



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.

Regular Meeting Thursday, May 6, 2021 – 5:30 P.M. Held Via Teleconference

| | |
|-------------------|---|
| Gene Doughty | South Bay/Los Osos |
| Cherise Hansson | Waterfront Leaseholders |
| Lynn Meissen | Member at Large |
| Jeremiah O'Brien | Morro Bay Commercial Fishermen's Organization |
| Christopher Vaile | Member at Large |
| Vacant | Recreational Boating |
| Vacant | Marine Oriented Business |
| Vacant | Alternate to Jeremiah O'Brien (MBCFO) |
| Vacant | 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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this Meeting will be conducted telephonically through Zoom and broadcast live on Cable Channel 20 and streamed on the City website (click [here](#) to view). Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Veterans' Hall will not be open for the meeting.

Public Participation:

In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Harbor office at lstilts@morrobayca.gov prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak on a specific agenda item by logging in to the Zoom webinar at the **beginning** of the meeting using the information provided below. Please use the **"raise hand"** feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>
Password: 135692

Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to “Raise Hand” for Public Comment

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 March 4, 2021.
RECOMMENDATION: Approve as submitted.
- 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, and Consideration of Appointment of a New Chair of Committee Due to Member Resignation
RECOMMENDATION: Receive and file committee update, and appoint a new Chair of this committee.
- B-2 Update from the Finance & Budget Ad-Hoc Committee on Committee’s Recent Activities, and, Report on the Status of the FY 20/21 Harbor Department Budgets, and Update on the Current Draft FY 21/22 Harbor Department Budgets
RECOMMENDATION: Receive and file committee and staff reports.

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
- Eelgrass Committee to propose an action plan to be included in the GPLCP update
- Discussion of the Castle Wind Community Benefit funds
- Review the RV Camping Program
- Consideration of a RV Camping Program AD-Hoc Committee

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.

MINUTES-MORRO BAY HARBOR ADVISORY
BOARD MEETING – March 4, 2021
TELECONFERENCE – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: May 6, 2021

Harbor Advisory Board conducted this meeting in accordance with Section 3 of California Governor Newsom's Executive Order N-29-20 issued on March 17, 2020 in response to the present State of Emergency in existence due to the threat of COVID-19. This meeting was held via teleconference for all participants.

PRESENT: Cherise Hansson Chair
Lynn Meissen Vice-Chair
Gene Doughty Member
Dana McClish Member
Jeremiah O'Brien Member
Christopher Vaile Member

ABSENT: None

STAFF: Eric Endersby Harbor Director
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

<https://youtu.be/DZfoCRYIcUY?t=55>

The meeting was called to order at 5:32 p.m., with a roll call quorum present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER, LIAISON ANNOUNCEMENTS

PRESENTATIONS

PUBLIC COMMENT

<https://youtu.be/DZfoCRYIcUY?t=966>

The public comment period was opened and closed with no comments.

A. CONSENT AGENDA

<https://youtu.be/DZfoCRYIcUY?t=1053>

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

Chair Hansson pulled both items off the consent agenda.

A-1 Approval of Minutes from the Harbor Advisory Board meeting held on February 4, 2021.
RECOMMENDATION: Approve as submitted.

MOTION: Board Member Vaile moved to approve the February 4, 2021 minutes as amended of item A-1 on the consent agenda. The Motion was seconded by Board Member McClish and carried 6-0.

A-2 Harbor Department Status Report.
RECOMMENDATION: Receive and file report.

RECOMMENDATION: Approve as submitted.

MOTION: Board Member Hansson moved approval of item A-2 on the consent agenda. The Motion was seconded by Board Member McClish and carried 5-1 by roll call vote, with Member Doughty opposing.

The public comment period was opened and closed with no comments.

B. BUSINESS ITEMS

<https://youtu.be/DZfoCRYIcUY?t=2195>

B-1 UPDATE FROM THE BOATYARD/MARINE SERVICES FACILITY AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES, AND DISCUSSION OF OTHER MARINE/COMMERCIAL FISHING-RELATED NEEDS FOR POSSIBLE BOATYARD/MARINE FACILITIES AD-HOC COMMITTEE CONSIDERATION

Committee Chair McClish gave an update on the recent committee activities.

