

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
October 26, 2016

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

Jim Harris called the meeting to order at 6:05 pm

Announcements: Chair reminded the board that the next meeting will be on December 7th and Tim will confirm the 2017 calendar with Rabobank to include a meeting on December 6, 2017.

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of September 26, 2016 approved.*
2. Financial Status and Treasurer's Report - See Attachment 1. Harry expressed urgency to submit a new co-op agreement before February 1, 2017 and he will meet with Jim Harris and Ryan Cooper ASAP. Investment Committee meeting will be held in late November. 2015 tax returns were completed. Issue on webcam logo and ad remains open; Holly will continue follow up.
3. Gift Shop Report- See Attachment 2. Committee will be adding new displays to streamline the shop and make it easier for visitors to find and buy quickly.
4. BLM Update- See Attachment 3. Carole's bricks were well received and she was very appreciative. BLM changed the educational fee schedule to \$5/person. Will begin campaigning for volunteers soon and post to website. Harry proposed having a cleaning crew clean the units once a month. Tour numbers are declining and we're not sure why. Zale suggested trimming the trees and adding better signage around the lens in Cambria to attract visitors. He will pursue this with Joe Kennedy.
5. Tower Update- See Attachment 4. Harry asked Jodie to check whether the funds required for the next phase could be secured from BLM based on previous feedback.
6. CC NM / Entrance Gate Update- See Attachment 5. Planning the gate dedication in February to coincide with the lighthouse birthday; Tim is coordinating.
7. Power Line Project – See Attachment 6. Zale recommends using the south side of the road for the horizontal drill and removing the first power pole as well. He will take the drawings and idea to the County. Old drawings show a utility easement along south side of the road. Zale will see if he can find more information.
8. Fog Signal Building Restoration– See Attachment 7. Harry anticipates that the vendor selection will be in the spring. It was noted that the FSB rood is leaking and that displays may need to be moved. Jodie will address with Ryan. Regarding retrofit- Jodie indicated that she believes BLM will defer to the Board on the open issues.

Old Business:

None

New Business:

None

Discussion Items:

1. Beacon Articles – The board agrees that spotlighting BLM properties is a good idea. Jim suggested spotlighting our national monument partners if the CCONM is signed in January. Front page for January issue should be an update on the gate. Holly to contact David for an article. We will highlight restoration projects in each issue.
2. Capital Campaign – See attachment 8.

Board meeting adjourned at 7:37 pm

Attachment 1: Treasurer's Report 10/26/16 – Harry Thorpe

TREASURER'S REPORT for September 2016

1. OPERATIONS INCOME: Last Month: \$3,616.50 YTD: \$34,529.71
PROFIT: Last Month: <\$661.21>* YTD: \$4,570.62
BLM SUPPORT EXPENSE: Last Month: None YTD: \$17,040.80
BALANCES: H. O. Bank: \$63,611.45 ASAP: \$47,772.01

* CPA/Taxes (A): \$935

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>
Sept 2016	592,626.44	<56.64>	1,026.84	--	--	593,596.64
Aug 2016	590,710.32	840.77	1,075.35	--	--	592,626.44
July 2016	582,794.16	7,104.76	811.40	--	--	590,710.32

3. OTHER:

- Reviewed September transactions, made adjustments.
- Finalized tax filing for 2015.
- Completed new signature cards at both banks.
- Updated officer listing with CA Secretary of State office.
- Continued with FSB project support – see latest status report.

Harry M. Thorpe, Jr.

Attachment 2: Gift Shop Report 10/26/16 – Holly Gant

Gift Shop Committee will be introducing a new custom color puzzle, an otter children's puzzle and stemless wine glasses with an etched PBLs logo like the current pint glasses. We are now offering a SLO County Wildflowers book.

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

	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			

	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		\$13,953

Attachment 3: BLM Report 10/26/16 – Ryan Cooper

Past Event Updates:

Volunteer Summit- We had a good turnout and had many good discussions.

Communication Tower:

The chase system should have arrived on Monday. Leland Armatage and I will be installing it soon.

Fog Signal Bldg. (FSB):

I am writing the environmental assessment for the project and should have it ready for Bakersfield and SHPO in the next couple weeks.

