

Piedras Blancas Light Station Association
Minutes
Rabobank - Cambria, CA
April 25, 2018

Board Members in attendance: Tim Postiff (Vice Chair), Harry Thorpe (Treasurer), Jim Harris, Gary O'Neill
Board Members absent: David Cooper (Chair), John Brass, Zale Schuster
Others present: Ryan Cooper (BLM), Holly Gant (PBLSA), Dan Murphy, Brian Morrow, Tom Kennedy

Tim Postiff called the meeting to order at 6:05 pm

Announcements: Brian Morrow brought DVD copies of Jim Woodward's lens presentation and will send one to Jim Woodward. Tom Kennedy said that Bob Lane gave Zale documents and photographs of lens information he's had for decades and would like the association to have them. Carole Adams will help Zale organize and archive the information. Brian shared his background of photography/videography and can mass-produce parts for the lens that we may be able to use in the future. He is recently retired from PG&E so he may be able to help with the underground power project. Tom thinks the Lions Club has an insurance policy for the lens. Tim was concerned that it's not our lens and is interested in how the Lions feel about the report and if they want a proposal from us. He would like to know what they want to do with it. Tom said Bob Lane cared about the lens and that the association cares and it's time that we step forward to claim the lens and people will follow us. Tim said the lens isn't a part of what the Lions Club does and they may be happy to have someone else take care of the lens. Brian is a Lions member and was inspired by the lens program and offered to carry the torch for us and be the squeaky wheel for the lighthouse. Jim suggested we get an estimate from Jim Woodward for a new building with a controlled environment for the lens. Jim Harris applauded the Lions Club for saving the lens in the first place and emphasized that everyone had good intentions. Tom suggested Zale should follow up with Jim Woodward and that Brian should be a PBLSA board member and Tom is very appreciative of the association's efforts and will help us where he can. Brian reiterated that the lens is on loan and they do have a contractual agreement with USCG to take care of the lens and the lens can no longer be ignored. Tim said the first thing to do is present the lens report at a Lions board meeting ASAP and go from there. Brian mentioned that the Lions Club has a lot of members that would be able to do work on the lens building, landscaping, etc as per the lens report.

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of March 28, 2018, approved.*
2. Financial Status and Treasurer's Report - See report.
3. Gift Shop Report- See report.
4. BLM Update- See report. Wednesday, May 9th Deanna Richards and Mark Arnold and members of the SLO Symphony will be touring the lighthouse. Intern paperwork has gone to Washington DC office and should be done soon. We still have enough money to cover 5 weeks of internship. Ryan hopes to find a local high school student to come out to do trail trimming and light maintenance. Gary suggested that we consider raising the prices of our tours.
5. Fog Signal Building Restoration— See report. Harry said we have to be prepared in 2-3 months to move funds to pay for phases 2 and 3 if we aren't able to get BLM funding.
6. Tower Update- See report.
7. Power Lines Report- See report. Harry asked what State Parks' position is and Ryan said they are on board to help with permits, etc., but not to count on them for financial support. Dan Murphy suggested getting an estimate of burying lines from our gate into the light station and then our gate out to the highway. We could then get grants for the smaller section on our property for now. Jim asked how much we spend on electricity per month and about installing solar. *M/S/P approved PBLSA to pay PG&E invoice of \$8,000 and initiate this phase of the project.*
8. Lens Report- No report. Re: Brian Morrow as a potential board member, Holly will check the bylaws to see the procedure for new board members and Zale will follow up with Brian.

Old Business:

1. Capital Campaign FSB- See report. Jim will rewrite the draft to include absolute dollar amounts and then send it to the board and with their approval will send it to Hind.
2. Intern's brick- Brick for Mike Holley approved.
3. FSB Engine- No report.

New Business:

1. Chambers of Commerce memberships- *M/S/P approved to join/renew SLO chamber, Morro Bay chamber, and Cambria chamber.*

Discussion Items:

None

Board meeting adjourned at 7:59 pm

Minutes recorded by Holly Gant

Appendix 1: Treasurer's Report 4/25/18 – Harry Thorpe

TREASURER'S REPORT for March 2018

1. OPERATIONS INCOME: Last Month: \$4,561.74 YTD: \$13,129.24

PROFIT: Last Month: \$1,394.45* YTD: \$628.60**

TOWER RESTORATION FUND BALANCE: \$1,500

BLM SUPPORT EXPENSE: Last Month: \$3,072.80 YTD: \$4,011.34

BALANCES: H. O. Bank: \$14,937.73 ASAP: \$27,844.00

*No significant expense variations

**FSB Restoration: \$2,800 excluded

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>
Mar 2018	613,730.13	<276.58>	936.98	--	--	523,069.73
Feb 2018	627,024.18	<14,334.62>	940.57	--	--	613,730.13
Jan 2018	620,434.09	5,573.79	916.30	--	--	627,024.18

3. OTHER:

- Reviewed Feb/March transactions – made adjustments.
- Transferred \$10,000 from ASAP for operations/maintenance.
- Continued monitoring of FSB progress – see status report.
- Sold \$80,000 FCONX from Fidelity for FSB project.
- Transferred \$90,000 to Rabobank from Fidelity for FSB project.

