

MINUTES-MORRO BAY HARBOR ADVISORY
BOARD MEETING – August 3, 2023
VETERAN'S MEMORIAL HALL – 5:30 P.M.

AGENDA NO: A-1

MEETING DATE: December 7, 2023

PRESENT:	Cal Myers	Chair
	Cherise Hansson	Vice-Chair
	Mary Witkowski	Member
	Jeremiah O'Brien	Member
	Gene Doughty	Member
	Christopher Vaile	Member
ABSENT:	Sean Green	Member
STAFF:	Ted Schiafone	Harbor Director
	Lori Stilts	Harbor Business Coordinator

ESTABLISH QUORUM AND CALL TO ORDER

https://youtu.be/8vhW7CHkXcE?si=d_dy4BN8XPQg3ydN&t=16

The meeting was called to order at 5:30 p.m., with a quorum present.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR, ADVISORY BOARD MEMBER & LIAISON ANNOUNCEMENTS AND PUBLIC OUTREACH REPORTING

PRESENTATIONS

<https://youtu.be/8vhW7CHkXcE?si=3eonnbnN6Xyqs58d&t=485>

San Salvador Visit presentation, Judy Salamacha with the Morro Bay Maritime Museum

PUBLIC COMMENT

<https://youtu.be/8vhW7CHkXcE?si=XvCj8aSoswBJzGP6&t=1711>

The public comment period was opened.

Chuck Losness, spoke of the need for a shipyard in Morro Bay.

The public comment period was closed.

A. CONSENT AGENDA

https://youtu.be/8vhW7CHkXcE?si=bGhxU_BylnLYDVIA&t=1895

Unless an item is pulled for separate action by the Board, the following actions are approved without discussion.

A-1 Harbor Department Status Report.

RECOMMENDATION: Receive and file report.

MOTION: Board Member Hansson moved to approve the consent agenda. The Motion was seconded by Board Member Vaile and carried, 6-0-1 with Member Green absent.

B. BUSINESS ITEMS

B-1 HARBOR DIRECTOR – DEPARTMENTAL UPDATES

<https://youtu.be/8vhW7CHkXcE?si=rPDxS6My9ti2MKhN&t=1951>

Director Schiafone gave an oral report on recent Harbor affairs including windfarm activity, channel dredging, DBW launch ramp grant, 1st quarter sales report on the Embarcadero, North T-Pier structural assessment and responded to Board Member inquiries.

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

B-2 UPDATE FROM THE CONSENT OF LANDOWNER PROCESS AD-HOC COMMITTEE ON COMMITTEE'S RECENT ACTIVITIES

<https://youtu.be/8vhW7CHkXcE?si=EoSLsu14p1lnq7gH&t=3030>

Committee Member Hansson presented an oral background on the creation of the Consent of Landowner Ad-Hoc committee and stakeholder involvement.

Committee Member Witkowski presented the Ad-Hoc's proposed consent of landowner recommendations:

1. Penalty of 1/30 of the base rent for each day the milestone is not met.
2. Incentive, if applicant completes the milestone before the timeline date, they receive a 0% on percentage rent until the milestone or projected project completion date.
3. Introduction of adjudication process regarding proposed timelines.
4. Inclusion of examples for reason of timeline extensions.
5. Updates to 2 lease policy flow charts.

Director Schiafone thanked the Ad-Hoc committee for their work and will take their recommendation to the City Attorney for legal review and then to City Council.

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

B-3 COMMERCIAL FISHING DOCK REPAIR PLAN

<https://youtu.be/8vhW7CHkXcE?si=p2Yi469HI5hsfhjg&t=3648>

Member Doughty recused himself from the dais.

Director Schiafone presented the staff report and recommend the Harbor Advisory Board support the proposed Commercial Fishing Dock Repair Plan and request the Harbor Department submit the Plan to City Council for approval and funding.

Director Schiafone responded to Board Member inquiries.

MOTION: Board Member Vaile moved in support of the proposed Commercial Fishing Dock repair Plan and recommended funding. The Motion was seconded by Board Member Witkowski and carried, 6-0-1 with Member Green absent.

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

Member Doughty returned to the dais at 6:36 pm.

B-4 COMMERCIAL VESSEL FEES

<https://youtu.be/8vhW7CHkXcE?si=xMO-RijkXY1MUqUs&t=3960>

Director Schiafone presented the staff report requesting the creation of an Ad-Hoc Committee to investigate how other harbors charge for commercial vessel slip and use fees.

There was Board discussion on creating goals to be established for the Ad-Hoc committee.

Board Members Vaile, Witkowski and O'Brien volunteered to establish the committee.

MOTION: Board Member Vaile moved to form an Ad-Hoc Committee to investigate how other harbors charge and therefore make recommendations out of that information. The Motion was seconded by Board Member Witkowski and carried, 6-0-1 with Member Green absent.

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

B-5 HARBOR LIABILITY

<https://youtu.be/8vhW7CHkXcE?si=40HTC79Ow7YXXvcl&t=4813>

Director Schiafone presented the staff report and recommend the creation of an Ad-Hoc Committee to investigate how other Harbors handle insurance requirements on vessels docked or moored. Additionally, investigate how other Harbors handle swimming in the channel/bay and jumping off the city piers.

Board Members Vaile and Myers volunteered to establish the committee.

MOTION: Board Member Vaile moved to form an Ad-Hoc Committee to investigate how other Harbors handle insurance requirements and additionally other Harbors handle swimming in their channels & bays and off piers. The Motion was seconded by Board Chair Myers and carried, 5-1-1 with Member Doughty opposed and Member Green absent.

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

C. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/8vhW7CHkXcE?si=ecrGT1JcexpEr-31&t=5356>

Member Witkowski requested an update on the skiff permitting program.

There was Board consensus to add the item.

D. ADJOURNMENT

This meeting was adjourned at 7:01 p.m.

Lori Stilts
Harbor Department