



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, October 1, 2015 Veteran's Memorial Building - 6:00 P.M. 209 Surf Street, Morro Bay, CA

Bill Luffee, Chair	Marine Oriented Business
Dana McClish, Vice Chair	Recreational Boating
Alan Alward	Morro Bay Commercial Fishermen's Organization
Gene Doughty	South Bay/Los Osos
Neal Maloney	Waterfront Leaseholders
Lynn Meissen	Member at Large
Ron Reisner	Member at Large
Tom Hafer	Alternate to Alan Alward (MBCFO)
Joe Conchelos	Alternate to Alan Alward (MBCFO)

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 Board 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. Board 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 Board, as a whole, and not to any individual member thereof.
- The Board respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, Board member 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 Board to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Board 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 held on September 3, 2015

Staff Recommendation: Approve minutes.

A-2 Approval of Minutes from Special Harbor Advisory Board meeting held on September 15, 2015

Staff Recommendation: Approve minutes.

B. PUBLIC HEARINGS, REPORTS, AND APPEARANCES

B-1 Harbor Department Status Report

Staff Recommendation: Receive and file.

C. UNFINISHED BUSINESS

C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities

Staff Recommendation: Receive and file.

C-2 Update from the Capital Improvement Planning Ad-Hoc Committee on Committee's Recent Activities

Staff Recommendation: Receive and file.

C-3 Update from the Insurance Ad-Hoc Committee on Committee's Recent Activities

Staff Recommendation: Receive and file.

D. NEW BUSINESS

D-1 Consideration of a Slip Sublease Rate Discount for Qualified Commercial Fishing Vessels on the Commercial Slip Waiting List

Staff Recommendation: Staff recommend the Harbor Advisory Board consider what, if any, discounted slip sublease rate commercial fishing vessels should pay for subleasing City slips while they are also on the commercial slip waiting list for a City slip.

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.



AGENDA NO: A-1

MEETING DATE: October 1, 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, September 3, 2015 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
 Tom Hafer (MBCFO Rep)
 Bill Luffee
 Neal Maloney
 Dana McClish
 Lynn Meissen
 Ron Reisner
 Eric Endersby, Harbor Director
Staff: Polly Curtis, Office Assistant

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CHAIR AND ADVISORY BOARD MEMBER ANNOUNCEMENTS & PRESENTATIONS

<https://youtu.be/kLWuORqjNfA?t=1m52s>

Mr. Reisner said the ECO-SLO Coastal Cleanup Day is Saturday, September 19th. Morro Bay Beautiful will be cleaning up the north end of the sand spit, and will meet at the Harbor office parking lot at 8:00 AM for a boat ride by the Harbor Patrol to the tip of the spit, returning to Sandal's Cove by around noon.

Mr. Maloney said his company, Morro Bay Oyster Co., will also donate a boat if help is needed to pick up trash from the sand spit on September 19th.

Mr. McClish said the Morro Bay Yacht Club will hold a bay race for day sailors on October 3rd from 11:00 AM to 2:30 PM, which is on the day of the Harbor Festival. Information can be found on the website www.mbyc.net.

Mr. Luffee announced the "Friends of the Harbor Department" event on November 13th at Morro Rock – a drive-in movie experience. People will listen to the movie via their car radios tuned to 97.3 The Rock, Estero Bay Community Radio.

Mr. Hafer said the Morro Bay Harbor Festival is being held one day only, Saturday, October 3rd and it is a free entry. There will be a large variety of seafood on offer, and all the vendors will be local.

Mr. Doughty said there is a lot of life in the bay.

PUBLIC COMMENT

<https://youtu.be/kLWuORqiNfA?t=5m59s>

Mr. Michael Roland reviewed his court case, fines, and the mandate by the court giving him until September 30th to make repairs to his boat and obtain a legal Liveaboard Permit from the Harbor Department. He asked the Harbor Advisory Board to give him more time. The Board directed Mr. Roland to speak to the Harbor Director, as this was a court mandate. Mr. Roland said all communication between himself and Mr. Endersby has been extinguished.

A. CONSENT CALENDAR

A-1 MINUTES

<https://youtu.be/kLWuORqiNfA?t=10m22s>

Mr. Doughty moved the August 6, 2015 Special Harbor Advisory Board minutes be approved as submitted. The Motion was seconded by Ms. Meissen and carried unanimously.

