



**AGENDA NO: A-2**

**MEETING DATE: June 4, 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, May 7, 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  
  Neal Maloney  
  Dana McClish  
  Lynn Meissen  
  Ron Reisner  
  Eric Endersby, Harbor Director  
  David Buckingham, City Manager  
  Polly Curtis, Office Assistant

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS**

<https://youtu.be/pSs0oEsFmeQ?t=2m46s>

Mr. McClish said the Morro Bay Yacht Club fundraiser for the Youth Sailing Foundation will hold their annual Marine Swap Meet Saturday from 9:00-1:00.

Chair Luffee recommended that Agenda Item D-2 move forward, and that Agenda Item D-1 follow D-2, and that both Items be heard before C-1, Unfinished Business.

**PUBLIC COMMENT**

None.

**A.     CONSENT CALENDAR**

<https://youtu.be/pSs0oEsFmeQ?t=4m14s>

**A-1   MINUTES**

Ms. Meissen moved the April 2, 2015 Harbor Advisory Board minutes be approved as submitted. The Motion was seconded by Mr. Alward, and carried unanimously.

Ms. Meissen clarified that in her announcement at the April 2, 2015 Harbor Advisory Board meeting the Yacht Club race marker is made of plastic, not metal.

**B. PUBLIC HEARINGS**

<https://youtu.be/pSs0oEsFmeQ?t=5m29s>

**B-1 Harbor Department Status Report**

Mr. Endersby briefed the Board on the following topics:

**Dredge Yaquina**

**Lifeguard Academy**

**Fishing Season**

**Friends of the Harbor Department**

**Recent City Council Action**

**Recent Events**

**Department Training**

**Upcoming Events:**

**16 May National Safe Boating Week, Safe Boating Expo at MB Yacht Club**

**B-2 Presentation by U.S. Coast Guard Auxiliary Flotilla Commander 7-61 on the Role of the Auxiliary and Recreational Boating Safety**

U.S. Coast Guard Auxiliary 7-61 Commander Dave Smith made a presentation to the Board on the role and function of the local Auxiliary and the opportunities for becoming a volunteer. He said people are welcome to join the Auxiliary by attending the fellowship meetings on the first Wednesday of every month at 6:30 PM in the Morro Bay Community Center, or by talking with Auxiliary members at the upcoming Expo.

Commander Smith announced the Safe Boating Week Expo will be held on Saturday, May 16<sup>th</sup> from 9:00-1:00 at the Morro Bay Yacht Club. The Coast Guard boat, the County Sheriff's new boat, and the Harbor Patrol boat #3864 will be at the Expo. Boaters will be able to have a free vessel safety check, along with a barbecue courtesy of Friends of the Harbor Department.

Commander Smith said his contact phone is 805-300-1058, email [cgauxdave@yahoo.com](mailto:cgauxdave@yahoo.com).

**C. UNFINISHED BUSINESS**

**C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities, Findings and Recommendations**

<https://youtu.be/pSs0oEsFmeQ?t=3h1m22s>

Mr. Reisner, Ad-Hoc Committee Chair, reviewed the recent findings for the Board.

**MOTION:** Mr. Reisner moved that the Harbor Advisory Board accept the Ad-Hoc Committee's draft site criteria for a Morro Bay boatyard and haulout facility. Further, that the Harbor Advisory Board recommend to the City Council that in the very near future the City apply those site criteria to identifying and committing planning activities to a Morro Bay boatyard site, the most likely of which, after looking over the alternatives, is the "Triangle Lot" immediately to the south of the Dynegy power plant and immediately north of the existing paved city lot on the east side of Embarcadero. The Motion was seconded by Mr. McClish and carried unanimously.

Discussion by City Manager and Board about the future use of the "Triangle Lot."

**C-2 Update from the Capital Improvement Planning Ad-Hoc Committee on Committee's Recent Activities, Including Review and Concurrence with the Harbor Department's 5-Year Capital Replacement Schedule, 5-Year Capital Major Maintenance and Repair Schedule, and 5-Year Capital Equipment Schedule**

<https://youtu.be/pSs0oEsFmeQ?t=3h15m38s>

Mr. Endersby said the Ad-Hoc Committee has reviewed the Harbor Department's five-year schedules for Capital Improvement. He thanked the Committee for helping to make the numbers readable and understandable, saying this will be a good forecasting tool. Mr. Reisner said this spreadsheet can be extended to ten years, and will continue to be refined. Mr. Maloney asked if the spreadsheet could show bottom-line totals as well.

Discussion by the Board and Mr. Endersby on Capital Improvement numbers.

