

Piedras Blancas Light Station Association  
Minutes  
Rabobank Conference Room - Cambria, CA  
June 27, 2018

Board Members in attendance: David Cooper (Chair), Tim Postiff (Vice Chair), Harry Thorpe (Secretary/Treasurer), John Brass, Gary O'Neill, Zale Schuster

Board Members absent: Jim Harris

Others present: Holly Gant (PBLSA), Ryan Cooper (BLM), Jodie Nelson (BLM), Interns Avery and Ellis (BLM)

David Cooper called the meeting to order at 6:07 pm

Announcements- New interns: Ellis from Chicago interested in conservation and restoration work. Avery from California has an environmental chemistry degree.

*Two motions passed via email: "\$7500 for LH models" M/S/P 6/11/18 and Harry to sell Pimco for \$42000 for phase 2 FSB" M/S/P 6/14/18.*

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report - Minutes of May 23, 2018 approved.
2. Financial Status and Treasurer's Report - See report. April revision will be added. Noted that restoration funds were not included in operations.
3. Gift Shop Report- See report. Barcode scanner has been very well received by the GS help and has sped up our operations. Board members were complimentary of the items in the GS and how nice it looks. LH models will be shipped soon from overseas.
4. BLM Update- See report. Hike in tour was successful with about 125 visitors and over \$400 sales in GS. Food truck was a big hit and didn't cost us anything. Add October 1st lighthouse volunteer field trip to SB Maritime Museum.
5. Fog Signal Building Restoration- See report.
6. Tower Report - See report. Shelved until Jim Harris attends the next meeting.
7. Power Line Report - See report. Shelved until Jim Harris attends the next meeting.
8. Fresnel Lens Update - Ryan and Zale attended the Lions Club board meeting and gave them 2 copies of the Woodward report and 2 copies of the lens presentation. Zale recommended a synopsis of projects we could do together from cleaning the lens to building a museum around the lens to satisfy the USCG requirements. Zale suggests a working group meeting with interested volunteers and Woodward on the phone to plan a cleaning party. There is a coat of grit on the lens so it'll have to be cleaned very specifically in accordance to museum cleaning specifications. Zale noted that the USCG agreement with the Lions Club ends in 2019. The USCG requires a museum quality environment for the lens. Dan suggested adding a UV coating on the existing glass.

Old Business:

1. Capital Campaign: Grants Report - See report. *M/S/P approved for joining SPOKES at \$300 level.*
2. FSB Engine (no report)

New Business:

1. Dan Murphy proposal for finish work on FSB. Tim questioned how much history we want to show if the floor is restored to a certain time period; should we obscure the areas that

were altered in the later years. Zale emphasized safety first, and then the historic features; there may be some different epoxy treatments available. David asked the board to take proposal into consideration pending clearance from BLM and Bruce Elster and target for July meeting completion of these discussions so we can entertain a proposal in a timely matter.

Board meeting adjourned at 7:18 pm with an executive session to follow.

Minutes recorded by Holly Gant

## Appendix 1: Treasurer's Report 6/27/18 – Harry Thorpe

### TREASURER'S REPORT for May 2018

**1. OPERATIONS INCOME:** Last Month: \$5,005.00 YTD: \$25,128.77

**PROFIT:** Last Month: \$2,068.48\* YTD: \$3,445.98\*\*

**TOWER RESTORATION FUND BALANCE:** \$1,637

**BLM SUPPORT EXPENSE:** Last Month: \$2,623.66 YTD: \$8,332.20

**BALANCES:** PP Bank: \$12,734.87 ASAP: \$25,726.00

\*Excluded -- FSB: \$83,825, PG&E: \$8,000

\*\*Excluded -- Total: \$96,858.36

### 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>May 2018</b>	523,697.55	4,374.13	1,070.73	--	--	529,142.41
<b>Apr 2018</b>	523,069.73	<371.60>	999.42	--	--	523,697.55
<b>Mar 2018</b>	613,730.13	<276.58>	936.98	--	90,000	523,069.73

### 3. OTHER:

- Reviewed April/May transactions – made adjustments and revised April report.
- Transferred \$2,118 from ASAP to Rabobank.
- Distributed checks for Wellsona and PG&E.
- Provided additional financial data for Hind grant.
- Continued monitoring of FSB progress – see status report.