Special Event:

Oct 26 Silver Bay Bus Tour (30-40 people)

Nov 28-7 SCA crew

Dec 12-19 SCA crew

Between Christmas and New Year Potential Hike in/Open House?

Educational Outreach:

Cambria is coming out on Friday and then the next school is not until December.

Entry Gate:

Progress is going well. Dan said he thinks it will be completed before the end of the year.

Water System:

Gabe will be signing a letter to officially ask State Parks to drill a well on their property adjacent to the entry road. Until then, we are going to use some of the money earmarked for our water system to re-plumb the Coast Guard units. The funding was originally going to be used in part for the re-plumbing.

Tour Numbers

	2014	2015	2016
February	557	535	484
March	559	508	597
April	554	499	540
May	420	503	313
June	580	794	517
July	1178	990	850
August	985	809	693
September	601	481	442
October	637	585	388*

*not complete month

Attachment 4: Tower Update 10/26/16 – Jim Harris

Summary of tower top project
10/26/16

Bruce Elster completed his simple approach for the tendon design stabilization model using the existing RISA-3D model of the tower and loading the top to approximate the tension in the tendon. Based upon the results and his discussion with Dan Murphy on the construction possibilities for stabilization, Shoreline will focus its design efforts on the construction of an interior structure rather than the tendon design, possible with enhancements of tendons as part of the interior structure. Note that the construction of interior structure will be enclosed within the interior masonry of the lighthouse tower. There are at least two reasons for focusing on this design approach for future work. First, this design will stabilize the tower and provide the necessary support for replacing the top three levels. And, second, this stabilization design appears to be constructible and can provide cost estimates that have little risk – it is doable. Bruce hopes to have some preliminary results of this design approach available by the next board meeting in December.

Of interest to all (and great public relations all around), Cole McDaniel presented their work on experimentally verifying the tower simulation model results this month; the work is presented as: Cole McDaniel, Peter Laursen, and Bruce Elster; “Forced Vibration Testing of the Piedras Blancas Lighthouse Tower for 3D Computational Model Validation” 2016 Structural Engineers Association of California (SEAOC) Convention; Lahaina, Hawaii; October 2016.

This technical paper provides evidence of the significant work that Shoreline Engineering and faculty of the Architectural Engineering Department at Cal Poly are doing together. As soon as we get an electronic version of the paper, the PBLSA can share it with the BLM and our members.

Attachment 5: CCNM / Entrance Gate Update 10/26/16 – David Cooper

October 20, 2016

TO: PBLSA Board of Directors
FROM: David Cooper
RE: California Coastal National Monument Update

After a successful public hearing on September 16, 2016, the initiative to add Piedras Blancas to the California Coastal National Monument is pretty much out of our local hands. The proposal now goes to the Secretary of the Department of the Interior, Sally Jewell, who will draft a letter of recommendation for President Obama. He has until January 20, 2017 to issue a proclamation under the authority of the Antiquities Act.

Environment and Energy reporter Emily Yehle published an article on October 6, 2016 in which she named Piedras Blancas a “likely candidate” for a national monument proclamation. She writes:

The pitch: President Clinton created the monument in 2000, protecting more than 20,000 small islands and pinnacles along California's 1,100-mile shoreline. Obama expanded it in 2014, but California Democrats want him to now triple its size to encompass more outcroppings and five onshore sites.

Administration visit: BLM Director Neil Kornze attended a public meeting on Sept. 16 (Greenwire, Sept. 20).

Legislation: California lawmakers have introduced competing bills, H.R. 4233 and H.R. 3565. The first, from Rep. Dana Rohrabacher (R), would expand the monument to only incorporate the outcroppings. The latter, from Rep. Lois Capps (D), is the broader proposal that the Obama administration is considering. It would triple the size of the monument, incorporating not just the rocks but also five onshore sites (E&E Daily, May 9).

My best call right now is an optimistic “wait and see.”

Gate Update

October 20, 2016

TO: PBLSA Board of Directors
FROM: David Cooper
RE: Entrance Gate Update

On October 19th Dan Murphy and I finished building the gate for the entrance gate structure, the second stage of a three-stage fabrication process taking place at Dan's construction yard in Paso Robles. The final stage is the overhead sign assembly.

