

MINUTES-MORRO BAY HARBOR ADVISORY  
BOARD MEETING – June 3, 2021  
TELECONFERENCE – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: September 2, 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  
Jeremiah O'Brien Member  
Christopher Vaile Member  
Mary Witkowski Member

STAFF: Scott Collins City Manager  
Eric Endersby Harbor Director  
Lori Stilts Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

<https://youtu.be/iKN79YxrKgc?t=49>

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

<https://youtu.be/iKN79YxrKgc?t=154>

New Board member Mary Witkowski introduced herself.

Member Meissen joined the meeting at 5:36 p.m.

PUBLIC COMMENT

<https://youtu.be/iKN79YxrKgc?t=834>

The public comment period was opened.

Cal Myers introduced himself and announced to the Board that he has applied for the open HAB (Harbor Advisory Board) member seat representing the recreational boating community.

The public comment period was closed.

A. CONSENT AGENDA

<https://youtu.be/iKN79YxrKgc?t=992>

Member O'Brien joined the meeting at 5:47 p.m.

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.

**RECOMMENDATION: Receive and file report.**

**RECOMMENDATION: Approve as submitted.**

MOTION: Board Member O'Brien moved approval of item A-1 on the consent agenda. The Motion was seconded by Board Member Vaile and carried 6-0 by roll call vote.

**B. BUSINESS ITEMS**

<https://youtu.be/iKN79YxrKgc?t=1137>

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

Member Vaile gave a brief committee update and questioned the feasibility to obtain funds to build a boatyard and then maintaining the expenses to operate it.

There was Board discussion.

Director Endersby stated he would share the City of Morro Bay Fishing Community Sustainability Plan with Member Vaile for reference.

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

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

<https://youtu.be/iKN79YxrKgc?t=1962>

Director Endersby gave a brief update on the financial budget worksheet status.

There was Board discussion.

The public comment was opened and closed with no comments.

**B-3 DISCUSSION OF REVENUE OPPORTUNITIES AND NEEDS FOR THE HARBOR FUND**

<https://youtu.be/iKN79YxrKgc?t=2204>

Director Endersby present the staff report for item B-3 and reviewed the past revenue-generating opportunities that have been considered by the HAB since 2017.

Director Enderby responded to Board Member questions.

Member Vaile volunteered to reach out to a grant writing friend for help with grant opportunities.

The public comment was opened and closed with no comments.

The was Board discussion.

The public comment was opened.

Cal Myers, suggested a public RV dump station for a revenue generation idea.

The public comment was closed.

MOTION: Board Member Hansson moved to remove the following revenue-generating opportunities from the HAB 2017 list.

- 5 - For-profit businesses operating on the waterfront/bay (such as boat bottom cleaners) but not in a brick-and-mortar lease site being charged a license fee and/or a percentage of their revenues (*HAB consensus that these types of operations just be required to have the necessary City business licenses*)
- 6 - Increase slip and pier fees to fully recover the City's utility costs for same (*cost recovery study completed in 2019, and fee recovery measures have been implemented per Council policy*)
- 7 - Boat and/or RV storage in the Triangle Lot until a permanent use is allocated to that location (*implemented for boat storage only*)
- 9 - Leaseholder incentives for leaseholders to diversify their products (*considered by HAB, but consensus to let the market/demand rule*)
- 13 - Cannabis-related sales (*current Municipal Code and zoning preclude cannabis-related businesses in the waterfront district*)

The Motion was seconded by Board Member Vaile.

Member Doughty requested to add item 1 to the removal list motion.

AMENDED MOTION:

Board Member Hansson moved to remove the following revenue-generating opportunities from the HAB 2017 list.

- 1 - New modern aquarium at the old aquarium lease site (*pursued by Central Coast Aquarium, but their initiative failed*)
- 5 - For-profit businesses operating on the waterfront/bay (such as boat bottom cleaners) but not in a brick-and-mortar lease site being charged a license fee and/or a percentage of their revenues (*HAB consensus that these types of operations just be required to have the necessary City business licenses*)
- 6 - Increase slip and pier fees to fully recover the City's utility costs for same (*cost recovery study completed in 2019, and fee recovery measures have been implemented per Council policy*)
- 7 - Boat and/or RV storage in the Triangle Lot until a permanent use is allocated to that location (*implemented for boats storage only*)
- 9 - Leaseholder incentives for leaseholders to diversify their products (*considered by HAB, but consensus to let the market/demand rule*)
- 13 - Cannabis-related sales (*current Municipal Code and zoning preclude cannabis-related businesses in the waterfront district*)

The Motion was seconded by Board Member Vaile and carried 6-0 by roll call vote.

