

Piedras Blancas Light Station Association  
Minutes  
Mechanics Bank Conference Room - Cambria, CA  
February 26, 2020

Board Members in attendance: Harry Thorpe (Treasurer), Sharon Flaherty (Secretary), Jim Harris, John Brass, Gary O'Neill, Zale Schuster, Jodie Nelson (BLM), Holly Gant (PBLSA)  
Board Members absent: David Cooper (Chair), Ryan Cooper (BLM)

Harry Thorpe called the meeting to order at 5:56 pm.

Announcements: None

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report – *M/S/P Minutes of January 22, 2020, approved.*
2. Financial Status and Treasurer's Report – See report. BLM Sacramento is auditing our records. Harry and Holly compiled records and sent them to the auditor who will come down to meet with David, Harry and Holly on March 16th.
3. Gift Shop Report – See report.
4. BLM Update – See report.
5. Fog Signal Building Restoration – See report.
6. Tower Report – See report.
7. Power Line Report – See report.
8. Capital Campaign/Grants Report – See report.

Old Business:

1. Fresnel Lens Update: Spring-cleaning tentatively set for April. Harry expressed concern that BLM hasn't received direction from the USCG.

New Business:

1. None

Discussion Items:

1. None

Board meeting adjourned at 6:56 pm.

Minutes recorded by Holly Gant

## Appendix 1: Treasurer's Report 2/26/2020 – Harry Thorpe

### TREASURER'S REPORT for January 2020

1. **OPERATIONS INCOME:** Last Month: \$8,356.00 YTD: \$8,356.00

**PROFIT:** Last Month: \$2,363.43 YTD: \$2,363.43

\*Tour fees: \$2,020, gift shop: \$3,901

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

**BLM SUPPORT EXPENSE:** Last Month: \$241.01 YTD: \$241.01

**BALANCES:** PP Bank: \$4,413.25 ASAP: \$35,934.12

### 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 2020</b>	583,643.39	481.20	844.68	--	--	584,973.27
<b>Dec 2019</b>	575,303.00	3,827.36	4,513.03	--	--	583,643.39
<b>Nov 2019</b>	569,388.44	4,930.35	984.21	--	--	575,303.00

### 3. OTHER:

- Reviewed December/January transactions – made adjustments.
- Holly conducted physical inventory and a small adjustment was posted.
- Filed and paid sales tax for 4Q 2019.
- Submitted Annual Directors Financial Report to Board members.
- BLM approval for Cooperative Agreement replenishment still pending.
- Monitored FSB project – see Status Report.

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

## Appendix 2: Gift Shop Report 2/26/2020 – Holly Gant

### 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					

\*Government shutdown effected Dec 2018 and Jan 2019

	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						

	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		

### **Appendix 3: BLM Report 2/26/2020 – Jodie Nelson**

#### **BLM update 2/26/2020**

##### **Eroica Event**

Jodie is working on the SRP and can give an update

##### **FSB**

Dan and David have sealed the floor and it looks great. I have been working with Stollmeyer Lighting to get a good functional lighting design.

##### **Restrooms**

BLM is having a site visit on March 4<sup>th</sup> with the BLM Archeologist and biologist so we can start the environmental work.

##### **Water development**

Davis water conditioning came out and took water samples

##### **Flagpole**

Just need to decide on wood or fiberglass

##### **Painting the tower**

A commercial painter was on site this month and we're waiting on their quote.

## **Appendix 4: FSB Report 2/26/2020 - Harry Thorpe**

### **STATUS REPORT FOR 2020**

#### **February 21:**

The floor refurbishment has been completed.

All spalled concrete has been removed and replaced.

Grinding was done and epoxy was applied.

Phase 4, Item 3 is now complete.

Phase 4, Item 4 (lighting placement and installation) should be complete by the end of March.

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

## **Appendix 5: Tower Report 2/26/2020 – Jim Harris**

Bruce Elster is making progress on the finite element modeling of the tower for the Design Level Engineering Evaluation. He has switched the modeling tool from RISA-3D to Autodesk Robot Structural Analysis Professional software. The advantage of ROBOT is that he can enter the dimensions of the tower structure and the software is able to compute the finite element module design of the structure. Bruce has been working with some interesting computational challenges in the model computing process; for example, choice of one design parameter (the shape of the module used for the finite element shape) can cause a variation of computation time from about six minutes to 12 hours. He has completed the modeling of the existing tower except for the door opening (which could be completed by the time of our PBLSA meeting) and has the top level of the three top levels modeled. When he has completed the computational model, he will apply the seismic analysis and other code driven simulations. The next step is to apply the stabilization design elements to the model (the eight tension rod channels and opening reinforcements). Bruce has been working with Dan Murphy on the construction of the design, and Dan has created some clever animation software to be used with the model to show the functional detail of the proposed construction technique. Shoreline Engineering has presented one invoice for the work to this point, and Bruce continues to stress that he is only charging his time for the completed work, not the time used to learn the software tool – the same principle he used in his previous effort. Bruce also continues to communicate with Dr. Cole McDaniel of the Architectural Engineering Department at Cal Poly on the progress of his work. In addition, after sufficient progress has been achieved Bruce will have his work reviewed by the folks at Architectural Resources Group located in San Francisco, and the BLM staff in Denver.