Director Endersby presented the staff report for item B-1.

The public comment period was opened and closed with no comments.

There was Board discussion.

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

<https://youtu.be/DZfoCRYIcUY?t=3311>

Director Endersby gave a brief oral update on the budget process and when the committee will be included to go over the budget spreadsheets.

The public comment was opened and closed with no comments.

There was Board discussion.

B-3 RE-PRIORITIZE FINDINGS OF HARBOR DEPARTMENT STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS ("SWOT") ANALYSIS FOR DEVELOPMENT OF ACTION PLANS TO ASSIST IN ACHIEVING CITY COUNCIL GOALS

<https://youtu.be/DZfoCRYIcUY?t=3691>

Director Endersby presented the staff report for item B-3.

The public comment was opened and closed with no comments.

There was Board discussion.

MOTION: Board Member Hansson moved item A. Goal #1, Action Item #5 be included in the Ad-Hoc Budget committee The Motion was seconded by Board Member McClish and carried 5-1 by roll call vote, with member Vaile opposing.

MOTION: Board Member Hansson moved items E. Goal #1, Action Item #10 and G. Goal #2, Action Item #4 be added to the working group Marine Services Committee. The Motion was seconded by Board Member McClish and carried 6-0 by roll call vote.

MOTION: Board Member Hansson moved item D. Goal #1, Action Item #9, to be omitted from the Goal action item list. The Motion was seconded by Board Member McClish and carried 6-0 by roll call vote.

MOTION: Board Member Doughty moved item H. Goal #3, Action Item #1, to be omitted from the Goal action item list. The Motion was seconded by Board Member O'Brien and carried 6-0 by roll call vote.

MOTION: Board Member McClish moved items B., C., F., and I. be assigned to a group titled Working Waterfront. The Motion was seconded by Board Member O'Brien.

Member O'Brien volunteered to be on the Working waterfront group. Member Doughty would like to focus only on item C.

Following discussion, the motion failed by a 0-6 roll call vote.

MOTION: Board Member Hansson moved items C. Goal #1, Action Item #8, and F. Goal #2, Action item #3. be assigned to a working group of Members Doughty and Meissen titled Parking and Aquarium. The Motion was seconded by Board Member McClish and carried 6-0 by roll call vote.

MOTION: Board Member Hansson moved to create a new committee titled Working Waterfront to work on items B. Goal #1, Action item #6 and I. Goal #4, Action Item #1, with Board Members Vaile and O'Brien. The Motion was seconded by Board Member McClish and carried 6-0 by roll call vote.

The public comment period was open and closed with no comments.

C. DECLARATION OF FUTURE AGENDA ITEMS
<https://youtu.be/DZfoCRYIcUY?t=6124>

Member Doughty requested a Morro Rock traffic management update to be included in the next Status Report.

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
- Eelgrass Committee to propose an action plan to be included in the GP/LCP update
- Discussion of the Castle Wind Community Benefit funds
- Review the RV Camping Program

D. ADJOURNMENT

This meeting was adjourned at 6:45 p.m. The next Regular Meeting will be held on May 6, 2021 at 5:30 p.m. via teleconference.

Lori Stilts
Harbor Business Coordinator



AGENDA NO: A-2

MEETING DATE: May 6, 2021

Staff Report

TO: Harbor Advisory Board
FROM: Eric Endersby, Harbor Director
SUBJECT: Harbor Department Status Report

DATE: April 16, 2021

RECOMMENDATION

Receive and file report.

DISCUSSION

Recent Department Activity:

Harbor Patrol statistics for March and April 2021 were 25 emergency responses, 195 calls for service, 83 assists of other agencies, 73 enforcement contacts, 22 weather warnings, and no hazardous bar warning.

Of the 25 emergency responses by the Department, here are some notable events:

March 30, Harbor Patrol responded to a report of a missing juvenile from the Coleman park area. The child was found by the parents.

April 1, Harbor Patrol responded to a report of a boat dead in the water near the North Jetty. The boat was retrieved and towed back to the Launch ramp with two people on board.

April 17, Harbor Patrol responded to a call from a local whale watching boat regarding a woman on board having medical issues, 4 miles offshore. Harbor Patrol underway to escorted patient back to land for medical attention.

