

**CITY OF MORRO BAY**

**HARBOR ADVISORY BOARD**

**SYNOPSIS MINUTES**

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, December 5, 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**

Mr. Phillips said it is his intent not to continue as a member of the Harbor Advisory Board after tonight's meeting. He said he encourages anyone who has an interest in boats, fishing, or the harbor to contact the City clerk and apply for a seat on the Board. Mr. Phillips thanked the Harbor office staff and his colleagues on the Board.

Mr. McClish thanked Mr. Phillips for his excellent service on the Board. Mr. McClish said members of the Boatyard/Haulout Subcommittee met recently and discussed possible locations, as well as Travel Lift locations, costs and size, agreeing that a 100-ton lift would be the best choice. He said the Subcommittee will make a presentation to the Board early next year.

Chair Eckles said the annual Lighted Boat Parade, sponsored this year by the Rotary Club, will take place this Saturday, December 7<sup>th</sup> at 6:30 on the waterfront, weather permitting. He said since the next Board meeting will not take place until next year, he would like to wish everyone a merry Christmas, happy new year and happy holidays. He also requested the public to email or contact any Board member with issues regarding the Morro Bay harbor.

Ms. Meissen said winter truly seems to be here as there were several boat incidents during the recent strong winds. She reminded all boaters to check their lines to be sure there is no chaffing, and to make everything secure.

**PUBLIC COMMENT**

Mr. Jeremiah O'Brien thanked Mr. Phillips for his many years of good service on the Board, and hoped he would reconsider and return again next year.

**A. CONSENT CALENDAR**

**A-1 MINUTES**

Mr. McClish requested an addition to Agenda Item C-1, saying Mr. Gillen had stated the need for an electrical utilities upgrade on the shore side of the docks at the State Park Marina. Mr. Luffee moved the November 7, 2013 Harbor Advisory Board minutes be approved with the requested changes made. 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:

**New Harbor Patrol Vessel and Fire Pump  
North T-Pier Maintenance and Repair Project**

**Lease Site News:**

**Morro Bay Aquarium**

**Events:**

**Outstanding in the Field November 3**

**Lighted Boat Parade December 7**

**Waterfowl Hunting Season**

**Dive Cleanup at N T-Pier**

**Coast Guard Building Status**

**Vessel Fire on S T-Pier: Point Estero Electrical Fire**

**State Lands Commission and Morro Bay Tidelands Lease Issues**

**City Council:**

**Consideration of HAB By-Laws Changes**

**Allowing Commercial Fishermen to Alternate Qualified Vessels in Slip**

Discussion by the Board and Mr. Endersby on Tidelands Trust Enterprise Zone; the power plant intake building being private property; the Coast Guard building project deadline; and that the HAB should be involved in discussions on the Coast Guard building project.

Mayor Irons responded to the Board's questions regarding the process by the Coast Guard contacting City staff on the building proposal. He reviewed the timeline, saying the Coast Guard does have a deadline for the project, and were requesting their proposal be expedited.

Continued discussion by the Board, Mr. Endersby, and Mayor Irons on the Coast Guard building proposal and the conflict with the areas of interest being the same as possible locations for the future Boat Yard/Haul Out. Board members expressed concerns that this proposal had not been brought to the Board, as the By-Laws show this is exactly why the Board exists.

**D. NEW BUSINESS**

**D-1 Request for Proposals Review and Evaluation of Proposal Received from Virg's Sportfishing to Develop Currently Vacant Lease Site 107W-108W**

Mr. Endersby reviewed the RFP, saying there was only one proposal. He said he agendaized this item so the Board could make a recommendation to Council. Mr. Endersby said staff deemed the proposal worthy, but is requesting the Board to use the evaluation sheets and grade the proposal. He introduced Ms. Cathy Novak, the consulting representative for Ms. Sharon Moores.

Ms. Cathy Novak reviewed the background of Ms. Moores and the history of Virg's Sportfishing in Morro Bay. She described the details of the proposal for the project for Lease Site 107W-108W, and reviewed the checklist and evaluation form for the Board, saying Ms. Moores is requesting a 50-year lease.

Discussion by the Board with Ms. Novak on compliance with Measure D; the number of slips to be built; parking space calculations and dockage space; the possibility of adjusting the lease line by 5-feet which could allow space for a Travel Lift; the question of docking space for fishing vessels at the hoist; and the possibility of moving the hoist to the North T-Pier.

Chair Eckles opened the item for public comment.

Mr. Jeremiah O'Brien said he will present the details from the Morro Bay Commercial Fisherman's Organization (MBCFO) Directors' meeting to the Board at a future Harbor Advisory Board meeting, and said the MBCFO welcomes a new building in the empty lease site. He said Virg's does deserve a new home back on the waterfront.

Mr. Alan Alward, Director of the MBCFO and owner of the 57' commercial fishing vessel Longfin, raised concerns about large vessels being able to dock under the hoist. He said local fishermen would like to see in advance what the proposed space would be physically, on the water. Mr. Endersby and Ms. Novak said they can place buoys at the proposed location and contact Mr. Alward and other fishermen to bring their vessels to the hoist as a test for docking space.

The Board then discussed the evaluation form checklist, "**Selection Methodology**," commenting at a few of the following key points:

**Overall Quality of Design and Benefit to Public:** The Board questioned the length of the gangway being too short at 24-feet, and that it should be 50-feet long; and about the type of flooring topping the pilings. The Board commented on the benefit to the public of another accessible restroom on the Embarcadero.

**Development Constraints on Embarcadero:** The Board commented that the applicant should receive legal opinion on this project qualifying under Measure D.

**Proposed Lease Terms:** The Board asked Mr. Endersby to review the process for determining lease terms and the timeframe for when a lease agreement actually begins. Mr. Endersby described the process and terms of leases, saying it is generally predicated on the level of investment, and that the timeline is laid out in each individual agreement.

**"Green" and/or "LEED" building features . . . energy and water use:** The Board raised questions on sea otter habitat and eelgrass mitigation.

**Overall Qualifications and Experience:** The Board noted that the applicant has many years of local experience, and that local architects are being used.

**Motion:** Mr. Doughty moved that the Harbor Advisory Board recommend approval of the Request for Proposal for Virg's Sportfishing on Lease Site 107W-108W as submitted. The Motion was seconded by Mr. McClish and carried unanimously.

## **D-2 Cancellation of January, 2014 Harbor Advisory Board Meeting**

**Motion:** Mr. Phillips moved that the January 2014 Harbor Advisory Board meeting be cancelled. The Motion was seconded by Ms. Meissen and carried unanimously.

Chair Eckles said he appreciated the service of Mr. Phillips on the Harbor Advisory Board, and as this would be his last Motion as an active Board member, Chair Eckles led a round of applause for Mr. Phillips.

**E. DECLARATION OF FUTURE AGENDA ITEMS**

Discussion by the Board on having input on the Coast Guard building proposal.

**Future:**

**Boatyard/Haulout Subcommittee Report**

**Morro Bay Community Quota Fund Update by Rick Algert**

**Central California Seafood Marketing Association by John Griesser**

**State Park Marina, Result of City Council Meeting**

**Harbor Advisory Board By-Laws Changes, Result of City Council Meeting**

**Coast Guard Building Location Plans**

**Marine Mammal Center Informational Report**

**Review of Liveboard Ordinance Regarding Marine Surveyor Certification and  
Standardization of Liveboard Permit Inspections**

**F. ADJOURNMENT**

This meeting was adjourned at 7:55 PM.

Submitted by,

Polly Curtis  
Harbor Department