



# 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 3, 2016 Veteran's Memorial Building - 6:00 P.M. 209 Surf Street, Morro Bay, CA**

Bill Luffee, Chair	Marine Oriented Business
Dana McClish	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, Vice Chair	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 1, 2016.  
**Staff Recommendation: Approve minutes.**
- A-2 Approval of Minutes from Harbor Advisory Board meeting held on October 6, 2016.  
**Staff Recommendation: Approve minutes.**

## B. PUBLIC HEARINGS, REPORTS, AND APPEARANCES

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

## C. BUSINESS ITEMS

- C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities, and Consideration of Marine Services Facility/Boatyard Request for Qualifications Document Content  
**Staff Recommendation: Receive committee update, and provide input to staff on key elements content of a marine services facility/boatyard Request for Qualifications (RFQ) document as necessary.**
- C-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities  
**Staff Recommendation: Receive and file.**
- C-3 Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities  
**Staff Recommendation: Receive and file.**
- C-4 Update from the Marine Sanctuaries Ad-Hoc Committee on Committee's Recent Activities  
**Staff Recommendation: Receive and file.**
- C-5 Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities  
**Staff Recommendation: Receive and file.**
- C-6 Review of Harbor Lease Sites with Construction or Other Leases/Lease Site Activity Currently Underway  
**Staff Recommendation: Receive and file**

## D. DECLARATION OF FUTURE AGENDA ITEMS

## E. 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.morrobayca.gov](http://www.morrobayca.gov). 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: November 3, 2016

**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 1, 2016 at 6:00 PM in the Veteran's Hall, 209 Surf ST, Morro Bay, California.

**ESTABLISH QUORUM AND CALL TO ORDER**

Present:           Members:     Joe Conchelos  
  Bill Luffee  
  Neal Maloney  
  Dana McClish  
  Lynn Meissen  
  Ron Reisner  
  Gene Doughty  
  Eric Endersby, Harbor Director  
  Lori Stilts, Harbor Business Coordinator

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

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

[https://youtu.be/BG0ZT -CcRY?t=2m8s](https://youtu.be/BG0ZT-CcRY?t=2m8s)

Mr. Reisner announced the Community Foundation of Morro Bay is having their premier fundraising event on October 29, Morro Bay Sings Billy Joel.

Mr. Clish is organizing a welcoming flotilla to greet the replica of the *San Salvador* on September 29, late morning about 10:40. He would like to get as many boats, kayaks, and stand-up paddle boards to gather as the *San Salvador* enters the Harbor.

Chair Luffee announced the Harbor Festival is October 1 which will include the Jesse King Paddle Race from Cayucos Pier to Coleman Beach, also on November 5<sup>th</sup> we will be having our 2<sup>nd</sup> annual Movie Night at the Rock sponsored by Friends of the Morro Bay Harbor Department and Sufline.

Ms. Meissen announced the Morro Bay Yacht Club's summer sailing lessons are over for the summer and had a really good turnout this year.

Mr. Conchelos stated the pink shrimp fishery is here off the coast of Morro Bay right now, which hasn't happened in the last 15 years, and squid has died down a bit. The Morro Bay Commercial Fisherman's Org will be having their annual Albacore BBQ at the Harbor Festival again this year. Also, the President of the United States has proposed marine monuments all over the West Coast, luckily a few weeks ago the House of Representatives came out with a strong statement against the proposal.

**PUBLIC COMMENT**

None.

**A. CONSENT CALENDAR**

**A-1 MINUTES**

[https://youtu.be/BG0ZT\\_-CcRY?t=11m](https://youtu.be/BG0ZT_-CcRY?t=11m)

Mr. McClish requested the August 4<sup>th</sup> minutes reflect the correct date of the arrival of the *San Salvador* as being September 29. Mr. McClish moved to accept the minutes of the August 4, 2016 meeting with the corrections for the arrival of the *San Salvador*. The Motion was seconded by Mr. Maloney and carried unanimously.