April 18, Harbor Patrol responded by boat to an incomplete 911 on the sandspit. A female adult was stung by a ray. She was treated and released to her family.

Morro Rock Parking:

The Harbor Department is working with Public Works and Associated Pacific Constructors to acquire and install surplus concrete pilings to replace the long parking rows the Harbor Department has been chalking the past year, because continuing to chalk is not sustainable from a personnel and cost standpoint. These pilings should make a good, temporary nautical-themed fix to keep the Rock parking organized until some day the parking lot can be master-planned and some permanent parking solution sought.

Fire Chief Retirement

After 22 years with the City of Morro Bay and a career that started as a reservist in Atascadero in 1982, Chief Steve Knuckles will be donning his turnouts for the last time on July 31, 2021. Steve's

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

exemplary career included guiding the City through the current COVID-19 pandemic, in addition to working with the Harbor Department to integrate Fire and Harbor personnel more closely in ocean rescues and waterfront and vessel firefighting. Thank you for your service, Steve, and best of luck in your retirement.

Lifeguard Academy

This year we will be conducting our USLA Open Water Lifeguard training academy on April 30-May 2, and May 7-9. This annual training will qualify new cadets for ocean lifeguarding duty, and include the Harbor Department’s beach lifeguards, the Recreation Department’s Junior Lifeguard personnel, and lifeguards from Cayucos. The academy is headed by the Harbor Department, and jointly staffed and managed with staff from all three agencies.

Recent City Council Activity

April 13, Council reviewed and directed Staff regarding Principles for Uses of Local Voter Approved Transaction and Use Taxes (commonly referred to as Measures Q and E) and Authorize the City Manager to use the aforementioned principles in proposing uses of American Rescue Plan Act of 2021 (ARP) Proceeds and Consider Potential Capital Projects to Submit for Federal Earmark Funding

April 27, Council reviewed a progress update on the TLC Family Enterprises’ Redevelopment Project of Lease Site 87-88/87W-88W, Located at 833 Embarcadero Road.

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 | 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. 11/1/17. Staff have reached out to Parks to renew discussions. 12/20/17. Spoke with office of Director for State Parks; tentative meeting set for week of January 8-12. 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. 2/23/18. new Parks concession specialist contacted department. 4/23/18. Harbor Director email sent to Parks. 4/27/18. Contacted Parks staff, discussions underway. 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>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. No new updates.</p> |
| 2 | Marine Services Facility/Boatyard | 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, 2020.</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> |
| 3 | 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 | <p>Pending until a new Finance Director and City Manager are in place.</p> <p>10/30/17. Per the SLC it is normal for these taxes to go into the City's General municipal funds.</p> <p>4/5/18. Chair Reisner requesting City Manager to provide a memorandum on this item.</p> <p>Chair Reisner met with the City Manager.</p> <p>No new updates.</p> |
| 4 | 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 | <p>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.</p> <p>11/1/17. Staff engaged with Anchor on eelgrass proposal.</p> |

| | | | |
|---|--|--------|---|
| | | | <p>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, 2020. 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.</p> |
| 5 | <p>Incorporate Working Waterfront land area and uses into General Plan/Local Coastal Plan updates.</p> <p>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.</p> | 6/1/17 | <p>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 pm. 9/8/17. First joint subcommittee meeting held. General discussion and public input. Second meeting TBD, likely late October or early November. 12/18/17. 1/11/18. PC/HAB joint meeting, recommendations made to GPAC. 4/27/18. Pending GPAC action. Currently at Coastal for comments. Document link on City's Website: https://www.morrobayca.gov/943/PlanMB No new updates. See HAB 5/2/29 agenda item B-6 12/3/21 estimated going to Council late Winter early Spring then to Coastal end of Summer.</p> |



AGENDA NO: B-1

MEETING DATE: May 6, 2021

Staff Report

TO: Harbor Advisory Board

DATE: April 29, 2021

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Boatyard/Marine Services Facility Ad-Hoc Committee on Committee's Recent Activities, and Consideration of Appointment of a New Chair of Committee Due to Member Resignation

RECOMMENDATION

Receive and file report, and appoint a new Chair of this committee.

