

Piedras Blancas Light Station Association  
Minutes  
February 24, 2021

**Present:** David Cooper, Harry Thorpe, Jim Harris, Sharon Flaherty, John Brass, Zale Schuster, Gary O'Neill, Ryan Cooper (BLM), John Hodge (BLM), Holly Gant (PBLSA)

**Absent:** Jodie Nelson (BLM)

**Start:** 6:03 pm

**Announcements:** None

**Approval of agenda:** *December 9, 2020, and January 21, 2021, approved with consensus.*

**Secretary report-** Approval of December minutes was tabled during January's meeting. *The corrected December minutes as well as the January minutes M/S/P approved.*

**Treasurer's report-** See report. Regarding ASAP, Harry is unsure of that number until he does more analysis. Could be in flux until after the audit adjustments are finalized. Should have a clearer picture next month. David had tabled discussion of the annual report until this meeting, but there were no further questions. Per the revised PBLSA Bylaws, we need a board motion to approve the annual report. Harry made a motion to accept the annual report, Jim seconded. *Annual report M/S/P approved.*

**GS report-** See report.

**BLM report-** See report. Harry suggested we adhere to a formal process when hiring electricians/lighting, although for this size project multiple bids are not required, it is a good exercise. Some new research projects happening: migratory bat monitoring by USGS this spring (a small antennae will be placed down below near the parking lot). NOAA whale team will also be here this spring. Monitoring storm petrol on the big rock begins next week. BLM biologist will be surveying small mammals next week. Gary cautioned that potential midweek tour visitors should be kept away from researchers.

**Tower-** See report. The Great American Outdoors Act would be funded over a period of years. While funding would cover the entire project, it would be parsed out over a couple of years. Zale questioned how this affects Bruce's report. Jim hopes that Bruce's report will be used by BLM if the Great American Outdoors Act is awarded. John H. can say that BLM will commit to the technical engineering that has been done. David said that it's important that Shoreline Engineering is under contract with PBLSA for services and that we're funding that for now. Somewhere down the line that funding may change and there should be a common stream of efforts going forward. John H. asked what is the end goal product. Jim said that the design would be peer reviewed and the hope is that Shoreline's engineering report would be approved in the future and the report and cost will cover this phase of the restoration plan.

**Underground Utilities-** See report. Gary asked Jim to remind him of the goal of this grid- instead of the power lines above ground, they would be underground and we would use solar and battery backup. Gary asked about the long-term cost from the state of CA in the future. Jim said this would be a self-sufficient system and independent of the state grid. Ryan said he never sees a PG&E bill because it is sent to and paid by Denver Operations Center and doesn't come out of the PBLS budget. John H. said the new Bakersfield building went through a similar study; had to determine if solar could power 90% of the building 90% of the time and those calculations would have to be looked at. We must take a look at the visual resources and changes to the landscape. There were some issues when we put up the water tower and since it was consistent with visual resources of a prior time was approved. Would solar be compliant with the resource plan? There are a number of clarifications and the board is very supportive of the presentation and moving forward with this idea.

**Capital Campaign-** See report. Jim's proposal is that the association contacts the 11 Chambers of Commerce and gives the chairs the 4 items listed. *M/S/P approved.* David said it might be possible to use grant money to replace kiosk and signs at entrance.

**Membership Committee-** We sent out masks and letters to current volunteers saying they will have a free one-year membership. The next step is to send letters to former volunteers. This is a slow moving effort to generate members and support prior to the capital campaign.

**Old Business:**

**Lens Report –** None.

**New Business:**

None

**Discussion Items:**

**Program Associate Hiring -** Three applicants so far. Hiring Committee will meet this Friday to finalize an interview format and schedule interviews for next week. David will post interview link to the board and will ask for comments from board members.

**End:** 7:24 pm

Minutes recorded by Holly Gant.