MOTION: Board Member Vaile moved to remove the following revenue-generating opportunities from the HAB 2017 list.

- 12 - Expand the current mooring field (*with assistance from a Cal Poly intern, the current mooring field was mapped into the City's GIS database. No further progress made*)

The Motion was seconded by Board Member Doughty.

Member Meissen requested to add item 15 and 8 to the removal list motion.

AMENDED MOTION:

Board Member Vaile moved to remove the following revenue-generating opportunities from the HAB 2017 list.

- 8 - Concert venue in the Triangle Lot (*not pursued*)

12 - Expand the current mooring field (*with assistance from a Cal Poly intern, the current mooring field was mapped into the City's GIS database. No further progress made*)

15 - Periodic events at the Rock (*no significant progress made*)

The Motion was seconded by Board Member Doughty and carried 6-0 by roll call vote.

MOTION: Board Member Meissen moved to keep the remaining revenue-generating opportunities from the HAB 2017 list as is, minus the removed items. The Motion was seconded by Board Member Vaile and carried 6-0 by roll call vote.

There was Board discussion on new revenue-generating and enhancing opportunities.

MOTION: Board Member Hansson moved to add the following new revenue-generating opportunities to the HAB's work plan.

- Look at cost drivers that are causing Harbor Department resources and evaluate if there is a possible cost recovery
- Marketing open lease sites or master leaseholders with vacant subleases
- Look into marketing the tidelands area using a small percentage of Harbor Department funds
- Look into creating a walking museum of the Morro Bay heritage
- Look into a social media mural or other ways to access social media

The Motion was seconded by Board Member Meissen and carried 4-2 by roll call vote.

The public comment was opened and closed with no comments.

#### B-4 CITY COUNCIL GOALS AND OBJECTIVES UPDATE, AND RECEIPT OF HARBOR ADVISORY BOARD INPUT INTO THE UPCOMING 2021/2022 GOALS - AND OBJECTIVES-SETTING PROCESS

<https://youtu.be/iKN79YxrKgc?t=6435>

City Manager, Scott Collins presented the staff report and responded to Board Member inquiries.

There was Board discussion on the Harbor specific goal action items with Board consensus to change the word "pursuit" of offshore wind development at the August HAB meeting to a more appropriate word.

MOTION: Board Member Meissen moved to remove *Consideration of options for lease management* from the HAB/Harbor Specific "Action Plan list provided in the staff report. The Motion was seconded by Board Member Doughty.

The public comment was opened and closed with no comments.

The motion carried 4-2 with a roll call vote.

There was Board discussion and consensus to keep the six HAB goal action items referenced below and bring them back in August for more in-depth discussion along with adding Rock Master planning to the list.

1. Review of revenue-enhancement options
2. Review of parking management options
3. General Plan/Local Coastal Program and Zoning Code update
4. Boatyard/Marine services
5. Pursuit of offshore wind power generation development
6. Market Street Plaza redevelopment

B-5 HARBOR ADVISORY BOARD MEMBER OUTREACH ASSIGNMENTS FOR PUBLIC ENGAGEMENT OUTREACH ASSIGNMENTS

<https://youtu.be/iKN79YxrKgc?t=8988>

Director Endersby presented the staff report for item B-5.

Member Witkowski volunteered to take CA State Parks and Coast Guard Auxiliary agencies for her outreach assignment.

Member Vaile volunteered to add Cal Poly Sailing, MB Youth Sailing Foundation and Central Coast Regional Water Quality Control Board to his outreach assignments.

The public comment was opened and closed with no comments.

C. DECLARATION OF FUTURE AGENDA ITEMS

No future agenda items were declared.

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
- 2021 City Council / Harbor Advisory Board Goals

D. ADJOURNMENT

This meeting was adjourned at 8:20 p.m. The next Regular Meeting will be held on August 5, 2021 at 5:30 p.m.

Lori Stilts  
Harbor Business Coordinator