I'll be gone for three weeks. Dan and I will resume building when I get back after November 18th. After we finish the overhead structure, we have to preserve and paint everything. I anticipate site work at the light station to begin in late November. That will involve grade work, tearing out the cattle guard, setting forms, and concrete work. Once the footings and brackets are in, it will take a couple days to crane the assemblies into position and bolt them off.

I will continue to post photo updates.

Attachment 6: Power Line Project 10/26/16 – Zale Schuster

A couple of options to discuss Wednesday, although I have been unable to produce drawings from the old documentation, I am working on it to start the conversation with the county first.

Underground Power Routing Options

1. Trench routing on line of old power poles.
2. Trench routing north or south of the road.
- 3 Trench routing in the middle of road.
4. Horizontal drill under Hwy 1 so as to eliminate the first pole west of the highway.

**FOG SIGNAL BUILDING RESTORATION
Status Report as of October 24, 2016**

Phase 2: Brick reconstruction/repointing

Vendor contacts: The following vendors have been contacted and have expressed interest in being involved in the FSB project:

- **Wellsona Engineering** – Dan Murphy has indicated he is interested but has not yet received details from Bruce Elster due to the Entrance Gate Reconstruction Project.
- **International Chimney Corporation** – Joe Jakubik has been in contact with Bruce and will be reviewing the FSB design documents. He also expressed interest in the Tower project.
- **Yosemite Preservation** – Original bid was reviewed and new design data have been transmitted.
- **Architectural Resources Group** – Steve Farneth will be contacting Bruce for FSB design. He is also interested in the Tower project.
- **Morgan White** (senior masonry contractor in Morro Bay) – Will be reviewing FSB design.

Harry M. Thorpe, Jr.

Attachment 8: Discussion Item – Jim Harris

Proposal for Initiating Capital Campaign for Completion of PBLS Restoration
jgh 10/18/16

Sequence of restoration/public access implementation:

1. Complete entrance memorial gate
2. Complete Fog Signal Building
3. Continue tower study for new stabilization design and top restoration with cost estimates
4. Continue underground utilities project thru implementation and completion
5. Begin architectural requirements definition for keeper's cottage, triplex, coast guard duplexes, and barn – seek pro-bono architectural support
6. Water issue for restoration – catchment basin and cistern? New well/treatment? To be defined by BLM
7. Define new/enhanced infrastructure requirements for increased public access, e.g., automobile/bus road, parking lot, restrooms, kiosk, etc.; To be defined by BLM

Proposed plan for chair of PBLSA

1. Work with Harry Thorpe to obtain cost estimates and sources of existing funding for above as we progress through sequence
2. Use Fog Signal Building as prototype for raising money for completion
3. Prepare PowerPoint presentation for PBLSA restoration endeavor: to be presented during 2017 to organizations within San Luis Obispo County from San Miguel to Nipomo, and beyond
 - a. History of Piedras Blancas Light Station (Bogacki and Adams book)
 - i. Early history of area
 - ii. Light House Service era
 - iii. Coast Guard era
 - iv. BLM era to present
 - b. Progress since 2001 under BLM management
 - i. Establishment of PBLSA in 2004 and purpose as non-profit
 - ii. 19 acre native plant and fauna restoration
 - iii. Review of Restoration and Management Priorities (2009-2013) and status today
 1. Summary of brochure (Carole Adams) on progress and status of restoration
 - iv. Partnership with California Parks and Recreation to realize 446 acre PBONA
 - v. Enhancement of California Coastal National Monument with PBONA and required future planning
 - c. PBLSA plans for support of restoration of PBLS
 - i. Sequence of restoration and estimated costs
 - ii. Status and plans for funding restoration costs
 - d. Conclusion and call for action
 - i. Join PBLSA as a supporting member (benefits)
 - ii. Volunteer as a docent (tours, development/operations, maintenance)
4. Develop during the next two years an organization of major philanthropic donors to lead capital campaign - e.g., "Friends of Piedras Blancas Light Station Conservancy"
 - a. Modeled after Jack Morehead's Yosemite Conservancy experience