## Appendix 1: Secretary's Report 2/24/21 – Holly Gant

Piedras Blancas Light Station Association  
Minutes  
Zoom Meeting  
December 9, 2020

**Present:** David Cooper, Harry Thorpe, Jim Harris, Sharon Flaherty, Gary O'Neill, Zale Schuster, Jodie Nelson (BLM), Ryan Cooper (BLM), John Hodge (BLM), Holly Gant (PBLSA)

**Absent:** John Brass

**Start:** 6:01 pm

**Announcements:** Board wishes Holly the best in her upcoming move to San Diego in March.

**Approval of agenda:** *Approved with consensus*

**Secretary report-** *M/S/P minutes of October 28, 2020, approved.*

**Treasurer's report-** See report. After Harry forwarded the requested reports to BLM, David asked John Hodge and Ryan to send Megan a separate side note to encourage a quick response. PBLSA would like to return to normal filing status with BLM as soon as possible. David will meet with Harry to prepare a list of items we have responded to. Then David will send Megan another request, on behalf of the board, to respond to us.

**GS report-** See report.

**BLM report-** See report. The Great American Outdoors Act is a new bill for funding high-cost projects related to national conservation lands. The PBLS tower stabilization and restoration was selected as one of two California projects to present to D.C. All Federal facilities were asked to submit deferred maintenance projects and high dollar capital projects. Our selection is a strong sign that the hard work the board has done so far on the tower restoration is paying off.

**FSB-** No report.

**Tower-** See report.

**Power lines-** See report.

**Capital Campaign-** See report.

**Membership Committee-** See report. We will offer a one-year free membership plus a free mask to all current volunteers for 2021. The plan is to reach out to former volunteers and donors in the next phase.

### **Old Business:**

**Lens Report** - Zale got a call from the Lions asking why the lights weren't on in the lens. Zale talked with Whit about interacting with the community. BLM hasn't involved the community yet because the agreement with the Coast Guard hasn't been finalized. Once that happens Ryan and Jodie will involve the community to see what they would like to see happen with the lens. Once BLM knows what the CG wants us to do BLM will involve the community if and when BLM is awarded the loan of the lens. David reiterated that it's very important that we don't convey opinions or assumptions to the public. Whit asked if we would help pay for the new lighting in the lens enclosure. Ryan said we shouldn't do anything while we wait for the CG agreement to be finalized. If the community has concerns or questions they should ask the CG because neither BLM nor PBLSA has ownership over the lens.

**New Business:**

**Program Associate Temp Hire** - *M/S/P board approves to spend \$2,380 to fill the Program Associate position with temporary employment.*

Harry cautions that when we have temporary people accessing permanent accounting records there is potential for issues with our gift shop inventory, bank records, sensitive information, etc. Harry will have to closely monitor the temporary help and continue cautiously.

**Discussion Items:**

None

**End:** 7:10 pm

Minutes recorded by Holly Gant.

Piedras Blancas Light Station Association  
Minutes  
Zoom Meeting  
January 27, 2021

**Present:** David Cooper, Harry Thorpe, Jim Harris, Sharon Flaherty, Zale Schuster, Gary O'Neill, Ryan Cooper (BLM), John Hodge (BLM), Holly Gant (PBLSA)

**Absent:** John Brass, Jodie Nelson (BLM)

**Start:** 6:03 pm

**Announcements:** None

**Approval of agenda:** *Approved with consensus.*

**Secretary report-** *December 9, 2020, tabled for review.*

**Treasurer's report-** See report. Harry had a long conversation with Megan and is clear on what we need to do re the audit. All of the original findings need to be done. We won't go into regular status until at least after March 31 because BLM wants a longer time frame with more transactions to make sure we are in compliance. Harry sent out the annual directors report to the board. Jim asked what's our financial outlook for the year given the audit and COVID. Harry said even though our income went down over \$36K because of the loss of GS, we lost less than 8K for the year. Our investment accounts held steady even though we dipped into them significantly for restoration costs. We are in a reasonably decent situation with our investment accounts and he believes we'll break even with our operating expenses once we come out of COVID. We haven't had a significant impact from COVID.

**GS report-** See report.

**BLM report-** See report. The lens lease agreement with the Lions ends in March 2021 and it is assumed that the USCG will take back ownership then. Great American Outdoors Act - Ryan submitted a PowerPoint presentation to the state office for review. It will be sent to DC for review and ranking projects when and if they'll be funded. It's one of a couple of CA projects that made the cut and the funding would be spaced out

over a few years. Project may be slated for 2023.

**Tower-** See report. David asked if we can parallel the Great American Outdoors funding with the current Architectural Resources Group study. Ryan said during the future reviews that everyone would come together and share reports.

