



Board of Harbor Commissioners of the Crescent City Harbor District

Wes White, President

Scott R. J. Feller, Secretary

Patrick A. Bailey, Commissioner

Ronald A. Phillips, Commissioner

James Ramsey, Commissioner

MINUTES

Board of Harbor Commissioners of the Crescent City Harbor District Regular Meeting, Tuesday, November 3, 2015, 6:30 P.M.

COMMISSIONERS PRESENT:

Wes White, President
Scott Feller, Secretary
Ron Phillips
James Ramsey
Patrick Bailey

COMMISSIONERS ABSENT:

OTHERS PRESENT:

Charlie Helms, CEO/Harbormaster
Nicole Burshem, PS Business
David Farrow, Trinergy
Jessica Mercado

6:30 p.m. The Board of Harbor Commissioners will meet in open session to discuss the following agenda items

President White called the meeting order at 6:30 p.m.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Ramsey.

Public Comment

The following person(s) addressed the Commission: Urgan stoles, sports fisherman, fishes most of the season and wants to commend the Harbor for how the Harbor is run. Mr. Stoles commented it is one of the best harbors he has come across. Mr. Stoles wanted to commend the great rate structure for sports fisherman. Commissioner Bailey asked how big is Mr. Stoles boat. Mr. stoles commented his boat is 22 foot. Mr. Stoles commented the only issue he has with the rate Structure is the off-season rate for sport fisherman seems a little high. Mr. Stoles asked why not extend out for seniors. Mr. Helms commented there is a

senior discounted rate. Mr. Helms commented that other harbors rates are compared to make sure our Harbor is not to far off from theirs. Mr. Stoles commented that with the fee he wouldn't be able to keep a dock space, but use the launch instead. President White asked what the suggestion is for the concern. Mr. Stoles commented the suggestion was to look at other rates for sports fisherman. Commissioner Feller asked what other improvements can be made. Mr. Stoles suggested having a place to flush the motors. Commissioner Feller asked if the suggestion can be discussed at the meeting in regards to the boat wash as well. Mr. Helms commented that there is discussion in place already.

1. **Consent Agenda**

Requests to remove items from the Consent Agenda may be heard at this time

A) Approval of the warrant list since the October 20, 2015 Harbor Commission Meeting

B) Approval of the minutes of the October 20, 2015 Harbor Commission Meeting

Discussion was held in regards to the Consent Agenda. Commissioner Feller asked in regards to Scott Fosmak receiving a refund in the amount of \$3,909.00. Mr. Helms commented that he found out that he could move his boat up into Oregon for an annual rate of less money.

ON A MOTION BY COMMISSIONER FELLER, SECONDED BY COMMISSIONER RAMSEY, AND UNANIMOUSLY CARRIED ON A POLLED VOTE THE CRESCENT CITY HARBOR DISTRICT BOARD OF COMMISSIONERS APPROVED AND ADOPTED THE CONSENT AGENDA CONSISTING OF ITEMS 1. A-B, AS PRESENTED.

2. **Discussion and consideration of a Solar Project Initiative offered by the Del Norte Economic Development Corporation to secure discounted electricity to the harbor. Take action as necessary and appropriate**

Discussion was held in regards to a solar project initiative. Mr. Helms commented the Del Norte County Economic Development has partnered with Lionchase holdings and Trinerogy, LLC, a solar power development company, to provide solar power alternatives for Del Norte County Business and residents. Mr. Helms commented Trinerogy has provided two options to the Harbor District to utilize Solar Power and there is a summary of the solar project Initiative attached to the background sheet. Mr. Helm's recommendation is to review the proposal summary and direct staff to continue the investigation of the solar power initiative or to discontinue investigation into the initiative. Mr. Helms commented that some