BACKGROUND, DISCUSSION & CONCLUSION

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

In addition, for personal reasons member and Boatyard Ad-Hoc Committee Chair Dana McClish has resigned from the Harbor Advisory Board. Therefore, staff recommend the board consider appointing a new Chairperson.

Staff thank Mr. McClish for his many years of outstanding service on the board, and we wish him well in his future endeavors.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____



AGENDA NO: B-2

MEETING DATE: May 6, 2021

Staff Report

TO: Harbor Advisory Board

DATE: April 29, 2021

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities, and, Report on the Status of the FY 20/21 Harbor Department Budgets, and Update on the Current Draft FY 21/22 Harbor Department Budgets

RECOMMENDATION

Receive and file committee and staff reports.

BACKGROUND, DISCUSSION & CONCLUSION

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

Department staff will be providing a report and answering questions on the status of the FY 20/21 Harbor Department budget to-date and projected economic impacts due to the COVID-19 pandemic, and the current draft FY 21/22 Harbor Department budgets.

At the 30,000-foot level, the draft FY 21/22 Harbor Operating Budget consists of the following primary elements (rounded):

Revenues: \$2,150,000, consisting of

- \$1,644,000 Leases and Licenses
- \$194,500 Slip Fees
- \$54,000 Pier Fees
- \$103,500 Mooring Fees
- \$40,000 Launch Ramp Parking Fees
- \$44,000 RV Camping Program Fees
- \$70,000 to Capital Projects

Expenses: \$2,054,000, consisting of

- \$1,105,000 Personnel
- \$61,400 Supplies
- \$337,500 Services
- \$135,000 Loan Service
- \$399,000 Cost Allocation and Other Transfers
- \$16,000 Misc.

Prepared By: EE

Dept Review: EE

City Manager Review: _____

City Attorney Review: _____

Staff are proposing to shift the following Harbor Operating expenses to the new Measure E revenue fund. These amounts are not included in the figures above:

- \$81,000 Lifeguard Program (annual allocation)
- \$70,000 Trash/Disposal (annual allocation)
- \$50,000 New Harbor Patrol Boat Fire Suppression System (one-time allocation)

In addition, it is proposed an allocation of \$45,000 be made from the Federal stimulus funding being received by the City to replace the Lifeguard response/service truck due for replacement.

Finally, the updated Harbor Department 10-year Capital Replacement, Major Maintenance and Equipment spreadsheets are included with this report for information.

This is an informational/Q&A item only – there is no board action requested.

ATTACHMENT

Harbor Department 10-Year Capital Replacement, Major Maintenance and Equipment spreadsheets.

