

Piedras Blancas Light Station Association
Board Meeting via Zoom
March 24, 2021

MINUTES (Revisions by Jim Harris 6/18/21)

Present: David Cooper, Holly Grant, Ryan Cooper, Harry Thorpe, Gary O'Neill, John Hodge, John Brass, Sharon Flaherty, Jim Harris, Christine Buckley

Call to Order: 6:07 pm

Announcements (David Cooper):

- Welcome back Harry
- Farewell to Holly
- Note of appreciation for Mike and Christine for taking over Holly's duties
- Training for new position for Carole Read

Approval of the Agenda Reports:

1. Secretary Report (Holly Gant)
 - Holly to change secretary report
 - February Minutes approved by consensus at 6:13 pm
2. Financial Statue and Treasurer's Report (Harry Thorpe)
 - No new report this month
3. Gift Shop Report (Holly Gant)
 - Sales are up to \$400-\$600 per Saturday
 - Gift Shop flow of customers going smoothly with capacity regulations; small issue with inventory, but taken care of at the time
 - Mike working cash register and Christine at door regulating how many people enter
4. BLM Update (Ryan Cooper)
 - Starting April 1st, PBLS open for tours on Tuesday, Thursday and Saturday
 - Reservation only and self guided tours still to continue
 - PBLS Updates: Put sign up on outside of fence; will allow limited people to enter FSB and LH starting in a few weeks, lens agreement in progress, parking lot and restroom construction will move along with BLM workers; FSB lighting same as last month; flagpole progress remains the same.
 - Gary: tourists like to stop and ask a docent for info, leave early, go off by themselves, or stay later. Self guided provides more flexibility.
 - Mike brought out 4-5 Cuesta College students to volunteer and do trail work; in the next few weeks will have a local SLO company, iFix it to have their employees come out with contracts and volunteer agreements in place.
 - Mike and Christine painted the stairs of the lighthouse.
 - Tim (post board member) is moving and will be at LS next Saturday at 11:00 am to celebrate him.
5. Underground Utilities Report (Jim Harris): see report
 - State Parks access to be determined (2-3 yrs) to remove underground power poles
6. Tower Report (Jim Harris): see report
7. Capital Campaign (Jim Harris/Holly Gant): see report
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty/Holly Gant)
 - Contacting former volunteers; letters have not gone out yet: Carole's first jobs.
9. Communications Workgroup Report (David Cooper)
 - No new progress

Old Business:

1. Fresnel Lens Update (Ryan)

- No new business

Discussion Items:

- Check for Megan: check mechanics statement to see if check is recorded: Harry may have access to check. Four week

1. Program Associate Hire (David Cooper)

- Work group is happy with hire; credentials were sent to board members; candidates that were not hired were sent documents with proper thanks.
- Set time to meet and greet for Carole Read at the LS: all board members invited; workflow/training plan step up.

Adjourn: 7:04 pm

Attachment 1: Secretary Report 3/24/21 – Holly Gant

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- *January 27, 2021.*

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 contact the 11 Chambers of Commerce and give the chairs the 4 items listed. *M/S/P approved.* David said it may 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.

Attachment 2: Treasurer's Report 3/24/21 – Harry Thorpe

TBA

Appendix 3: Gift Shop Report 3/24/21 – 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	2,764	1,653	215	164	189
2021	115	1,164				

	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		

*Government shutdown effected Dec 2018 and COVID effected 2020/2021 beginning March 19, 2020

Attachment 4: BLM Update 3/24/21 - Ryan Cooper

BLM Report 3/24/21

Tour Status

Tours are going great and we will be starting Tuesday/Thursday tours on April 1st. We have been getting lots of requests for group tours and we are in the process of figuring out how we are going to move forward with those.

Future Projects

Highway Kiosk

David and I were talking about replacing the old kiosk at the end of the driveway. It will be a better way to get our information out and maybe mount the other CCNM portal sign we have. I have some ideas, but this is just in the brain storming stage right now.

Lens

I emailed with Arlyn and she is in the middle of an office move and we have planned a meeting in mid-April.

Parking Lot Redesign / Restrooms

We are going to move forward with this project with internal folks. I have started with a design and have also started up conversations with the folks who manufacture the restrooms.

FSB Lighting

Still have not done much since we have not used the building in a while. One interesting thing though: Tim Postiff brought in a replica Sears and Roebuck catalogue from early 1900s so I was going through that to see what kind of lighting could be ordered.

Flagpole

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

Special Event:

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	108
March	696	754	560	502	662	784	185	114*
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	300