**B. PUBLIC HEARINGS, REPORTS, AND APPEARANCES**

**B-1 Harbor Department Status Report**

[https://youtu.be/BG0ZT\\_-CcRY?t=13m19s](https://youtu.be/BG0ZT_-CcRY?t=13m19s)

Mr. Endersby briefed the Board on the following topics:

**Recent Department Activity**

Harbor Patrol Statistics  
Boaters stranded on the beach, August 1  
Two climbers on Rock, August 1  
Tower Zero, placed at the Rock  
**Fishing Season:** Squid, White Seabass, Shrimp, Albacore

**Recent City Council Activity**

No Outsourcing – Police, Fire & Harbor  
Proclamation – Every October to be Maritime Discovery Month  
Authorization for SAVE & BSE Grants  
Council-Adopted Goals Update

**Recent Events**

8<sup>th</sup> Annual Zongo Cup

**Upcoming Events**

Avocado & Margarita Festival, Sept 10  
2016 Outdoors Writers Association of California Fall Conference, Oct 3-5  
Replica of Juan Cabrillo's 1542 galleon *San Salvador*, Sept-Oct 9  
Morro Bay Harbor Festival, Oct 1  
DBW Marine Law Enforcement Rescue Water Craft Training, Oct 3-7  
Embarcadero Leaseholder Public Restroom talk Sept 14

**Dredging Update**

Corp of Engineers were here today for their preconstruction meeting for their upcoming channel dredging with an approximate 4-million-dollar cost.

**Fishing Cleaning Station Update**

HPOS, Becka Kelly is working with the City's Public Works Department to find a short term fix until we receiving our funding from the Divisions of Boating and Waterways.

**C. BUSINESS ITEMS**

**C-1 Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities, and Consideration of Proposal Update from Mr. Terry Simons, and Including Consideration of Alternatives to Move Forward**

[https://youtu.be/BG0ZT\\_-CcRY?t=40m26s](https://youtu.be/BG0ZT_-CcRY?t=40m26s)

Mr. Endersby reviewed the back ground from the August 8, 2016 HAB meeting where the board received an update from the Boatyard Ad-Hoc committee as well as proposer Terry Simons. Tonight's discussion is based on determining whether to continue to work with Mr. Simons to develop his proposal, begin a City-commissioned professional financial feasibility analysis now, or initiate a RFQ process now and depending on the outcome, initiate a RFP amongst those interested to develop the facility.

Mr. Simons presented a power point presentation including a follow-up of his last proposal this time with a more maritime theme and a phased approach option.

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

Lexi Bell, Morro Bay Estuary Program, spoke to the board as a member of the Boatyard Ad-Hoc committee and as a stakeholder. She feels the RFP process is missing from the development of the marine services facility.

Further discussion by the Board, Mr. Endersby, and Mr. Simons

**MOTION:** Mr. McClish moved to recommend to the City Council to initiate a Morro Bay Marine Services Facility Request for Qualifications RFQ not later than Oct 1, 2016 and should there be respondents which satisfy the RFQ, not later than Dec 1, 2016, initiate a Request for Proposals RFP among those respondents to develop a Morro Bay marine services facility. The Motion was seconded by Mr. Reisner.

Further discussion by the Board, Mr. Endersby, and Mr. Simons

**AMENDED MOTION:** Mr. McClish moved to recommend to the City to initiate a Morro Bay Marine Services Facility RFQ Request for Qualifications not later than Oct 1, 2016 and should there be respondents which satisfy the RFQ then no later than Jan 1, 2017 initiate a RFP Request for Proposal among those respondents to develop a Morro Bay marine services facility. The Motion was seconded by Mr. Reisner, and carried with a vote of 6-0 vote.

**C-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities**

<https://youtu.be/BG0ZT-CcRY?t=1h34m35s>

Mr. Maloney said the Ad-Hoc Committee has not met since the last Harbor Advisory Board meeting. No new update.

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

<https://youtu.be/BG0ZT-CcRY?t=1h34m55s>

Ms. Meissen said the Ad-Hoc Committee has not met since the last Harbor Advisory Board meeting.

Lexi Bell from the Morro Bay Estuary Program, informed the Board that NEP was just awarded two grants, one from NOAA and the other from the Department of Fish and Wildlife. One is to look at the previous beds and their successes and the second is to look at the existing beds to improve eel grass monitoring. There's also three different research projects happening in the bay by Staff members of Cal Poly this summer. The three studies will cover genetics, water quality and fish assemblages in bay and how these factors effect eel grass. NEP's State of the Bay report will be out earlier 2017 and will include a portion on the eel grass status. This spring NEP will also provide public outreach events highlighting eel grass.