representatives from Del Norte Economic Development Corporation and Trinergy are here today to answer any questions the board may have. David Farrow commented the process was to identify the bills of the usage of power and gave a guesstimate of what the usage would be for solar power. Mr. Farrow commented there is room to increase the usage if need be. Mr. Farrow commented other aspects, Trinergy would be looking into are within the next 15 to 20 years the course of natural gas will double or triple and rate to produce electricity would produce constantly. Mr. Farrow noted there would be a 7 to 10% increase as far as the kilowatt charge. President White asked if the 7 to 10% is per year or total over the 5 years. Mr. Farrow commented it is per year on average. Mr. Farrow commented over the last 30 days there are 5 megawatts of available resources in this area alone. Mr. Farrow commented with the approach of the Harbor, Trinergy felt it was a way for the Harbor to become environmentally friendly and reduce over all operation costs. Commissioner Bailey asked if there were inquiries with Pacific Power in regards to a wind system. Mr. Farrow commented that yes they have and that one of the problems is the wind technology has not been very successful. Commissioner Bailey commented that a business in town has had the solar system and has one issue with the system not working up to the standards of its technology. Mr. Farrow commented that there was a change in 2013 in technology that started using the European market. President White asked in regards to the output for the months of January and February. Mr. Farrow commented that there was a suggestion in putting in a power-controlled system to manage the solar system energy. President White asked in regards to the rates with Pacific Power. Mr. Farrow commented the Trinergy company will be providing a local office and be 100% available for any issues that may occur. President White asked what happens to the over production of energy during the summer. Mr. Farrow commented it will be stored in a back up battery system or can be sold at the highest rate that Pacific Power will allow. President White asked are we under the purchase system or were we buying the system from you. Mr. Farrow commented in option two there would be an investor brought in and the investor will be taking all the credits to recoup this money. Mr. Farrow commented the investor would sell it back to Pacific Power and get the check. President White asked how much battery storage is available. Mr. Farrow commented there are two systems; one system is very inexpensive propane that will allow supply for a month or System B a battery system for a short life span between 72 hours to a week. Commissioner Bailey asked how big is the facility for the battery system. Mr. Farrow commented there would be about 20 to 40 batteries on a wall in a room or in a closet. President White asked if there is a window of opportunity. Mr. Farrow commented that here was an article stating the new gold rush is solar in California. Commissioner Feller asked if everything will be installed and maintained for 20 years and if it won't produce enough power will the Harbor be able to keep the normal rate with Pacific Power. President White asked why would they do that. Mr. Farrow commented the investor would get back their money

within 8th years of usage. President White asked for a list of references of past clients. Mr. Farrow commented that they have already provided a client list and have been verified who they are. President White asked if this would be a roof top installation. Mr. Farrow commented that we would be doing some roof top installations. Commissioner Bailey asked if there was an option to purchase it. Mr. Farrow commented that the first option to purchase it would be after 10 years. Mr. Farrow suggested looking into finance options to purchase the systems. Commissioner Bailey asked would these systems be offered to homeowners as well. Mr. Farrow commented that is a primary option for our office here and will be offering to the residential community. Mr. Helms commented the numerous tenants pay their own power through Pacific Power. Mr. Farrow commented the bills shown were just the Harbor bills. Mr. Farrow commented that the Harbor gives permission for tenant to use the system on their building. Mr. Farrow commented that the Harbor couldn't charge as an electrical charge, but name it a surcharge for them to pay for their electricity. Mr. Farrow suggested calling it a clean energy surcharge. Commissioner Feller asked if there is a fee to hook up to the Pacific Power grid. Mr. Farrow commented the finance partner pays the fees. Commissioner Feller asked if there is a catastrophic failure in the system what rate would the Harbor be paying if we have to buy back power. Mr. Farrow commented it would be whatever the pay rate is at the time. Mr. Farrow commented that the insurance company they use would cover any of the fees and replacement of the system. President White asked when would be a good date to draw a bid. Mr. Farrow commented that a decision needs to be made as soon as possible. Mr. Helms commented staff was not looking for a decision and suggested if the board is to move forward to make a decision by the end of the year to get this done. Commissioner Feller directed Mr. Helms to put a performance together and have as an action item for the first meeting in December.

3. **Discussion of consideration of follow-up detail requested by the Board of Harbor Commissioners at the October 22, 2015 Commission Meeting concerning lease, financing and grant options to secure a wash water recycling system for the facility leased by Little Hawk Performance and Repair at 730 Highway 101 South. Take action as necessary and appropriate**

Discussion was held in regards to the follow-up detail requested b the Board. Mr. Helms commented that it will be approximately \$40,000.00 with shipping, tax, and installation of the system and another \$4500.00 in addition will be needed for onsite preparation of an oil/water separator tank and piping. Mr. Helms commented there is a lease purchase option for hydro engineering, dimension funding LLC from Tahoe City. Commissioner Phillips asked when would the grant

be awarded. Mr. Helms commented not until the end of the year. President White asked why not another company. Mr. Helms commented this one had the best references for their system. President White asked in regards to the savings. Mr. Helms commented there would be at least 80% of the water saved. President White asked what is the water bill now. Mr. Helms commented it is varying between \$560-\$570 for water per month. Commissioner Feller asked if the actual study was done on the water consumption. Mr. Helms commented he has done what he can on his situation. Commissioner Feller asked if he puts in a water recycling system would the Harbor be getting a reduced rate. Mr. Helms commented it would not. President White asked what is the possibility for us to get the grants. Mr. Helms commented they are optimistic. Mr. Helms commented this was put on the agenda to provide an update on the situation.

4. **Discussion and consideration of contracting Brad Porter, P.E., Moffatt & Nichol Engineering to conduct a condition survey of the support piles for Citizens Dock and of the sheet pile seawall at the west of the Harbor Office. Take action as necessary and appropriate.**

Discussion was held in regards to contracting with Brad Porter, P.E., and Moffatt & Nichol Engineering. This item was removed from the agenda earlier in the meeting for a later discussion.

