



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

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Thursday, November 7, 2013
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Jeff Eckles, Chair

Bill Luffee, Vice Chair
Jim Phillips
Lynn Meissen

Gene Doughty
Dana McClish
(Vacant)

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on City business matters other than scheduled items may do so at this time. To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof.
- The Commission 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 Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

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

- A-1 Approval of Minutes from Harbor Advisory Board meeting of October 3, 2013
Staff Recommendation: Approve minutes.

B. PUBLIC HEARINGS, REPORTS, AND APPEARANCES

B-1 Harbor Department Status Report
Staff Recommendation: Receive and file.

B-2 Report on Status of Liveboards and Liveboard Permits in Morro Bay
Staff Recommendation: Receive and file.

C. UNFINISHED BUSINESS

C-1 Overview of State Park Marina Major Maintenance Plans
Staff Recommendation: Receive and file.

C-2 Status of State Park Marina Operating Agreement as it Relates to City Operations and Management of the Marina, Including Future City Involvement
Staff Recommendation: Receive report and make recommendations, if any, regarding future City involvement in the marina

D. NEW BUSINESS

None

E. DECLARATION OF FUTURE AGENDA ITEMS

F. 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 and at Mill's/ASAP, 495 Morro Bay Boulevard, or online at www.morro-bay.ca.us. 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.

CITY OF MORRO BAY

HARBOR ADVISORY BOARD

SYNOPSIS MINUTES

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, October 3, 2013 at 6:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

ESTABLISH QUORUM AND CALL TO ORDER

Present: Members: Gene Doughty
 Jeff Eckles
 Bill Luffee
 Dana McClish
 Lynn Meissen
 Jim Phillips
 (Vacant Seat)
 Staff: Eric Endersby, Harbor Director
 Polly Curtis, Office Assistant

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

Chair Eckles said the Morro Bay Community Foundation will hold a local event called, "Morro Bay Sings...ELVIS!" on Saturday, November 9, 2013 at the Community Center, for the benefit, "Every Child Deserves Recreational Opportunities."

Chair Eckles said that in view of the recent City Council potential personnel issues, he urged everyone in the community to strive toward unity and progress; to look for things in common as opposed to the differences; he said this is a small community and in a very real sense we are all extended family who live here; he urged people to move forward for the betterment of the City.

Mr. Doughty said there has been a lot of wind lately, and all mooring owners need to check their chaffing gear now and be sure they have good lines in preparation for winter storms.

PUBLIC COMMENT

Mr. Bill Martony voiced his concern over the vessel Shillelagh, docked at the North T-Pier.

A. CONSENT CALENDAR

A-1 MINUTES

Mr. McClish asked for a change to his announcement that "Morro Bay Yacht Club" be changed to "Morro Bay Youth Sailing Foundation."

Chair Eckles asked that the Motion in Agenda Item D-1 show that it was made by himself and seconded by Mr. Luffee.

Mr. Doughty moved the September 5, 2013 Harbor Advisory Board minutes be approved with the changes. The Motion was seconded by Mr. McClish and carried unanimously.

B. PUBLIC HEARINGS

B-1 Harbor Department Status Report

Mr. Endersby briefed the Board on the following topics:

Staff News: Badges for Reserve Harbor Patrol Officers

New Harbor Patrol Vessel

Recent Training:

Emergency Natural Gas Responder/Disaster Training

Lease Site News:

Safety and Awareness Meeting with Leaseholders Sept 12

Rose's Landing

Rocca's

Plover Fencing Removal

Derelict Vessels:

Shillelagh

AIS Landing Craft

Events:

Coastal Cleanup Day Sept 21

Harbor Festival Oct 5-6

Discussion by the Board on the condition of the vessel Shillelagh.