**C-4 Update from the Marine Sanctuaries Ad-Hoc Committee on Committee's Recent Activities**

<https://youtu.be/BG0ZT-CcRY?t=1h39m>

Mr. Reisner instructed there was nothing to report.

**C-5 Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities**

<https://youtu.be/BG0ZT-CcRY?t=1h39m8s>

Mr. Reisner summarized the purpose behind the formation of the Working Waterfront Ad-Hoc Committee and handed out a 15-page document created by Board member Gene Doughty.

Mr. Reisner reviewed the Ad-Hoc's findings in creating a draft Working Waterfront policy for City's consideration, divided into three work elements. First, research "Working Waterfronts",

their designations, guidelines and other information pertinent to Morro Bay for consideration of a Morro Bay policy and possible designation. Second, develop a draft Morro Bay "Working Waterfront" policy for City Council consideration and lastly, pursue Morro Bay "Working Waterfront" designation.

Discussion by the Board and Mr. Endersby.

The Ad-Hoc's recommendation is that the City Council create a Morro Bay "Working Waterfront" policy development task force, which includes representation from the City Council, City Administration, the City's Planning Division, and possibly the City's Planning Commission. In addition, the committee felt it imperative the City Council provide its definition of "designation" as it pertains to "Working Waterfronts," and what area or zone in Morro Bay is to be considered its "Working Waterfront" before further progress could be made.

**C-6. Consideration of Harbor Work Program for City Council 2016/2017 Goals and Objectives Goal 5(a) – Ensure Fiscal Sustainability; Budget Forecast – Complete a Professional, External 10-Year Budget Forecast in Jan.-Mar. 2017 with New Council, Work Plan Element 5: Research and Investigate New and/or Enhanced Revenue Streams**

[https://youtu.be/BG0ZT\\_-CcRY?t=1h57m4s](https://youtu.be/BG0ZT_-CcRY?t=1h57m4s)

Chair Luffee introduce the item's propose as a goal handed down from the City Council for Harbor Advisory Board to review.

Mr. Endersby presented his staff report with the request to the board for direction to pursue or not pursue the 6 potential revenue-producing items as an avenue to increase the Harbor's operating Fund.

Discussion and input by the Board and Mr. Endersby.

There was consensus by the board the City pursue the following revenue generators:

- a. For-profit events at the Rock, Triangle Lot or other venues.
- b. Concessionaires.
- c. License Agreements for various businesses operating on the waterfront, beaches and bay either without any type of agreement or on Public Area Use Permits.
- d. Water and electric cost recoup via slip and other fees associated with the use.

There was consensus by the board to bring back at a future time for reconsideration after further research and information-gathering:

- a. Pay parking on the Embarcadero.

**C-7. Consideration of Harbor Work Program for City Council 2016/2017 Goals and Objectives Goal 10(h) – Improve City Operations; Harbor Maintenance – Evaluate Transferring Harbor Maintenance Functions to Public Works, Work Plan Element 1: Identify Functions Contemplated for Transfer Using the Harbor Department Level of Service Document Developed in 2010/2011.**

[https://youtu.be/BG0ZT\\_-CcRY?t=2h46m37s](https://youtu.be/BG0ZT_-CcRY?t=2h46m37s)

Mr. Endersby presented his staff report requesting the Board provide input on which particular maintenance functions might be transferred to Public Works, with recommendation on chain of command, responsibility, performance parameters, financials and other pertinent issues.

Discussion and input by the Board and Mr. Endersby.

No consensus was reached on the discussion items except agreement harbor maintenance should not be moved out of the Harbor Department.

**D. DECLARATION OF FUTURE AGENDA ITEMS**

<https://youtu.be/BG0ZT-CcRY?t=3h16m53s>

**Previously Declared:**

Goals and Objectives – Working Waterfront Designation  
Measure D  
Commercial Slip Qualification Relief for Crab Permit Holders  
City Code Enforcement for Boats on Trailers on Private Property  
Back Bay Water Use Public Forum  
Coast Guard Building Location Plans  
Inspecting Marine Sanitation Devices on All Vessels in Morro Bay Harbor

**E. ADJOURNMENT**

This meeting was adjourned at 9:15 PM.