5. **Discussion and consideration of contracting Vestra GIS, Environmental, & Engineering Services to create a storm water management and monitoring system to comply with the State Water Resources Control Board requirements. Take action as necessary and appropriate**

Discussion was held in regards to contracting with Vestra GIS, Environmental, & Engineering Services. This item was removed from the agenda earlier in the meeting for a later discussion

6. **Discussion of postponing or cancelling the Harbor Commission meeting scheduled for November 17, 2015 because the CEO/Harbormaster will not be available to prepare meeting materials or facilitate the meeting. Take action as necessary and appropriate.**

Discussion was held in regards to postponing or cancelling the Harbor Commission meeting scheduled for November 17, 2015. Mr. Helms commented that he has an out of town engagement and would like to cancel the November

17, 2015 meeting. Commissioner Phillips commented he doesn't mind canceling. President White suggested proceeding with the date of the meeting on November 17, 2015 and canceling at the last minute. President White commented the consensus was to cancel or otherwise need one.

7. Committee Reports. Reports from other standing and ad hoc committees

The following committee reports were made:

Financial – None

Budget Committee – None

Design Oversight – None

Dredge – None

Events – None

Ordinance and Policy – Mr. Helms commented Mr. Tavasci is making progress on the ordinance and policy list.

Lease Committee – Mr. Helms suggested having a lease committee meeting.

Park Model Construction – None

Real Estate Policy/Lease Committee – None

North Coast Tsunami Center Committee – None

Dutra Dispute Resolution Committee – None

Employee Negotiations – None

Insurance Committee – None

Zoning and Land Use – Mr. Helms commented there has been no progress.

Strategic Planning - None

Marketing – None

Maintenance and Repair – None

IGRC – None

Chamber – Commissioner Phillips commented Thursday the 5th of November, Lori will be at the fire department to sign her new book on the Tsunami at 5:30.

Land Use Plan – None

Two by two- None

Personnel- None

8. CEO Report. Report on current and planned items

Mr. Helms reported on the following: Mr. Helms commented in regards to the leasing update NCOS & Grill is moving ahead besides any delays and tried there second permit attempt. Commissioner Phillips asked what is going on there. Mr. Helms commented the sign design needs to be one consecutive design and not in three sections. Mr. Helms reported in regards to Crescent Seafood. Mr. Helms commented he continues to work there and got his bank loan approved today,

working with plumbing, and trying to get it done by December 1st. Mr. Helms reported in regards to Gift Shops biggest sellers are the t-shirts, ball caps, and hoodies. Mr. Helms reported in regards to the Cost reduction. Mr. Helms reported in regards to Dredging. Mr. Helms commented the Harbor is working with Debra O'Leary to draw up and alter the drawing submitted on the permit to be in compliance to the core of notice. Mr. Helms commented that should all be completed by the end of the week. President White asked if this is just for feature dredging or also include what is happening in the pond. Mr. Helms commented it has to go through two different cores to find a site to dispose of it. Mr. Helms. Reported in regards to Englund Marine. Mr. Helms commented they got an estimate back from George on the demolition of the building and bringing up to ADA compliance and have to have a change the fire system. Mr. Helms commented State and federal projects have no news from the FEMA project. Mr. Helms reported Starfish Way Trail got a delivery date for the concrete split rail fencing of November 21st. Commissioner Feller asked when was it ordered. Mr. Helms commented it was ordered at the beginning of the project. President White asked if they are going to repave or is it all done. Mr. Helms commented it is all done. Commissioner Ramsey asked in regards to the standing water on the trail over by the liquor store. Mr. Helms reported Harbor Maintenance is working the best they can to get everything done before the water comes. Mr. Helms reported had a monthly staff meeting and just hit 1000 likes on the Facebook page.

9. **Board Comments. The Agenda allows Board of Harbor Commission members the opportunity to discuss items of general interest, provide a reference or other resource to staff and to ask for clarification or request staff to report to the Board on certain matters**

The Commissioner(s) commented on the following items: Commissioner Phillips commented he received a card from the State of CA from the seismic committee with a thank you. Commissioner Phillips commented he noticed the flag is down and suggested having it placed back up by Veterans Day. President White asked in regards to the fisherman meeting. Mr. Helms commented maybe next week he would have more information on the fisherman meeting. President White asked in regards to cash projection. President White asked in regards to the PNL. Commissioner Phillips asked about the lights on the kiosk on the northern side, the boat ramp, and E-dock lights. Mr. Helms commented he would look into what the issue with the lights may be. President White would like to thank Mr. Ward for bringing some issues forward we weren't aware of.

10. **Adjournment**

There being no further business to come before the Commission, Vice President Feller adjourned the meeting at 8:02 p.m., until the next regularly scheduled meeting on December 1, 2015 at 6:30 p.m.

Wes White, President

Scott Feller, Secretary

Approved this _____ day
of _____, 2015.
Possession