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | |
|----|---|------------------|----------------|-------------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---|------------|
| 1 | CITY OF MORRO BAY - HARBOR DEPT. | | | | | | | | | | | | | | | | | |
| 2 | SCHEDULE OF 10-YEAR CAPITAL REPLACEMENT REQ'MTS | | | | | | | | | | | | | | | | | |
| 3 | UPDATED 2/16/21 | | | | | | | | | | | | | | | | | |
| 4 | | YEAR | | | | | | | | | | | | | | | | |
| 5 | | ACQ'RD | | Est. Repl. | | | | | | | | | | | | | | |
| 6 | | OR PLACED | LIFE IN | Cost | FISCAL YEAR FOR REQUIREMENTS¹ | | | | | | | | | | | | | |
| 7 | DESCRIPTION | IN SVC | YEARS | (rounded) | \$ Approved² | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | NOTES | | |
| 8 | | | | | or proposed | | | | | | | | | | | | | |
| 9 | Harbor | | | | in current FY | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | |
| 12 | BUILDINGS: | | | | | | | | | | | | | | | | | |
| 13 | Harbor Maint. Bldg, Front St. (Oil Yard) | 01/01/15 | 25 | | | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$ 2,100 | \$50k replacement 2040. | \$ 2,000 |
| 14 | Harbor Maint/Storage Bldg. (Gear Storage) | 01/01/93 | 30 | | | | | | | | | | | | | | Leased to Coast Guard. | |
| 15 | Harbor Maint/Storage Bldg. (Boat Shed) | 01/01/93 | 30 | | | | | | | | | | | | | | | |
| 16 | Harbor Office | 06/01/64 | 40 | \$ 1,100,000 | | \$ 220,000 | \$ 220,000 | \$ 220,000 | \$ 220,000 | \$ 220,000 | | | | | | | Replacement 2025; \$220K/year. | |
| 17 | | | | | | | | | | | | | | | | | | |
| 18 | FACILITIES: | | | | | | | | | | | | | | | | | |
| 19 | North T-Pier | 06/01/64 | Indef. | n/a | | | | | | | | | | | | | Not to be replaced; ~20-year major maintenance cycles. | |
| 20 | North T-Pier HP Slips (2,300 SF @ \$155/SF) | 06/01/93 | 35+ | \$ 360,000 | | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | \$ 36,000 | Replacement 2030; \$36K/year. | |
| 21 | Ice Machine | 06/01/07 | 30+ ? | | | | | | | | | | | | | | | |
| 22 | South T-Pier | 06/30/92 | Indef. | | | | | | | | | | | | | | Not to be replaced; ~20-year major maintenance cycles. | |
| 23 | Beach Street Slips - North (2,224 SF) | 01/01/83 | 30 | \$ 445,000 | \$ 370,000 | Replace | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$370K in current budget but on COVID hold. \$75K spent on pre-design to-date. Future replacement cost amortized (but not adjusted for inflation). | |
| 24 | Beach Street Slips - South (1,488 SF) | 06/01/80 | 30 | \$ 300,000 | \$ 200,000 | Replace | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$200K from Castle Wind CBA proposed; \$200K grant from Cable Committee TBD. Future replacement cost amortized (but not adjusted for inflation). | |
| 25 | Dune Street Slips (2,960 SF) | 01/01/95 | 30 | \$ 595,000 | | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | \$ 59,500 | Replacement 2030; \$59.5K/year. | |