Submitted by,



Lori Stilts  
Harbor Business Coordinator



**Unaudited Budget FY15/16 Results**  
**Harbor Festival Successful Event**  
**Jessie King Memorial Paddle, Inside Bay**  
**Lifeguard Season is Now Over**  
**Harbor Patrol Vessel 3864 Back in Radon Yard**  
**ACOE Contract for Dredging to AHTNA**  
**Beach Street Slips Capital Project, Shoreline Engineering**  
**Trident Winds, Wind Farm Applied to BOEM**

**C. BUSINESS ITEMS**

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

<https://youtu.be/8krDXiVg6w8?t=18m42s>

Mr. McClish said the Ad-Hoc Committee will await action by Harbor Department staff. Chair Luffee asked Mr. Endersby about the RFQ. Mr. Endersby said staff is working with City Hall on putting together the RFQ.

**C-2 Update from the Finance & Budget Ad-Hoc Committee on Committee's Recent Activities**

<https://youtu.be/8krDXiVg6w8?t=20m20s>

Mr. Maloney said the Ad-Hoc Committee has not met since the last Harbor Advisory Board meeting and so there is currently nothing to report.

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

<https://youtu.be/8krDXiVg6w8?t=20m28s>

Ms. Meissen said the Ad-Hoc Committee met with Karissa Willets of the Morro Bay National Estuary Program who updated the NEP's list of a dozen or more projects and studies, saying considerable progress has been made. She reviewed the problem of the decrease in eelgrass and the inability of successful mitigation, along with detailing many of the NEP's projects.

Mr. Maloney described the details of an overhead map of the bay, which shows eelgrass bed monitoring, saying there are plans to do a sonar side-scan by boat. He also said the Senate Bill 1363 has passed, and there are hopes the funding will benefit eelgrass studies in Morro Bay.

**C-4 Update from the Marine Sanctuaries Ad-Hoc Committee on Committee's Recent Activities**

<https://youtu.be/8krDXiVg6w8?t=35m55s>

Mr. Reisner and Mr. Alward are absent. No report. No discussion.

**C-5 Consideration of a Definition of "Designation" as it Pertains to a Morro Bay "Working Waterfront," and Consideration of What Waterfront Areas Should be Considered as Morro Bay's "Working Waterfront"**

<https://youtu.be/8krDXiVg6w8?t=36m22s>

Mr. Endersby reviewed his PowerPoint presentation on the background of the item, stating that Mr. Reisner, Mr. Doughty, and Mr. McClish have formed a Working Waterfront Ad-Hoc Committee, and this will be a standing item on future agendas.

Mr. Endersby reviewed the activities of the Harbor Advisory Board and City Council on moving forward with consideration of a definition of "Designation" as it pertains to a Working Waterfront in Morro Bay.

**Public Comment:**

Mr. Bill Martony commented on Measure D and also land zoning changes over the years.

Discussion by the Board.

**MOTION:** Mr. Doughty recommended to City Council that in order to insure a vibrant waterfront, the City of Morro Bay self-designate a Working Waterfront with follow-on policies, perhaps zoning, and other land and water use implementation strategies and/or measures. The Motion was seconded by Mr. McClish and carried unanimously.

Discussion by the Board. Mr. Doughty rescinded his Motion, Mr. McClish rescinded his second.

**MOTION:** Mr. Doughty recommended to City Council that in order to insure a vibrant waterfront, the City of Morro Bay self-designate a Working Waterfront area from Morro Rock to the State Park Marina with follow-on policies, perhaps zoning, and other land and water use implementation strategies and/or measures. The Motion was seconded by Mr. McClish and carried unanimously with a vote of 5-0.

**D. DECLARATION OF FUTURE AGENDA ITEMS**

<https://youtu.be/8krDXiVg6w8?t=1h37m52s>

**Previously Declared:**

Working Waterfront Ad-Hoc Committee as Standing Agenda Item  
Update on Waterfront Lease Site Improvements/Projects  
Goals and Objectives – Working Waterfront Designation  
Measure D  
Commercial Slip Qualification Relief for Crab Permit Holders  
City Code Enforcement for Boats on Trailers on Private Property  
Back Bay Water Use Public Forum  
Coast Guard Building Location Plans  
Inspecting Marine Sanitation Devices on All Vessels in Morro Bay Harbor

**E. ADJOURNMENT**

This meeting was adjourned at 7:45 PM.