B-2 Presentation of Status of Eelgrass in Morro Bay by the Morro Bay National Estuary Program

Ms. Adrienne Harris, Director of the Morro Bay National Estuary Program, presented the Board with information and graphs showing the critical condition of eelgrass in the estuary. Although eelgrass numbers do fluctuate naturally, the graph of monitoring since the 1960s shows levels as high as 452 acres in the bay, but has never shown a low of only 17 acres, where the number currently stands. The count of Black Brant geese fluctuates with the eelgrass because this is their number-one food source while the birds are here. Many commercially caught fish feed off of eelgrass, such as flounder, rockfish, steelhead and sand dabs.

Ms. Harris said eelgrass is sensitive to a number of things: changes in temperature, light, sediment levels, nutrient levels as well as desiccation at low tide, and that there are several factors which may be causing the current decrease of eelgrass. There has been an increase in red algae of 313% as well as a type of slime mold in 2012 which is acting similar to a disease known as "Wasting Disease."

Ms. Harris reviewed the MBNEP's active role to recover the eelgrass, which is a collaborative effort of several entities in the community. In August 2013 volunteers and divers planted 9,775 units of eelgrass covering 2.2 acres in the Coleman Beach area. This is the beginning of a five-step process which will include monitoring the eelgrass over the next five years. She said healthy eelgrass numbers means a healthy bay.

Ms. Harris said if people are interested in being involved in this project and others, as well as making donations, please go to their website at www.mbnep.org. The Board thanked Ms. Harris for her presentation.

B-3 Presentation on Commercial Fishing Gear Types by the Morro Bay Commercial Fisherman's Organization

Mr. Tom Hafer, commercial fisherman, said he was requested by Mr. Endersby to present the different fishing gear types and methods used by commercial fishermen in the various fisheries. He said the presentations will move from shallow to deep water.

Mr. Hafer said he is a nearshore and spot-prawn fisherman with his 43' vessel the Kathryn H. The nearshore fishery is live-fish with about twenty local participants who catch five different types of fish: cabezon, greenling, gopher cod, grass bass and lingcod. The gear used is hooks or traps. The fishermen who use traps are regulated by the Fish & Game Department by nearshore permits and trap endorsements. He explained the difficulties and changes that occurred when the 29 Marine Protected Areas were designated on the Central Coast, in an area from Point Conception to Pigeon Point. Mr. Hafer described the various quotas and "waves" assigned to this highly regulated fishery.

Mr. Hafer said the spot-prawn fishery has been around since the 1940s and is now fairly heavily regulated, but there currently are not a lot of fishermen in this fishery. This is also a live-fishery with approximately 150-200 traps used at a depth of about 1,000 feet; it's a healthy and vibrant fishery out of Morro Bay.

Mr. Rob Seitz, commercial fisherman, said he runs the 56' trawl boat the South Bay and is in the West Coast groundfish trawl fishery. He described his gear as a funnel-shaped net that is towed across the ocean bottom at around 2,400' depth, gathering mostly sole and cod. He said he's a proud participant of the Individual Fishing Quota (IFQ) program; the City is acquiring a Quota from The Nature Conservancy, which will keep the fishery local. The IFQ requires a federal observer onboard his boat 100% of the time during all fishing trips, which ultimately helps to keep the fishery sustainable. Mr. Seitz also said any gear type can be used in this fishery as long as it has been approved by the Pacific Fisheries Management Council; so hooks or pots, traps or nets are used.

Chair Eckles asked Mr. Seitz to explain the observer requirements. Mr. Seitz said an observer is subcontracted to the federal government; the first year of the program NOAA paid for 90% of the bill but now the percentage is 60-40% which means Mr. Seitz pays around \$200 per day. He said the federal observer basically helps prove that the fishery is legitimate and legal. He brings in 15-30,000 pounds of fish each trip; in 2012 he landed about 900,000 pounds of fish that went to local markets and restaurants.

Mr. Tom Roff, commercial fisherman for over 40 years, thanked the community for the wonderful support of the fishing industry. He said his 35-ton vessel is the Diane Susan, and he's in the drift/gillnet fishery.

