

Piedras Blancas Light Station Association  
Minutes  
Rabobank Conference Room - Cambria, CA  
April 26, 2017

Board Members in attendance: David Cooper (Chair), Tim Postiff (Vice Chair), Jim Harris, Gary O'Neill  
Board Members absent: Harry Thorpe, John Brass, Zale Schuster  
Others present: Ryan Cooper (BLM), Holly Gant (PBLSA), Donovan Marley

David Cooper called the meeting to order at 6:03 pm

Announcements: Notified that Harry, John and Zale not coming. Donovan Marley of FES and leader of CCNM initiative asked to talk to us. Donovan was touched by the board's resolution honoring and thanking him for his work on the national monument. It was a pleasure to work on it and Ryan and Jodie were very helpful. He was impressed with the outreach day in Cambria. David hopes this is a collaborative model for the future with improved collaboration between local nonprofits and BLM and State Parks. Donovan was impressed with Carole Adams' and Jim Boucher's presentation to FES when they first introduced the idea to the FES Board and they agreed to support the idea. The Russo Foundation was inspired to fund the media for the campaign. Jim Boucher brought Donovan out to see the ONA and he was inspired by Jim's passion for the area.

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of March 22, 2017 approved.*
2. Financial Status and Treasurer's Report - See report. Money remaining in JB Memorial Fund will reimburse the board's expenses from the entrance gate. Jim noted the value of the dividends could be \$10,000/year. David suggested setting aside the dividends into a liquid fund. The financial committee may look at the possibility at the next financial meeting.
3. Gift Shop Report- See report. Sales remain strong despite the lower tour numbers this year. Holly said there have been a lot of positive comments about the look of the gift shop.
4. BLM Update- See report. Caltrans is waiting on the County before they can move their equipment from the comm tower, others are moving their equipment now. May need a deadline for when the comm tower will be demolished. Bruce Elster will amend his recommendations on the FSB (i.e. thicker sheeting, screws instead of nails). Meet the Scientist Day for the volunteers- will have condor group and octocopter pilots available. David expressed kudos to Ryan and Jodie for coming up with the idea. Tim and Gary suggested wording for hike-in tours: in lieu of a fee, donations are appreciated. Gary suggested a visitor logbook in the GS for people to sign and give email addresses for our mailing list.
5. Tower Update- See report. Bruce Elster will be testing more ideas: encasement only, internal structure only or combination of both. Encasement would add about 15" of reinforced concrete to walls.
6. Fog Signal Building Restoration- See Appendix 5. With respect to BLM review, Ryan will send BLM approval and information to Bruce Elster (Shoreline Engineering) and Harry, who will then send notification to Dan Murphy (Wellsona) to start work on the project.
7. Power Line Project - See report. David expressed concern about adding more equipment on the poles. Ryan suggested that if we drill a well along the road that might be a good opportunity to add power lines.

Old Business:

None

New Business:

None

Discussion Items:

May 5 planning meeting to prioritize projects and create a strategic plan. We will need to go to the public at some point and have ideas for the future (Special tours? Outdoor classroom? Event space? Need to raise more funds due to budget cuts?). Jim suggested a bed and breakfast in the future if we build the keeper's cottage as the concept has been very successful at other lighthouses.

Board meeting adjourned at 7:14 pm

## TREASURER'S REPORT for March 2017

**1. OPERATIONS INCOME:** Last Month: \$4,349.75\* YTD: \$13,228.98  
**PROFIT:** Last Month: \$1,089.52 YTD: \$3,680.51  
**BLM SUPPORT EXPENSE:** Last Month: \$15.00 YTD: \$50,694.11\*\*  
**BALANCES:** H. O. Bank: \$12,248.38 ASAP: N/A

\* JB Memorial Fund: \$471.34 (reimbursed), Photo/Whale Tours: \$1,025.00

\*\* Completed agreement – balance: \$12,248.38.

## 2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

<i>Month</i>	<i>Beg Bal</i>	<i>Market Chg</i>	<i>Div/Int</i>	<i>Deposit</i>	<i>W/D</i>	<i>Ending Bal</i>
<b>Mar 2017</b>	602,464.65	<1,218.40>	878.31	--	--	602,124.56
<b>Feb 2017</b>	596,485.10	5,107.85	871.70	--	--	602,464.65
<b>Jan 2017</b>	591,264.50	4,385.95	834.65	--	--	596,485.10

## 3. OTHER:

- Audited February/March transactions, made adjustments.
- Continued with FSB project support. Board awarded contract to Wellsona Engineering pending Blm feedback review and SHPO signoff.