Submitted by,



Polly Curtis  
Harbor Department



AGENDA NO: B-1

MEETING DATE: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 26, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Harbor Department Status Report

### RECOMMENDATION

Receive and file.

### DISCUSSION

#### **Recent Department Activity:**

Harbor Patrol statistics from October 1 through October 26 include 6 emergency responses and 139 calls for service, 27 assists of other agencies and 28 enforcement contacts. In addition, during this period there was only one confirmed shark sighting within Estero Bay.

The snowy plover fencing was removed from the sandspit September 27 by a crew from our Lifeguard ranks.

On October 5, a 25' Trophy power boat sank in the State Park Marina. It was raised by a local company, towed to the launch ramp by the Harbor Patrol and removed by its owner.

After interviewing five candidates that came through other City recruitments, we have chosen current City Hall Accounting Clerk Charlee Lowe to be our new Administrative Technician to replace Polly Curtis when Polly retires at the end of December. Charlee rose to the top of a very qualified group as the best combination of fit and experience to see our front office into the future. Look for Charlee some time in December, depending on when City Hall is able to back-fill her position there. And don't forget to thank Polly for her 18 years of outstanding service and wish her farewell. Her last day is December 30.

On October 18 and 19 all City departments, including Harbor, participated in the second homeless camp, abandoned property and trash cleanup of Morro Creek and several other areas. Three 40-yard dumpsters were filled to capacity with trash, furniture, carpeting, clothing and other abandoned items, and over 100 hypodermic needles and a truck load of containers of human waste were removed.

October 22 Harbor Patrol responded to North Jetty for female fall victim. She was located and

Prepared By: EE

Dept. Review: EE

stabilized by Patrol until MB Fire personnel arrived and took over.

**Fishing:**

Although no albacore ever really materialized in our area, our commercial fleet is home from Oregon and Washington after a slow-starting season there. Commercial and recreational Dungeness crab season starts in November, and, knock on wood, no domoic acid issues are apparent this year. Recreational rockfish season shuts down January 1, and will likely be closed through March 31.

**Recent City Council Activity:**

At their October 11 meeting, the City Council approved Amendment #2 to the current lease for lease site 89/89W, aka the Boatyard, at 845 Embarcadero, and also approved a new lease that will become effective upon completion of significant repairs to the seawall and revetment there, which suffered partial catastrophic failure approximately 18 months ago. The lease amendment and new lease were the culmination of over a year of negotiation with the owner over the seawall and revetment issues.

**Past Events:**

The replica of Cabrillo’s 1542 galleon *San Salvador* arrived September 29 on her maiden coastal tour that included Morro Bay. Her stay here was organized and orchestrated by the Central Coast Maritime Museum Association as an educational tour for the ship and her history, and as a fundraiser for the Central Coast Maritime Museum and the San Diego Maritime Museum, the *San Salvador*’s home. Although final accounting is not completed, it appears at least \$80,000 were raised for our museum with the \$1,542 “Navigator’s Circle” subscriptions, approximately 8,000 walk-on tours and sales of souvenirs and memorabilia. The *San Salvador* departed October 10.



The second year of the Harbor Festival's new free, one-day format was a success again on October 1. Like last year, it took place in the business core of the Embarcadero between Harbor and Marina streets, and continues to refocus on our waterfront, fishing and maritime heritage.

Also on October 1, the Jesse King Memorial Paddle took place inside the harbor with over 30 participants. Originally set for Cayucos Pier to Morro Bay, the route was changed due to inclement sea and wind conditions. This fundraiser, co-sponsored and co-organized by The Paddleboard Company, Friends of the Harbor Department and the Harbor Department, raised over \$1,200 to go toward a new future lifeguard tower. Jesse King was a Morro Bay Coastguardman and Reserve Harbor Patrol Officer who died in a tragic diving accident off Cambria on July 1, 2009.

Police Sergeant Jody Cox was sworn-in October 17 as the City's new Police Commander after a very competitive recruitment process.

An Upcoming Event as of this writing but will have been completed by this meeting, Depth Perceptions Diving Services is again organizing our annual bay clean-up dive on October 30 at the South T-Pier. So far approximately 70 divers and other volunteers are signed-up.