Mr. Roff said all the Morro Bay fisheries are highly regulated and sustainable, and a vital industry here in Morro Bay. In 2012 the local fishing industry, which includes 90 active vessels, landed over 5 million pounds of fish in Morro Bay for a \$6.3 million dollar gross, which includes Dungeness crab, swordfish, albacore, squid, and king salmon just to name a few.

Mr. Roff described his drift/gillnet fishery and the strict regulations which began with the Marine Mammal Protection Act. He described his gear which includes 60 "pingers" that create an acoustic wall of sound to ward off marine mammals. He fishes 100 miles off the coast for swordfish, bluefin tuna, albacore, opah, thresher shark, among others, and that Morro Bay is the third largest swordfish landing on the West Coast. He recommended that people visit the Central Coast Cable Fisheries website to see the highly informative report by the MBCFO on the local fishing industry for 2012 and 2013.

Mr. Craig Barbre commercial fisherman since 1973, owns the vessel Preamble. Both he and his wife Marlyse primarily fish salmon and albacore; they are strictly trollers working out of California, Washington, Oregon, Canada, and Alaska. He said there are 8-10 boats out of Morro Bay that actively pursue albacore. His boat carries 26,000 pounds of fish, which he blast-freezes and sells directly to markets as sashimi; however, there are no longer facilities here in Morro Bay to support the current volume of this fishery nor are the buyers who have access to market the fish willing to come here. Canneries are no longer in the US either.

Mr. Barbre said the cycle for albacore had been very poor locally in the past 10-15 years, but the numbers have been increasing steadily over the past three years; so the fish seem to be coming back to California. He'd like to see the fishery return here so he can fish from home, but it would require a substantial freezer facility that would make this town more viable to the buyers as a hub for fishing.

Mr. Barbre said his second fishery is salmon, which he was able to fish locally for the first month and a half, and this has been the best salmon season since he began fishing, having 100-fish days and the price never falling. He said the ocean is the healthiest he's seen in years including giant balls of krill and baitfish. He described the dock for direct sales of fish to the public at Half Moon Bay, which is highly successful. He recommended that Morro Bay install a haulout facility, along with the freezer facility, and a direct-to-public fish sales dock, all of which would mean a boost for the local economy.

Mr. Bill Blue, commercial fisherman, said he's been fishing since 1974 and has two boats, the Brita Michelle and the Morning Light. He currently participates in the West Coast fixed-gear sablefish fishery, which is the most federally regulated fishery in the world. There are three segments of ways to harvest sablefish: 1. Open access, 2. Limited entry fixed-gear with permits or quota attached, and 3. IFQs. He reviewed the salmon closure and sablefish history and the changes in prices per pound. He agreed with Mr. Barbre that a lot more marketing could be done with freezer facilities in Morro Bay.

Mr. Blue also has fished for Dungeness crab since 1974, limited entry, and the bulk of the fishery participates normally from San Francisco north. This is a very sustainable fishery regulated by season/sex/size; so no way can the resource be fished out of existence, and it's a cyclic fishery. The last two years have seen as good crabbing locally as he's ever seen since he moved here. Mr. Blue explained in detail the Limited Entry Permit process, allotments, and regulations; he also must pay a daily observer on his boat.

Mr. Endersby asked another speaker, Mr. John Griesser, to step forward and discuss the marketing aspect of the fishing industry.

Mr. John Griesser, Executive Director of Central California Seafood Marketing Association (CCSMA) said all six of the members participate in the federal West Coast groundfish trawl program, a non-profit fisherman's cooperative association based locally. He said the mission is to build value and security for the members for their local fishing operations and their seafood products. CCSMA works to bring locally caught, wild seafood to consumers, to protect the health and productivity of fish stocks and habitat, and help to stabilize the fishing industry and activity in Morro Bay.

Mr. Griesser said he couldn't emphasize more the need for infrastructure in Morro Bay, which are aligned with marketing endeavors. He said the three main infrastructure needs are a freezer facility, a direct-sales fish dock, and a boat haulout. Each fisherman who spoke tonight emphasized the need for a boat haulout.

