optimize the utilization and functions of Morro Bay Harbor, specifically as they relate to achieving the City’s established goals and objectives.

Each of the SWOT elements are as follows:

- “S” – identify strengths
- “W” – identify weaknesses
- “O” – identify opportunities
- “T” – identify threats

DISCUSSION

This analysis should follow the City Council’s approved Goals and Objectives for FY 2019/2020, which feature four macro goals:

1. Achieve Economic and Fiscal Sustainability
2. Improve Public Infrastructure
3. Complete Updates to City Land Use Plans and Zoning Policies and Address Affordable Housing Issues
4. Improve Communication and Engagement with Community.

A main objective of this SWOT analysis is to identify strategies that can be used by the City and the Harbor Department to build on the Harbor’s strengths and eliminate its weaknesses, while making the most of opportunities and countering threats. Strategies resulting from this SWOT analysis might

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

include but not be limited to: purpose; infrastructure; economic development; working waterfront; Measure D; finance; operations; and regulation, all as they relate to the macro goals listed above.

Possible things to consider are:

Strengths

Identify Harbor related internal and external strengths, in order to develop strategies to optimize the Harbor's utilization and infrastructure. What is the City good at as it relates to the Harbor?

- A. Financial Strengths: what are the Harbor's most reliable sources of funding and financing?
- B. User Strengths: where do Harbor users come from? Why do they use Morro Bay Harbor?
- C. Internal Strengths: what Harbor-related activities and/or Harbor features function well and/or are executed well?
- D. Learning & Growth Strengths: in what Harbor-related areas has/does the City exhibit appropriate lessons-learned, and respond well to those lessons?

Weaknesses

Identify existing weaknesses in the Harbor's optimal utilization and function, including infrastructure, in aid of developing a strategy to minimize and/or mitigate those weaknesses. What is the City not good at as it relates to the Harbor?

- A. Financial Weaknesses: what are the greatest or largest Harbor-related financial weaknesses? What are the most significant Harbor-related financial risks?
- B. User Weaknesses: where do Harbor users think improvements could/should be made?
- C. Internal Weaknesses: what Harbor-related activities and/or Harbor-related features are at risk, do not function well or are not well-executed?
- D. Learning & Growth Weaknesses: in what Harbor-related areas has/does the City experience the greatest challenges in learning appropriate lessons, and respond the least well to those lessons?

Opportunities

Identify opportunities to optimize the Harbor's utilization and functions. Where do the greatest opportunities for the Harbor lie?

- Financial
- User-related
- Internally
- Learning & Growth

Threats

Identify threats to the Harbor's optimized utilization and function, so that strategies can be developed to eliminate and/or mitigate those threats through the strategic application of identified strengths and opportunities. What do we see on the horizon as being potentially harmful to the Harbor?

- Financial
- User-related
- Internally
- Learning & Growth

Input received from the HAB will be used to inform current and future work on the HAB's work plans as they relate to the Council/HAB goal and objective-setting and execution processes.