**Upcoming Events:**

The 2<sup>nd</sup> Annual Movie Night at the Rock will take place November 5, featuring the surf movies "Vertical Lines" and "Strange Rumbings in Shangri La." Parking begins at 6:00 pm, and the show starts at 7:00. This fundraiser for the Friends of the Harbor Department is being sponsored by Surfline, Virg's Landing and 97.3 The Rock, in addition to The Shell Shop, Founders Bank and Engle & Associates Insurance.

November 6 the Morro Bay Triathlon will take place at Coleman Beach, with both Olympic and Sprint courses. The Harbor Patrol will be standing-by for safety.

The Lighted Boat Parade has been moved to *the second Saturday in December, the 10<sup>th</sup>* due to an inclement negative low tide right at the starting time on the normal first Saturday date that would affect the safety of the participant vessels. Starting time is still 6:30 pm.



AGENDA NO: C-1

MEETING DATE: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 25, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Marine Services Facility/Boatyard Ad-Hoc Committee on Committee's Recent Activities, and Consideration of Marine Services Facility/Boatyard Request for Qualifications Document Content

### **RECOMMENDATION**

Receive committee update, and provide input to staff on key elements content of a marine services facility/boatyard Request for Qualifications (RFQ) document as necessary.

### **BACKGROUND**

At the September 1, 2016 HAB meeting, agenda item C-1 was an update from this committee, as well as consideration of the Terry Simons facility development proposal and two alternatives.

Alternative #3 was to initiate a RFQ process to gauge the degree of private interest to develop the Triangle Lot with a boatyard, and to provide a means to "pre-qualify" said private interest. This alternative was unanimously recommended by the HAB, with further recommendations to initiate the RFQ process no later than October 1, 2016, and, should there be positive responses, initiate a Request for Proposals (RFP) process no later than January 1, 2017 to develop the facility.

### **DISCUSSION**

The Marine Services Facility/Boatyard Ad-Hoc Committee will be presenting an oral update on their activities, if any. In addition, staff is seeking input on the following key elements for a draft marine services facility/boatyard RFQ:

#### **Project Overview and Objectives**

- Description – what do we need/want?
- Site Criteria – use criteria adopted May, 2015?
- Why build the facility – economic development, satisfy a market/need, environmental protection?
- Other?

Prepared By: EE

Dept. Review: EE

### Development Concepts

- Design/Build/Operate – turn the lot completely over to a developer/operator?
- Build to specifications – design what we want and have someone build it, and then lease to an operator or consider City operation?
- Build to suit – build what a chosen operator wishes?
- Public/Private partnerships – what does the developer build/operate/maintain vs. the City?
- Necessary other elements – Maritime Museum, public parking, other?
- Other?

### RFQ Evaluation Team and Process

- Ad-Hoc Committee?
- Community Development?
- Citizens?
- Key stakeholders?
- Award authority?
- Evaluation criteria?
  - a. Proposer team structure
  - b. Experience
  - c. Past projects
  - d. Demonstrated financial capability/capacity
- Other?

### Other?

## **CONCLUSION**

Taking HAB input, staff intend to work with the Ad-Hoc Committee, Public Works and others over the next ~60 days to create a complete draft RFQ document for future HAB consideration and recommendation, likely in January. Subsequent to that, a final document would be brought to the City Council for approval and authorization to issue.

RFQ's typically result in Statements of Qualifications (SOQ). Should positive, responsive and responsible SOQs be received, consideration of the follow-on step of issuing a Request for Proposals among the qualified proposers for actual development of the facility would begin to take place.

Should no responsive and/or responsible SOQs be received, consideration of whether or not to solicit a full financial feasibility study for a marine services facility/boatyard in Morro Bay, as previously authorized by the City Council, would take place.



AGENDA NO: C-2

MEETING DATE: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 25, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Finance & Budget Ad-Hoc Committee on  
Committee's Recent Activities

### **RECOMMENDATION**

Receive and file.

### **DISCUSSION**

The Finance & Budget 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: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 25, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Eelgrass Ad-Hoc Committee on Committee's Recent Activities

### **RECOMMENDATION**

Receive and file.