*Harry M. Thorpe, Jr.*

## Appendix 2: Gift Shop Report 6/27/18 – 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	3,316	3,133	

\*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		

## **Appendix 3: BLM Update 6/27/2018 – Ryan Cooper**

### **Past Events**

#### **Volunteer Summit / Lens Talk**

Great turnout and a great presentation by Carole Adams about the history of the lens.

#### **First Hike in Tour**

Happened today!

### **Projects**

#### **Communication Tower:**

CHP installed their dish on Tuesday and will continue working on installing the antennae for the next week or so. There will have to be adjustments to the tour route to avoid visitors being under the tower when they are working.

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

Beams are up and painted. The last think that needs to happen is the shingle roof. Now we need to start thinking about what next. Sealing the bricks, refinishing the woodwork on the inside of the roof, cleaning up the floor, new lighting / electrical, interpretive material.

#### **Special Event:**

Hike in Tours	June 27, July 25, and August 29 (Last Wednesday of the month)
August 25 <sup>th</sup>	Discovery Fair
September 1	Pinedorado
September 22	Pacific Coast Wine Trail Event
October 13	Hops for Top

#### **Educational Outreach:**

Getting ready for next year.

#### **Coop Agreement**

All Modifications are approved!

### **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	537
April	663	616	581	666	684
May	432	629	352	572	362
June	658	916	521	787	305*
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 6/27/18 - Harry Thorpe**

### **FOG SIGNAL BUILDING RESTORATION**

#### **Status Report as of June 27, 2018**

All steel beams were installed and corner connected panels were attached. Phase 3 is now complete. Funds were transmitted to Rabobank and a check will be issued to Wellsona once Shoreline Engineering submits its formal approval.

Phase 2 (roof replacement) continues to move forward. All of the following items have been installed: shear-transfer ledge, roof sheeting, Simpson Ridge ties, truss struts, rafter fillers, fascia and roof patches. In addition, all roof sections were treated with wood preservative and copper nap to guard against future dry rot.

Completion of the roof will require installation of the felt, drip edges, vents, breathable membrane, shingles and ridge cap. These materials will be ordered this week for delivery in 7-10 days. The roofer will then complete the roof in two weeks.

Ryan received approval from the BLM on the funds for the Cooperative Agreement. The use of funds should be reviewed at the next Board meeting.

*Harry M. Thorpe, Jr.*

## Appendix 5: Tower Update 6/27/18 – Jim Harris

Bruce Elster continues to give priority to his efforts supporting Dan Murphy on the completion of the Fog Signal Building steel beam installation. The design for the stabilization of the tower is focusing on the placement of the tendons within the encapsulation, and a novel approach being pursued by Bruce in collaboration with Dan Murphy (anticipating the construction of the design) is to use the structural engineering design used in the 30 St Mary Axe (informally known as the Gherkin building) built in 2004 and located in the financial district of London – see photo below. The concept is to remove brick and replace with epoxy over the metal tendons; the tendons would be at 60 degrees from horizontal and they would be placed 180 degrees from each other and circle the tower. Bruce plans to incorporate the design into the simulation model and test it, comparing the results with a vertical tendon placement design. It should be noted that an attractive feature of this design is that local contractors (Dan Murphy) could install the tendons as part of the encapsulation construction. Bruce believes that he will be able to concentrate on the tower project starting at the end of the June.