The Board thanked Mr. Griesser and all the fishermen for their participation in this important topic and their informative presentations.

Harbor Advisory Board member Bill Luffee departed at this time, 7:55. A five-minute break was then taken by the Board.

C. UNFINISHED BUSINESS

C-1 Harbor Department Rules and Regulations: Change of Slip Regulations to Allow Qualified Commercial Fishermen to Keep Up to Two Different Vessels in Their Slip

Mr. Endersby reviewed the item for the Board. Chair Eckles read the recommended change to Section 2, Paragraph A of the Harbor Department Rules and Regulations:

A commercial fisherman with a qualified commercial fishing vessel, as defined, occupying a City slip may, at the fisherman's discretion, occupy said slip with a second qualified commercial fishing vessel owned by the fisherman in place of the first vessel provided that said second vessel is of an appropriate size for said slip, and that both vessels remain qualified commercial fishing vessels as defined. This allowance will in no way be used by said fisherman for the purposes of transfer of the slip to a second owner or owners of either vessel in order to bypass the commercial slip waiting list by the second owner or owners.

Discussion by the Board. There was no public comment.

Motion: Mr. McClish moved that the Harbor Advisory Board recommend to City Council to approve changes to the Harbor Rules and Regulations to allow commercial fishermen with a second qualified vessel to keep either vessel in their slip without having to sublease or pay transient fees for the second vessel. The Motion was seconded by Mr. Phillips and carried unanimously.

D. NEW BUSINESS

D-1 Proposed Change of Harbor Advisory Board By-Laws to Allow for Designated Morro Bay Commercial Fisherman's Association Seat to Have an Alternate Member or Members in Order to Ensure Association Attendance and Participation

Mr. Endersby reviewed the item for the Board. Chair Eckles read the recommended language to be added to the Harbor Advisory Board By-Laws immediately under the list of member categories:

However, the City Council and Harbor Advisory Board recognize the importance of the Morro Bay Commercial Fisherman's Organization (MBCFO) seat, and acknowledge that it is often difficult for commercial fishermen serving on the HAB to meet the attendance requirements due to the nature of their business. As such, up to two (2) Alternate MBCFO members to the Primary member may be appointed by the City Council in the same manner and fashion as regular appointments in order to stand-in for the Primary member in the event of the Primary member's absence.

Discussion by the Board and Mr. Endersby on the number of alternates. There was no public comment.

Motion: Mr. McClish moved that the Harbor Advisory Board recommend to City Council to approve changes to the Harbor Advisory Board By-Laws that would allow for two alternates to the Morro Bay Commercial Fisherman's Organization (MBCFO) designated seat in order to facilitate full and complete participation of the MBCFO in Harbor Advisory Board proceedings. The Motion was seconded by Ms. Meissen and carried unanimously.

E. DECLARATION OF FUTURE AGENDA ITEMS

- Nov: State Park Marina Operating Agreement
State Park Marina Maintenance Schedule by Paul Gillen
Rick Algert Presentation on ITQ
Presentation by John Griesser on CCSMA**
- Dec: Morro Bay Clean Marina Certification
Friends of the Harbor Department
Liveaboards Permit Status
Planning for the Future of Power Plant**

F. ADJOURNMENT

This meeting was adjourned at 8:20 PM.

Submitted by,

Polly Curtis

Polly Curtis
Harbor Department



AGENDA NO: B-1

MEETING DATE: November 7, 2013

Staff Report

TO: Harbor Advisory Board

DATE: November 1, 2013

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Department Status Report

RECOMMENDATION

Receive and file.

DISCUSSION

New Harbor Patrol Vessel: The new vessel is getting close to being ready for sea trials, although the new fire pump is yet to be installed. The original was damaged in shipment and had to go back to the factory. Anticipated delivery is still mid-November.

Recent Training: In light of winter looming on the horizon, on Tuesday 10/22 the department conducted an all-hands rescue watercraft training session in the surf off of the sandspit, including patrol vessel and lifeguard participation.