### **DISCUSSION**

The Eelgrass 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-4

MEETING DATE: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 25, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Marine Sanctuaries Ad-Hoc Committee on Committee's Recent Activities

### **RECOMMENDATION**

Receive and file.

### **DISCUSSION**

The Marine Sanctuaries 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-5

MEETING DATE: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 25, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Update from the Working Waterfront Ad-Hoc Committee on Committee's Recent Activities

### **RECOMMENDATION**

Receive and file.

### **DISCUSSION**

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

### **ATTACHMENT**

Working Waterfront recommendation letter from HAB Vice-Chairman Ron Reisner to the City Council.

Prepared By: EE

Dept. Review: EE



## CITY OF MORRO BAY

HARBOR DEPARTMENT

1275 Embarcadero Road  
Morro Bay, CA 93442

TO: MAYOR IRONS AND CITY COUNCIL

FROM: RON RESINER, HARBOR ADVISORY BOARD VICE-CHAIR

DATE: OCTOBER 10, 2016

RE: HARBOR ADVISORY BOARD "WORKING WATERFRONT" RECOMMENDATION

Dear Mayor Irons and City Council,

I am writing on behalf of the Harbor Advisory Board.

At the October 6, 2016 Harbor Advisory Board meeting, as part of continued work on the City Council-adopted Harbor Advisory Board goal on "working waterfronts," item C-5 was "Consideration of a Definition of 'Designation' as it Pertains to a Morro Bay 'Working Waterfront,' and Consideration of What Waterfront Areas Should be Considered as Morro Bay's 'Working Waterfront.'"

After considerable staff input and discussion, the Board unanimously approved the following motion by member Gene Doughty:

*Recommended to the City Council that in order to ensure a vibrant waterfront, the City of Morro Bay self-designate a working waterfront area from Morro Rock to the State Park Marina with follow-on policies, perhaps zoning, and other land and water use implementation strategies and/or measures.*

As the City's efforts to update its General Plan, Local Coastal Plan and various strategic plans continue, the Harbor Advisory Board members feel it important that the "Working Waterfront" goal efforts be integrated with and complementary to these other planning processes.

The Harbor Advisory Board respectfully requests the City Council ratify this recommendation and provide specific direction on how the Harbor Advisory Board and Working Waterfront Ad-Hoc committee can best integrate their efforts into the above-mentioned plan updates. This would ensure continued progress in an agreed-upon direction on this goal item. The Harbor Advisory Board looks forward to working with the City, as directed by Council, to advance this important initiative.

Sincerely,

Ron Reisner  
Vice-Chair, Morro Bay Harbor Advisory Board

C: Dave Buckingham, City Manager  
Scot Graham, Community Development Director



AGENDA NO: C-6

MEETING DATE: November 3, 2016

## Staff Report

**TO:** Harbor Advisory Board

**DATE:** October 26, 2016

**FROM:** Eric Endersby, Harbor Director

**SUBJECT:** Review of Harbor Lease Sites with Construction or Other Leases/Lease Site Activity Currently Underway.

### **RECOMMENDATION**

Receive and file.

### **BACKGROUND**

The Harbor Advisory Board is traditionally presented with an annual update report of current and recently completed lease site activity such as construction, negotiations, redevelopment proposals, or other lease or site activity.

### **DISCUSSION**

A brief oral report will be given on the following leases/lease site activity:

- 30W-33W Bay Front Marina (Foster/Marchant)
- 37W Morro Bay Marina/Boatyard (Meyer)
- 53-56/53W-56W Estero Landing (Scott)
- 63-64/63W-64W, Gray's Inn and Gallery (Gray)
- 69-70/69W-70W, Morro Bay Aquarium (Tyler)
- 82-85/82W-85W, Rose's Landing (Redican)
- 86/86W, 801 Embarcadero LLC (Caldwell)
- 87/87W, Off the Hook (Central Coast Inv.)
- 89/89W, The Boatyard (Branch/Smith)
- 93-95/93W-95W, The Harbor Center (Held)
- 122-123/122W-123W, Harbor Hut (T. Leage)
- 124-128/124W-128W & 113W, Morro Bay Landing (Fowler)
- Required lease site seawall, revetment, pier/piling and slip/dock inspections.
- Lease site public restroom requirements.

Prepared By: EE

Dept. Review: EE