Harry M. Thorpe, Jr.

Appendix 2: Gift Shop Report 4/25/18– 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	3,909	2,864	3,350
2018	3,077	3,094	3,104			

*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	4,666	3,701	2,218	3,022	2,793	3,491
2018						

	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
2017	\$ 36,349	\$ 16,458
2018		

- ✓ Holly installed a barcode scanner to help streamline the checkout process. So far, it has been well received. Not all items have barcodes yet and Holly is trying to find a user friendly program that generates custom barcodes.

Appendix 3: BLM Update 4/25/18 – Ryan Cooper

Past Events

Jim Woodward Presentation

Was a huge success and I think it rejuvenated interest in our lens.

Sunset / Whale Watch Tour

100+ people enjoyed the wind and the whales. Not much in the way of a sunset, but I think everyone had a great time.

Projects

Communication Tower:

CHP has decided to reconfigure their dish to fit in the side hatch. The only bad thing is they need 5-7 weeks to get a new license for their frequency.

Fog Signal Bldg. (FSB):

Roof should be going on this week. Dan is doing a great job and has been very considerate of our tour schedule even though I am sure it throws a wrench into his progress.

Special Event:

April 29 th	Meet the Scientists Day
Hike in Tours	June 27, July 25, August 29 (last Wednesday of the month)
August 25 th	Discovery Fair
September 1	Pinedorado
September 22	Pacific Coast Wine Trail Event

Educational Outreach:

Had our last tour of the season and now Jodie will be getting information out to the schools for next year.

Coop Agreement

Same as last month. I have submitted paperwork for the Fog Signal Building and interns last month now it is just a waiting game. We are not alone. All of the BLM agreement holders are just as frustrated as us.

Whale Team

All is well with the whale team. Weather has not always cooperated with them but they are doing the best with what nature is providing.

Tour Numbers

Month	2014	2015	2016	2017	2018
October	637	605	516	500	506
November	622	503	474	357	481
December	404	464	426	273	829
January	661	731	623	266	396
February	573	570	572	284	591
March	696	754	560	502	573
April	663	616	581	666	493*
May	432	629	352	572	
June	658	916	521	787	
July	1178	990	850	1125	
August	985	809	693	836	
September	601	481	442	437	
Total	8110	8068	6610	6605	

*Partial month

Appendix 4: FSB Restoration 4/25/18 - Harry Thorpe

FOG SIGNAL BUILDING RESTORATION

Status Report as of April 20, 2018

Phase 1 has been completed with the insertion of the corner anchorage (they have been glued in place). Upon the receipt of a final signoff from Shoreline Engineering (Bruce) and an invoice from Wellsona (Dan), payment can be made to Wellsona.

It appears that Ryan will not have the modified (to fit new BLM requirements) paperwork completed and approved soon enough for BLM funding for Phases 2 and 3. The PBLSA will have to cash out more of our reserves in order to pay Wellsona in a timely manner. This action will be submitted for Board approval at the next Board meeting. It is still expected that the BLM will reimburse the PBLSA for the Phase 2 and 3 funding.

Dan has continued to work on Phase 2 and 3. The 6 by 6 purlin at the top of the southeast corner had lost contact with the brick wall. Dan (with Bruce's concurrence) has filled the gap with grout and treated the wooden beam end with preservative. Dan is also treating other wood with preservative as he starts on the roof.

The shear assemblies that attach to the top of the east/west walls have been built and will be installed over the next few weeks.

The steel beams are expected to be delivered to the galvanizer for treatment and then sent to Wellsona's location. Dan will then spray paint them with "Lighthouse Red" paint. The beams will then be delivered to PBLA.

Removal of the eastern roof shingles has been completed and new plywood is being installed. The western roof section will be done following the completion of the eastern section.

Harry M. Thorpe, Jr.

Appendix 5: Tower Report 4/25/18 – Jim Harris

Bruce Elster has been working on issues with the construction effort on the Fog Signal Building and some priority projects for Shoreline Engineering. His rehabilitation from his accident is progressing well. He plans to return his attention to the tower stabilization design work in the coming month.