B. PUBLIC HEARINGS

B-1 Harbor Department Status Report

<https://youtu.be/kLWuORqiNfA?t=11m15s>

Mr. Endersby briefed the Board on the following topics:

Councilmember Makowetski Leave of Absence

Fish and Wildlife Warden Change

Recent City Council Action

Recent Events:

National Night Out

NOAA Entanglement Response 101

Upcoming Events:

Art in the Park, Sept. 5-7

Avocado & Margarita Festival, Sept. 12-13

Coastal Cleanup Day, Sept. 19

MB NEP 20th Anniversary Party, Sept. 26

Harbor Festival, Oct. 3

Surfboard Art Festival, Oct. 3

CMANC Meeting in Lafayette, Sept. 16-17

APCD Grants Available to Repower Engines for Fishing Vessels

Shark Awareness

B-2 Morro Bay Community Quota Fund Status Report

<https://youtu.be/kLWuORqiNfA?t=25m11s>

Ms. Andrea Lueker, Executive Director of the Morro Bay Community Quota Fund, reviewed the history of the Quota Fund, saying this is now a 501(c3) company and is no longer associated with the Nature Conservancy. Ms. Lueker also reviewed the backgrounds of the Board of Directors. She said the By-Laws of the Quota Fund have been refined with the focus on environmental, economic, and social benefits. Ms. Lueker reviewed the successes of the Morro Bay Quota Fund over the past two years as well as the challenges for the future.

Discussion by the Board and Ms. Lueker and the Harbor Director. Ms. Lueker said the website for the MB Community Quota fund is: <http://www.morrobaycommunityquotafund.org/> .

C. UNFINISHED BUSINESS

C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities

<https://youtu.be/kLWuORqiNfA?t=46m54s>

Mr. Reisner said he attended the National Estuary Program Health of the Bay presentation, saying the focus on eelgrass concerns might eventually conflict with the future haulout facility and may limit waterfront development. Mr. McClish further reviewed the NEP's report on eelgrass decline in the Morro Bay estuary.

Mr. Endersby discussed the RFP status, saying he received four proposals and the contract was awarded to RRM Design, who will determine the best layout and location for a future boatyard; the possibilities will include the triangle lot and Front Street lot and all adjacent public areas.

Mr. Hafer said the Harbor Director received an email from Lisa Wise Consulting, Henry Pontarelli, who said the Travel Lift Company will be in our area in October, and they could meet with the Committee to discuss options for the proposed boatyard areas.

C-2 Update from the Capital Improvement Planning Ad-Hoc Committee on Committee's Recent Activities

<https://youtu.be/kLWuORqiNfA?t=1h16s>

Mr. Maloney said the Ad-Hoc Committee met with the Harbor Director on August 18th. The next meeting is planned for September 21st at City Hall, which should include the Finance Director. The Ad-Hoc Committee voted to change the name to: Financing Budget Ad-Hoc Committee.

C-3 Update from the Insurance Ad-Hoc Committee on Committee's Recent Activities

<https://youtu.be/kLWuORqiNfA?t=1h1m22s>

Ms. Meissen said the Committee met last Monday with the City's insurance carrier Mr. Roy Angel of California Joint Powers Insurance Authority (CJPIA). Also in attendance were Ms. Dana Swanson the City Clerk, and Ms. Brooke Austin of the City Attorney's office, and Ms. Lori Stilts the Harbor Business Coordinator. Mr. Roy Angel said the City of Morro Bay is the lowest in his region for claims against a city; he said all the items identified as risks by the Committee would be covered by insurance.

Ms. Meissen said if the Harbor Department were looking at ways to mitigate risk, they could require insurance by boat owners, naming the City as Additional Insured. She said the crux of the problem is derelict boats, since many of those would probably not be covered by insurance. Further problems are how the Ordinance would be written, and the sphere of control by the Harbor Department.

Discussion by the Board on liability insurance (P &I), requiring marine surveys, and exactly which City facilities are under the original jurisdiction.

Mr. Endersby summarized the Ad-Hoc meeting with the City's insurance carrier, CJPIA. He said requiring insurance may not be a big hammer to use for derelict vessels as these boats are often abandoned, or the owners may have no money to buy insurance; the best route is the lien sale process on these boats.