*Harry M. Thorpe, Jr.*

**Attachment 3: Gift Shop Report 4/26/17 – Holly Gant****NET SALES**

	Jan	Feb	Mar	Apr	May	Jun
2011	884	1,009	1,354	2,517	1,435	2,216
2012	862	922	1,497	1,812	1,366	2,121
2013	1,848	1,270	1,931	2,849	2,208	3,407
2014	1,853	3,263	3,072	2,447	2,186	2,697
2015	2,873	2,278	2,512	2,604	2,783	3,628
2016	1,798	2,609	2,830	1,988	2,142	2,586
2017	2,196	1,461	2,678			

\*Shaded month indicates lower sales than that same month last year

	Jul	Aug	Sep	Oct	Nov	Dec
2011	3,481	2,973	1,733	1,445	1,158	1,837
2012	3,718	3,725	1,951	2,653	1,207	1,344
2013	4,351	4,121	2,314	2,048	1,872	1,965
2014	3,838	4,283	3,045	2,528	1,412	1,635
2015	4,862	4,356	2,609	3,216	2,258	2,157
2016	4,861	3,410	2,716	2,647	1,930	2,103
2017						

	TOTAL	Jan - June
2011	\$ 22,042	\$ 9,415
2012	\$ 23,178	\$ 8,580
2013	\$ 30,184	\$ 13,513
2014	\$ 32,259	\$ 15,518
2015	\$ 36,136	\$ 16,678
2016	\$ 31,620	\$ 13,953

*Additional income: Whale Tours \$400, Photo Tours \$625, Donations \$290*

## **Attachment 4: BLM Update 4/26/17 – Ryan Cooper**

### **Communication Tower:**

Waiting for operators to start installing their equipment.

### **Fog Signal Bldg. (FSB):**

I expect the go ahead from SHPO next week. I received an email that they are drafting a letter showing no significant impact to the site and would have it to us next week. Need to get with Bruce on the engineering plans in the next few weeks.

### **Special Event:**

April 30 <sup>th</sup>	Meet the Scientist
May 5 <sup>th</sup>	Planning Meeting
May 12 <sup>th</sup>	Stockdale Christian School Tour
May 31 <sup>st</sup>	Hike in Tour
June 15 <sup>th</sup>	5 Day a week tours start
June 28 <sup>th</sup>	Hike in Tour
July 26 <sup>th</sup>	Hike in Tour
August 30 <sup>th</sup>	Hike in Tour

### **Educational Outreach:**

April 27 <sup>th</sup>	Santa Cruz Home School Tour
April 28 <sup>th</sup>	Baywood Elem. rain date
May 17 <sup>th</sup>	Vineyard Elem. rain date

### **Cooperative Agreement:**

SPI and PR have been submitted for review. All new agreements over \$100,000 now have to be reviewed by Washington. I am told it will not take long.

### **MOU**

I have put out the MOU and everyone seems to be OK with it. I will let Gabe review it and hopefully get him to sign it this month.

### **Planning Effort**

Planning meeting May 5<sup>th</sup>. More info to come.

### **Tour Numbers**

Month	2014	2015	2016	2017
October	637	605	516	500
November	622	503	474	357
December	404	464	426	273
January	661	731	623	266
February	573	570	572	270
March	696	754	560	374
April	663	616	581	
May	432	629	352	
June	658	916	521	
July	1178	990	850	
August	985	809	693	
September	601	481	442	
Total	8110	8068	6610	2040

#### **Attachment 5: FSB Report 4/26/17 – Harry Thorpe**

In late March, Ryan Cooper received a detailed review of Shoreline Engineering's FSB seismic retrofit design. A total of 36 items were noted by Robert Walton, BLM structural engineer in Denver. Most of the items were minor, but several will involve changes in both material and design.

Bruce Elster should have his final analysis completed by the end of April.

Dan Murphy will be advised of the changes at that time to determine whether any costs will be impacted.

Ryan Cooper has not yet received any response from SHPO.

*Harry M. Thorpe, Jr.*

#### **Attachment 6: Tower Update 4/26/17 – Jim Harris**

Summary of tower top project – Jim Harris  
4/26/17

Bruce Elster has been finishing up work on other Shoreline projects this past month, and recently has been responding to the comments by BLM in Denver on the plans for the Fog Signal Building. He is communicating with Harry Thorpe on the status of the FSB. When he finishes the work on the BLM comments, he plans to focus on the tower study. The tower stabilization design will concentrate on the use of the exterior reinforced concrete coating. Bruce will be analyzing this design to ascertain if it is sufficient to stabilize the tower and protect it from seismic events. If it can't meet these requirements, then he plans to add the interior structure and analyze the performance of the tower with both the outer coating and interior structure. His hope is that the reinforced concrete encasement will be sufficient to meet specifications. With respect to the view shed concerns regarding the reinforced concrete encasement, Bruce stated that the old San Luis Obispo Courthouse (the building Osos between Palm and Monterey) used the reinforced concrete encasement as its retrofit to meet seismic codes, and he encouraged those concerned about the appearance to look at that building.

#### **Attachment 7: PG&E Update- Zale Schuster**

Today's conversation with Mike Best, he said he has circulated our letters around to the appropriate PG&E staff, however the underground power reroute is something that would require more data and more frequent loss of birds and even Condors. He did much appreciate the historic record of bird losses from Mr. Hatfield included in Carole Adams' letter. We can keep an open line of communication with Mike Best and Joe Burke by updating them on the Peregrines at the light station. I think in that way we can have their ear in case any situation arises where PG&E could help us with underground modifications. I want to discuss some other approaches to the underground utilities project. Mike Best did say that there were working on adding new equipment to the poles to prevent the falcons being entangled or trapped- nice, but not our ultimate goal.