

Piedras Blancas Light Station Association  
Minutes  
Rabobank Conference Room - Cambria, CA  
March 22, 2017

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

Tim Postiff called the meeting to order at 6:00 pm

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of February 22, 2017 approved.*
2. Financial Status and Treasurer's Report - See Appendix 1.
3. Gift Shop Report- See Appendix 2.
4. BLM Update- See Appendix 3. It was noted that the California Grey Whale count begins this coming Monday; It was suggested that the whale counting team provide a daily running count on the wind break so that tour visitors can review; Ryan will take action. The Hike in Tour(s) for May, June and July will occur on the last Wednesday of the month. It is noted that the SPI for the Cooperative Agreement is the "Statement of Programmatic Involvement". Ryan supplied a copy of a draft MOU between the BLM and PBLSA for review of the board members; there was general consensus that the draft was acceptable to the members – It eventually will be signed by BLM field Manager (Gabe Garcia) and PBLSA chair (David Cooper). Ryan requested that the PBLSA board in preparation for the National Monument planning documentation participate in a joint BLM/PBLSA all-day retreat at the light station. After discussion, the retreat is will be held on May 3 Wednesday from 10-3 at PBLSA, and arrangements will be made to have a lunch provided. Ryan will send reference documents via email to the board members for their preparation prior to the retreat. It is noted that a public meeting after this effort will be scheduled.
5. Tower Update- See Appendix 4.
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 – Zale Schuster reported that he continues to be in telephone contact with PG&E regarding their predator bird protection program, and that he provided them a report on history of bird interaction with the light station.

Old Business:

1. Gate Dedication – Dedication scheduled for Saturday April 8 from 1-3pm; invitations mailed out.

New Business:

The three items: SPOKES membership, Morro Bay Chamber sponsored workshops, and

Promotion/publicity, were proposed by Jodie Nelson for consideration of the board. Ryan says that Jodie will pursue SPOKES and the Morro Bay Chamber and bring more information at the next meeting. It was agreed that more should be done to publicize the activities at the PBLS, including contacting the San Simeon Tourist Alliance. One idea discussed was using the marine biologists on the weekends to provide special tours, say at \$25, so that they could inform and educate the public of their work at the PBLS.

Discussion Items:

In response to a question regarding access to the Fresnel lens in Cambria, Zale said that Tom Kennedy is the caretaker, and is very willing to assist those whose wish access to the lens.

Board meeting adjourned at 7:05 pm

Minutes recorded by Jim Harris

## Appendix 1: Treasurer's Report 3/22/17 – Harry Thorpe

### TREASURER'S REPORT for February 2017

1. **OPERATIONS INCOME:** Last Month: \$3,696.25 YTD: \$8,879.23

**PROFIT:** Last Month: \$898.11\* YTD: \$2,634.68

**BLM SUPPORT EXPENSE:** Last Month: none YTD: \$50,239.11\*\*

**BALANCES:** H. O. Bank: \$12,263.38 ASAP: none

\* JB Memorial Fund: \$571.34 (to be reimbursed).

\*\* Completed agreement – balance: \$12,263.38.

### 2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

3. `

Month	Beg Bal	Market Chg	Div/Int	Deposit	W/D	Ending Bal
Feb 2017	596,485.10	5,107.85	871.70	--	--	602,464.65
Jan 2017	591,264.50	4,385.95	834.65	--	--	596,485.10
Dec 2016	586,450.24	1,161.26	2,653.00	--	--	591,264.50

### 4. OTHER:

- Audited January/February transactions, made adjustments.
- Completed Final Performance Report for Cooperative Agreement – report was accepted. Co-op now closed.
- Continued with FSB project support – Wellsona presented plan/estimates. Board awarded contract pending BLM approval and review of hazardous materials status.

*Harry M. Thorpe, Jr.*

## Appendix 2: Gift Shop Report 3/22/17

New displays have been added to the gift shop to better showcase the merchandise. New items have been added on a trial basis: wine colored fleece jackets, shark puppets and octopus puppets. Currently working on a custom coloring book and updating the sandstone coasters with improved lighthouse images.

### 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				

	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
2017		

## **Appendix 3: BLM Report – Ryan Cooper**

### **BLM Update 3/22/2017**

#### **Communication Tower:**

Waiting for operators to start installing their equipment.

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

BLM has responded with a few minor wording corrections in the description. I have not had a chance to go over those with Bruce. There has been lead paint abatement on the building so there should be no issue with hazardous paint. We also are awaiting our approval from SHPO that should happen before our next meeting.

#### **Special Event:**

March 24 <sup>th</sup>	Whale Team Arrives
April 1 <sup>st</sup>	Photo Tour
April 8 <sup>th</sup>	Gate Dedication
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 5 <sup>th</sup>	Baywood Elementary
May 17 <sup>th</sup>	Vineyard Elm School

#### **Cooperative Agreement:**

SPI is ready to go and we need to update our MOU to go along with it.

#### **MOU**

MOU needs to be updated to include the Monument status and other things that have changed since the last MOU.

#### **Planning Effort**

I have been in Contact with the Monument staff and it has not been determined whether we are going to do a combined plan with the other land based units or do our own independent plan. Regardless I would like to start the process amongst ourselves so we can have a head start on the whole process. I would like to set a date to have a workshop.

#### **Appendix 4: Tower Update – Jim Harris**

3/22/17

Bruce Elster has been concentrating on other Shoreline projects (Pismo Beach Pier and Cal Poly Pier) this past month, and expects that he will be able to devote time to the tower design and analysis during the coming month. Currently the tower stabilization design is composed of three components: (1) the previously discussed design of an interior structure, (2) a concept advocated by Dan Murphy to provide a reinforced concrete encasement on the outside of the tower, and (3) a combined design that has both the interior structure and the exterior concrete encasement. Bruce will focus his effort on the combined design approach. One concern is that the view shed appearance of the tower be maintained by this combined design without any distraction of the interpretive elements for visitors, e.g., windows, door, and top three levels. This concern will be addressed in the details of the combined design approach.

## **Appendix 5: FSB Report - Harry Thorpe**

### **FOG SIGNAL BUILDING RESTORATION**

#### **Status Report as of March 20, 2017**

Dan Murphy, Wellsona Iron and Engineering, presented his construction cost proposal to the Board at the February 22, 2017 meeting. Dan suggested that Phase 4 (Painting) be deferred to a later date. He stated that his plan reduced the use of new brick replacement by focusing on grout and stitching above the door. He requested that BLM determine whether any hazardous materials remain.

A thorough review was conducted by Board members and a clear understanding was reached. The Board agreed to award the contract to Wellsona pending:

- (1) Harry Thorpe's review of the proposal with Bruce Elster, Shoreline Engineering, and
- (2) BLM's approval of the design and clarification of the presence of hazardous materials.

After the meeting, Harry Thorpe created a Board resolution and the Board unanimously approved the awarding of the contract to Wellsona.

Dan Murphy was informed of the Board's decision. A final award email will be sent to Wellsona clarifying the expectations of the PBLSA once BLM feedback is received.

*Harry M. Thorpe, Jr.*