On 10/30 the Harbor Patrol co-hosted a multi-agency fire drill that included Cayucos Fire, Cal Fire, and Morro Bay Fire from 6-9 p.m. Drill exercises included a mock fire on the north T-Pier, medical aids to victims, multiple vessel fires, and search-and-rescue operations for missing victims.

After the drill the department conducted some night patrols to see who and what is out and about after dark. On Sunday 10/25 a second night patrol was out until midnight, and monthly night patrols/training are being scheduled.

Lease News: Burt Caldwell was recently given Consent of Landowner approval for his proposed redevelopment of lease site 86/86W, Embarcadero Grill/Libertine Pub. Caldwell is proposing a complete demolition of the existing building and a new one-story building and site reconfiguration that will include an expanded pub and brewing feature, and roof-top view deck, and future addition of a new side-tie and gangway.

Prepared By: EE

Dept. Review: EE

At lease site 82-85/82W-85W, Roses's Landing, owner Doug Redican was recently approved for a new lease that incorporates building of approximately five new slips on the water site, one of which will be dedicated to City use under Harbor Dept. control.

Coin-Op Showers: We continue to install new coin-op shower controls in our north T-Pier and Tidelands Park restroom shower facilities. In recent months we have fought continued theft and vandalism of the old control and coin boxes, and have had to resort to a new style box to combat the onslaughts.

Events: The annual Harbor Festival on October 5 and 6 went well but was more lightly attended this year. The site layout, that was supposed to move in part over to the Front Street parking lot, ended up going back to the original layout, but ended at the north T-Pier restrooms.

Although still pending as of this writing, Sunday November 3 will see a new event, "Outstanding in the Field (OIF)," come to Morro Bay with an evening dinner, centered on local fish and oysters, out on the tip of the sandspit. The Saturday evening before, OIF will be at the Abalone Farm in Cayucos for a similar event centered around, of course, abalone. OIF travels the country putting on unique "in the field" catered dining events in farmers' fields, on ranches, and other "close to the source" locations.

The annual Lighted Boat Parade is on-schedule for the first Saturday in December, the 7th. Although it will be hampered by an outgoing negative tide at 7:50 p.m., it was decided that sticking to the traditional first Saturday of December was more important.



AGENDA NO: B-2

MEETING DATE: November 7, 2013

Staff Report

TO: Harbor Advisory Board

DATE: October 25, 2013

FROM: Eric Endersby, Harbor Director

SUBJECT: Report on Status of Liveboards and Liveboard Permits in Morro Bay

RECOMMENDATION

Receive and file.

BACKGROUND

An update on the status of the Liveboard population and Liveboard Permit compliance is periodically provided to the Board for informational purposes. The last report to the Board was August, 2011.

DISCUSSION

Staff will be providing an oral report on the following general topics:

- The roles and responsibilities of Liveboards and the City
- Estimated number of Liveboards
- Valid Liveboard Permits currently issued
- Liveboard enforcement activity
- Look-back on Liveboard Ordinance changes made in 2009
- Future efforts/activity

Prepared By: EE

Dept. Review: EE



AGENDA NO: C-1

MEETING DATE: November 7, 2013

Staff Report

TO: Harbor Advisory Board

DATE: October 25, 2013

FROM: Eric Endersby, Harbor Director

SUBJECT: Overview of State Park Marina Major Maintenance Plans

RECOMMENDATION

Receive and file.

BACKGROUND

At the May 2, 2013 Harbor Advisory Board meeting the Board was requested to provide staff input as to the interest level or priority given to the City staying in the Operating Agreement with State Parks for the State Park Marina, including whether or not to continue to pursue the dredging still needed and eventual rehabilitation of the marina. At that meeting the Board voted unanimously to recommend that the City remain in the Operating Agreement, as it was considered a high priority to continue to pursue the dredging. Regarding the City staying in the Operating Agreement for the longer term to operate the marina, there was consensus with the Board to bring the item back after the proposed Major Maintenance Plan for the marina was presented by concessionaire Associated Pacific Constructors (APC).