**Underground Utilities-** See report.

**Capital Campaign-** See report. Board in consensus to add a donation button on the website for people to donate directly to restoration.

**Old Business:**

**Lens Report** - Zale said there was some superficial repairs to the enclosure and a lot of water inside. Ryan added that he talked with Witt from the Lions and he asked about the lighting. The power is coming from Pinedorado grounds re power usage and there is interest in changing to LED bulbs in the floor lighting.

**New Business:**

**Program Associate Hiring** - The job description has been finalized and circulated informally to the community. March 1 is the deadline for application submissions. The hiring workgroup will review applications and pick the top three for board review.

**Discussion Items:**

None

**End:** 7:26 pm

Minutes recorded by Holly Gant.

## Appendix 2: Treasurer's Report 2/24/21 – Harry Thorpe

### TREASURER'S REPORT for January 2021

**1. OPERATIONS INCOME:** Last Month: \$290.00 YTD: \$290.00  
**PROFIT:** Last Month: <\$165.19> YTD: <\$165.19>

**TOWER RESTORATION FUND BALANCE:** \$12,662.03

**BLM SUPPORT EXPENSE:** Last Month: None YTD: None

**BALANCES:** PP Bank: \$2,924.14 ASAP: \$63,317.82\*

\*Under review

### 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>Jan 2021</b>	572,142.36	392.90	634.78	--	--	573,170.04
<b>Dec 2020</b>	560,233.90	10,777.19	1,431.27	--	--	572,142.36
<b>Nov 2020</b>	538,070.61	28,824.81	838.48	--	<7,500>	560,233.90

### 3. OTHER:

- Reviewed January transactions.
- Filed and paid sales tax.
- Light station was closed in January.
- All BLM audit issues have been resolved.
- Started process to replace Holly Gant.

*Harry M. Thorpe, Jr.*  
*Treasurer*

### Appendix 3: Gift Shop Report 2/24/21 – Holly Gant

Gift shop is now open for Saturday tours and has done very well with sales of \$300+ each week. Thank you to Mike and Christine for their efforts in safely opening under COVID precautions (doors and windows open, separate ingress and egress, limited to one family group at a time).

#### NET SALES

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

	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	3,316	3,133	3,707
2019	1,015	1,605	2,565	3,350	3,641	4,665
2020	2,202	2,764	1,653	215	164	189
2021	115					

\*Government shutdown effected Dec 2018 and

\*COVID-19 affected 2020/2021 beginning on March 19, 2020

	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	6,225	4,157	3,383	2,552	1,597	1,730
2019	6,804	4,722	2,070	3,656	2,717	3,719
2020	524	244	136	56	220	376
2021						

	Jan - Jun	TOTAL
2011	\$9,415	\$22,042
2012	\$8,580	\$23,178
2013	\$13,513	\$30,184
2014	\$15,518	\$32,259
2015	\$16,678	\$36,136
2016	\$13,953	\$31,620
2017	\$16,458	\$36,349
2018	\$19,431	\$39,075
2019	\$16,841	\$40,529
2020	\$7,187	\$8,743
2021		

## Appendix 4: BLM Report 2/24/21 – Ryan Cooper

### BLM Update 2/24/21

#### Tour Status

We have had two Saturday tours and they have both been sold out and have been very successful. Everyone seems to be happy, both visitors and volunteers. I am feeling we will go a few more Saturdays and then re-evaluate to see if we want to add a mid week tour.

#### Future Projects

##### Lens

I have reached out to Arlyn but have not heard anything.

#### Parking Lot Redesign / Restrooms

This past month I have met with District Engineers and district equipment operators and there is a parking lot plan in the works. We are hoping to do it with BLM equipment and operators. The discussion now is how big do we want to go.

#### Roofs

Purchase request should be submitted soon for the roof and it should be completed this summer. We will cross our fingers for no more damage.

#### FSB Lighting

We have been doing some research on what kind of light that may have been used in the FSB. I think this month we will start looking at the possibility of moving this project forward.

#### Flagpole

On hold until we get back to a more normal world.

#### Special Event:

As people are finding out we are open, we are starting to request for special events. We are being cautious but I feel are going to start moving soon.