#### **D. NEW BUSINESS**

##### **D-1 Central Coast Maritime Museum "Phase I" Project Consideration and Input to Staff for Museum Proposal in the Front Street Parking Lot Area** <https://youtu.be/pSs0oEsFmeQ?t=2h35m5s>

Mr. Endersby and Mr. Buckingham reviewed the proposed placement of the Maritime Museum in the Front Street parking lot area, and the improvement of the dual-driveway situation.

Mr. Larry Newland, Director of the Central Coast Maritime Museum Association (CCMMA), presented the conceptual site plan for the Maritime Museum and Interpretive Area to the Board. He described many of the planned exhibits, and said he highly approves of Morro Bay placing a boatyard next to the Museum, saying boatyards are always a tourist draw.

Discussion by the Board and Mr. Newland. Website: [www.morrobaymaritime.org](http://www.morrobaymaritime.org)

**MOTION:** Mr. McClish moved that the Harbor Advisory Board recommend that City Council accept the proposal by Central Coast Maritime Museum Association for placement in the Front Street parking lot area as proposed. The Motion was seconded by Ms. Meissen and carried unanimously.

##### **D-2 Discussion and Recommendations on Harbor Department Master Fee Schedule with Regard to Subsidy Levels and Cost Recovery** <https://youtu.be/pSs0oEsFmeQ?t=30m40s>

City Manager Buckingham reviewed in detail the recent City-wide Master Fee Schedule process, requesting the Board's input concerning specific fees for services and how much it costs the Harbor to provide those services.

Mr. Endersby said Mr. Maloney would be stepping down for the discussion on slip fees, as he does rent slip space from the Harbor Department. He said looking at levels of cost recovery, the Board could take action on each specific category as it is presented separately: Slip Fees, T-Pier Fees, Private Mooring Agreement Fees, City-Owned Mooring Rental Fees, Liveaboard Fees, Vessel Assistance, Launch Ramp Parking, and Lease Administration.

The Board concurred that each fee category will be presented individually, then public comment will be taken, followed by Board action on each item separately.

#### **SLIP FEES**

Mr. Maloney stepped down from the Board. Discussion by Mr. Endersby, Mr. Buckingham, and the Board on slip fees and cost recovery.

Public Comment made by Mr. Rick Grantham, Mr. Stan House, Mr. Randy Kann, Ms. Andrea Lueker, Ms. Susan Stewart, Mr. Owen Hackleman, Mr. Craig Barbre, Ms. Lori French, and Mr. Wayne Moody who all spoke in opposition to raising commercial fishing slip rates.

Further discussion by the Board and Mr. Buckingham.

**MOTION:** Chair Luffee moved that the commercial fishing slip fees remain as they currently are with no increase but to bring back further discussion on utility cost recovery at a future meeting. The Motion was seconded by Mr. Doughty, and passed with a vote of 5 in favor, 0 opposed, and 1 abstain, with Mr. Reisner abstaining. Mr. Maloney had stepped down for this item.

### **T-PIER FEES**

Review by Mr. Endersby and discussion by the Board on T-Pier fees, electric fees, and possible water metering.

Public Comment made by Mr. Joseph Conchelos and Mr. Ed Sylvester.

Further discussion by the Board, Mr. Endersby and Mr. Buckingham. No action taken by the Board.

### **MOORING FEES, LIVEBOARD FEES AND VESSEL ASSIST**

Discussion by the Board, Mr. Endersby, and Mr. Buckingham.

Public Comment made by Ms. Denise Jacobson, Mr. Wayne Moody, Mr. Joseph Conchelos, Mr. Drew Jacobson, and Mr. Ed Sylvester in opposition to raising fees.

Further discussion by the Board on vessel assist fees, and revenue from launch ramp parking and a future boat storage facility. No action taken by the Board.

### **LEASE ADMINISTRATION**

Mr. Buckingham and Mr. Endersby reviewed the Lease Administration fees for the Board. Discussion by the Board.

**MOTION:** Mr. Reisner moved that the Harbor Advisory Board recommend to City Council that the current fees for Lease Administration be increased by fifty percent. The Motion was seconded by Mr. Luffee, and passed with a vote of 4 to 3 with Mr. Reisner, Mr. McClish, Mr. Luffee, and Ms. Meissen in favor, and Mr. Maloney, Mr. Doughty, and Mr. Alward opposed.

The Board agreed by consensus to table this Agenda Item D-2 for further review.

## **E. DECLARATION OF FUTURE AGENDA ITEMS**

<https://youtu.be/pSs0oEsFmeQ?t=3h28m7s>

### **Future:**

- 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 9:33 PM.

Submitted by,

Polly Curtis  
Harbor Department