D. NEW BUSINESS

D-1 Harbor Advisory Board Review and Input on Various Existing and Potential Vessel Best Management Practices in Morro Bay

<https://youtu.be/kLWuORqiNfA?t=1h35m11s>

Mr. Endersby reviewed the previous recommendations by the Board on possible BMPs for incorporation into the Morro Bay Municipal Code (MBMC) or Harbor Department Rules and

Regulations. He listed six general categories of vessel BMPs for the Board's consideration and input on possibly strengthening each item to an Ordinance or leaving it as a BMP:

1. Preventing fuel and oil spills
2. Cleaning and maintenance
3. Sewage containment and disposal
4. Hazardous waste disposal
5. Trash and plastics
6. Graywater

Discussion by the Board and Mr. Endersby on each point listed under the six categories. The recommended changes were noted, and Mr. Endersby said he will incorporate the changes, and when all the Municipal Code and Rules and Regulations have been updated, he will bring the results back to the Board for final approval of the BMPs. His plan is to create an entirely new comprehensive package as a handout to new boaters and renters.

E. DECLARATION OF FUTURE AGENDA ITEMS

<https://youtu.be/kLWuORqiNfA?t=2h17m10s>

Future:

Management Partners Study
Friends of the Harbor Department Activities
Sublease Slip Rate Discount for Qualified Commercial Fishermen on List
Eelgrass Mitigation Co-op by City
Status of Bayside Cafe
Coast Guard Building Location Plans
Inspecting Marine Sanitation Devices on All Vessels in Morro Bay Harbor
Planning for Power Plant Property

MOTION: Mr. Hafer moved to hold a Special Harbor Advisory Board meeting this month on the proposed Chumash Heritage National Marine Sanctuary. The Motion was seconded by Mr. McClish and carried unanimously.

F. ADJOURNMENT

This meeting was adjourned at 8:40 PM.
Submitted by,

Polly Curtis
Harbor Department



AGENDA NO: A-2

MEETING DATE: October 1, 2015

CITY OF MORRO BAY

SPECIAL HARBOR ADVISORY BOARD

SYNOPSIS MINUTES

The special meeting of the City of Morro Bay Harbor Advisory Board was held Wednesday, September 15, 2015 at 6:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

ESTABLISH QUORUM AND CALL TO ORDER

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

SPECIAL MEETING AGENDA ITEMS:

- I. CONSIDERATION OF PROPOSED CHUMASH HERITAGE NATIONAL MARINE SANCTUARY NOMINATION AND POSSIBLE HARBOR ADVISORY BOARD POSITION AND RECOMMENDATION TO THE MORRO BAY CITY COUNCIL
<https://youtu.be/uztA3oWpx-o?t=2m25s>

Mr. Endersby reviewed the history of the National Marine Sanctuaries Act which was first enacted in 1972. He summarized a few of the 16 attachments on the topic, saying there are currently four National Marine Sanctuaries in California: Greater Farallones, Cordell Bank, Monterey Bay, and Channel Islands.

Mr. Endersby explained the current "NOAA Sanctuary Nomination Process Guide," which lists the submittal process in detail in addition to listing the "National Significance Criteria and Management Considerations" that all must be met. He said the seven consideration items emphasize describing community support. Also included in the attachments to this agenda item is the Morro Bay City Council Resolution 18-12, stating the City Council was in opposition to local sanctuary proposals due to fishery regulations; this was the most recent Resolution, passed in 2012.

Mr. Endersby asked for input from the Board and the public in order to make a recommendation, if any, for the City Council to consider at their September 22, 2015 meeting for a possible Council position on the proposed Chumash Sanctuary.

PUBLIC COMMENT RE: ITEM ON THE AGENDA

<https://youtu.be/uztA3oWpx-o?t=13m47s>

The following people spoke in opposition to the proposed Chumash Heritage National Marine Sanctuary:

Butch Powers
Dave Kirk
Fred Arnoldi
Lori French
Trudi O'Brien
Peter Griffin
Jeff French
Steve Rebuck

Opponents of sanctuary designation claimed sanctuaries negative effects on commercial and recreational fishing, including negative economic impacts, an overabundance of government regulation with no further layers needed, adequate fishery and other protectionist regulation already in place, the anomaly of the Diablo Canyon Nuclear Power Plant and its effects on the ocean ecosystem being in a proposed marine sanctuary and loss of local control as reasons for opposing sanctuary designation.

The following people spoke in support of the proposed Chumash Heritage National Marine Sanctuary:

David Georgie
Carol Georgie

Proponents of sanctuary designation claimed a sanctuary's ability to protect wildlife, ensure water quality protections, prohibit gas and oil development or sea floor disturbance, prohibit acoustic testing, increased economic activity and the proposed Chumash Heritage sanctuary would not affect fishing or harbors as reasons for supporting sanctuary designation.