Possible Eroica September 2021

#### Tour Numbers

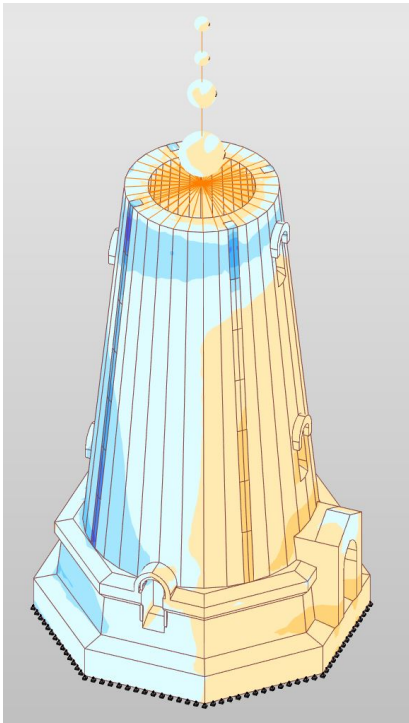
Month	2014	2015	2016	2017	2018	2019	2020	2021
October	637	605	516	500	506	441	535	22
November	622	503	474	357	523	433	334	56
December	404	464	426	273	829	251	518	0
January	661	731	623	266	608	0	715	0
February	573	570	572	284	780	318	578	60*
March	696	754	560	502	662	784	185	
April	663	616	581	666	684	790	0	
May	432	629	352	572	362	555	0	
June	658	916	521	787	732	698	0	
July	1178	990	850	1125	1169	1085	0	
August	985	809	693	836	1001	819	0	
September	601	481	442	437	591	374	0	
Total	8110	8068	6610	6605	8447	6548	2865	

\*partial



## Appendix 5: Tower Report 2/24/21 – Jim Harris

Bruce Elster continues to develop the computer model of his tower design. Below is a graphic representation of his model with four mass balls to represent the replacement of the top three levels (colors represent levels of force in the simulation). Interestingly, Bruce reports that his estimate for the mass of the top three levels of 280 Klbs corresponds very closely with the estimate of the 2007 KPFF estimate, which is satisfying. He is using four pilasters currently, with plans to compare performance with eight later. His simulation runs for seismic stimulation now takes less than five minutes to run. Dan Murphy is completing the move of his workshop this month, and with the completion of the move, the expectation is that Bruce and Dan can begin working on the preliminary cost estimate for the restoration of the tower. The plan remains for a document for the preliminary design work and cost estimate to be completed in June. Based upon that schedule the next event is the external design review based upon the documentation; expectations are that Architectural Resources Group in San Francisco will be involved with the review. Another consideration for the Board and BLM to consider is the integration of the Shoreline and Wellsona work into the major capital expense opportunity by the BLM for the tower restoration.



## **Appendix 6: Underground Utilities 2/24/21 – Jim Harris**

The undergrounding of the PG&E electrical supply lines project remains on hold. Hopefully the public health situation will allow the Board in June to consider a motion that will allow Maxwell Muscarella and Sean Cassidy of Connected Energy along with Brian French to present their work on the design of a sustainable option to allow electric power for the light station to be provided with or without grid input using a microgrid system with solar and motor generator input and battery storage.

## **Appendix 7: Capital Campaign/Grants Report 2/24/21 – Jim Harris/Holly Gant (David Cooper)**

Holly has implemented a donation path on the PBLSA website to explicitly donate for the restoration of the light station – thanks Holly! Per David's direction at the January PBLSA Board meeting, Jim contacted the members of the membership committee to plan the response to the \$2500 grant from the Conservation Lands Foundation to the PBLSA. The stated goals of the project are to increase our association membership; specifically: 1. Membership recruitment mailing/brochures, 2. Contacting the 11 chambers of commerce in SLO county and providing them with the light station book and our development brochure (latest one), 3. Additional capital campaign effort such as mailing on status. Eleven chambers of commerce in SLO County, and one coalition chamber that covers SLO and northern Santa Barbara County, have been identified. I proposed that we personally contact each organization and provide the chair/director with the following material:

1. Adams/Bogacki book
2. Tower model
3. Restoration brochure
4. Introduction letter and transmittal of material

I stated that I am willing to facilitate the transmittal of the materials to the chair/director, but open to suggestions in this regard. There has been no objection to this plan from the membership committee, and therefore, I put this proposal before the Board for their support.