| 26 | Anchor Memorial Park Pier | 01/01/85 | Indef. | | | | | | | | | | | | | | | |
| 27 | Floating Dock ("Seal Dock") | ? | 30 | \$ 20,000 | | | | | | | | | | | | | Replaced 2018 w/donated funding. | |
| 28 | Harbor Street End Dock (Galley Rest.) | ? | 25 | \$ 35,000 | | \$ 17,500 | \$ 17,500 | | | | | | | | | | Replacement 2022. \$20k dock, \$15k gangway. | |
| 29 | Harbor Street End Pier | | Indef. | | | | | | | | | | | | | | | |
| 30 | MBB Street End Dock (Rose's) | ? | 25 | \$ 35,000 | | \$ 17,500 | \$ 17,500 | | | | | | | | | | Replacement 2022. \$20k dock, \$15k gangway. | |
| 31 | MBB Street End Pier | | Indef. | | | | | | | | | | | | | | | |
| 32 | Marina Street End Pier (Marina Square) | ? | Indef. | | | | | | | | | | | | | | | |
| 33 | Mariner Park Dock (Estero Inn) | ? | 25 | \$ 20,000 | | \$ 10,000 | \$ 10,000 | | | | | | | | | | Replacement 2022. Gangway replaced ~2012. | |
| 34 | Mariner Park Pier | | Indef. | | | | | | | | | | | | | | | |
| 35 | Tidelands Park Side Tie Dock (1,200 SF) | 06/01/97 | 30 | \$ 240,000 | | \$ 34,285 | \$ 34,285 | \$ 34,285 | \$ 34,285 | \$ 34,285 | \$ 34,285 | \$ 34,285 | \$ 8,000 | \$ 8,000 | \$ 8,000 | | Replacement 2027; \$34.3K/year. Future cost amortized (but not adjusted for inflation). | |
| 36 | Launch Ramp Slips North (3,400 SF) | 06/01/95 | 30 | \$ 680,000 | | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | \$ 68,000 | | Replacement 2030; \$68K/year. | |
| 37 | Launch Ramp Slips South (1,426 SF) | ~01/01/00 | 30 | \$ 285,000 | | 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | \$ 28,500 | | Replacement 2030; \$28.5K/year. Slips renovated ~2000. | |
| 38 | Launch Ramp Boarding Floats | | | | | | | | | | | | | | | | Seeking DBW grant funding. | |
| 39 | Launch Ramp Concrete Ramp, lot, amenities | | | \$2.5M | \$ 60,000 | | | | | | | | | | | | Complete refurb/upgrade to entire L/R facility including concrete ramp, floats, parking lot, restroom, fish cleaning station. Seeking 100% DBW grant funding. \$2,500,000 total estimated project cost. | |
| 40 | TOTALS | | | | \$ 630,000 | \$ 493,385 | \$ 518,385 | \$ 473,385 | \$ 473,385 | \$ 473,385 | \$ 253,385 | \$ 253,385 | \$ 227,100 | \$ 227,100 | \$ 227,100 | | | |
| 41 | | | | | | | | | | | | | | | | | | |
| 42 | | | | | | | | | | | | | | | | | Ten-year funding need per year (average per year) | \$ 362,000 |
| 43 | Note 1: dollar figures in <i>italics</i> are "earmark" set-aside requirements toward a total amortized replacement cost as-noted. | | | | | | | | | | | | | | | | | |
| 44 | | | | | | | | | | | | | | | | | | |
| 45 | Note 2: dollar figures in green bold are approved budget amounts or Department budget recommendations in current FY. | | | | | | | | | | | | | | | | | |
| 46 | | | | | | | | | | | | | | | | | | |