Appendix 6: Power Lines Report 4/25/18- Jim Harris

Summary of underground utilities project – Jim Harris
4/25/18

To review the status of developing plans to put our utilities underground, we have an application for service (#114248969) for meter number KZG10070729130310 or 1007072913 (no word on which one is correct) filed with PG&E, and Bob Burke is our PG&E contact person. Bob was somewhat encouraging in an email that we might qualify for a Rule 20B for the project (cost shared by all parties to be negotiated). On 3/16/2018 PG&E mailed the BLM an invoice for \$8K to cover an advance payment for the engineering work to begin the project; attached below is a copy of the invoice for reference. We have 90 days to pay the invoice and begin the project. However, the project now needs the commitment of the PBLSA for the funding, initially the engineering advance of \$8K, and finally the negotiated final payment, assuming a Rule 20B project for PG&E. Therefore, to proceed with the project at this time, I recommend that the PBLSA board authorize the commitment of \$8K to pay the PG&E invoice to initiate their engineering design work and determine an estimate of cost for the PBLSA. The future PBLSA funding commitment could be much as \$250K within a year or so to cover construction costs, assuming the project is a worst case Rule 20C (PBLSA assumes total cost); but we won't have a final estimate of the cost commitment until PG&E finishes the engineering work described in the invoice. In addition, the project will require BLM resource commitment such as timely interaction with other parties, e.g., State Parks, SLO County, state archeologists, etc. Otherwise, without the commitment of the PBLSA or BLM at this time, this project should be put on hold until the PBLSA funding and BLM support can be committed.

As stated before, I believe that we will be able to obtain grants to cover any of the PBLSA cost for the project funding. Currently, we have identified nine candidate grant opportunities with the Instrumentl website that could support up to \$250K of grants for the project, and six of them individually could cover the maximum amount of \$250K; they are Harold J. Miossi, Northrup Gruman Corp, Lazar Foundation, JB Hunt Transportation Service, Robert P. Schuman foundation, Dr. Scholl Foundation, The North Face Explore Fund, Henry Mayo Newhall Foundation, and Sun Club Sustainability Grant. This list is preliminary as there are a lot more to review (>100). So, I hope that you will appreciate my confidence that the PBLSA can obtain the funding for the power line project from grants, and not require the use of any of our capital.



SEE OUR PROGRESS AT PGE.COM

Engineering Advance

99970007716621300008000000000800000

Invoice Number	Invoice Date	Amount Due	Amount Enclosed
0007716621 -3	03/16/2018	\$ 8,000.00	

BUREAU OF LAND MANAGEMENT
PO BOX 129
SAN SIMEON CA 93452

PG&E
Box 997300
Sacramento, CA
95899-7300

*To Pay Online, please go to <http://www.pge.com/ProjectPayments> or
Please return this portion with your payment. Thank you.*

*

*When Making Inquiries or Address Changes,
Please Contact :*

Customer Number
2024813

Robert Burke
805-546-5236

Invoice Number
0007716621 -3

In connection with your application for new gas and/or electric service and as explained in the application, PG&E will require a cash payment in advance for your project. This advance payment is required for the cost of an engineering review, design work, and cost development. The amount of the advance is based upon PG&E's current costs, utilizing the information submitted in your application for new service addressing the scope of your project.

Your project manager will review the scope of work needed to complete a construction quality estimate. If the billed engineering advance is insufficient to cover PG&E's design and project management costs or other work as required, PG&E may require an additional advance before proceeding.

The engineering advance will be applied to the total contract cost upon completion of the design and cost estimate. Any difference between the engineering advance and contract cost will either be refunded (without interest) or billed, as applicable. At any time you may request that we stop your project, however, we may retain all or a portion of the engineering advance and bill any costs incurred above that amount. This fee is dependent upon the amount of work PG&E has performed at the time of cancellation.

If this requested advance payment is not received by PG&E within 90 days from the date of this invoice, PG&E reserves the right to cancel this application for service.

IMPORTANT: By going forward with this project and paying the engineering advance to PG&E you are also agreeing to pay PG&E for all costs PG&E incurs for your project in the event that your project is cancelled, even if the costs PG&E incurs are more than this advance.