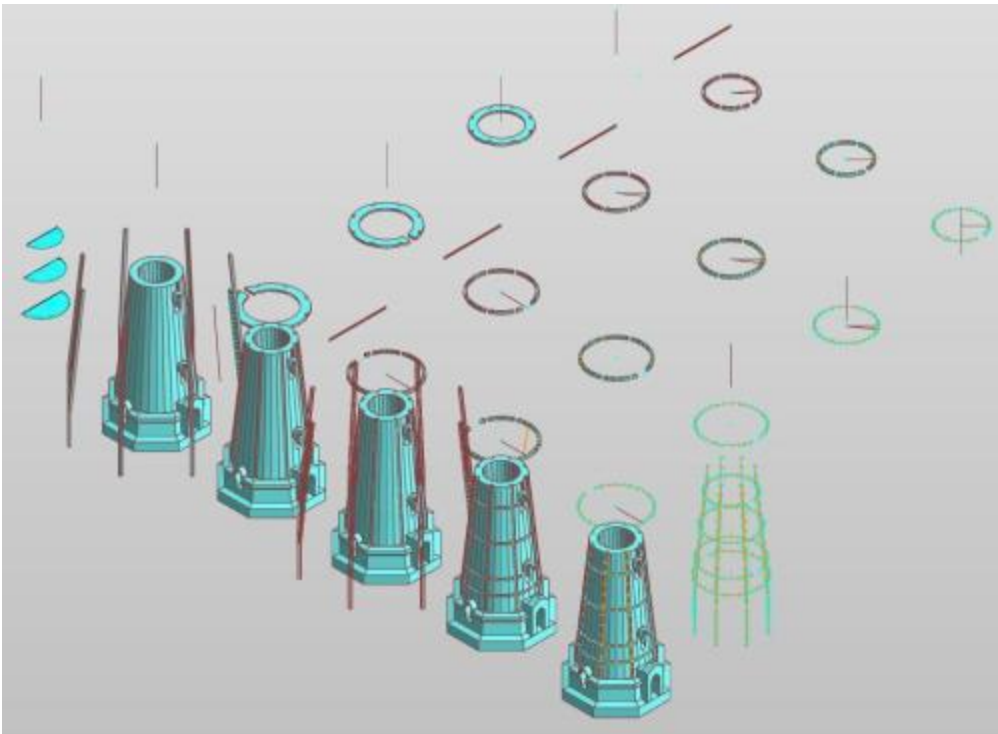
*partial

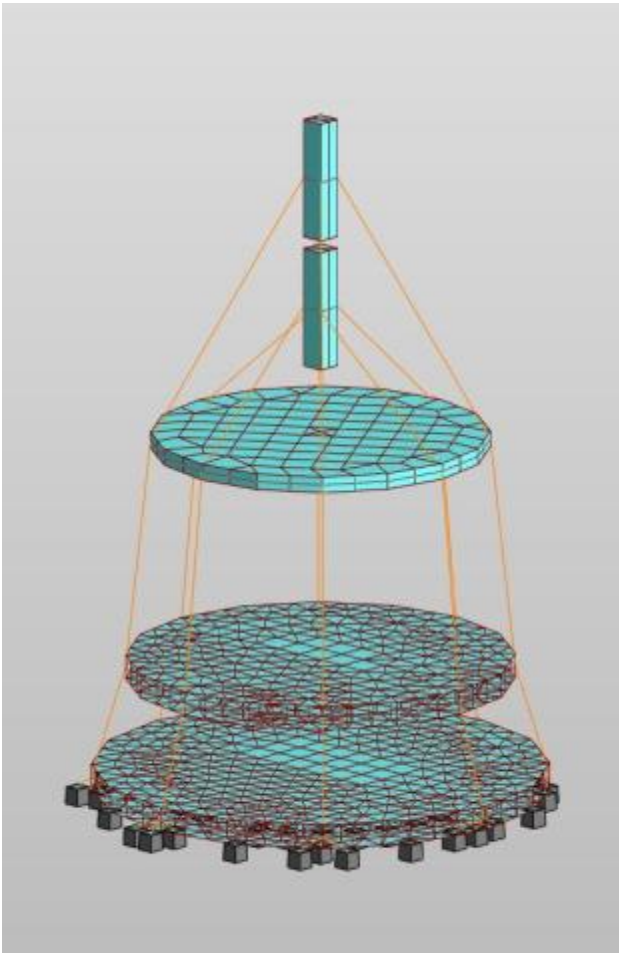
Attachment 5: Tower Update 3/4/21 – Jim Harris

The undergrounding of the PG&E electrical supply lines project remains on hold. Hopefully the public health situation will allow the Board in June or July to consider a motion that allows 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 6: Underground Utilities Report 3/24/21 – Jim Harris

Bruce Elster continues the development of his computer model of the tower restoration design. Below are two figures, the first shows the development process for incorporating eight vertical pilasters and four circumferential rings into the main body of the tower, and the second shows the detail associated with the replacement of the top three levels using idealized model elements for the connection to the tower, the watch room, the turret which will contain the lantern, and two vertical models for the lens and lantern enclosure. As reported last time, the seismic simulations for the resulting tower structure now take a few minutes rather than a few hours due to Bruce's approach to using the simulation software (I encouraged him to produce a paper on his development of the use of the software so others could benefit from his insights of its use). Dan Murphy completed the move of his workshop, but work on another project precluded his meeting with Bruce for study on the preliminary construction estimate for the tower design; they hope to get together next week. The plan remains that a document for the preliminary design work and cost estimate 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.





Appendix 7: Capital Campaign: Grants Report 3/24/21 – Jim Harris/Holly Gant (David Cooper)

Holly is preparing a packet of material for Jim Harris to deliver to the chair/directors of eleven chambers of commerce in SLO county, and one coalition chamber that covers SLO and northern Santa Barbara county. The packet will contain the following material:

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

The project is being supported with the \$2500 grant from the Conservation Lands Foundation. The remainder of the funds not used to prepare the chamber of commerce packet will be allocated to the use of the membership committee to increase our association membership.