Discussion by the Board. Mr. Reisner addressed a series of questions to the authorized representative of the applicant for the proposed Chumash Heritage National Marine Sanctuary, although no representative was present at this Special Harbor Advisory Board meeting.

MOTION:

<https://youtu.be/uztA3oWpx-o?t=1h1m46s>

Ms. Meissen moved that the Harbor Advisory Board recommend to City Council to not change their former attitude on a local sanctuary, and regarding the proposed Chumash Heritage National Marine Sanctuary nomination, that Council continues taking a negative stance because members of the community are not in favor. The Motion was seconded by Mr. Hafer, and carried unanimously.

ADJOURNMENT

This meeting was adjourned at 7:00 PM.
Submitted by,

Polly Curtis
Harbor Department



AGENDA NO: B-1

MEETING DATE: October 1, 2015

Staff Report

TO: Harbor Advisory Board **DATE:** September 24, 2015

FROM: Eric Endersby, Harbor Director

SUBJECT: Harbor Department Status Report

RECOMMENDATION

Receive and file.

DISCUSSION

Recent City Council Action: At their September 8, 2015 meeting, the Council approved a temporary license agreement for Bob Fowler/Morro Bay Landing to use a portion of the Harbor Department maintenance and storage yard for construction of his Phase 1B dock-building project. These docks will go where the current long dock exists between the Harbor Hut and Great American Fish Company restaurants, and include several new slips.

Also at the September 8 meeting, the Council received a one-year review of off-the-boat fish sales public docks, and took the Harbor Advisory Board's recommendation and voted to make the allowance permanent.

At the September 22, 2015 City Council meeting, the Council appointed Councilman John Heading as the temporary Council liaison to the Harbor Advisory Board until the return of Councilman Matt Makowetski, who is on a temporary medical leave from the Council.

Also at the September 22 meeting, the Council considered the Harbor Advisory Board's unanimous recommendation to continue to oppose National Marine Sanctuary designation in our waters, and voted 3-1 to let City Council Resolution 18-12, opposing sanctuary designation, stand, and to invite NOAA to a public informational forum with our community as soon as practical to get more information on the issues before taking a new position.

Harbor Activity: Numerous Great White shark sightings have occurred over the past month, with the most noteworthy being the August 29 attack on a surfer at Morro Strand State Beach which resulted in a large chunk being taken out of the surfer's surfboard. Fortunately the surfer was uninjured. On September 2 a credible report was taken of a large shark at Morro Rock that cleared the water of surfers; on September 9 another report was received for an approximate 10-12 foot shark off the Abalone Farm in Cayucos from some recreational fishermen; on the 14th a

Prepared By: EE

Dept. Review: EE

White shark attack on a sea lion was witnessed by several surfers in Montana de Oro; and on the 22nd the Harbor Patrol sighted at least one, and possibly two, large sharks just outside the harbor entrance while heading offshore to release three rehabilitated sea birds.

At approximately 8:00 p.m. inside the harbor on September 4, a San Luis Obispo man fell overboard from a dinner cruise boat. Although another person on the boat jumped in to assist, and a boat from the Morro Bay Oyster Company happened upon the scene as the incident was unfolding and assisted with getting the victim out of the water and started life support measures, he did not survive the accident.

Recent Department Activity: Cal Poly's WOW week began September 12th and ended September 18th. Your Lifeguard Supervisor and Harbor Director gave a water and ocean safety talk to over 700 WOW week leaders on September 11 at Cal Poly.

During the week of the September 14th Harbor Patrol personnel trained in the new "high power" CPR process now being integrated into the County's emergency responder network. The training took place at the Fire Department and was conducted by the SLO County EMS folks. "High power" or "pit crew" CPR has shown to markedly increase survival rates in cardiac arrest patients.

Also on the training front, during the week of September 21st the Harbor Patrol is being trained and equipped by the Morro Bay Fire Dept. to use self-contained breathing apparatus (SCBA) for firefighting. Once completed, Harbor Patrol will be better equipped to respond alongside Fire personnel during vessel or waterfront fires.

An 8.3 earthquake on the Richter scale in Chile on September 16th spawned a Tsunami Advisory on the 17th from San Onofre to Ragged Point. By approximately 5:30 a.m. 20-minute surges of up to two feet came and went throughout the day. In the early morning hours the Harbor Patrol was kept busy notifying liveaboards and other people on their vessels in the bay at the time. They also made phone notifications to all of our commercial fishermen in City slips. No damage was reported in Morro Bay.