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |
|----|--|-----------|-----------------|--------------------------|---|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---|---|
| 1 | CITY OF MORRO BAY - HARBOR DEPT. | | | | | | | | | | | | | | | | |
| 2 | SCHEDULE OF 5-YEAR CAPITAL MAJOR MAINTENANCE REQ'MTS | | | | | | | | | | | | | | | | |
| 3 | UPDATED 2/16/21 | | | | | | | | | | | | | | | | |
| 4 | | YEAR | | | | | | | | | | | | | | | |
| 5 | | ACQ'RD | | Est. Repl. | | | | | | | | | | | | | |
| 6 | | OR PLACED | LIFE IN | Cost | FISCAL YEAR REQUIREMENTS ^{1,3} | | | | | | | | | | | | |
| 7 | DESCRIPTION | IN SVC | YEARS (rounded) | \$ Approved ² | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | NOTES | | |
| 8 | | | | or proposed | | | | | | | | | | | | | |
| 9 | Harbor | | | in current FY | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | |
| 12 | BUILDINGS: | | | | | | | | | | | | | | | | |
| 13 | Harbor Maint. Bldg, Front St. (Oil Yard) | 01/01/15 | 25 | | | | | | | | | | | | | | |
| 14 | Harbor Maint/Storage Bldg. (Gear Storage) | 01/01/93 | 30 | | | \$ 10,000 | | | | | | | | | | | Leased to Coast Guard. Misc. rood, siding needs. |
| 15 | Harbor Maint/Storage Bldg. (Boat Shed) | 01/01/93 | 30 | | | \$ 15,000 | | | | | | | | | | | Replace roof, misc. siding needs |
| 16 | Harbor Office | 06/01/64 | 40 | | | (Replace) | | | | | | | | | | | Depending on Coast Guard building project. |
| 17 | | | | | | | | | | | | | | | | | |
| 18 | FACILITIES: | | | | | | | | | | | | | | | | |
| 19 | North T-Pier ² | 06/01/64 | Indef. | \$3.7M | \$ 10,000 | \$ 400,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 40,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | | \$10,000 minor needed structural work. \$400k major maint/repair Phase 2 needed now. Structural inspection in 2024. Estimate \$500K structural work needed every ~20 years. |
| 20 | North T-Pier HP Slips | 06/01/93 | 30+ | | | | | | | | | | | | | | |
| 21 | Ice Machine | 06/01/07 | 30+ ? | | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | | Annual maintenance requirements. \$100K Cable grant acquired to replace reefer system completed. |
| 22 | South T-Pier ² | 06/30/92 | Indef. | \$3.7M | \$ 42,000 | \$ 20,000 | \$ 35,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | | Major maint/repair identified in 2016 structural inspection. \$15K Structural inspection due in 2021. Estimate \$500K structural work needed every ~20 years. |
| 23 | Beach Street Slips - North | 01/01/83 | 30 | | | (Replace) | | | | | | | | | | | Const. contracting u/w. |
| 24 | Beach Street Slips - South | 06/01/80 | 30 | | | (Replace) | | | | | | | | | | | Const. contracting u/w. |
| 25 | Dune Street Slips | 01/01/95 | 30 | | | \$ 15,000 | | | | | | | | | | | General major maintenance/repair requirements. Replace 2030. |
| 26 | Anchor Memorial Park Pier | 01/01/85 | Ind. | | | \$ 5,000 | | | | | | | | | | | Pier structural inspection. Major maint/repair completed 2013. |
| 27 | Floating Dock | ? | 25-30 | | | | | | | | | | | | | | Sea lion dock. Replaced 2018. |
| 28 | Harbor Street End Dock (Galley Rest.) | ? | 25 | | | | | | | | | | | | | | Replace 2022. |
| 29 | Harbor Street End Pier | | Indef. | | | \$ 5,000 | | | | | | | | | | | Pier structural inspection. |
| 30 | MBB Street End Dock (Rose's) | ? | 25 | | | | | | | | | | | | | | Replace 2022. |
| 31 | MBB Street End Pier | | Indef. | | | \$ 5,000 | | | | | | | | | | | Pier structural inspection. |
| 32 | Marina Street End Pier (Marina Square) | ? | Indef. | | | \$ 5,000 | | | | | | | | | | | Pier structural inspection. |
| 33 | Mariner Park Dock (Estero Inn) | ? | 25 | | | | | | | | | | | | | | Replace 2022. |
| 34 | Mariner Park Pier | | Indef. | | | \$ 5,000 | | | | | | | | | | | Pier structural inspection. |
| 35 | Tidelands Park Side Tie Dock | 06/01/97 | 30 | | | | \$ 10,000 | | | | | | | | | | General major maintenance/repair requirements. Replace 2027. |
| 36 | Tidelands Park Fish Cleaning Station | | | | | | | | | | | | | | | | |
| 37 | Launch Ramp Slips North | 06/01/95 | 30 | | | \$ 15,000 | | | | | | | | | | | General major maintenance/repair requirements. Replace 2030. |
| 38 | Launch Ramp Slips South | ~01/01/00 | 25 | | | \$ 5,000 | | | | | | | | | | | General major maintenance/repair requirements. Replace 2030. |
| 39 | Boat Launch Boarding Floats (N & S) & L/R Facility | 01/01/93 | 20 | | | | | | | | | | | | | | Complete refurb/upgrade to entire L/R facility including concrete ramp, floats, parking lot, restroom, fish cleaning station. Seeking 100% DBW grant funding. \$2,500,000 total estimated project cost. |
| 40 | | | | | | | | | | | | | | | | | |
| 41 | TOTALS | | | | \$ 62,000 | \$ 490,000 | \$ 105,000 | \$ 55,000 | \$ 55,000 | \$ 70,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | \$ 55,000 | Ten-year funding need per year (average per year) | \$ 105,000 |
| 42 | | | | | | | | | | | | | | | | | |
| 43 | Note 1: dollar figures in green bold are approved budget amounts or Department budget recommendations in current FY. | | | | | | | | | | | | | | | | |

