

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