



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 he created.

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