CITY OF MORRO BAY - HARBOR DEPT.
SCHEDULE OF 5-YEAR CAPITAL EQUIPMENT REQ'MTS
UPDATED 2/16/21

| DESCRIPTION | YEAR ACQ'RD OR PLACED IN SVC | LIFE IN YEARS | Est. Repl. Cost (rounded) | FISCAL YEAR REQUIREMENTS ^{1,2,3,4} | | | | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | NOTES |
|--|------------------------------|---------------|---------------------------|---|------------------|-------------------|------------------|-------|-------|-------|-------|-------|-------|--|
| | | | | \$ Approved | 20/21 | 21/22 | 22/23 | | | | | | | |
| <p><u>Note 1:</u> dollar figures in <i>italics</i> are earmark set-aside requirements toward a total amortized cost as-noted.</p> <p><u>Note 2:</u> dollar figures in green bold are Department budget recommendations in current FY.</p> <p><u>Note 3:</u> routine and standard maintenance and repair funded in annual Operating budget.</p> <p><u>Note 4:</u> grant-funding is listed in blue.</p> <p><u>Note 5:</u> Prioritization Categories 1 - Has reached or exceeded its useful life. 2 - End of useful life in 2-3 years. 3 - End of useful life in 4-6 years. 4 - End of useful life in 7-10 years. 5 - End of useful life is beyond 10 years.</p> | | | | | | | | | | | | | | |
| Sorted by Priority | | | | | | | | | | | | | | |
| VEHICLE, VESSEL & EQUIPMENT REPLACEMENT: | | | | | | | | | | | | | | |
| Boat, Rescue #68 | 06/30/84 | 30 | | <i>\$ 100,000</i> | | <i>\$ 200,000</i> | <i>Retire</i> | | | | | | | \$300k replacement 2018/19, seek partial grant funding. Unit replaced early 2020 w Friends of the HD funding |
| Sandspit Emergency Telephone | 08/21/03 | 15 | | | ##### | ##### | | | | | | | | \$300,000 |
| Priority 1 Subtotals | | | | | | | | | | | | | | |
| Truck, 2006 Ford Ranger Pickup | 10/01/06 | 15 | | <i>\$ 4,000</i> | <i>\$ 4,000</i> | <i>\$ 4,000</i> | <i>\$ 4,000</i> | | | | | | | \$20k replacement 2021. |
| Vehicle, 2006 Ford Escape 4x4 Hybrid | 10/16/06 | ~15 | | | | | | | | | | | | Replace w/grant funding. |
| Honda Personal Watercraft 1 | 08/01/12 | 5 to 7 | | | | \$ 12,000 | | | | | | | | Replace w/grant funding. |
| Honda Personal Watercraft 2 | 08/01/12 | 5 to 7 | | | | \$ 12,000 | | | | | | | | \$40,000 |
| Priority 2 Subtotals | | | | | | | | | | | | | | |
| Truck, 2013 Ford F150 Pickup | 09/01/13 | 10 | | <i>\$ 5,700</i> | <i>\$ 5,700</i> | <i>\$ 5,700</i> | <i>\$ 5,700</i> | | | | | | | 2023, \$40k replacement 2023. |
| Truck, 2013 Ford F250 Pickup | 07/01/13 | 10 | | <i>\$ 5,700</i> | <i>\$ 5,700</i> | <i>\$ 5,700</i> | <i>\$ 5,700</i> | | | | | | | \$40k replacement 2023. |
| Tidelands Vessel Sewage Pumpout | 01/01/11 | 10 | | | | | \$ 15,000 | | | | | | | Replace 2021 w/grant funding, \$15k. |
| Priority 3 Subtotals | | | | | | | | | | | | | | |
| Truck, 2010 Ford F350 Flatbed | 02/01/10 | 20 | | <i>\$ 3,800</i> | <i>\$ 3,800</i> | <i>\$ 3,800</i> | <i>\$ 3,800</i> | | | | | | | \$50k replacement 2030. |
| Priority 4 Subtotals | | | | | | | | | | | | | | |
| Boat, Rescue #64 | 03/01/14 | 30 | | <i>\$ 14,300</i> | <i>\$ 14,300</i> | <i>\$ 14,300</i> | <i>\$ 14,300</i> | | | | | | | \$400k replacement 2044. |
| Parking Kiosk at Launch Ramp | 05/01/10 | Indef. | | | | | | | | | | | | Funded, purchased and to be replaced summer 2020 |
| Priority 5 Subtotals | | | | | | | | | | | | | | |
| | | | | \$ 14,300 | \$ 14,300 | \$ 14,300 | \$ 14,300 | | | | | | | \$57,200 |
| VEHICLE, VESSEL & EQUIPMENT MAJ. MAINT. & REPAIR | | | | | | | | | | | | | | |
| Boat, Rescue #66 | 01/01/95 | | | \$ 10,000 | | | <i>Retire</i> | | | | | | | Major maint. & repair for ~two more years service. |
| Priority 1 Subtotals | | | | | | | | | | | | | | |
| | | | | \$ 10,000 | | | | | | | | | | \$10,000 |
| Boat, Rescue #64 | 03/01/14 | | | <i>\$ 8,300</i> | <i>\$ 8,300</i> | <i>\$ 8,300</i> | <i>\$ 8,300</i> | | | | | | | \$25k refit at 5-year mark. |
| Tidelands Vessel Sewage Pumpout | 01/01/11 | | | \$ 3,000 | | | | | | | | | | Rebuild pump at 5-year mark, grant funding secured. |