Notification : 114248969

Project Description : EP 15950 CABRILLO HWY SAN SIMEON

Line Item Subtotal 8,000.00

AMOUNT NOW DUE \$ 8,000.00

Appendix 7: Capital Campaign: Grants Report – Jim Harris and Holly Gant

Capital Campaign: Grants Report (Jim Harris and Holly Gant) 4-25-18

We continue working with the Instrumentl web software package to review opportunities for getting grant awards for the support of the costs for restoring the light station. Our first priority is to get funding for the remaining work to restore the Fog Signal Building. As reported at last month's meeting, we recommend submitting a proposal for an additional grant to the Hind Foundation for \$165K to complete the restoration of the Fog Signal Building, and publicly recognize the Hind Foundation for its restoration of the historic Fog Signal Building at Piedras Blancas Light Station. The first step is to submit a letter of intent online (draft is attached below), which the Hind Foundation states that they will reply within four weeks. After that the proposer has four weeks to submit the proposal online; note that the schedule means that the PBLSA could have the answer from the Hind Foundation by the middle of June at the latest. Also please understand that the draft letter of intent below might be revised to accommodate the Hind Foundation requirements, but the submittal will follow the intent of the draft below.

In addition, we are investigating the funding opportunities for at least \$250K for undergrounding the power lines. Please see the report Power Lines Report - 4/25/18 for details.

Hind Foundation Letter of Intent
3/31/18 DRAFT v1 (4/12/18)

In 2008 Greg Hind and his daughter Kirsten visited the Piedras Blancas Light Station to review the condition of its historic Fog Signal Building as guests of Jim Boucher, BLM Park Manager, and Abel Martinez, Chair of the Piedras Blancas Light Station Association (PBLSA). After that visit, the Hind Foundation committed the sum of \$125K for its restoration to a BLM account. Since that time both Greg Hind and Jim Boucher have passed, a Great Recession has occurred, Ryan Cooper has become the new BLM Park Manager, there now is completely new membership of the PBLSA Board of Directors with its current chair being David Cooper, the Piedras Blancas Outstanding Natural Area with its six and half miles of coastline has been incorporated into the California Coastal National Monument, and the U.S. presidency has changed three times. However, in spite of the lack of the continuity of leadership and the administrative challenges, the restoration of the Fog Signal Building at the Piedras Blancas Light Station is within months of being completed.

While the initial estimate for the restoration of the FSB was about \$125K, the current estimate for the total cost of restoration is closer to \$265K. The reason for this increase was the recognition in 2013 that the building foundation was deficient and the structure needed more extensive seismic retrofitting. Of the original Hind Foundation grant of \$125K, about \$50K has been spent for removing the hazardous lead paint (2008-10), restoring the door and windows by the Yosemite Historic Preservation Group (2010-2013), and performing engineering design and construction work to provide a new foundation for the building (2013-14). The remaining restoration work is to provide seismic retrofitting of the structure. Shoreline Engineering of Morro Bay is providing the engineering design effort and Wellsona Iron and Engineering of Paso Robles is providing the construction work. They have divided the project effort into three phases: Phase 1 Brick and Mortar Repair, Phase 2 Steel Retrofit Beams, and Phase 3 Roof Replacement, with an estimated total cost of about \$215K. The first phase started this year and should be completed in May. The final two phases will to be completed by this October. The work for this final restoration work is being funded by the remaining Hind Foundation grant funds (\$75K) and by the commitment of the PBLSA (\$140K).

We assume the intent of the initial grant from the Hind Foundation was to cover the complete cost of the restoration of the Fog Signal Building; we base this assumption on the fact that the Yosemite Historic Preservation Group in July 2013 submitted a proposal to restore the FSB for \$123K, a value consistent with

the original Hind Foundation grant of \$125K. After this proposal was received, the deficiencies in the foundation and the need for more extensive seismic retrofitting of the brick structure were determined. It has always been the intention of the PBLSA to recognize the Hind Foundation formally for the restoration of the FSB. Therefore, the PBLSA is seeking an additional grant from the Hind Foundation for the \$140K to complete the restoration of the historic Fog Signal Building. After a decade of effort, we all look forward to the completion of the restoration of the Fog Signal Building this year, and to giving full public recognition to the Hind Foundation for making this restoration possible.

Signed,

David Cooper, Chair, Piedras Blancas Light Station Association

Ryan Cooper, BLM Park Manager, Piedras Blancas Light Station

Appendix 8: Chamber memberships (Holly Gant)

SLO Chamber \$230/year (we are not currently a member) includes: have your news on the news section of SLOChamber.org and Chamber social channels, and put your story in front of more than 3,500 locals. Get your sales materials seen by more than 76,000 annually in the Visitor Center. Host your own page on the newly redesigned SLOChamber.org. Only members can purchase the Chamber's mailing list of 3,500 business and government leaders. New member? Host ribbon-cutting ceremony with the Chamber and get featured in SLO City News.

Cambria Chamber \$90/year (we are currently a member) includes: a listing on their website.