



AGENDA NO: A-1

MEETING DATE: May 7, 2015

CITY OF MORRO BAY

HARBOR ADVISORY BOARD

SYNOPSIS MINUTES

The regular meeting of the City of Morro Bay Harbor Advisory Board was held Thursday, April 2, 2015 at 6:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

ESTABLISH QUORUM AND CALL TO ORDER

Present: Members: Alan Alward (MBCFO Rep)
 Gene Doughty
 Bill Luffee
 Dana McClish
 Lynn Meissen
 Ron Reisner
 Absent: Neal Maloney
 Staff: Eric Endersby, Harbor Director
 Polly Curtis, Office Assistant

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

Ms. Meissen welcomed boaters to join the Morro Bay Yacht Club races; she said the Harbor Patrol placed the race marker where the old EB18 buoy used to be located, it is a 55-gallon drum painted yellow with the Yacht Club phone number on it.

Mr. Luffee invited the public to come out and enjoy the Morro Bay Emergency Vehicle Show on Saturday, April 18th from 9:00 AM to 3:00 PM at Morro Bay Blvd. and Main Street. Prior to that will be the Code 3 Cruise on Friday, April 17th at 6:00 PM.

Mr. McClish said the newly formed Friends of the Harbor Department is now operating as a non-profit group and the inaugural meeting happened last night; more flyers and information will be available at the Emergency Vehicle show. He said also the Coast Guard Auxiliary will bring the Coast Guard 47' boat to the Morro Bay Yacht Club for the Safe Boating event on May 16th from 9:00 AM to 4:00 PM; there will be a barbecue and family events. Also the Pirates' Booty Marine Swap Meet is coming up and donations can be made by contacting 471-1235. He said the Yacht Club Summer Sailing Program will begin soon; so check the Yacht Club website next week for information.

Mr. Reisner said the annual citywide Morro Bay Yard Sale, sponsored by Morro Bay Beautiful, will occur on April 10th, 11th, and 12th. He reminded the public to please not block hydrants and mail boxes.

Mr. Alward said the annual Blessing of the Fleet takes place on Sunday, April 12th. People can visit the Morro Bay Commercial Fisherman's Organization website for information.

PUBLIC COMMENT

None.

A. CONSENT CALENDAR

A-1 MINUTES

Mr. McClish moved the March 5, 2015 Harbor Advisory Board minutes be approved as submitted. The Motion was seconded by Mr. Alward, and carried unanimously.

B. PUBLIC HEARINGS

B-1 Harbor Department Status Report

Mr. Endersby briefed the Board on the following topics:

Chumash Heritage National Marine Sanctuary Proposal

CMANC Washington DC Week

Dredging

Lifeguard Tryouts

Vessel Demolitions

Fishing Season

Skiff and Surplus Gear Auction Results

Fish Cleaning Station

C. UNFINISHED BUSINESS

C-1 Review of Harbor Department Rules and Regulations Document and Morro Bay Municipal Code Chapter 15 for Harbor Advisory Board Input and Direction Regarding Prohibiting Careening Vessels on the Sandspit Except in Emergencies Limiting the Amount of Repair on Vessels in-Water (25%) that Should Go to a Boatyard, Adding/Strengthening Best Management Practices, and Marine Sanitation Devices and Discharge into the Bay

By Board consensus, this Agenda Item was tabled for the next Harbor Advisory Board meeting.

C-2 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities, Findings and Recommendations with Regard to the Draft Work Products Received to Date from Lisa Wise Consulting

Mr. Reisner, Ad-Hoc Committee Chair, said the Draft Market Demand Analysis report has been completed by Lisa Wise Consulting. Discussion by the Board and Staff on holding a special public session prior to the scheduled Harbor Advisory Board meeting to review this Agenda Item. By Board consensus, this Agenda Item was tabled.

C-3 Update from the Capital Improvement Planning Ad-Hoc Committee on Committee's Recent Activities

Mr. Luffee said the Ad-Hoc Committee met on March 30th to discuss its goals and its near-term activities. The Committee identified the following present goals:

- Pursue a substantive understanding and review of the City of Morro Bay's Harbor Department cost allocation, which currently is reported to be approximately \$305K per annum.
- Pursue a substantive understanding of how the responsibilities for Harbor-related property improvements and utilities are distributed among City Departments, in terms of maintenance and budget.
- Work with the Harbor Department to further develop its inventory of Harbor-related capital asset items and equipment asset items, as well as a useful life for those items, and further development of maintenance/improvement and replacement cost projections for those items.
- Support the Harbor Department as may be needed in review of Harbor-related budgets. This support includes pursuit of revenue enhancing concepts, as well as expense reduction concepts.

Mr. Luffee concluded that near-term activities include the Committee further developing action plans for each of the above goals, and dividing the work.

Mr. Endersby reviewed the dates of Budget deadlines and workshops, saying there is still opportunity to incorporate Budget changes, prior to final submission to Council on May 1st.

D. NEW BUSINESS

D-1 Concession Public Input Meeting Regarding Future Development and Operation of The Morro Bay State Park Marina and Restaurant Concessions

Mr. Endersby said the purpose of this meeting is to solicit public and Board input and ideas to be considered in the preparation of Requests for Proposals (RFP) from qualified parties to develop, operate and maintain the State Park Marina facilities under long-term contracts. The input will be used to inform the RFP process.

Mr. Endersby reminded the public this meeting is not about renewing a lease for Bayside Café. State Parks and City staff are seeking public input and ideas as to the future development and operation of the State Park Marina and Restaurant concessions. He reviewed the history of dredging at the State Park Marina.

Mr. Endersby introduced Brook Gutierrez, Acting District Superintendent of State Parks Coastal District in San Luis County, and Theresa Montijo, Concession Program Manager for State Parks. Ms. Gutierrez read the Facts Sheet handout which reviewed the background of the Morro Bay State Park Marina operations since 1991. Ms. Montijo reviewed the visitor-serving purpose of Concession Contracts.

The Board opened the Agenda Item to Public Comment. Ms. Dawn Borst, owner of the Bayside Café in the Morro Bay State Park, read a statement in support of keeping the restaurant as it is with no changes, and for the Harbor Advisory Board to recommend to City Council that State Parks renew the Concession Agreement but not enter into the RFP bid process for the Café.

There were comments from 35 people in support of the Bayside Café remaining as it is and not opening the Café up to RFP bid. Mr. Luke Lalthrop said he has a slip at the State Park Marina, and is concerned over the downgrade of the electrical system to 15 amps; he supports the recommendation to have an engineering survey done of the Marina.

Further discussion by the Board, the Harbor Director, Ms. Montijo, and Ms. Gutierrez.

MOTION: Mr. Doughty moved to recommend that Staff draft a letter to the City Council to encourage the City of Morro Bay to pursue negotiating a Concession Agreement with State Parks to allow local control over the Marina and the Bayside Café, either separately or together. The Motion was seconded by Mr. McClish and carried unanimously, with a vote of 6-0.

E. DECLARATION OF FUTURE AGENDA ITEMS

Future:

- Ad-Hoc Committee on Boatyard/Haulout
- Best Management Practices, HAB Review
- Coast Guard Building Location Plans
- Morro Bay Fish Quota Share and Trawl Permits
- Annual Review of All Waterfront Lease Sites
- Water Lease Site Improvements Including Dock Configurations
- Inspecting Marine Sanitation Devices on All Vessels in Morro Bay Harbor
- Planning for Power Plant Property
- Sea Lion Abatement in Morro Bay

F. ADJOURNMENT

This meeting was adjourned at 9:08 PM.

Submitted by,

Polly Curtis
Harbor Department