At the August, 2013, staff presented (APC) proposed Major Maintenance Plan for 2013/2014 as APC was unable to attend the meeting. It was an informational item only.

DISCUSSION

A representative from APC will provide another overview of their Major Maintenance Program and any future plans that they have prepared. Item C-2 of this meeting agenda concerns the Operating Agreement itself and follow-up requests from staff for Board input.

Prepared By: EE

Dept. Review: EE



AGENDA NO: C-2

MEETING DATE: November 7, 2013

Staff Report

TO: Harbor Advisory Board **DATE:** October 24, 2013

FROM: Eric Endersby, Harbor Director

SUBJECT: Status of State Park Marina Operating Agreement as it Relates to City Operations and Management of the Marina, Including Future City Involvement

RECOMMENDATION

Receive report and make recommendations, if any, regarding future City involvement in the marina.

BACKGROUND

In 2002 the City of Morro Bay entered into a 20-year operating agreement (Agreement) with the State of California to operate the State Park Marina (SPM), including management of the existing concessionaire Associated Pacific Constructors (APC) and collection of the State's revenues from that concession. The objective of the Agreement was for the City to spearhead major dredging and renovation projects in the marina.

At the May 2, 2013 Harbor Advisory Board meeting, a presentation on the Agreement and dredging was presented to the Board with a request for Board input on the importance of continued City involvement in the Agreement and pursuing the projects. At that meeting the Board voted to recommend that the City remain in the Agreement, but deferred action as to whether or not to recommend that the City pursue long-term operation of the marina until after APC's 2013/2014 Proposed Major Maintenance Plan could be presented to the Board. Staff presented an abbreviated version of that plan at the August, 2013 Board meeting, as APC was unable to attend and present.

DISCUSSION

The major obligations of the City under the Agreement are to:

1. Actively pursue the agreed-upon dredging and renovation projects.
2. Continue to operate the marina as-designed.
3. Manage the APC concession including receipt of revenue and continued major maintenance planning and execution.

Prepared By: EE

Dept. Review: EE

Once dredged and renovated, the Agreement allows the City to either operate the marina directly, and/or award a concession contract to operate it, for the life of the Agreement. The Agreement expires in 2022, there is no holdover or a clause to extend it, and either party can cancel it with or without cause with 60-days notice.

If the Agreement reaches its expiration or is terminated by the City, any excess revenues in the account will revert to the State, and the State will assume all improvements and management of the marina and concession. If the State terminates the Agreement without cause and assumes management of the marina, the excess revenues will revert to the State, less all expenses incurred by the City to manage the marina and dredging/renovation projects. All improvements will revert to the State in this instance as well.

The City currently receives annual revenues of approximately \$65,000 under the concessionaire's operation. The current balance in the account is approximately \$158,000.

The various dredging permits expire from December 2015 through February 2017, all of which can likely be extended if necessary.

Should the City remain in the Agreement and continue to pursue the projects, it is staff's opinion that in addition to the needed funding there needs to be more assurance in the Agreement that the City would be reimbursed for its hard costs (consultants and construction) and soft costs (personnel time) in the event of termination of the Agreement by the City. As it stands today, if the City terminates without cause, the City receives nothing for its efforts. In addition, given that there are only nine more years left on the Agreement, it would be prudent for the City to negotiate a longer-term agreement if the projects are pursued.

There is nothing in the Agreement that allows for the City to take over operations of the marina unless the complete dredging and renovation projects as currently scoped are completed, and then only until the Agreement expires in 2022.

CONCLUSION

Staff is seeking any input that the Harbor Advisory Board may wish to give regarding:

1. The City continuing or not in the Agreement and to pursue the additional dredging and renovation.
2. The City negotiating or not with the State for a new or revised Agreement, and whether or not there is interest or desire by the City to pursue a more permanent Agreement to operate the marina on a long-term basis with or without a concessionaire.