## **Appendix 6: Underground Utilities Report 2/26/2020 – Jim Harris**

The undergrounding of the PG&E electrical supply lines project remains on hold. The focus of the work continues on the cost estimate for a sustainable option to allow electric power for the light station with or without grid input using a microgrid system with solar and motor generator input and battery storage. Brian French is working with Connected Energy regarding creating the plan and estimated cost for a microgrid for the light station. On Thursday January 30, Brian and Jim met in San Luis Obispo with Maxwell Muscarella and Sean Cassidy of Connected Energy; presented below is the summary report of that meeting. As a result, there was a meeting at the Piedras Blancas Light Station on February 21 with Brian French of Estero Bay Solar Solutions, Maxwell Muscarella and Sean Cassidy of Connected Energy, Felipe Velazquez of Universal Electric in Lompoc, Jim Harris (PBLSA) and Jodie Nelson of the BLM, who filled in for an ill Ryan Cooper. The objective of the meeting was to ascertain the existing electrical distribution system and the electrical needs of the public safety communication equipment. Thanks to the access provided by Jody, enough information was obtained so that Connected Energy can create a white paper for the consideration of the PBLSA board at its March meeting. The white paper will propose a plan to supply the electrical needs of the light station with a microgrid consisting of solar panels on the roofs of the duplexes, a propane power motor generator set, batteries, and a microgrid control unit. The plan will contain an option to supply the communication equipment electrical power (it was noted that their motor generator set is inoperable at this time). Also included in the plan would be a rough estimate of the cost to implement the microgrid and the cost to cover support for the services of Connected Energy. The concept is for the PBLSA board to review the white paper and to make a recommendation for future action.

### **Summary of PBLSA meeting with Connected Energy Thursday January 30, 2020**

On Thursday January 30, 2020, Jim Harris met with Brian French, owner of Estero Bay Solar Solutions (EBSS) in Morro Bay, and Maxwell Muscarella and Sean Cassidy, principals of Connected Energy in Santa Maria. We met in San Luis Obispo regarding the development of a plan to install a microgrid electrical system at the Piedras Blancas Light Station. Brian French facilitated arranging the meeting. The microgrid electrical system would replace the current PG&E supplied electrical power. It would consist of placing solar panels on the roofs of the duplexes, installing a battery storage system and a backup propane powered motor/generator set, and controlling this electrical system with a microgrid controller. Simply, the system would consist of replacing the PG&E supply to the existing electrical distribution panel with the output of the microgrid controller output. After a preliminary discussion of the goals of the project, Maxwell and Sean presented their preliminary understanding of project and their options for the solution to the requirements, as they understood them. We then discussed the next steps in our discussion, including what resources Connected Energy would require from the PBLSA.

The proposed approach to developing the microgrid system plan is for Maxwell and Sean to visit the station to ascertain the current electrical status and the constraints for the future possibilities. Jim, with Brian coordinated with Connected System, will arrange for a site visit by contacting Ryan Cooper, BLM manager. The time of the meeting is tentatively proposed to be in the middle of February. The goal of the visit is to review the current electrical system, including components of the public safety communication system that require electrical service. Based upon this acquired information along with plans for future electrical needs, e.g., restored Victorian cottages, Connect Energy will prepare a proposal with a plan for the microgrid system. The plan will include a design with possibly options, and an estimated cost. In addition the proposal will provide a cost proposal for their continuing involvement in the development of the plan for its implementation.

## **Appendix 7: Capital Campaign/Grants Report 2/26/2020 – Jim Harris/Holly Gant**

The plan to initiate the capital campaign at this time consists of obtaining a set of three proposed consultants who will be reviewed by the committee and then presented to the PBLSA Board for their decision. David and Jim attended a meeting with Consuelo Meux, CEO of Spokes, on January 24 to get her recommendation for capital campaign consultants for the PBLSA. Unfortunately, we have not yet been able to get that information from Spokes. We continue to pursue getting recommended consultants to advise the PBLSA on our proposed capital campaign; our cautious approach has been strengthened by the recent news that the San Luis Obispo Art Museum has ceased their capital campaign goal of obtaining over \$10M for a new building until further notice. Holly continues her work on the capital campaign brochure. Until the capital campaign planning is completed, preparation of grant proposals continues on hold. The expectation is that the March PBLSA meeting will be able to review a vetted list of capital campaign consultants.

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