## **Appendix 6: Power Lines Report 6/27/18- Jim Harris**

Our contact at PG&E Bob Burke has been on vacation from the middle of May until June 11. In response to two questions via email on his return: 1) what is our account number, meter number, and billing address, and 2) when would we know if the project qualifies under Rule 20B, he replied that he was very busy and would get back in a week [still haven't heard back]. I will continue to press him for the information we need. The information from the first question will allow us to access the monthly electrical power use of 2017, and from the second question will allow us to plan for financing the project (grants).

The study to determine an alternative approach that removes the power line poles and replaces the PG&E power with a sustainable off-grid solar power system with battery storage is making progress. Brian French of Estero Bay Solar Solutions spent Wednesday morning of June 13 at the light station taking data for an energy evaluation of the site; he needs the account, meter and billing address to complete his report. He is volunteering his services, and plans to work with the local firm Electricraft, who can provide off-grid battery storage solar systems. Brian measured the four roofs of the coast guard duplexes as the anticipated site for the solar panels. The plan is to work on the energy evaluation report using the assumption of an average of 3000 KWh per month provided by PG&E, and to modify the document when the 2017 monthly electrical power history is obtained. Hopefully, we can complete the study and get a cost estimate before the July board meeting.

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

The Hind Foundation online letter of intent for a grant of \$119K to support the final two phases of the restoration work for the Fog Signal Building was submitted after the board meeting in May and within a couple of days, Holly received an email reply that our proposal was declined in deference to other worthy proposals. A positive result of our submission is that the PBLSA has contacted the Hind Foundation, and that they are aware of the status of the restoration of the Fog Signal Building and its anticipated completion this year. The conclusion is that they donated \$125K towards the estimated total restoration cost of \$334K, with the PBLSA providing the balance of \$209K. In spite of the disappointment of the response to this latest Hind Foundation proposal, the PBLSA should give them significant recognition at the public completion ceremony.

After meeting with Heidi McPherson (CEO) and Len Smolburd (Grants Manager) of The Community Foundation of San Luis Obispo County at their office in San Luis Obispo to discuss our plans for a capital campaign, I contacted the SPOKES organization regarding their organizational membership at \$300 per year that will allow us to access their Capital Campaign 101 consultants at \$75 per hour. They stated that while they could support our planning phase to the capital campaign, they recommended that we contact Netzel-Grigsby (with nearby offices in Santa Barbara and San Jose) to support us for the feasibility planning. I initiated email communication with Rebecca Merrell of their Santa Barbara office to understand their capability and costs for services. I note that Len Smolburd, the Grants Manager of the Community Foundation of San Luis Obispo, encouraged the PBLSA to submit a proposal to their BUILD grant program for up to \$2500 to support this capital campaign planning effort. Therefore to begin this process, I move that:

“The PBLSA allocate \$300 to join SPOKES as an Organizational Member, and to initiate participation in the Capital Campaign 101 consulting for the planning phase of the capital campaign.”



For future grants proposals, the PBLSA should have a vision and mission statement, and an annual operational budget available. I believe that Harry has presented an Annual Budget for the PBLSA in the past. Since there are no vision or mission statements available, the following draft is provided for the Board's consideration (the mission statement is derived from the text in the PBLSA bylaws):

*Piedras Blancas Light Station Association Vision and Mission Statement – DRAFT*

*Vision:*

*The PBLSA is working in the public interest to provide a restored Piedras Blancas Light Station with operational and maintenance requirements that are environmentally and financially sustainably met.*

*Mission Statement:*

*The purposes of the PBLSA are to provide resources (monetary and other) to: (a) stabilize, restore, preserve and maintain the Piedras Blancas Light Station circa 1875 as an historical, cultural, educational, scientific and recreational site; (b) provide the public and scientific community with educational opportunities about the significance of the site and the opportunity to conduct related research concerning off shore, near shore and on shore resources; and (c) support the BLM acting as the steward of the California Coastal National Monument which includes the Piedras Blancas Outstanding Natural Area.*