Harbor Patrol personnel assisted volunteers for Coastal Cleanup Day with transport to the sandspit and back on the 18th and 19th, including hauling their bounty back for disposal.

Upcoming Events: Although not in time for this writing, on September 26th the Morro Bay National Estuary Program will be having its 20th Anniversary party on Saturday, September 26th at Windows on the Water. Also on the 26th, Depth Perceptions Dive Services is conducting their annual bay dive clean-up in the area of Giovanni's Restaurant and Central Coast Seafood.

October 3rd will see the 34th Annual Morro Bay Harbor Festival with an entirely new format and location in the core Embarcadero area from roughly Harbor to Marina streets. Admission is free for all and festival goers will be able to enter and leave the event at will.

The Morro Bay Surfboard Art Festival is a month-long event beginning in October at various locations around town. This event is a benefit for Project Surf Camp and Morro Bay in Bloom.

CMANC: Your Harbor Director attended the fall meeting of the California Marine Affairs and Navigation Conference held in Lafayette on September 16-18. Topics of the day included possible reauthorization of the National Marine Sanctuaries Act, the upcoming Federal FY16 budget process and likely stalemate and Continuing Resolution to keep the Federal government operating, continued efforts for greater funding for California's Corps of Engineers' dredging and other projects, emerging contaminants of concern and major changes in DC with the pending retirements of our Congresswoman Lois Capps, Senator Boxer and Congresswoman Janice Hahn from southern California – all staunch supporters of California's ports and harbors. For Morro Bay in FY16, we continue to request \$7.5M in Corps funding to dredge our entire channel.

CityVoice: What do you think Morro Bay should look like in 20 years? The City of Morro Bay is encouraging residents to share their thoughts on what they believe the community's visions and values are through an innovative survey available throughout the city. Morro Bay has partnered with "21st Century digital government" organization Code for America to deploy CityVoice, a survey platform in which community members can phone in and share their thoughts. The initial version of the survey will be used to gauge Morro Bay residents' and visitors' thoughts on the community's Vision & Values statements. These statements will inform the coming updates to the City's General Plan and, hopefully, most major decisions moving forward.

The survey will be live from Thursday, Sept. 17, to October 12. Please check the City of Morro Bay's website for more information and how to participate. In addition, signs are located throughout town with call-in participation instructions included. Each location has a code, however, code "004" can be used for any location or issue comment.



AGENDA NO: C-1

MEETING DATE: October 1, 2015

Staff Report

TO: Harbor Advisory Board **DATE:** September 24, 2015

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Marine Services Facility/Boatyard Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept. Review: EE



AGENDA NO: C-2

MEETING DATE: October 1, 2015

Staff Report

TO: Harbor Advisory Board

DATE: September 24, 2015

FROM: Eric Endersby, Harbor Director

SUBJECT: Update from the Capital Improvement Planning Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Capital Improvement Planning Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept. Review: EE



AGENDA NO: C-3

MEETING DATE: October 1, 2015

Staff Report

TO: Harbor Advisory Board

DATE: September 24, 2015

FROM: Eric Endersby, Harbor Director

SUBJECT: Update From the Insurance Ad-Hoc Committee on Committee's Recent Activities

RECOMMENDATION

Receive and file.

DISCUSSION

The Insurance Ad-Hoc Committee will be presenting an oral update on their activities, if any. This is a standing committee report agenda item.

Prepared By: EE

Dept. Review: EE

While staff acknowledge a discounted sublease rate may be appropriate for vessels also on the commercial slip waiting list as another means of supporting the commercial fishing industry, aside from somewhat reduced revenues staff have identified the following issues:

1. Such a rate may be a disincentive for some vessel owners to ever get off the waiting list and take a slip, rather, it may incentivize them to simply remain on the waiting list and continue to sublease available slips in order to get a less expensive rate, with no real intent to take a permanent slip. Such an occurrence would not be in keeping with the policy of the City and intent of the commercial slip waiting list.
2. Creating a new rate will require additional administrative staff time in tracking and billing these rate users.

CONCLUSION

Staff do not recommend a slip sublease rate for vessels on the commercial slip waiting list equal to the rate as those holding permanent slips. Should the Harbor Advisory Board deem a discounted rate for commercial slip waiting list sublessees appropriate, staff recommend it be at a rate somewhere between the full sublease rate and the regular commercial rate to mollify the issues raised above.

If a discounted sublease rate is recommended by the Harbor Advisory Board, it would be brought to the City Council during the normal budget and master fee schedule approval process in the spring.